

SALE



16.89 AC

INDUSTRIAL ZONED VACANT LAND



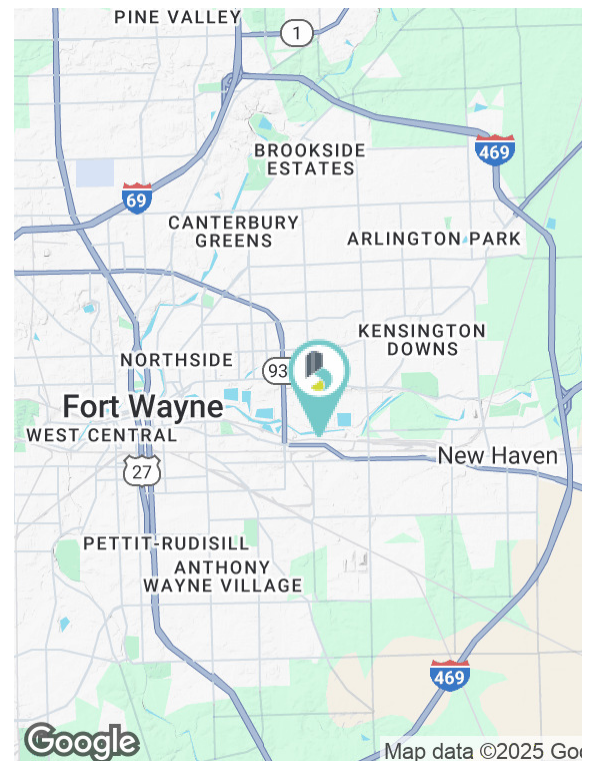
PROPERTY HIGHLIGHTS

- 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
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260.423.4311

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OLD MAUMEE RD., FORT WAYNE, IN 46803

