

SALE

Brookwood Ct Development Land

932 W BROOKWOOD

New Haven , IN 46774

PRESENTED BY:

TROY REIMSCHISEL

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troy.reimschisel@svn.com

IN #RB14027532

PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|----------------------|--|
| SALE PRICE: | \$195,000 |
| LOT SIZE: | 1.5 Acres |
| PRICE / ACRE: | \$130,000 |
| ZONING: | C-3 General Commercial |
| APN: | 02-12-32-276-001.003-074 02-12-32-276-001.006-074 |

PROPERTY OVERVIEW

Approximately 1.5 acres (pending a survey and reparcel) of land zoned C-3. Perfect opportunity for a multi-family or town home development or an ideal location in the heart of New Haven for an office or retail user. This property is located next to the New Haven Community Center which includes an outdoor plaza, playground, and splash pad among other amenities. It's also within walking distance of a grocery and many restaurants.

PROPERTY HIGHLIGHTS

- Prime location
- Zoning includes many possible uses
- Many amenities within walking distance

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AERIAL



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

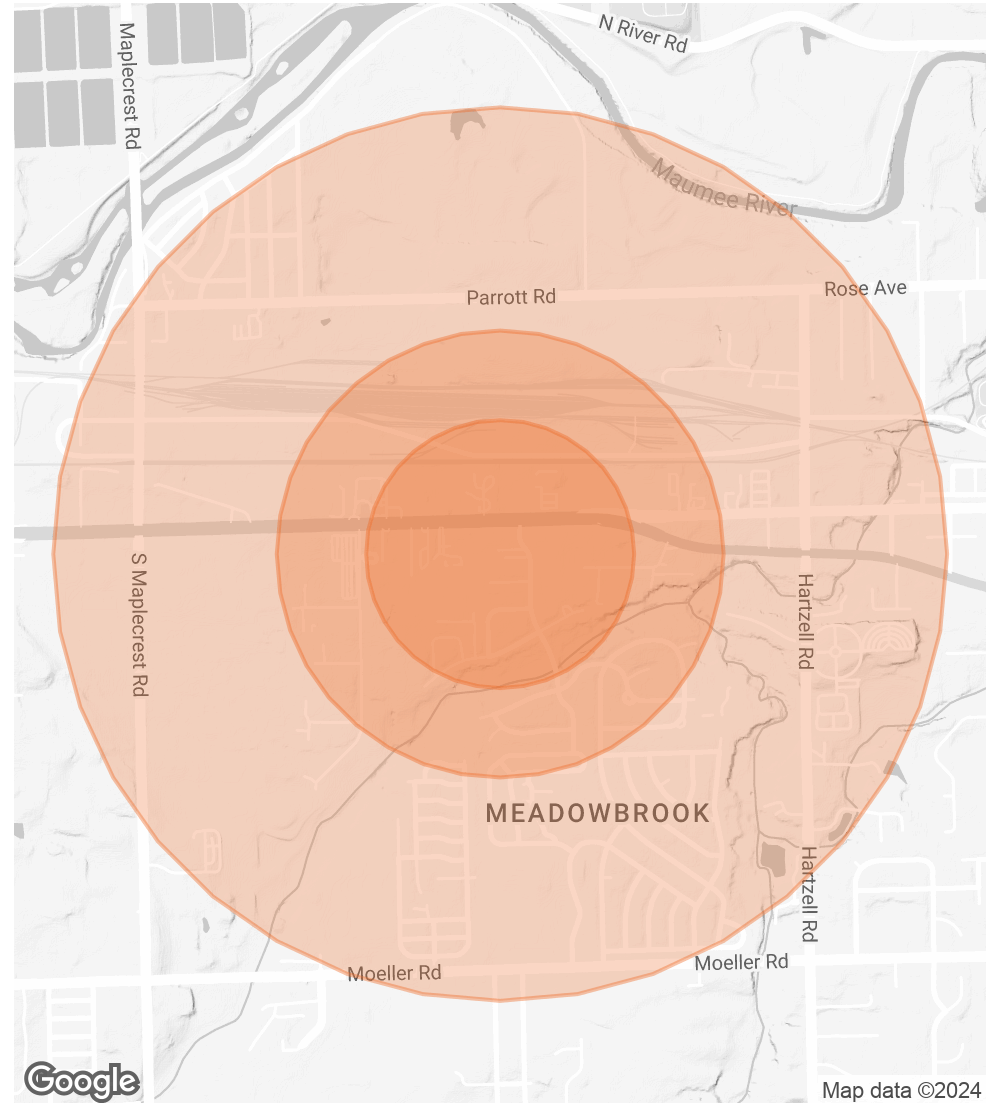
| | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| TOTAL POPULATION | 366 | 978 | 3,568 |
| AVERAGE AGE | 40 | 40 | 40 |
| AVERAGE AGE (MALE) | 39 | 39 | 39 |
| AVERAGE AGE (FEMALE) | 41 | 41 | 41 |

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 151 | 403 | 1,478 |
| # OF PERSONS PER HH | 2.4 | 2.4 | 2.4 |
| AVERAGE HH INCOME | \$68,566 | \$64,604 | \$64,373 |
| AVERAGE HOUSE VALUE | \$171,228 | \$162,898 | \$165,232 |

Demographics data derived from AlphaMap



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MEET THE TEAM



TROY REIMSCHISEL
Managing Director

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Troy Reimschisel serves as a Managing Director for SVN | Parke Group Fort Wayne specializing in the sale and acquisition of multifamily/investment properties with 20 + years of commercial real estate experience. Troy has earned the respect of clients, colleagues, peers and industry leaders for his dedicated commitment to always seek his clients' best interest and to treat colleagues and others with respect.



JENNA MERRYMAN
Licensed Broker Assistant

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Jenna Merryman is a Broker Associate/Transaction Coordinator. She graduated with a degree in General Studies with an emphasis in marketing and professional writing, which she utilized in the education and NPO industries before joining the SVN | Parke Group team. Jenna focuses on research, lead tracking/follow-up, operations, and marketing.

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