

SALE

16.89 AC

 **BRADLEY**
COMPANY

INDUSTRIAL ZONED VACANT LAND



PROPERTY HIGHLIGHTS

- 16.89 Acres of industrial land available for sale
- Access to rail (Norfolk & Southern)
- Access along Old Maumee Rd.
- 511 Ft. of frontage on Old Maumee Rd.
- Zoned I-3 - Intensive Industrial
- Directly across from the River Greenway path
- Near Coliseum Blvd./US 930 Interchange

SALE PRICE

\$325,000

Lot Size:

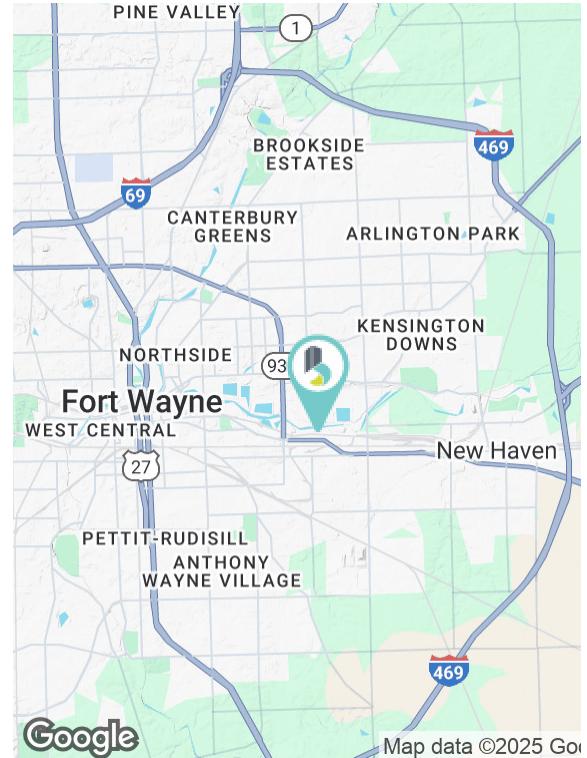
16.89 Acres

2025 Taxes:

\$446

Traffic Count / Hwy. 930:

