

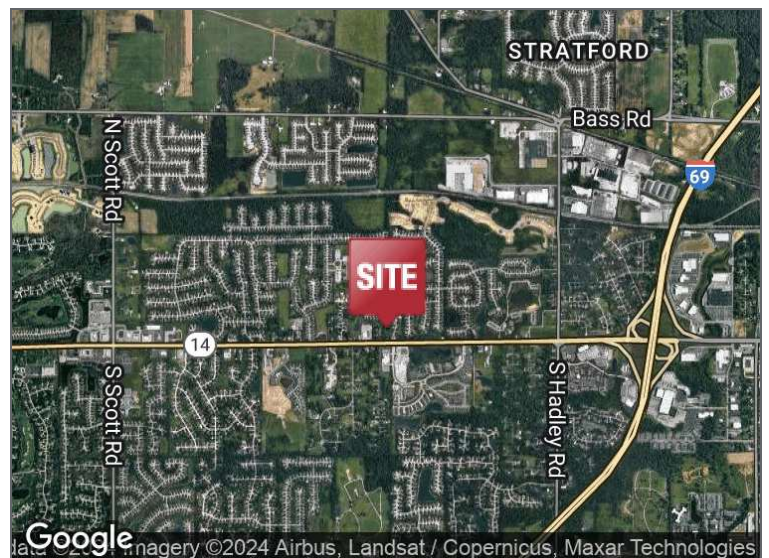


## ILLINOIS ROAD OUTLOT

8320 ILLINOIS RD, FORT WAYNE, IN 46804

### PROPERTY HIGHLIGHTS

- PRICE REDUCED!
- Approximately 1.1 Acres available for sale
- Hard corner lot zoned to C-2
- SHOVEL READY WITH MAJORITY OF CIVIL WORK COMPLETED: storm drainage/overflow, water line and tap, sewer line, ingress/egress, fencing and mature landscaping for screening
- Drive thru approved site
- Ground grade pylon signage available to buyer



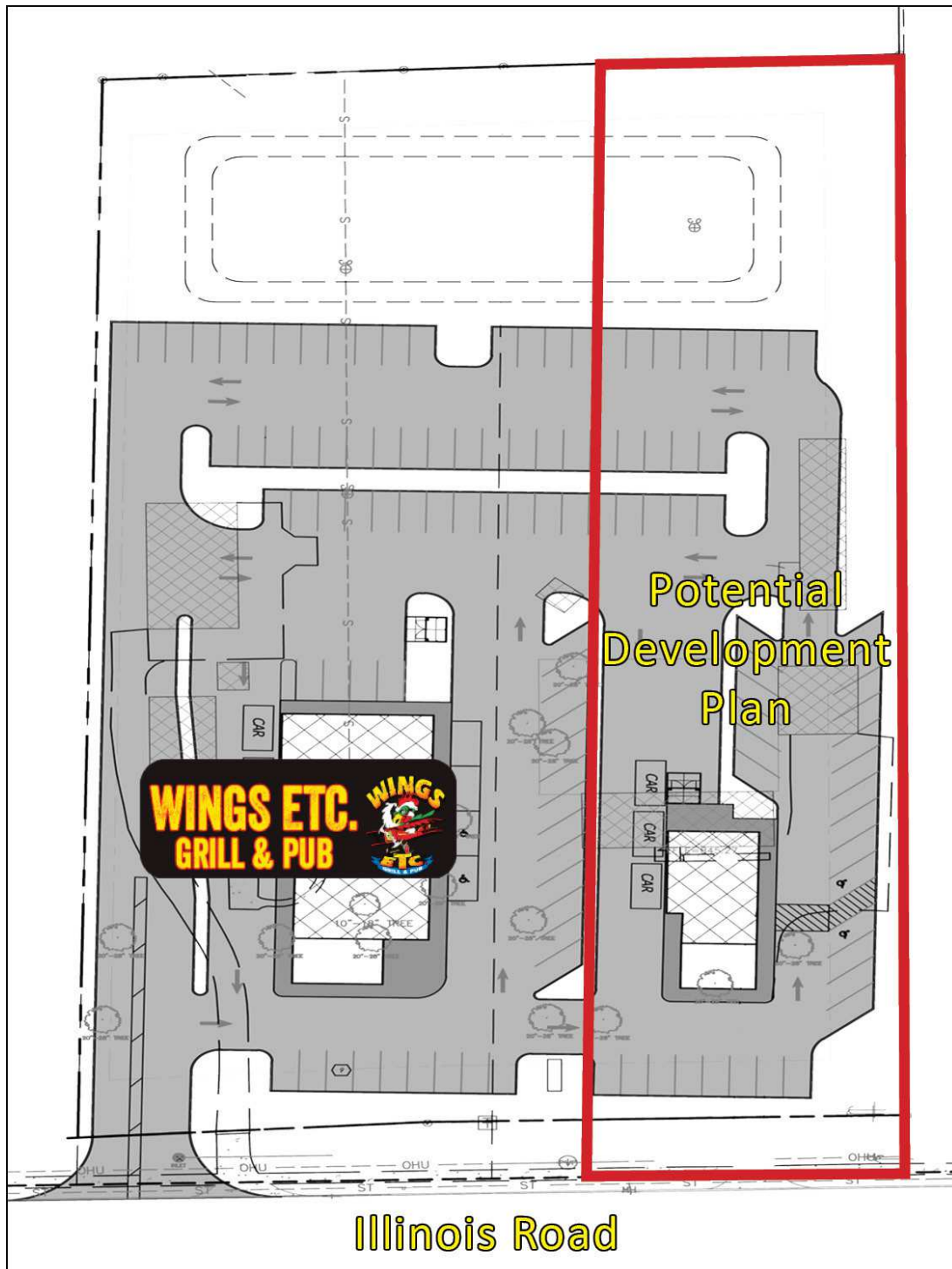
200 E. Main Street, Suite 580  
Fort Wayne, IN 46802  
260.422.2150 (o)  
260.422.2169 (f)

