



9817 STELLHORN ROAD

FORT WAYNE, INDIANA 46815

PROPERTY HIGHLIGHTS

- Excellent hard corner location
- 236' Frontage on Maysville Road; 238' frontage on Stellhorn Road
- Ideal for convenience store, gas station, and other retail uses
- Located 1 mile from the I-469/Chapel Ridge retail corridor
- Utilities at site



200 E. Main Street, Suite 580
Fort Wayne, IN 46802
260.422.2150 (o)
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GARY BUSCHMAN, SIOR
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General Property Information

Name	Stellhorn Land	Parcel Number	02-08-24-378-009.000-072 02-08-24-378-008.000-072
Address	9817 Stellhorn Rd 9720 Maysville Rd	Acreage Size	2.59 AC
City, State, Zip	Fort Wayne, IN 46815	Frontage	236' on Maysville 238' on Stellhorn
County	Allen	Zoning	R-1
Township	St. Joseph Township		

Utilities

Electric	AEP
Gas	NIPSCO
Water/Sewer	City

Major Roads

Nearest Interstate	I-469
Distance	1 Mile
Nearest Highway	HWY 24
Distance	1 Mile
Traffic Count	21,939 VPD on Maysville Rd.

Sales Information

Annual Taxes	Parcel 1: \$2,674.18 Parcel 2: \$1,940.08	Sale Price	\$650,000
Tax Yr./Pay Yr.	2024 / 2025	Terms	Cash at Closing

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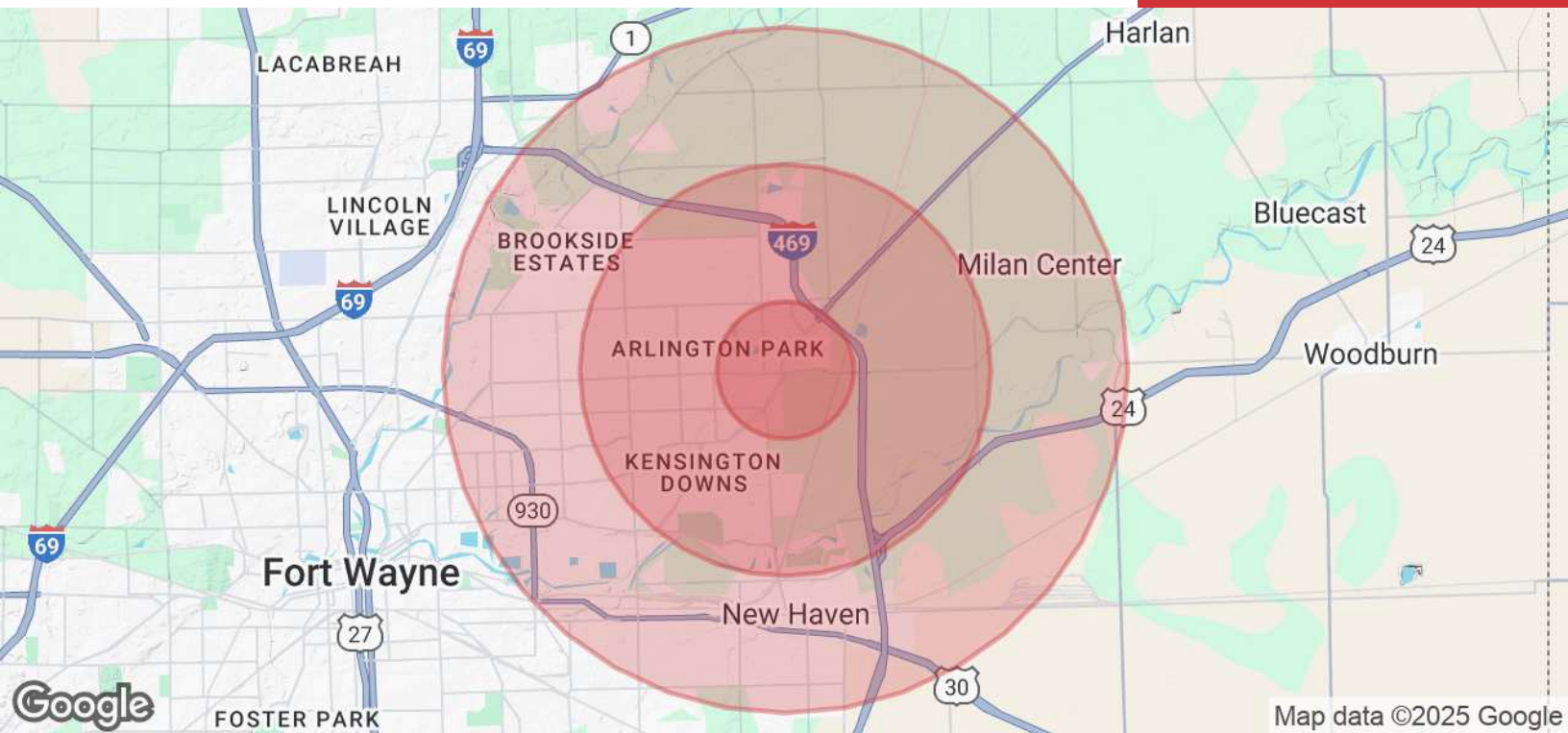


Map
data
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,775	38,532	96,244
Average Age	42	41	40
Average Age (Male)	41	39	38
Average Age (Female)	43	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,531	15,115	38,843
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$101,743	\$99,882	\$88,724
Average House Value	\$256,637	\$233,203	\$220,490

Demographics data derived from AlphaMap

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