

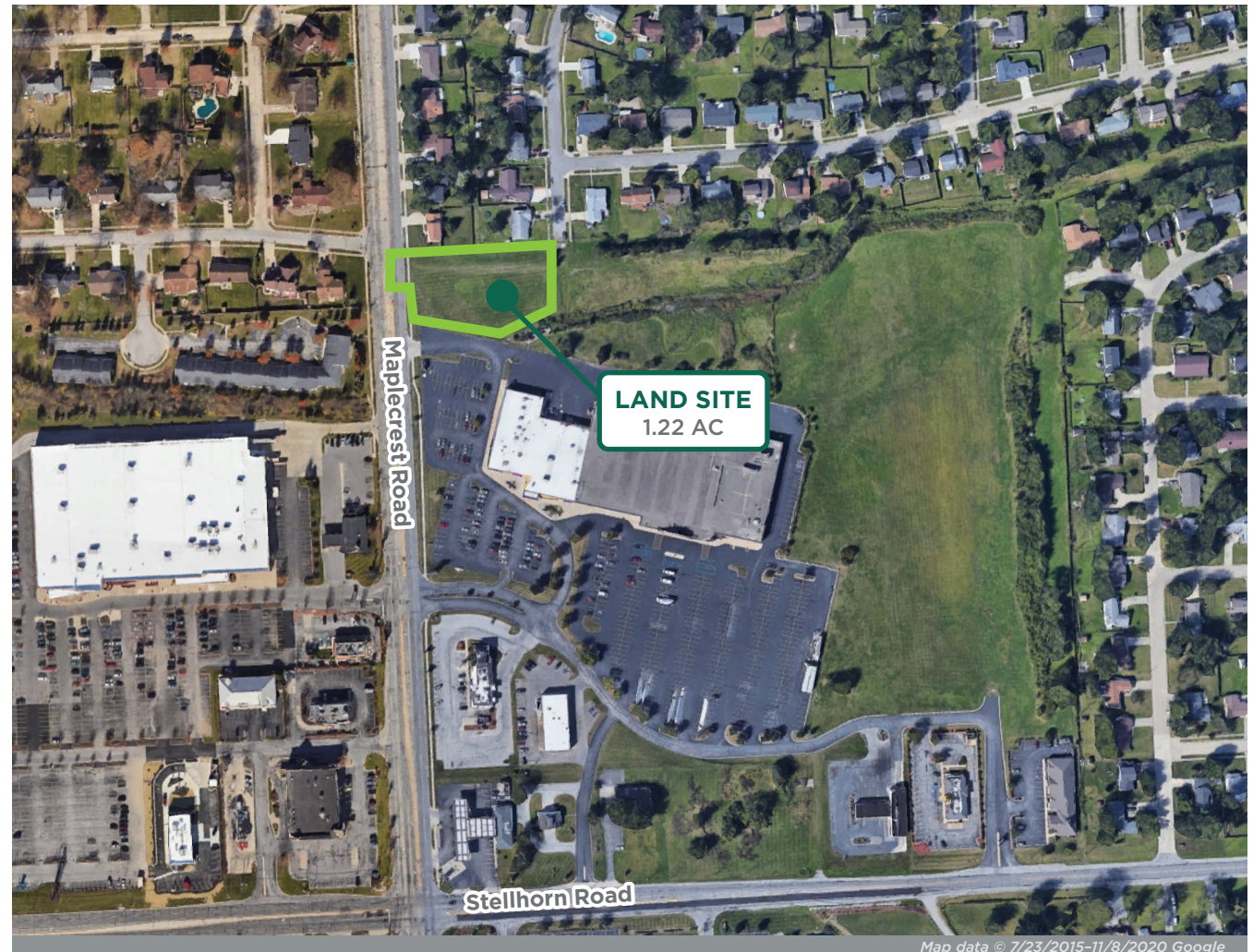


Maplecrest Road Land

4800 Maplecrest Road
Fort Wayne, IN 46835

Property Highlights

- ▶ 1.22 AC
- ▶ Shared access to Planet Fitness, one of the most popular gyms in the state
- ▶ Directly across the street from Target
- ▶ Multiple shared entry points to Maplecrest and Stellhorn Roads
 - ▷ Maplecrest - 23,000 VPD
 - ▷ Stellhorn - 20,100 VPD
- ▶ Other retailers include Burger King, Walgreens, McDonalds, Taco Bell, KFC, and Chase Bank
- ▶ Zoned C2/R1 - Commercial and Residential
- ▶ **FOR SALE: \$450,000**



