



FOR **SALE** LAND PROPERTY



3501 - 3627 Pleasant Center Road  
Yoder, IN 46798

# 55.67 Acre Industrial Site With Rail Potential

## About The Property

- Zoned I2/General Industrial
- Electrical capacity to easily support 10 mega watts of electrical service
- Adjacent to Norfolk & Southern Railway Line
- 12" water line bordering the property on Pleasant Center Rd.
- 8" sanitary sewer line approximately 1,400 feet East of the property
- Immediate proximity to I-469 on the south side of Fort Wayne
- 7 miles from GM Truck Assembly Plant
- Sale price \$3,000,000 (\$53,889/acre)



**the**  
**Zacher**  
company

**STEVE ZACHER SIOR CCIM**  
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**EVAN RUBIN**  
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*The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.*

# PROPERTY INFORMATION

## 55.67 ACRE INDUSTRIAL SITE WITH RAIL POTENTIAL

### ACREAGE/LOCATION/ZONING

Total Land Area	55.67 Acres
Street Address	3501 - 3627 Pleasant Center Road
City, State, Zip	Yoder, IN 46798
Zoning	I2/General Industrial

### POPULATION DEMOGRAPHICS

3 Miles	1,956
10 Miles	192,924
15 Miles	325,019

### UTILITIES

Electric	Heartland REMC
Natural Gas	NIPSCO
Water & Sewer	City of Fort Wayne

### TRANSPORTATION

Distance to Interstate	Less than 1 Mile
Distance to Airport	4 Miles
Rail Access	Possible

### PRICE/AVAILABILITY

Sale Price	\$3,000,000
Sale Price/Acre	\$53,889

### PROPERTY TAXES

Parcel Number	02-17-21-101-001.000-059
	02-17-21-101-002.000-059
	02-17-21-101-005.000-059
	02-17-21-126-001.000-059
	02-17-21-101-006.000-059
Assessment: Land	\$234,700
Improvements	\$628,500
Total Assessment	\$863,200
Annual Taxes	\$14,521.44 (260.84/Acre)
Tax Year	2023 payable 2024



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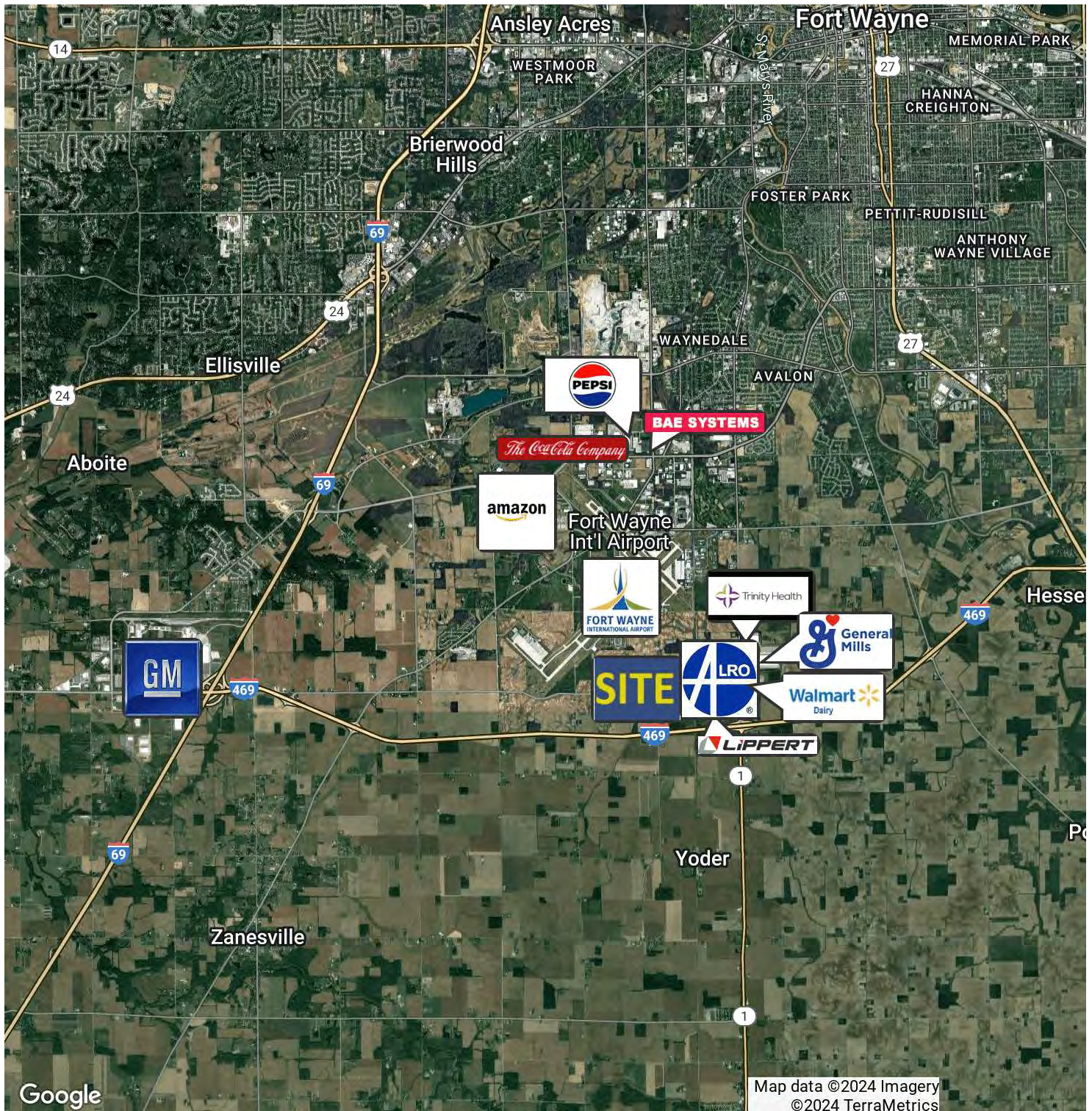