SALE

LAND



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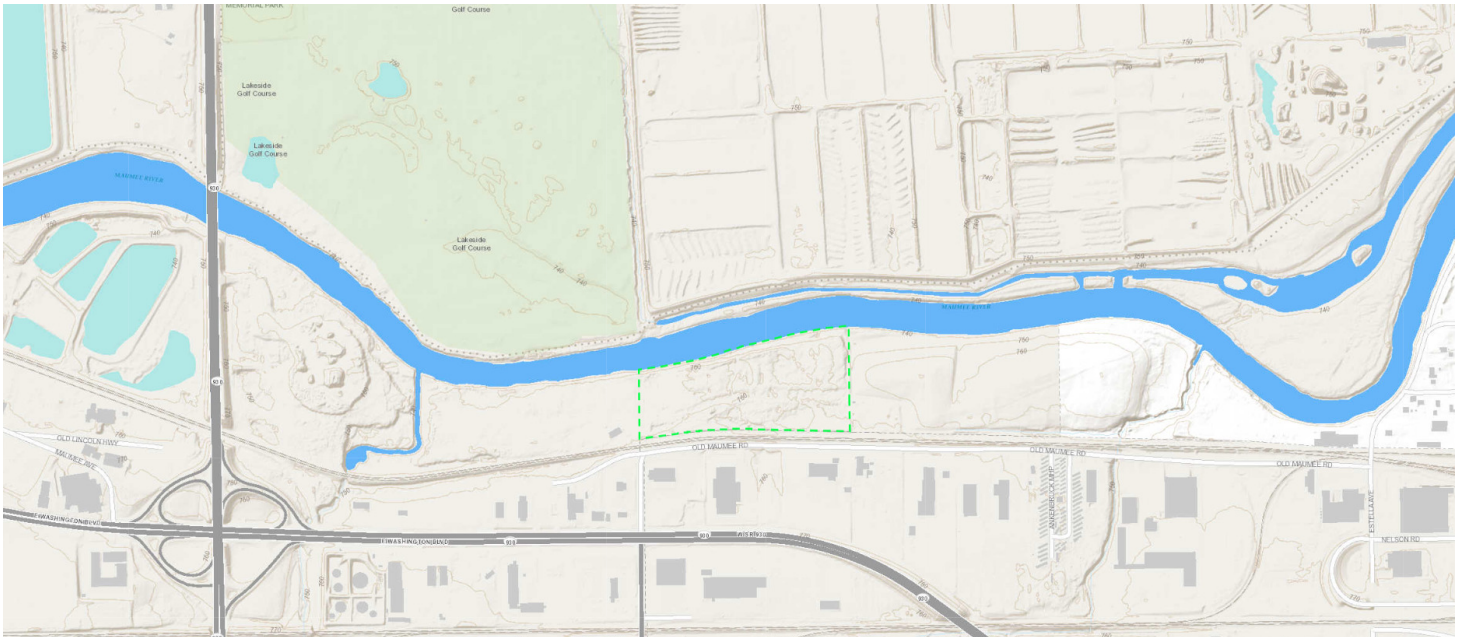
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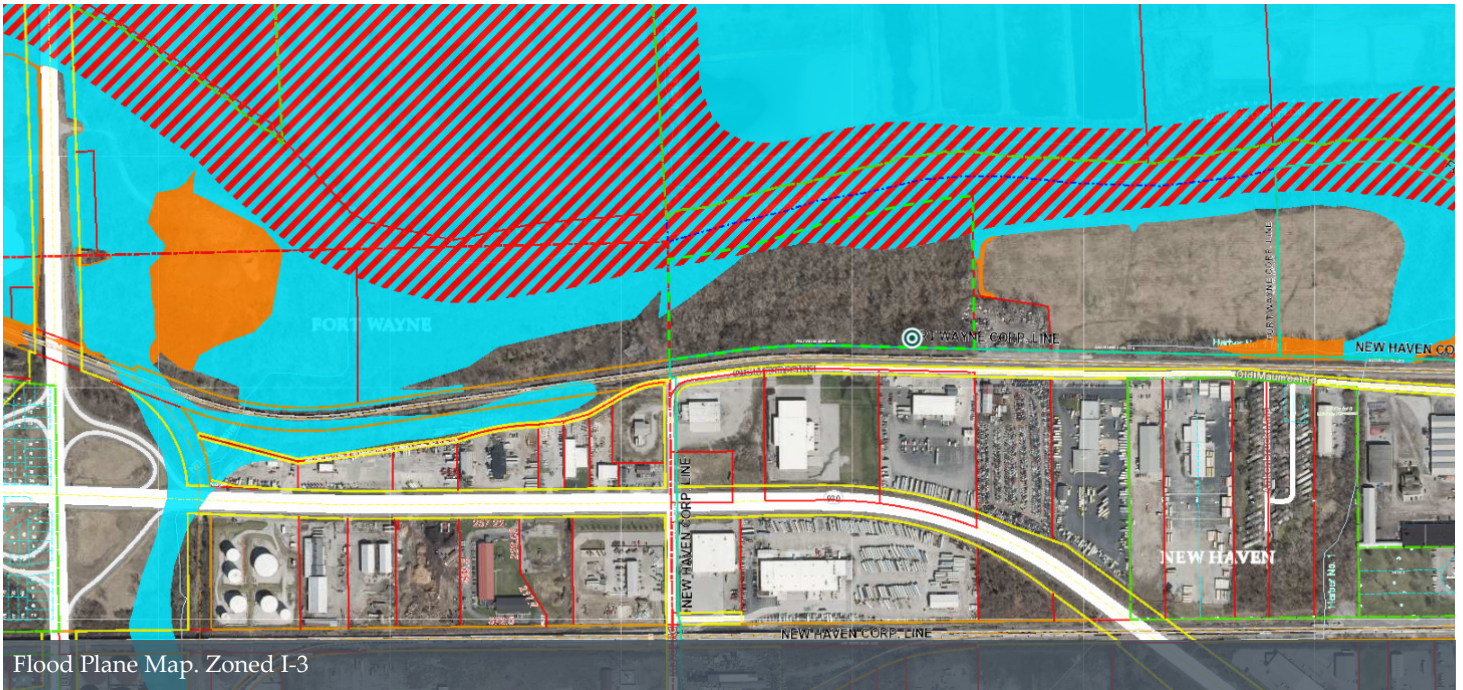
OLD MAUMEE RD., FORT WAYNE, IN 46803

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



Flood Plane Map. Zoned I-3

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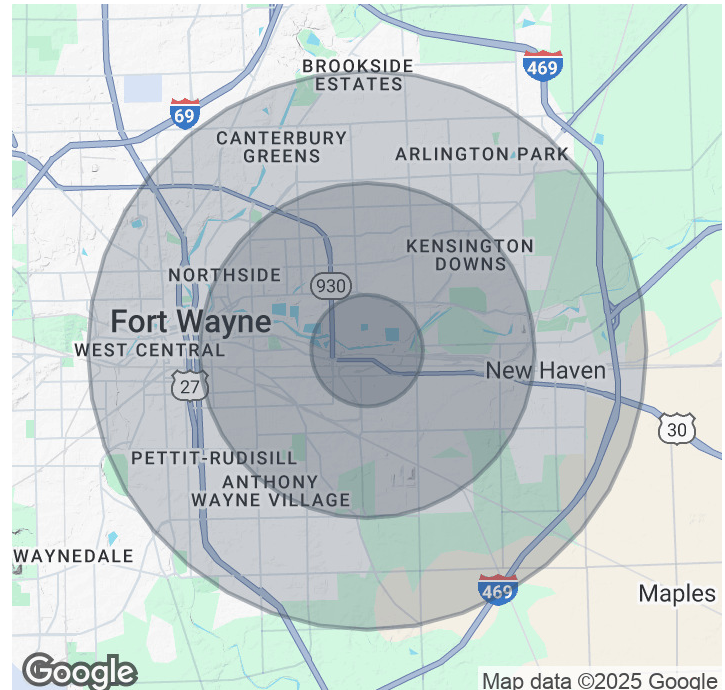
LAND



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



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