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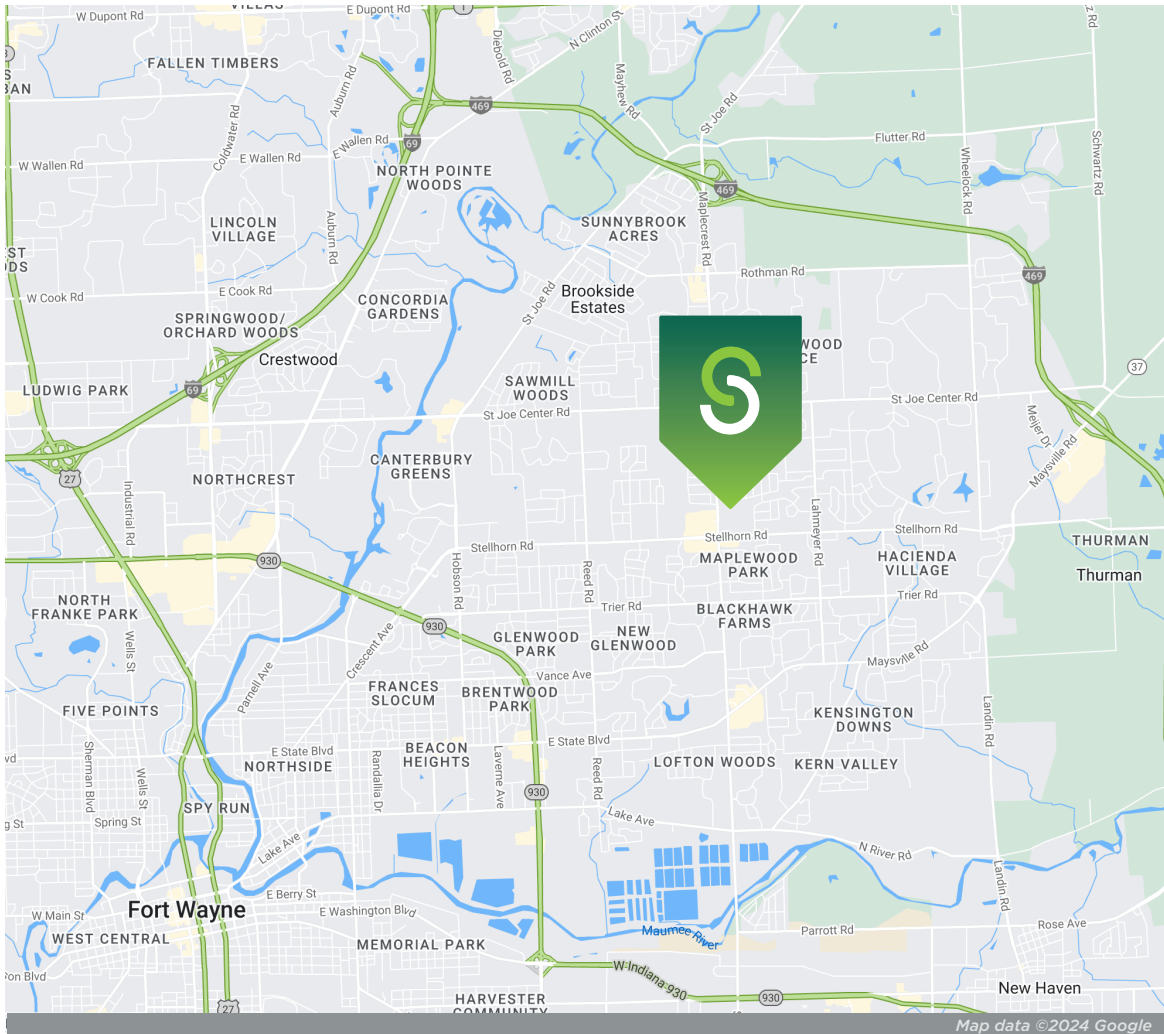
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Fort Wayne, IN 46835



Excellent Location

The land at 4800 Maplecrest Road is a 1.22-acre site just north of Stellhorn Road. The site is zoned C2/R1. It has several access points from both Maplecrest and Stellhorn Road.

This land site is located on the northeast side of Fort Wayne. It is only a few miles from I-469, one of Fort Wayne's major highways. The intersection of Maplecrest Road and Stellhorn Road is filled with many national and local retailers, like Target, Planet Fitness, Big Lots, and Walgreens, among many others. These two roads also have very high vehicle traffic, with both roads exceeding 20,000 vehicles per day.