24,333 VPD



BRADLEY COMPANY
127 W. Wayne St., Suite 400
Fort Wayne, IN 46802
260.423.4311

CHAD VOGLEWEDE
Senior Broker
260.639.3377
cvoglewede@bradleyco.com

CONNER CALL
Broker | Market Research Analyst
260.423.4311
ccall@bradleyco.com



BRADLEYCO.COM



OLD MAUMEE RD., FORT WAYNE, IN 46803

SALE

LAND



CHAD VOGLEWEDE
Senior Broker
260.639.3377
cvoglewede@bradleyco.com

CONNER CALL
Broker | Market Research Analyst
260.423.4311
ccall@bradleyco.com



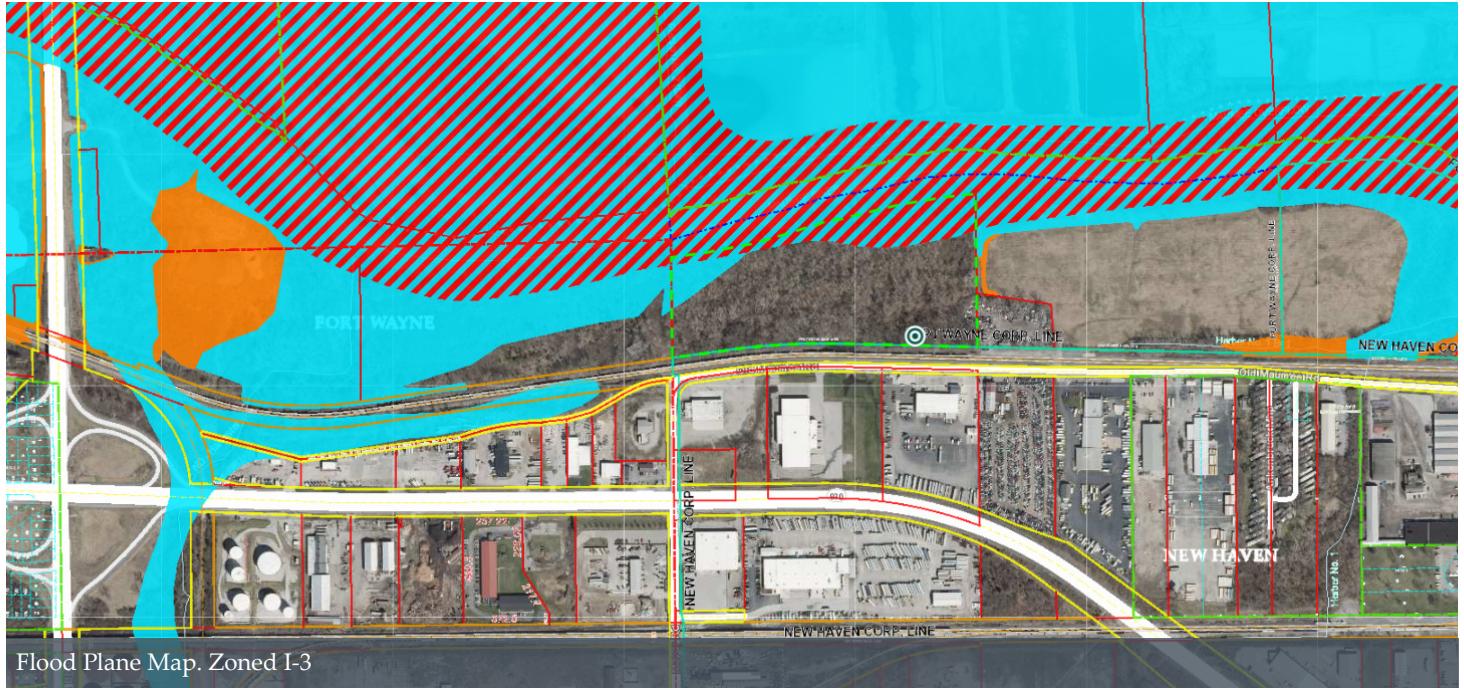
OLD MAUMEE RD., FORT WAYNE, IN 46803

SALE

LAND



Property Outline: 16.89 Acres. Parcel #: 02-13-09-101-001.000-070



Flood Plane Map. Zoned I-3

CHAD VOGLWEDE

Senior Broker
260.639.3377
cvoglewede@bradleyco.com