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# NEIGHBORING USERS

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# AERIAL MAP

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# DISTANCE FROM I-469

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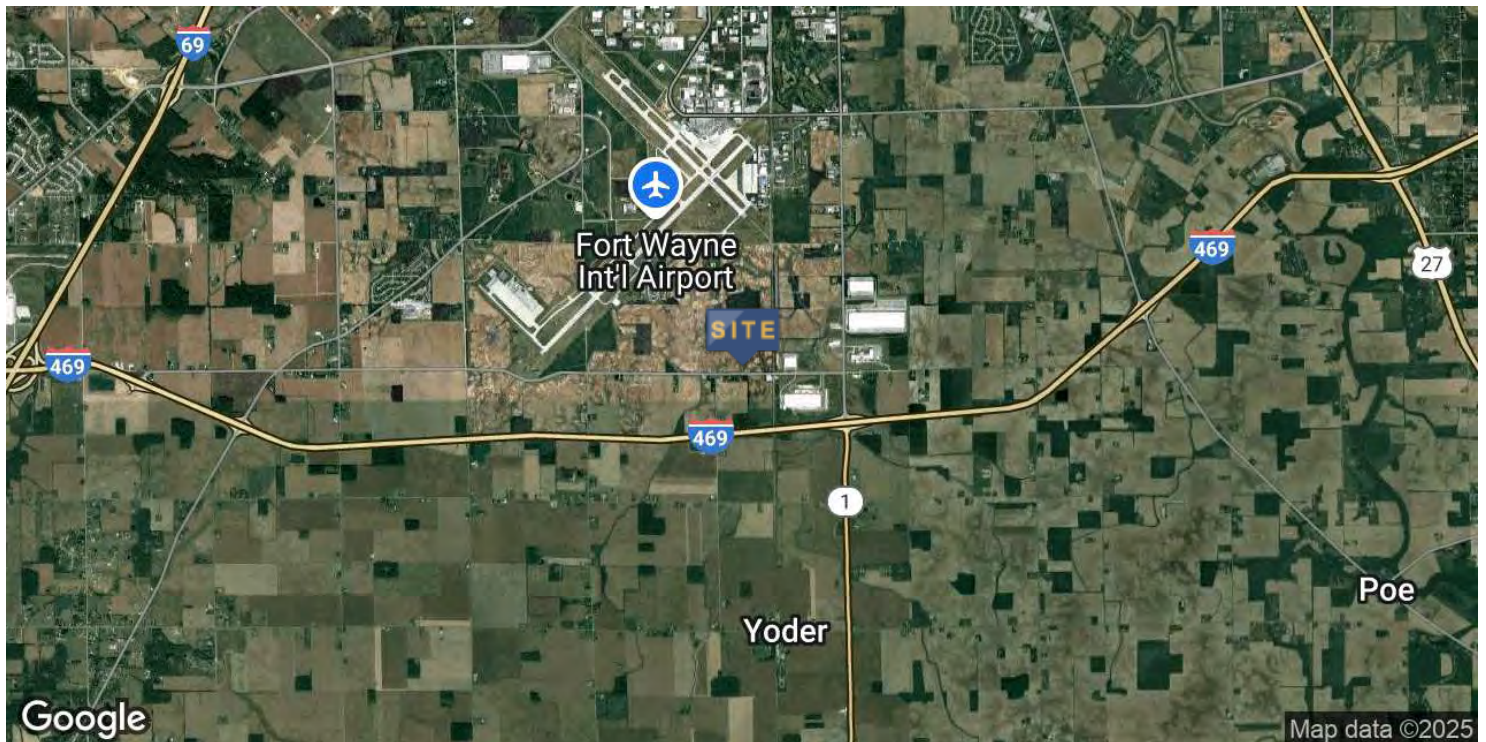
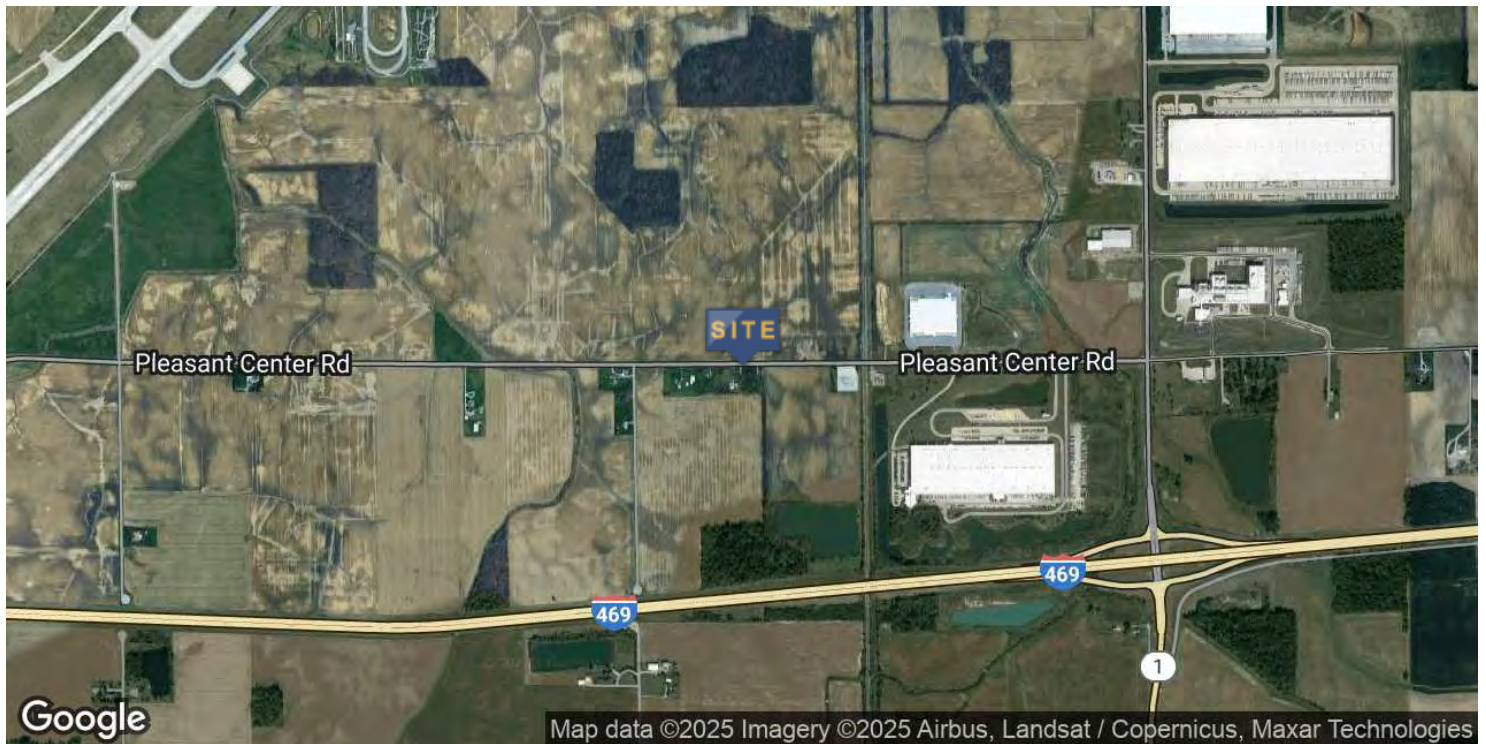
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# LOCATION MAP