46835 DEMOGRAPHICS

| | |
|-----------------------|----------|
| Population | 140,958 |
| Avg. Household Income | \$71,247 |
| Businesses | 5,919 |
| Employees | 69,496 |

Source: 2020 Census

TRAFFIC COUNTS

| | |
|-----------------|--------|
| Maplecrest Road | 23,000 |
| Stellhorn Road | 20,100 |

Source: INDOT

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Map data © 4/10/2013–11/9/2023 Google, Landsat / Copernicus, Data SIO, NOAA, US Navy, NGA, GEBCO, Airbus

The land site at 4800 Maplecrest Road is located next to the following businesses, including but not limited to:

- | | | |
|-----------------------------|--------------------------------|--|
| 1. Target | 6. Culver's | 11. Taco Bell |
| 2. Pet Supplies Plus | 7. Big Lots | 12. Chase Bank |
| 3. Pizza Hut | 8. Casa Grille Italiano | 13. Planet Fitness |
| 4. Verizon | 9. Walgreens | 14. Extra Space Storage |
| 5. Arby's | 10. McDonald's | 15. Maplecrest Retirement Community |

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Site Plan



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Maplecrest Road Land

4800 Maplecrest Road
Fort Wayne, IN 46835



PROPERTY INFORMATION

| | |
|-----------------------|--------------------------|
| Address | 4800 Maplecrest Road |
| City, State, Zip | Fort Wayne, IN 46835 |
| County | Allen |
| Township | St. Joseph |
| Parcel Number | 02-08-22-351-001.002-072 |
| 2023 Tax/Payable 2024 | \$1,156 |

SALE INFORMATION

| | |
|-------|---------------|
| Price | \$450,000 |
| Terms | Cash at close |

AVAILABLE LOTS

| Lot Number | Size | Total |
|------------|---------|-----------|
| • 1 | 1.22 AC | \$450,000 |

SITE DATA

| | |
|----------------------|---|
| Site Acreage | 1.22 AC |
| Zoning & Description | C2/R1 |
| Nearest Interstate | I-469 - 2.7 mi |
| Traffic Count | 23,000 VPD - Maplecrest 20,100 VPD - Stellhorn |

UTILITIES

| | |
|------------------------|--------------------|
| Electric Provider | AEP |
| Natural Gas Provider | NIPSCO |
| Water & Sewer Provider | City of Fort Wayne |
| Internet Service | City of Fort Wayne |

ADDITIONAL INFORMATION

- 1.22 acres of land available on Maplecrest Road
- Surrounded by national and local retailers
- Zoned C2/R1

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WHY INVEST IN FORT WAYNE?



As one of the **fastest growing metropolitan areas in the Great Lakes region**, Fort Wayne, IN has experienced a revitalization and economic surge in the past 10 years, with plans to continue commercial development, tourism, and community growth.

Fort Wayne is an ideal location for investors because of its easy interstate and railroad access, as well as its international airport, which recently expanded. It is also centrally located between Indianapolis, Chicago, Detroit, Cleveland, and Cincinnati. It is well-positioned for success thanks to the growing healthcare and retail sectors, a stable manufacturing presence, and consistent unemployment rate under 3%.

The revitalization of downtown Fort Wayne attracts younger residents and families to the historic neighborhoods close to the city center.

Larger companies like Amazon, Sweetwater, GM, and Vera Bradley dot the outskirts of town, drawing in new workforces and enticing recent graduates from several local colleges and universities to stay local.



Part of the revitalization efforts encourage the adaptive reuse of existing buildings for alternative purposes to ensure the community's culture, architecture, and heritage is maintained. Much of this can be seen in recent openings of Electric Works and The Landing, mixing both residential and commercial spaces seamlessly while still preserving the rich Fort Wayne history.

With its low cost of living and idyllic neighborhoods, Fort Wayne has a large city feel with small-town charm. It provides amenities like first-rate entertainment, a flourishing art scene, upscale dining, family-friendly activities, abundant parks and trails, and popular yearly festivals.

You can feel a true “sense of place” that is deeply rooted in Midwestern traditions while still embracing new conventions. Residents, visitors, and businesses help to create a collaborative community, working toward sustainable and creative growth to preserve and enhance what makes Fort Wayne a premier destination to live, work, play, and invest.

We look forward to having you in Fort Wayne!

7 Million Visitors Annually

#1 Voted Best Place to Move (Reader's Digest, 2022)

#2 Second Largest City in Indiana



Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
President



John Caffray
Vice President of Brokerage



Bill Cupp
Senior Broker



Neal Bowman, SIOR
Senior Broker



Andrew Eckert
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Robert Doyle
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Kevin Ellis
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Philip Hagee
Listing Manager



Shelby Wilson
Project Coordinator

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Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers. From maintenance personnel to employees licensed in skilled trades, Maintenance Management has been serving Indiana since 1982.



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