



AVAILABLE FOR SALE

ANGOLA LAND

3095 N WAYNE ST
ANGOLA, IN 46703

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127 W Berry St
Fort Wayne, IN 46802
A MIKE THOMAS AFFILIATE

**AVAILABLE
SALE PRICE** 1.2 ACRES
\$299,900

PROPERTY HIGHLIGHTS

- Ideal development opportunity with high daily traffic counts
- Over 120 feet of frontage adjacent to Menard's, Kohl's, Meijer, and Starbucks between two lighted intersections
- Located between two major golf courses surrounded by ideal demographics and dense residential
- Nearby industrial park houses numerous major users whom employ large numbers of Angola residents
- All utilities available at the site
- C-2 zoning permits for medium to large retail, commercial, service, entertainment, and eating establishments
- Additional land available. Ask broker for details



PROPERTY SUMMARY



PROPERTY DESCRIPTION

Located in Angola's primary retail corridor that includes Meijer, Menards, Kohl's, Shoe Carnival, Starbucks, as well as major health system facilities, two golf courses, and an industrial park. This busy region of Angola is right off of Interstate 69 surrounded by affluent neighborhoods, which are growing rapidly. Although the land available is 1.2 acres, additional land is available for interested parties.

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	440	7,600	15,234
Total Population	939	17,580	36,925
Average HH Income	\$49,593	\$56,715	\$58,089

PROPERTY DETAILS

Best Use	Retail or Office Development
Available Utilities	Electric Water & Sewer Telephone Cable Irrigation
Traffic Count	N Wayne St (SR 127) - 11,862 VPD
Nearest Highway	Interstate 69 & SR 127

LOCATION INFORMATION

Sale Price	\$299,900
Lot Size	1.2 Acres
Street Address	3095 N Wayne St
City, State, Zip	Angola, IN 46703
County/Township	Steuben/Pleasant
APN#	76-06-11-000-030.000-012
Zoning	C-2 (General Commercial)
Lot Frontage	120' +

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