



ALLEN MARTIN LAND

4300 ALLEN MARTIN DR, FORT WAYNE, IN 46806

PROPERTY HIGHLIGHTS

- 33.92 Acres available for sale
- City utilities to site
- Situated in an industrial park setting zoned I-3
- Ideal for automotive, warehousing, manufacturing, distribution, contractor, landscaping, plumbing
- Located in southeast Fort Wayne 3.2 miles to Hwy 27, and 5.2 miles to I-469
- Negotiable sale price



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

GARY BUSCHMAN, SIOR
Broker
260.348.2769
gary@naihnb.com

RACHEL ROMARY
Senior Broker
260.341.0230
rromary@naihnb.com

IAN DEISER
Broker
260.452.5153
ian@naihnb.com

General Property Information			
Name	Allen Martin Land	Parcel Number	02-13-20-201-001.000-077 02-13-20-202-001.000-040
Address	4300 Allen Martin Drive	Acreage Size	33.92 AC
City, State, Zip	Fort Wayne, IN 46806	Lot Size	1,312' x 1,285'
County	Allen	Zoning	I-3
Township	Adams		
Utilities		Major Roads	
Electric	AEP	Nearest Interstate	I-469
Gas	NIPSCO	Distance	5.2 Miles
Water	City of Fort Wayne	Nearest Highway	US 27
Sewer	City of Fort Wayne	Distance	3.2 Miles
Sales Information			
Annual Taxes	\$3,109	Sale Price	Negotiable
Tax Yr./Pay Yr.	2023/2024	Terms	Cash at Closing

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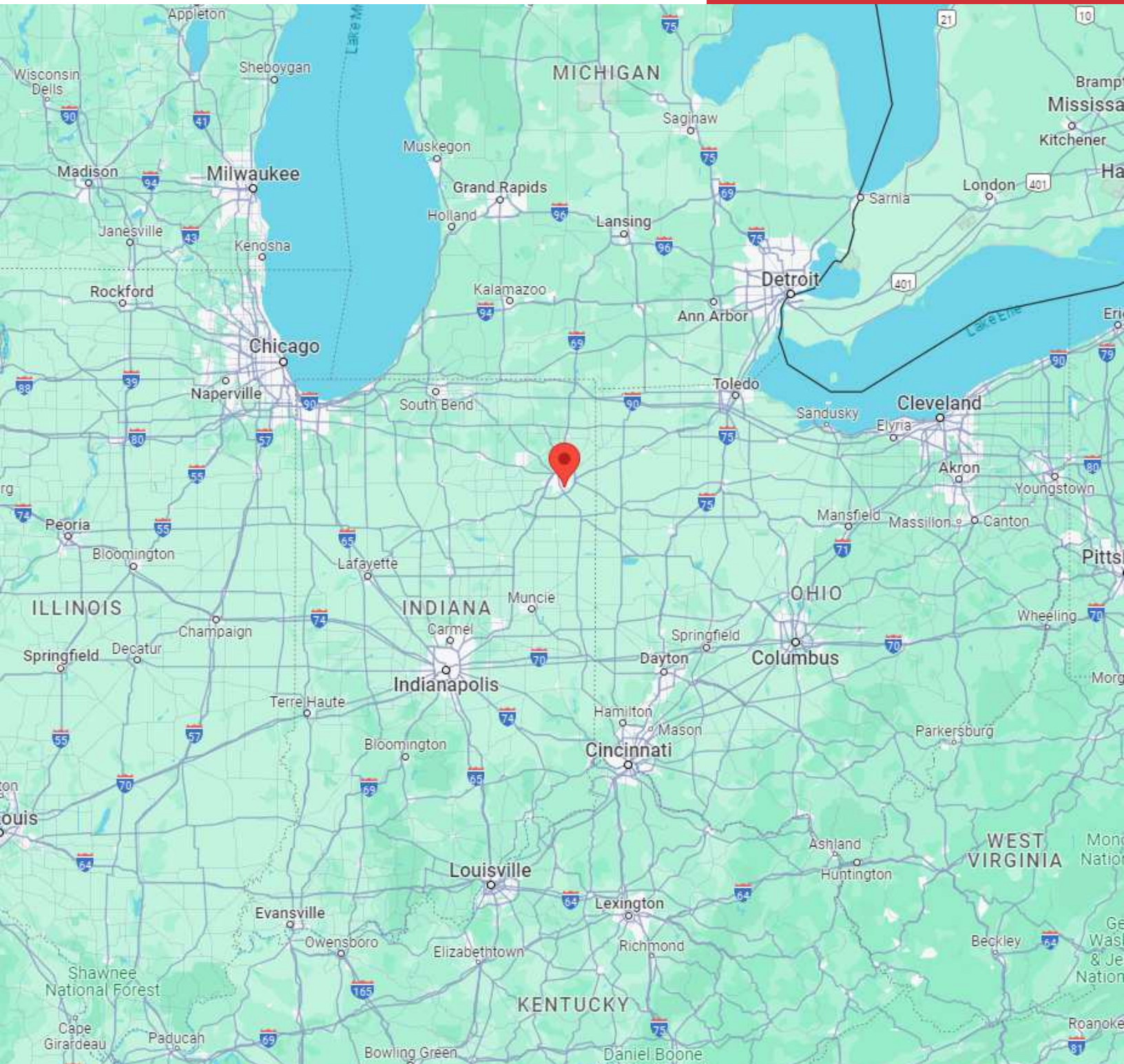
naihb.com

