



## 7334 HOMESTEAD ROAD

FORT WAYNE, INDIANA 46814

### PROPERTY HIGHLIGHTS

- 4.6 Acres of prime development land
- US 24 traffic counts of 16,374 VPD
- Close proximity to the new IU Health Primary Care Facility
- Approximately 750 new residential units approved for future development
- East bound US 24 right in/right out available with commercial zoning
- City utilities available across Homestead Road; city sewer available across US 24



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

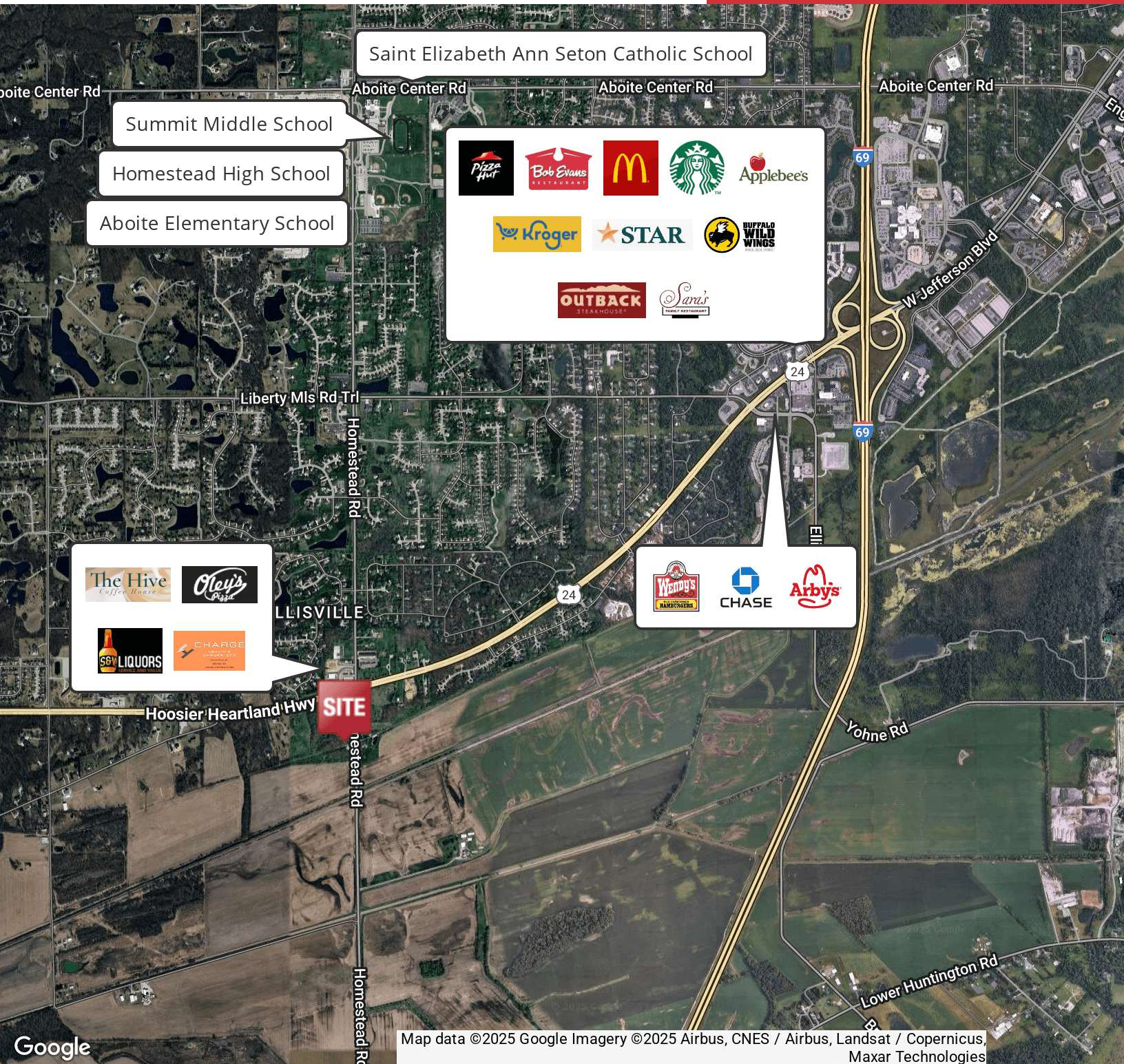
**RACHEL ROMARY**  
Broker  
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General Property Information			
<b>Name</b>	7334 Homestead Road	<b>Parcel Number</b>	02-11-33-226-001.000-038
<b>Address</b>	7334 Homestead Road	<b>Acreage Size</b>	4.6 AC
<b>City, State, Zip</b>	Fort Wayne, IN 46814	<b>Frontage</b>	486' on US 24
<b>County</b>	Allen	<b>Depth</b>	427' on Homestead
<b>Township</b>	Aboite	<b>Zoning</b>	A-1
Utilities		Major Roads	
<b>Electric</b>	AEP	<b>Nearest Interstate</b>	I-69
<b>Gas</b>	NIPSCO	<b>Distance</b>	2 Miles
<b>Water</b>	Across Homestead Road	<b>Nearest Highway</b>	US 24
<b>Sewer</b>	Across US 24	<b>Distance</b>	Located on US 24
		<b>Traffic Count</b>	16,374 VPD on US 24
Sales Information			
<b>Annual Taxes</b>	\$4,274.84	<b>Sale Price</b>	\$2,300,000
<b>Tax Yr./Pay Yr.</b>	2024/2025	<b>Terms</b>	Cash at closing

