

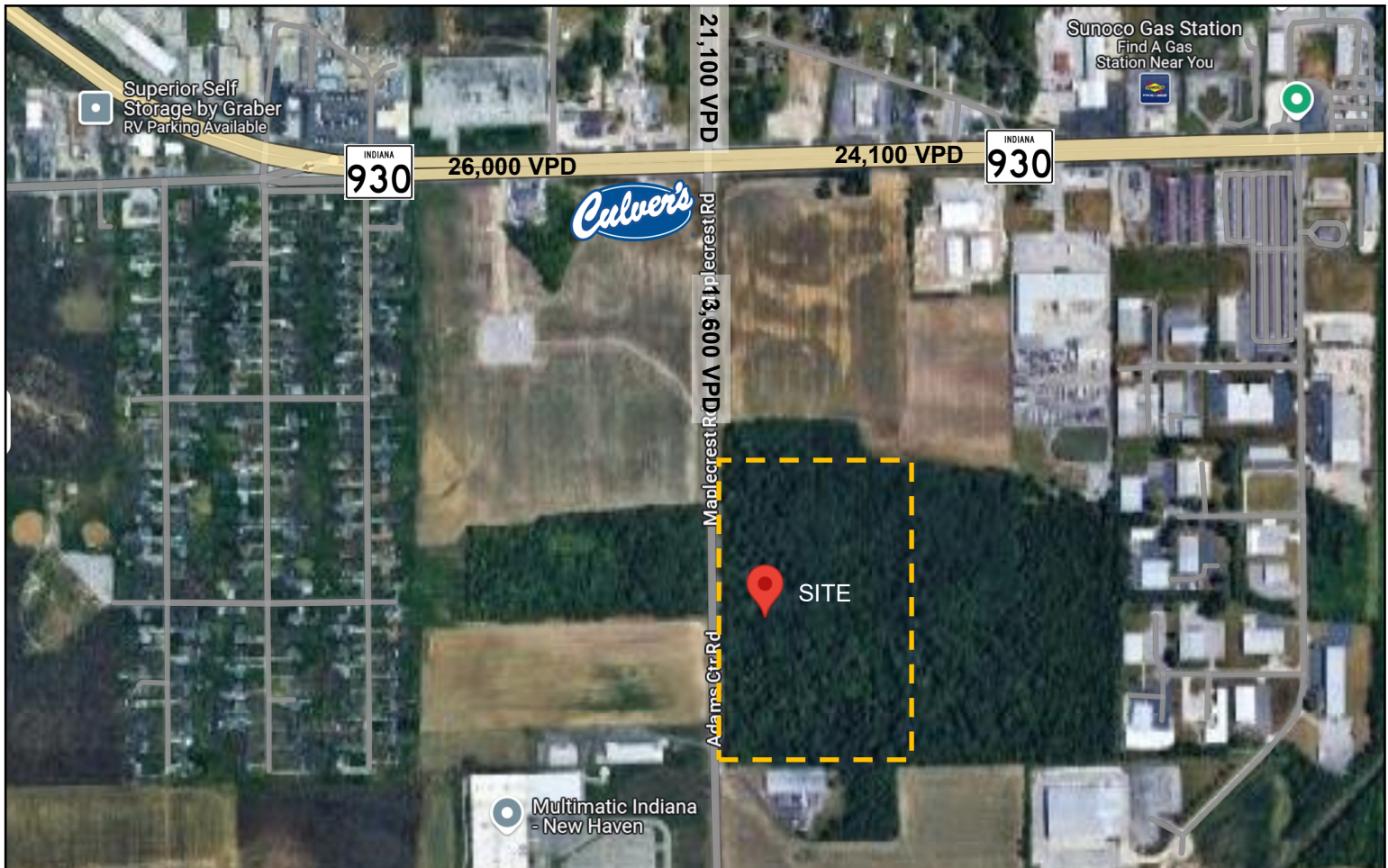
# BND

## COMMERCIAL

## DEVELOPMENT LAND > FOR SALE

+/- 26 ACRES

2601 ADAMS CENTER ROAD  
FORT WAYNE, INDIANA



### HIGHLIGHTS:

Acreage: ± 26 Acres

Commercial Potential

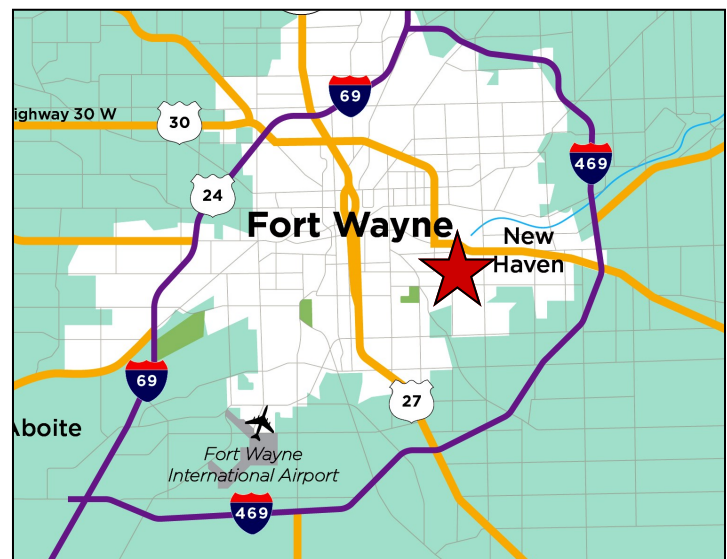
Utilities on Site

Located on the Newly Expanded North/South Maplecrest Road Extended

Just South of SR 930 E, the Most Traveled East/West Corridor From Fort Wayne to New Haven

Close to New Google Data Center

Sale Price: \$1,300,000



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### Sale Information

Sale Price	\$1,300,000 (2 parcels)
Terms	Cash at closing
Annual Taxes	\$311.22 (2 parcels)
Tax Year / Pay Year	2024 / 2025

### Property Highlights

Parcel Number(s)	02-13-10-301-002.0009-041; 02-13-10-301-003.000-041
Address	2601 S. Maplecrest Road (formerly Adams Center Road)
City / State / Zip	Fort Wayne / IN / 46803
Sale / Lease	Sale
Land Size	+/- 26 Acres
Zoning	Residential
Number of Parcels	Two
Dimensions	1,320' W x 860' D
Frontage	1,320' W
Traffic Count	13,600 VPD (2024)
Nearest Highway	SR 930 E
Distance to Interstate	± 4.6 Miles to I-469
Distance to Airport	± 15 Miles to FW International

### Utilities

	Company	Estimated Expense / Year
Gas	NIPSCO	TBD
Electric	I & M	TBD
Water / Sewer	City of Fort Wayne	TBD

The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

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