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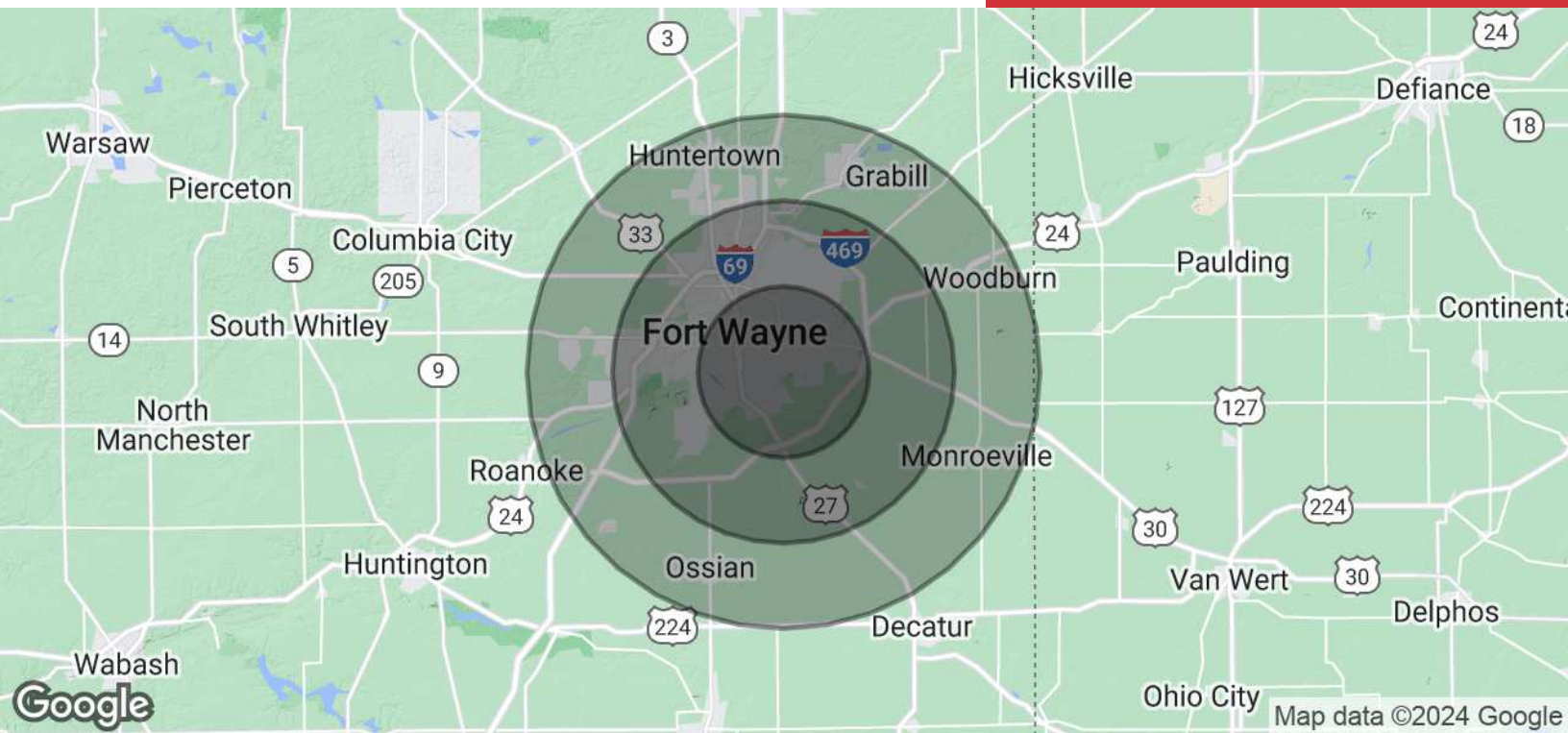


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POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	143,495	301,311	399,888
Average Age	37	38	39
Average Age (Male)	36	37	38
Average Age (Female)	38	39	39

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	57,149	122,905	158,244
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$64,982	\$78,122	\$89,829
Average House Value	\$154,000	\$194,160	\$229,663

Demographics data derived from AlphaMap

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