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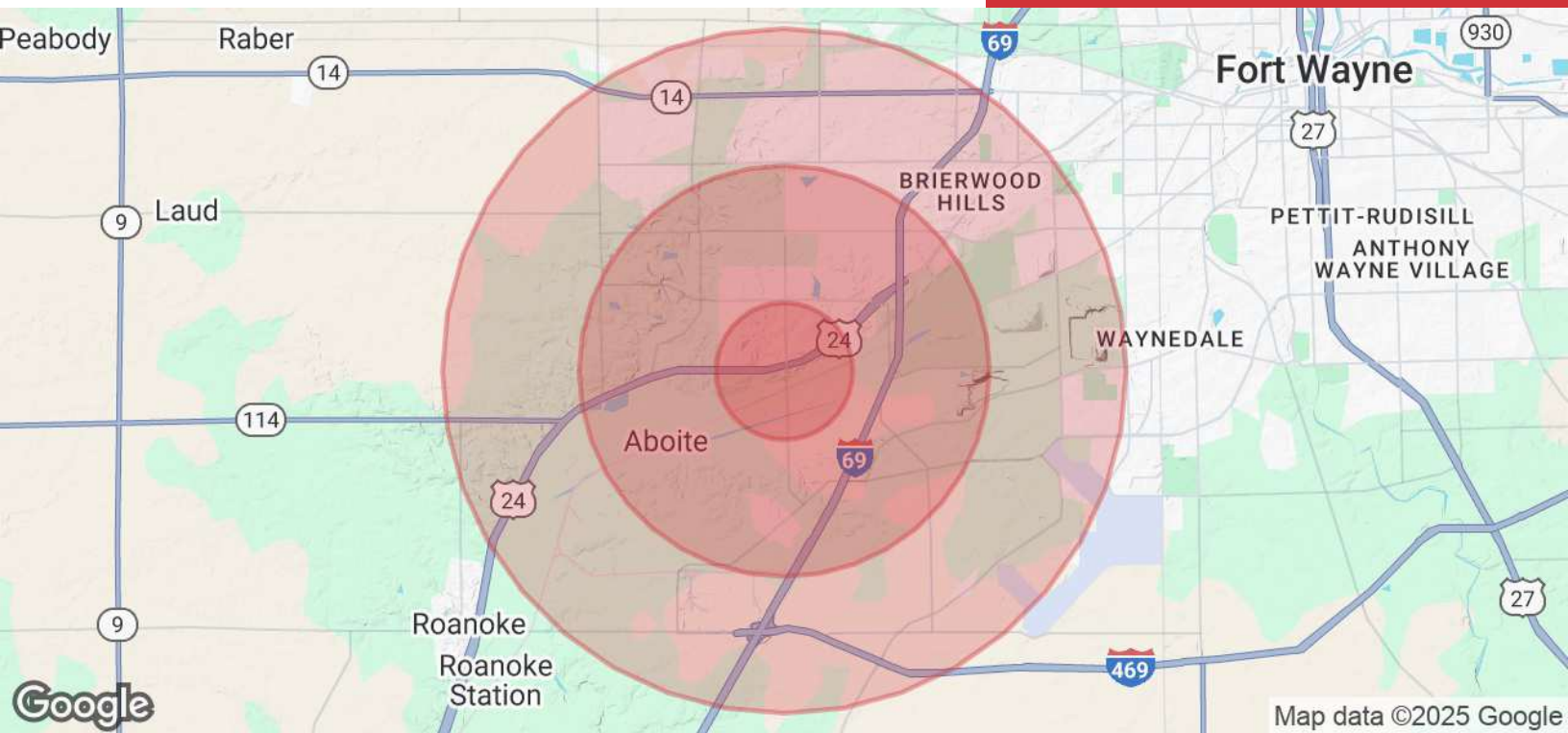


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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,081	20,047	50,685
Average Age	41	41	40
Average Age (Male)	40	40	39
Average Age (Female)	43	42	41

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,100	7,784	19,517
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$142,929	\$130,828	\$128,510
Average House Value	\$357,110	\$349,985	\$349,384

Demographics data derived from AlphaMap

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