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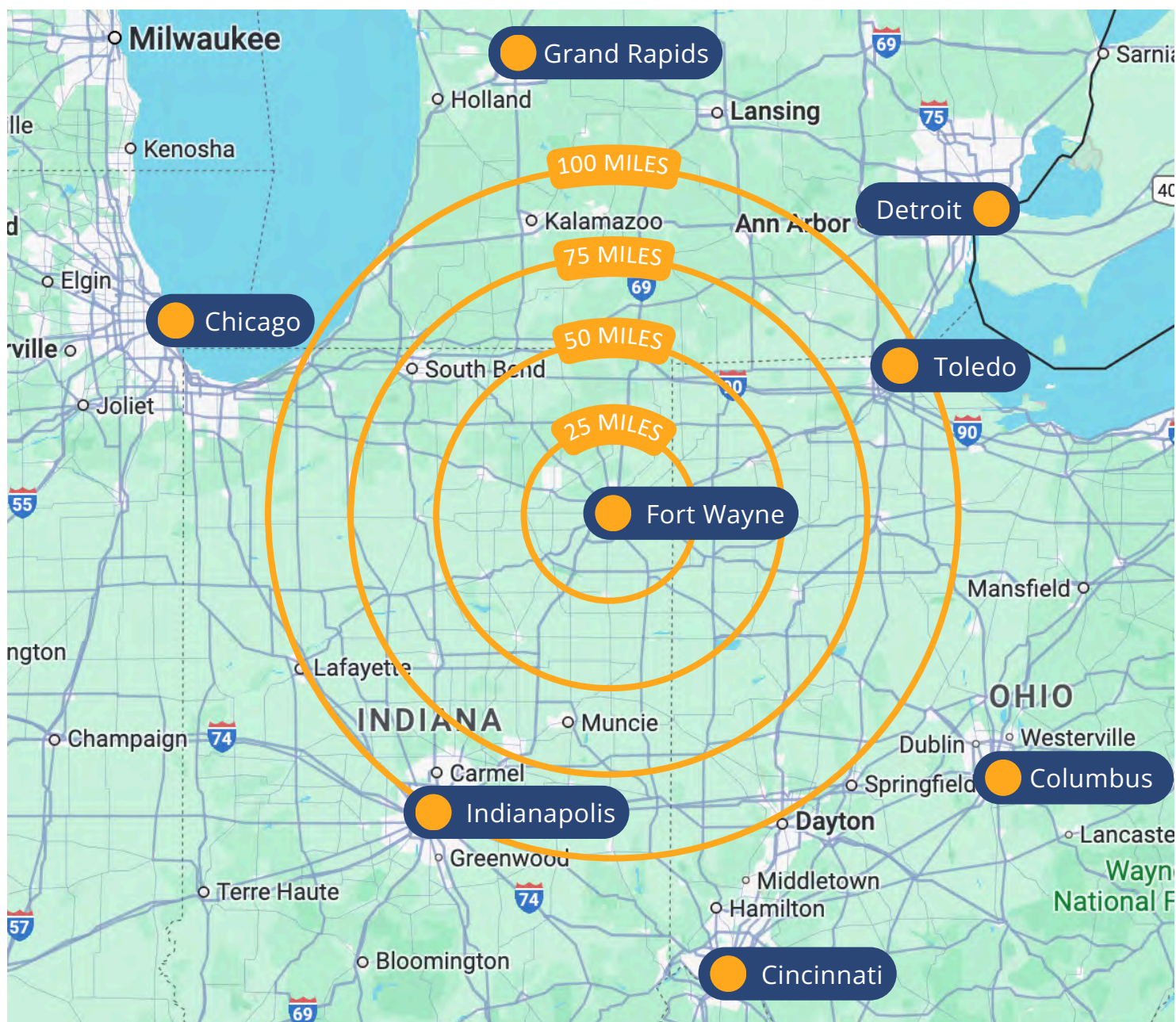
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# DRIVING DISTANCE

## 55.67 ACRE INDUSTRIAL SITE WITH RAIL POTENTIAL



### DISTANCE FROM MAJOR CITIES

<b>Toledo</b>	109 Miles
<b>Indianapolis</b>	120 miles
<b>Chicago</b>	148 miles
<b>Cincinnati</b>	153 miles

