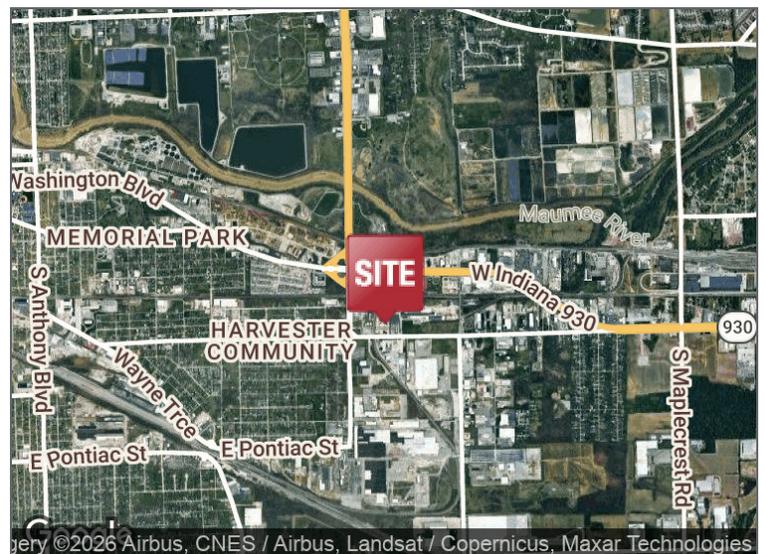


REFINERY OUTLOTS

4133 NEW HAVEN AVENUE FORT WAYNE, INDIANA 46803

PROPERTY HIGHLIGHTS

- Industrial Development Opportunity
- I-3 Zoning
- Located in Fort Wayne SEED District
- Full City Utilities Available (Water & Sewer)
- Electric: I&M | Gas: NIPSCO
- Easy Access to SR 930
- Convenient to I-69 & I-469



200 E. Main Street, Suite 580
 Fort Wayne, IN 46802
 260.422.2150 (o)
 260.422.2169 (f)

GARY BUSCHMAN, SIOR
 Broker
 gary@naihb.com
 260.348.2769

General Property Information

Name	Refinery Outlots	Parcel Number	Various
Address	4133 New Haven Avenue	Acreage	See below
City, State, Zip	Fort Wayne, IN 46803	Zoning	I-3
County	Allen	Other	Located in SEED district
Township	Adams		

Utilities

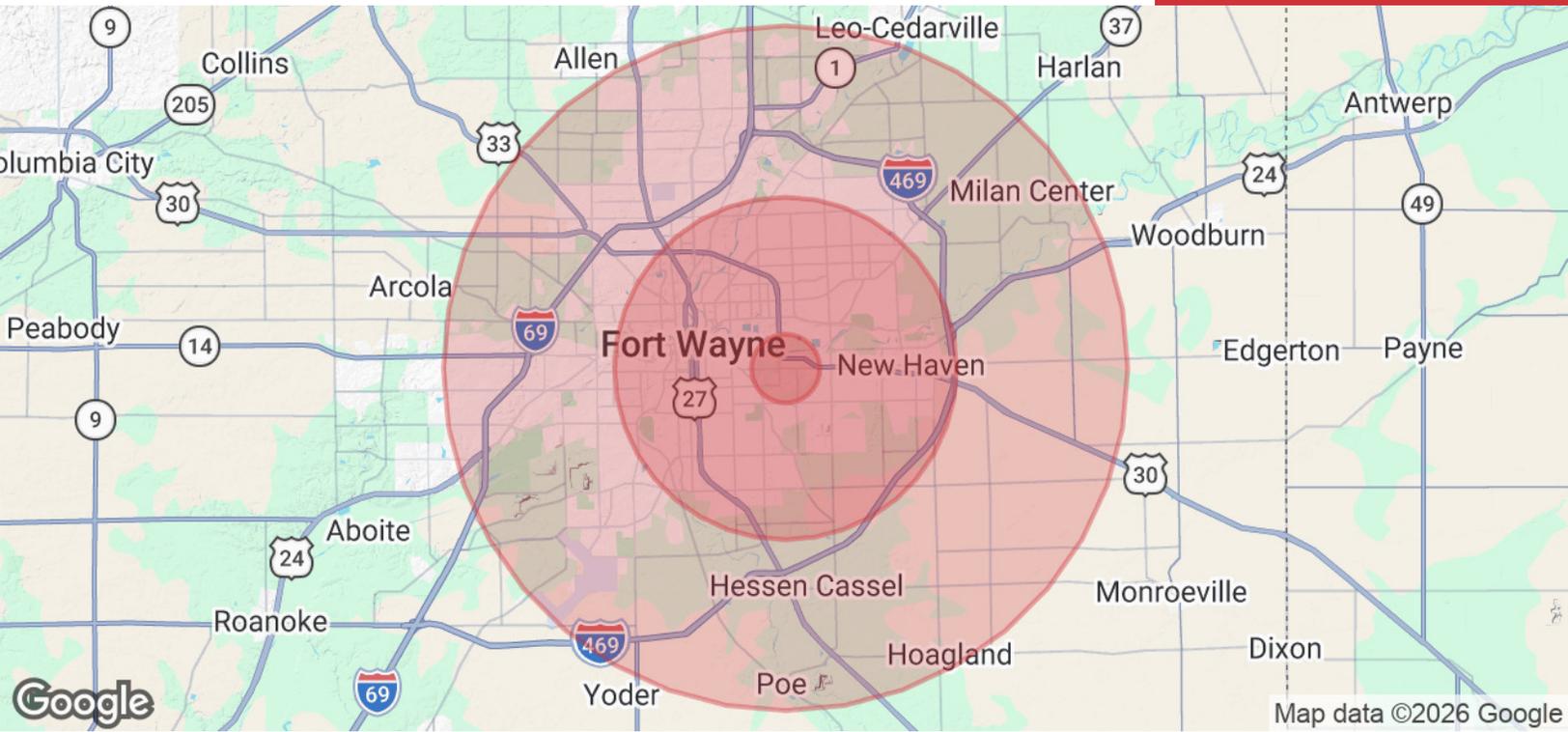
Electric	I&M
Gas	NIPSCO
Water	City of Fort Wayne
Sewer	City of Fort Wayne

Major Roads

Nearest Interstate	I-69 / I-469
Distance	6.8 Miles / 5 Miles
Nearest Highway	SR 930
Distance	1 Mile

Sale Information

Outlot	Size	Sale Price
1	Approximately 2.8 AC	\$900,000
2	Approximately 7.8 AC	\$350,000
3	Approximately 4.6 AC	\$210,000



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,766	189,419	321,071
Average Age	36	37	39
Average Age (Male)	36	36	37
Average Age (Female)	36	38	40

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,108	76,309	129,998
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$55,448	\$67,592	\$80,697
Average House Value	\$106,068	\$158,048	\$200,208

Demographics data derived from AlphaMap

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