

SALE

LAND

**DEVELOPMENT OPPORTUNITY**



**9300 MAYSVILLE RD., FORT WAYNE, IN 46815**

**PROPERTY HIGHLIGHTS**

- 5.43 acres (divisible) of vacant land available
- Great development opportunity located on Maysville Road near the emerging intersection bordering Landin Road and Brickshire Parkway
- Beautiful new roundabout just finished at the intersection of Trier/Landin/Maysville (the Gateway to New Haven)
- Newly constructed Morada Patio Home Apartments are now available for lease
- This parcel would be perfect for a professional/medical office or retail use
- Approximately 1 mile from I-469 and the Chapel Ridge shopping center

**OFFERING SUMMARY**

Sale Price:	\$814,500
Lot Size:	5.43 Acres
Zoning:	R-1
Traffic Count / Maysville Rd.:	11,926 VPD
Price/AC:	\$150,000

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

**BILL DRINKALL**  
Managing Director  
260.755.7880  
bdrinkall@bradleyco.com

**CHAD VOGLEWEDE**  
Broker  
260.755.7816  
cvoglewede@bradleyco.com



BRADLEYCO.COM



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### PROPERTY INFORMATION

Property Type	Land
Zoning	R-1
No. of Parcels	1
Divisible	Yes
Lot Size	5.43 Acres
APN #	02-08-25-100-013.000-063
Lot Frontage	Maysville Rd. 0.547'
Waterfront	No

### UTILITIES

Electricity Source	AEP
Gas Source	NIPSCO
Water/Sewer Source	Municipal

### TRANSPORTATION

Nearest Highway	I-469 - +/- 1 Mile
	Highway 37 - 0.5 Miles
Fort Wayne International Airport	+/- 16 Miles

### TRAFFIC COUNTS

Maysville Rd.	11,926 VPD
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### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	3,898	41,831	94,334
Total Households	1,663	16,382	38,220
Average HH Income	\$79,879	\$81,233	\$70,770

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