<b>Columbus</b>	156 miles
<b>Detroit</b>	160 miles
<b>Grand Rapids</b>	171 miles



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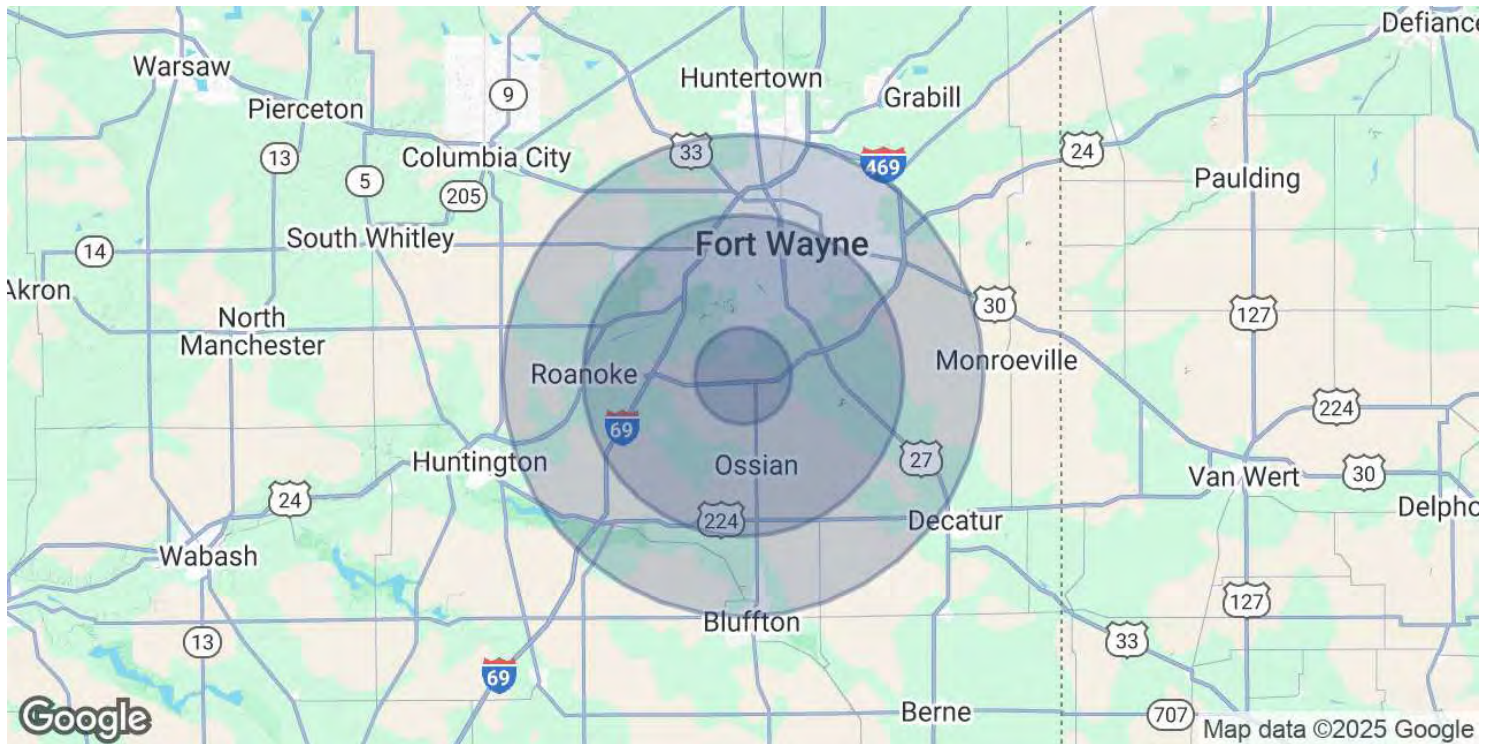
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# DEMOGRAPHICS MAP & REPORT

## 55.67 ACRE INDUSTRIAL SITE WITH RAIL POTENTIAL



POPULATION	3 MILES	10 MILES	15 MILES
Total Population	1,956	192,924	325,019
Average Age	43	38	39
Average Age (Male)	42	37	38
Average Age (Female)	43	39	40

HOUSEHOLDS & INCOME	3 MILES	10 MILES	15 MILES
Total Households	821	77,326	131,362
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$85,963	\$78,210	\$81,985
Average House Value	\$212,670	\$201,733	\$205,021

Demographics data derived from AlphaMap



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