**RACHEL ROMARY**  
Senior Broker  
260.341.0230  
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General Property Information			
<b>Name</b>	Illinois Road Outlot	<b>Parcel Number</b>	02-11-02-453-022.000-075
<b>Address</b>	8320 Illinois Road	<b>Acreage Size</b>	1.1 AC (approx.)
<b>City, State, Zip</b>	Fort Wayne, IN 46804	<b>Frontage</b>	145' on Illinois Road
<b>County</b>	Allen	<b>Lot Depth</b>	470'
<b>Township</b>	Aboite	<b>Zoning</b>	C-2
Utilities		Major Roads	
<b>Electric</b>	I & M	<b>Nearest Interstate</b>	I-69
<b>Gas</b>	NIPSCO	<b>Distance</b>	1.5 miles
<b>Water</b>	City of Fort Wayne	<b>Nearest Highway</b>	Hwy 24
<b>Sewer</b>	City of Fort Wayne	<b>Distance</b>	3 miles
		<b>Traffic Count</b>	35,717 VPD
Sales Information			
<b>Annual Taxes</b>	\$2,018.80	<b>Sale Price</b>	\$799,000
<b>Tax Yr./Pay Yr.</b>	2022/2023	<b>Terms</b>	Cash at Closing

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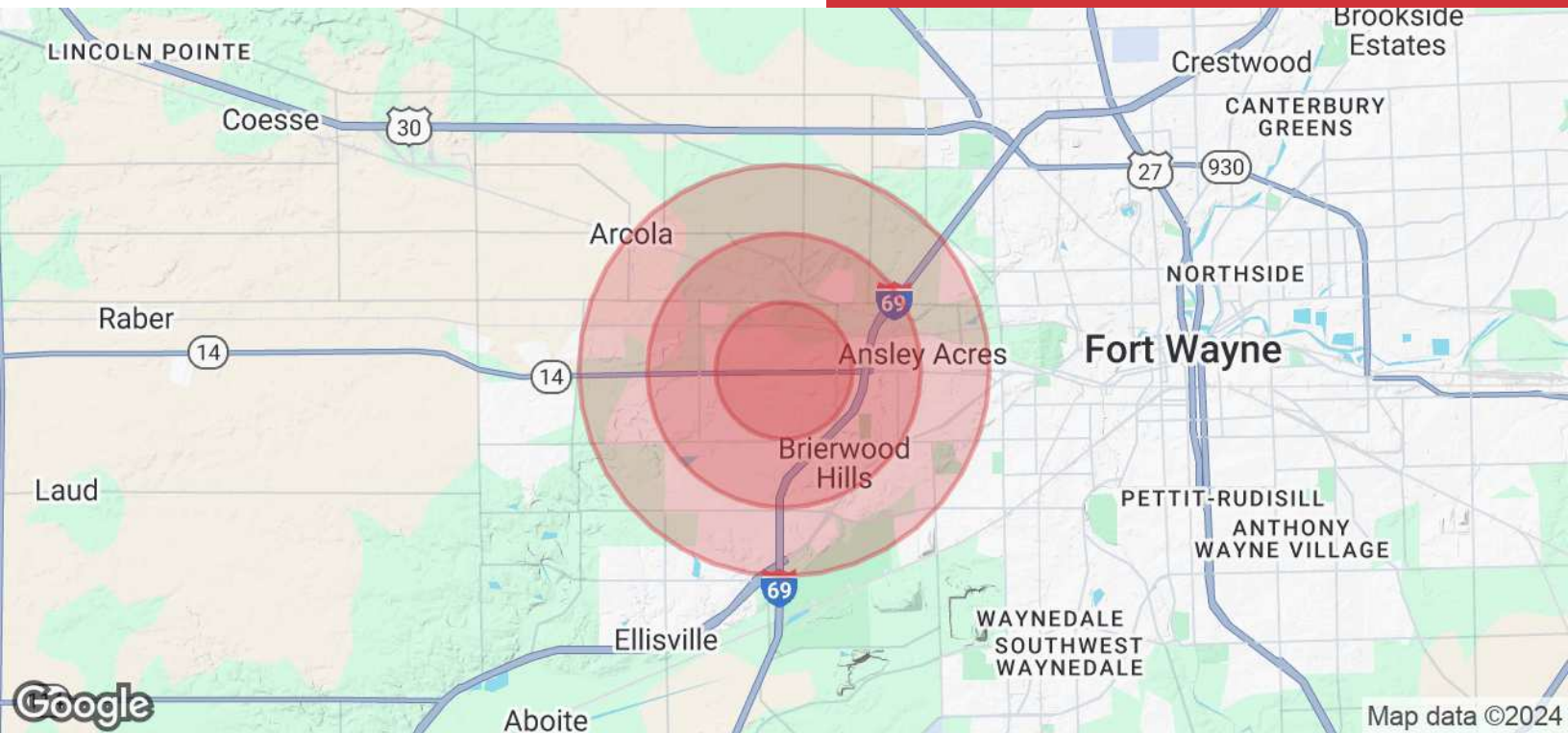


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### POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	6,881	19,315	31,471
Average Age	35.5	40.0	40.0
Average Age (Male)	35.0	38.4	38.8
Average Age (Female)	34.6	40.8	40.9

### HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	2,676	8,226	13,561
# of Persons per HH	2.6	2.3	2.3
Average HH Income	\$105,054	\$98,909	\$99,551
Average House Value	\$215,300	\$202,467	\$198,310

2020 American Community Survey (ACS)

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