



## WOODCREEK COMMONS

10150 Oak Xing, Fort Wayne, IN 46825

### FEATURES

- Eight individual lots available for purchase with customizable build-to-suit options
- Strategically positioned in Fort Wayne's premier high-growth corridor
- Average household income 1 mile is \$100,000.
- Excellent accessibility to established national retailers and complementary commercial anchors



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# GENERAL INFO



<b>Address:</b>	10150 Oak Xing, Fort Wayne, IN 46825
<b>Price:</b>	See Available Tracts
<b>Acres:</b>	See Available Tracts
<b>Price Per Acre:</b>	See Available Tracts
<b>Zoning:</b>	SC (Shopping Center)
<b>County:</b>	Allen
<b>Township:</b>	ST. JOSEPH
<b>Total Parcels:</b>	1 (Sites Not Platted)
<b>Parcel Number(s):</b>	02-08-04-100-002.011-063

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# LAND INFORMATION

<b>Electric Provider:</b>	<b>AEP</b>
<b>Electrical Capacity/Proximity:</b>	<b>To Site</b>
<b>Water:</b>	<b>City of Fort Wayne</b>
<b>Water Line Capacity/Proximity:</b>	<b>To Site</b>
<b>Sewer:</b>	<b>City of Fort Wayne</b>
<b>Sanitary/Sewer Capacity/ Proximity:</b>	<b>To Site</b>
<b>Gas:</b>	<b>NIPSCO</b>
<b>Gas Line Capacity / Proximity:</b>	<b>To Site</b>
<b>Phone/Internet Provider:</b>	<b>N/A</b>
<b>Right of Way / Easements:</b>	<b>None</b>
<b>Floodplain / Wetlands:</b>	<b>None</b>
<b>Interstate Proximity:</b>	<b>I-69 (4 Minutes)</b>
<b>Notable Nearby Users:</b>	<b>Starbucks   BIBIBOP   Chipotle</b>
<b>Lighted Intersection:</b>	<b>Yes (Coming ~ 2026)</b>
<b>Frontage:</b>	<b>790'</b>
<b>Lot Dimensions:</b>	<b>Variable</b>
<b>Access / Site Visibility:</b>	<b>Access via Dupont Rd &amp; North Clinton</b>

# LOCATION INFORMATION



<b>Population Demographic:</b>	931 (.3 Mi)   2,103 (.5 Mi)   6,299 (1 Mi)
<b>HH Income:</b>	\$86k (.3 Mi)   \$94K (.5 Mi)   \$104k (1 Mi)
<b>Traffic Count (Vehicles Per Day):</b>	17,323 (E Dupont Rd)   9,018 (N Clinton)
<b>Retail Development Name:</b>	Woodcreek Commons
<b>Covenants and Restrictions:</b>	Available Upon Request
<b>Existing Survey:</b>	Available Upon Request
<b>Existing Engineering Report:</b>	Available Upon Request
<b>Existing Phase 1 Report:</b>	Available Upon Request

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# AVAILABLE LOTS



## AVAILABLE TRACTS

Total Acres:	9.83
Max Contiguous:	3.65 Acres

## LOTS AVAILABLE

Lot #	Total Acres	Price	Price Per Acre
LOT 8	.91 Acres	\$792,792.00	\$871,200.00
LOT 9	1.31 Acres	\$1,141,272.00	\$871,200.00
LOT 10	1.42 Acres	\$1,546,380.00	\$1,089,000.00
LOT 11	1.13 Acres	\$1,233,113.00	\$1,091,250.45
LOT 12	1.41 Acres	<b>SOLD</b>	
LOT 13	1.39 Acres	\$1,150,419.00	\$827,639.57
LOT 14	1.13 Acres	\$935,233.00	\$827,630.97
LOT 15	1.13 Acres	\$935,233.00	\$827,630.97

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# FORT WAYNE INDIANA

Fort Wayne, Indiana is growing steadily and getting more diverse - now the state's second-largest city with 273,203 residents (2024) and a metro of about 399,295, up 3.6% since 2020. With a median age of 35, the city boasts a balanced, ready workforce. Its population mix continues to broaden:

63.8% White, 14.4% Black, 10.5% Hispanic, and 5.8% Asian, reflecting notable growth in Hispanic and Asian communities. Economically, Fort Wayne is resilient and on the rise: median household income climbed to \$60,293 in 2023 (+3.54% YoY), unemployment sits at a healthy 3.6% (June 2025), and average hourly wages hit \$27.77 (May 2024), with strong employment in production, office/admin support, and transportation/material moving.

The housing story is equally upbeat. Recognized as the #1 housing market in the nation for 2024 by the Wall Street Journal and Realtor.com, Fort Wayne pairs affordability with velocity: a 2023 median property value of \$169,700, citywide homeownership at 62.2% (73.5% in Allen County), and Zillow's average home value around \$239,108 (+2.2% YoY), with homes typically pending in just 12 days. Geographically, the city spans 110.6 square miles as Allen County's seat and largest city, strategically positioned in northeast Indiana with quick access to major highways and neighboring Michigan and Ohio - an attractive hub for residents and businesses alike.

Size:	110.6 square miles
Population:	273,203 (2024)
Estimated Median Age:	35 years
Median Household Income:	\$60,293
Median Property Value:	\$169,700
Unemployment Rate:	3.6% (June 2025)
Homeownership Rate:	62.2% (city), 73.5% (county)



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# FORT WAYNE DEMOGRAPHICS



Fort Wayne Population	Allen County Population	% are Renters	Average Household Income	Total Households	Average Age
265,974	388,608	37.4 %	\$53,978	108,207	35.3

## NOTABLE COMPANIES



Parkview Health

**Parkview Health** Regional Healthcare system employing nearly 9,000 people in the Allen County area.



General Motors

**General Motors** Assembly plant for GMC Sierra, and Chevy Silverado, employing ~4,300.



Master Spas

**Master Spas** Manufacturer of Spas and Hot Tubs, with just north of 1,000 employees in Fort Wayne.

**Raytheon Technologies** Aerospace company involved in advanced propulsion and electrical systems. Employs ~450 in Fort Wayne.



Raytheon Technologies

**Steel Dynamics** Steel production & metal recycling, employing just shy of 1,000 people.



Steel Dynamics

**Indiana Michigan Power** Electrical utility company dominating Fort Wayne skyline, employs ~400.



Indiana Michigan Power



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