

# BND

## COMMERCIAL

### DEVELOPMENT LAND > FOR SALE

#### 11.5 ACRES

#### 7610 W. JEFFERSON BLVD. ET AL FORT WAYNE, INDIANA



**David W. Nugent, CCIM, SIOR**

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**BND****COMMERCIAL****DEVELOPMENT LAND > FOR SALE****11.5 ACRES****7610 W. JEFFERSON BLVD. ET AL  
FORT WAYNE, INDIANA****HIGHLIGHTS:**

Available Acreage: 11.5 Acres (6 Parcels)

Zoning: C-1 &amp; AR

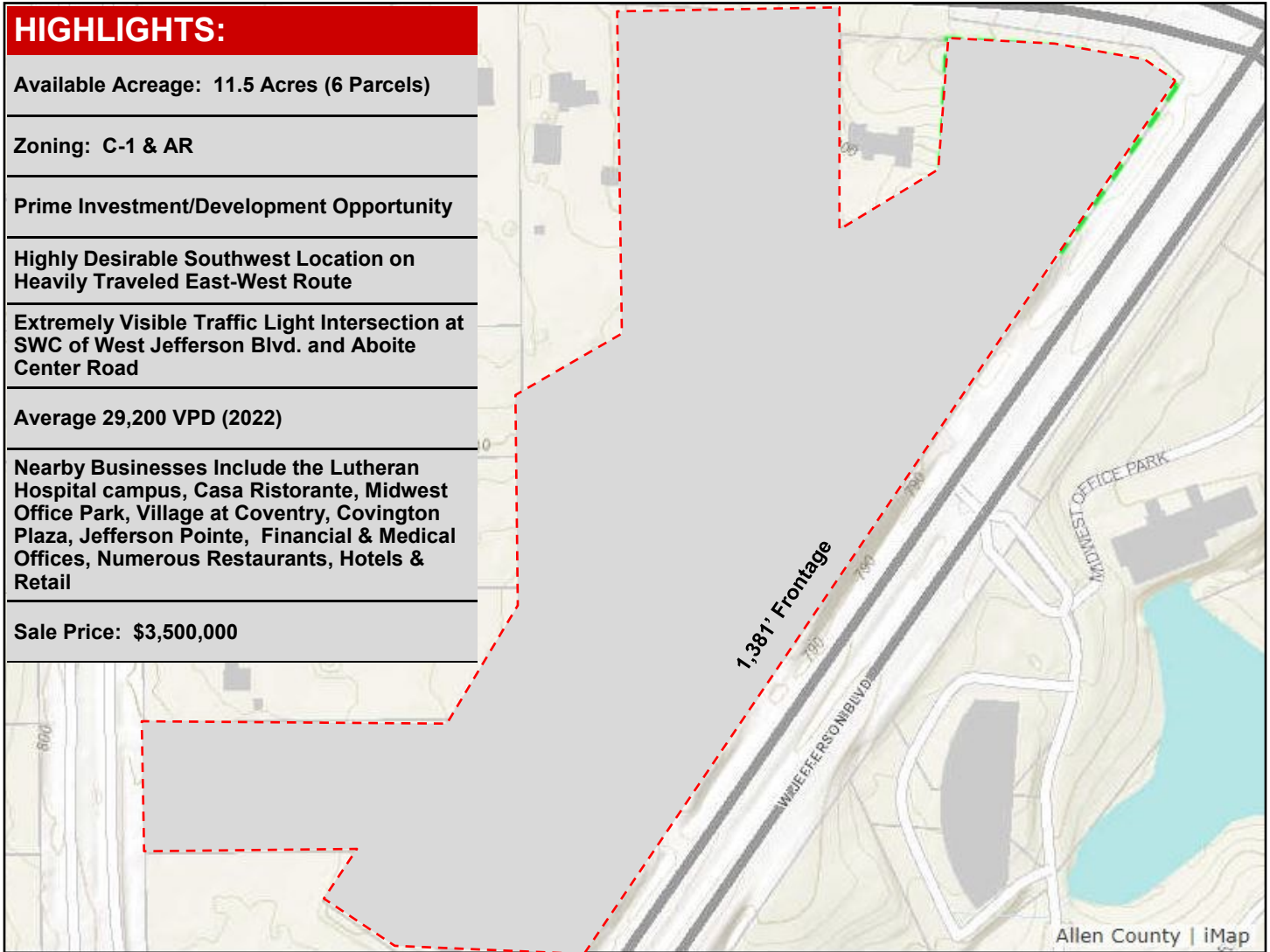
Prime Investment/Development Opportunity

Highly Desirable Southwest Location on  
Heavily Traveled East-West RouteExtremely Visible Traffic Light Intersection at  
SWC of West Jefferson Blvd. and Aboite  
Center Road

Average 29,200 VPD (2022)

Nearby Businesses Include the Lutheran  
Hospital campus, Casa Ristorante, Midwest  
Office Park, Village at Coventry, Covington  
Plaza, Jefferson Pointe, Financial & Medical  
Offices, Numerous Restaurants, Hotels &  
Retail

Sale Price: \$3,500,000

**2023 DEMOGRAPHICS**

	1 Mile	3 Miles	5 Miles
<b>Population</b>	<b>3,912</b>	<b>33,374</b>	<b>82,258</b>
<b>Avg. H/H Income</b>	<b>\$104,464</b>	<b>\$109,631</b>	<b>\$100,623</b>