CONNER CALL

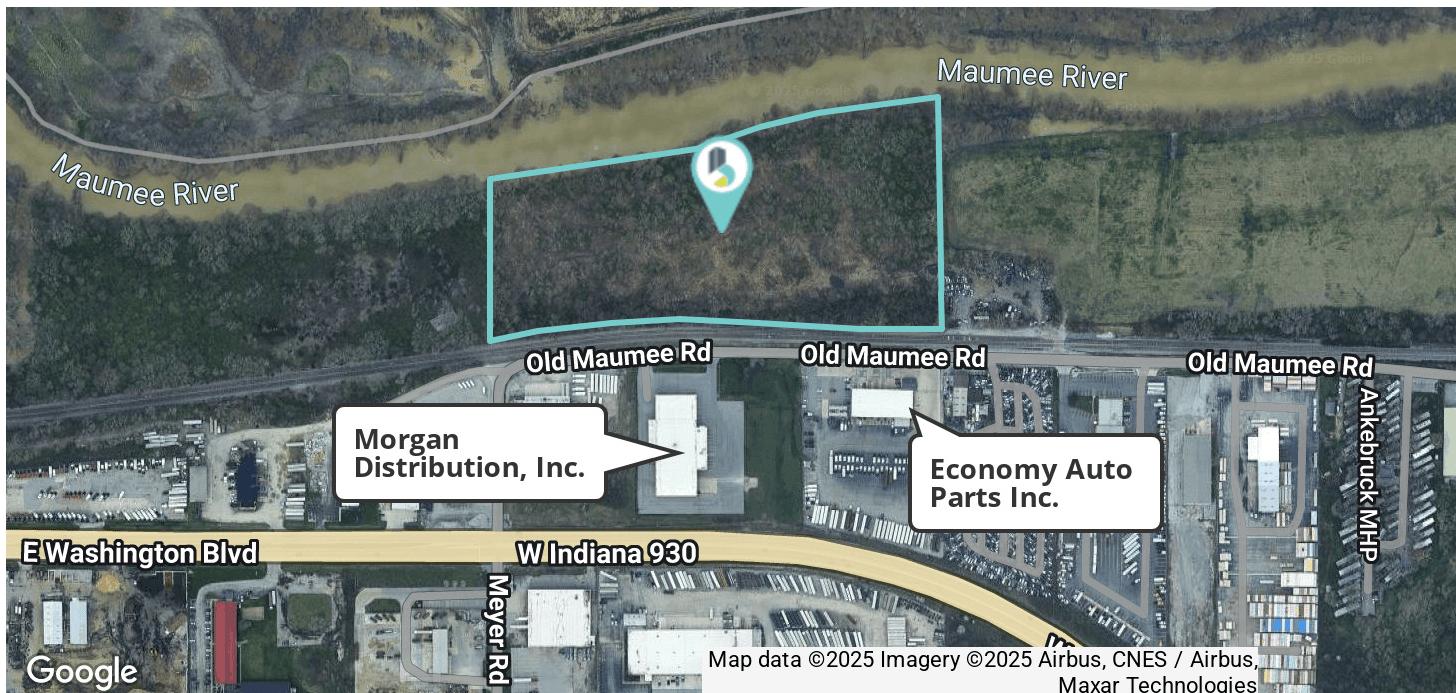
Broker | Market Research Analyst
260.423.4311
ccall@bradleyco.com



OLD MAUMEE RD., FORT WAYNE, IN 46803

SALE

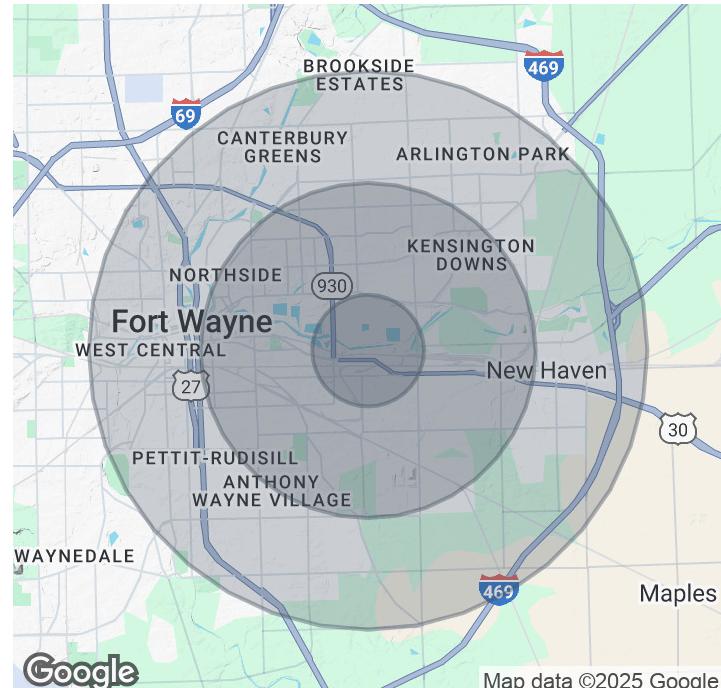
LAND



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,671	68,463	185,810
Average Age	38	37	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	664	26,771	74,650
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$67,248	\$68,036	\$68,746
Average House Value	\$146,796	\$156,020	\$159,901

Demographics data derived from AlphaMap



CHAD VOGLWEDE
Senior Broker
260.639.3377
cvoglewede@bradleyco.com

CONNER CALL
Broker | Market Research Analyst
260.423.4311
ccall@bradleyco.com