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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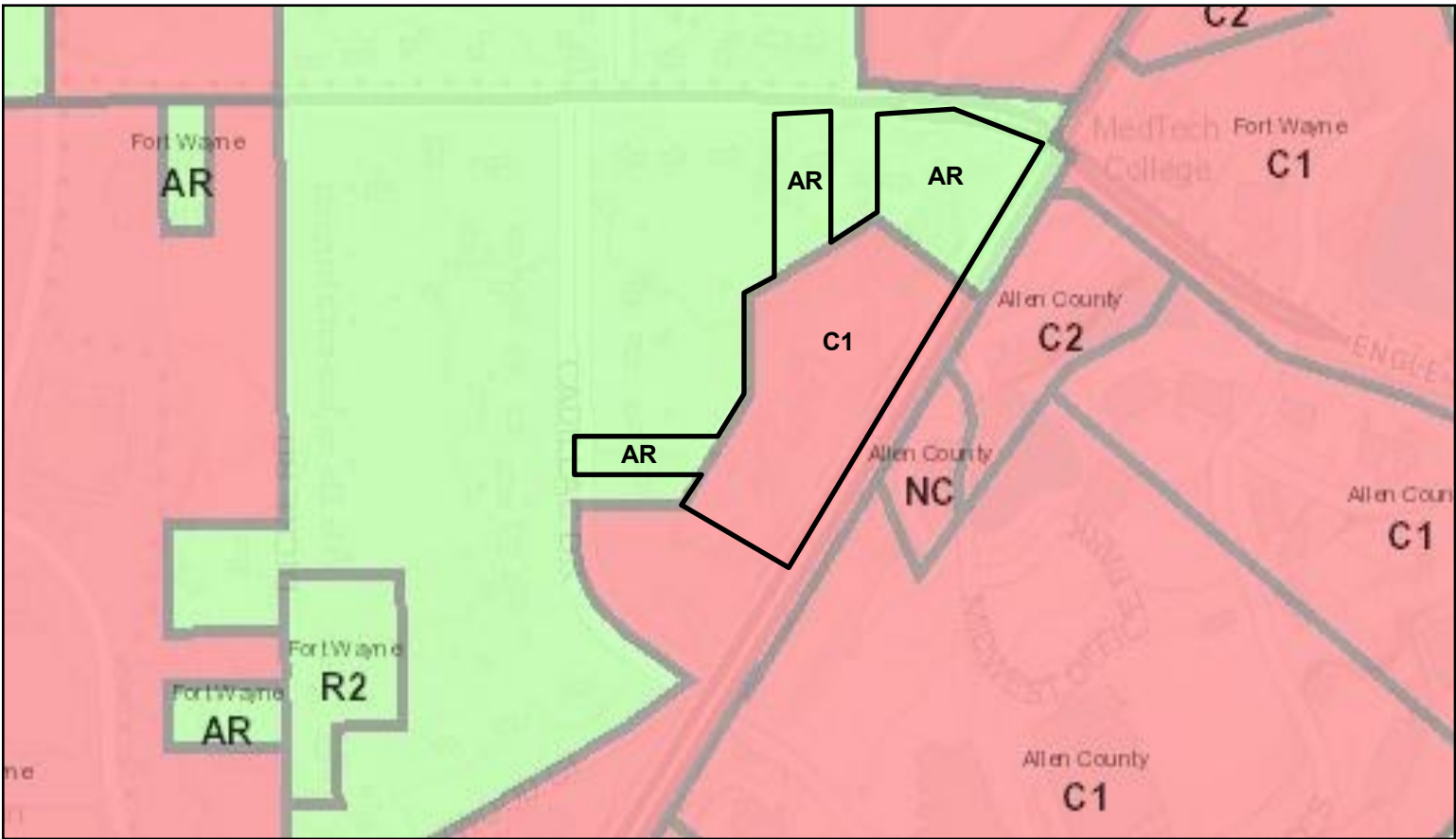
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**Zoning Map**



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**BND****COMMERCIAL****DEVELOPMENT LAND > FOR SALE****11.5 ACRES****7610 W. JEFFERSON BLVD. ET AL  
FORT WAYNE, INDIANA****Sale Information**

<b>Sale Price</b>	<b>\$3,500,000.00</b>
<b>Terms</b>	<b>Cash at Closing</b>
<b>Annual Taxes</b>	<b>\$34,687.88 (6 parcels total)</b>
<b>Tax Year / Pay Year</b>	<b>2023 / 2024</b>

**Property Highlights**

<b>Parcel Numbers</b>	02-11-24-103-007.000-075 4331 Cadillac Drive 02-11-24-126-002.000-075 7611 Aboite Center Road 02-11-24-126-003.000-075 7527 Aboite Center Road 02-11-24-126-005.000-075 7515 Aboite Center Road 02-11-24-126-006.000-075 7610 W. Jefferson Blvd. 02-11-24-126-007.000-075 7424 W. Jefferson Blvd.
<b>City / State / Zip</b>	<b>Fort Wayne / IN / 46804</b>
<b>Sale / Lease</b>	<b>Sale</b>
<b>Land Size</b>	<b>11.5 Acres Combined</b>
<b>Zoning</b>	<b>C-1 &amp; AR</b>
<b>Number of Parcels</b>	<b>Six</b>
<b>Dimensions</b>	<b>Irregular</b>
<b>Frontage</b>	<b>1,381' on W. Jefferson Blvd.</b>
<b>Traffic Count</b>	<b>29,200 VPD (2022)</b>
<b>Nearest Highway</b>	<b>Located on US Hwy 24 West</b>
<b>Distance to Interstate</b>	<b>1/2 Mile to I-69</b>
<b>Distance to Airport</b>	<b>12 Miles to Fort Wayne International Airport</b>
<b>Former Use</b>	<b>Residential</b>

**Utilities**

	<b>Company</b>
<b>Gas</b>	<b>NIPSCO</b>
<b>Electric</b>	<b>I &amp; M</b>
<b>Water / Sewer</b>	<b>City of Fort Wayne</b>

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