



## **LOT @ HILLEGAS & BUTLER ROADS**

NEC HILLEGAS & BUTLER ROADS, FORT WAYNE, INDIANA 46808

### **PROPERTY HIGHLIGHTS**

- 1.39 AC vacant lot available for sale
- Situated at a signalized intersection
- Zoned I-2 (general industrial)
- Hillegas traffic counts of over 19,400 vehicles per day passing by
- Hillegas Road to become four lanes in 2028



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

**GARY BUSCHMAN, SIOR**  
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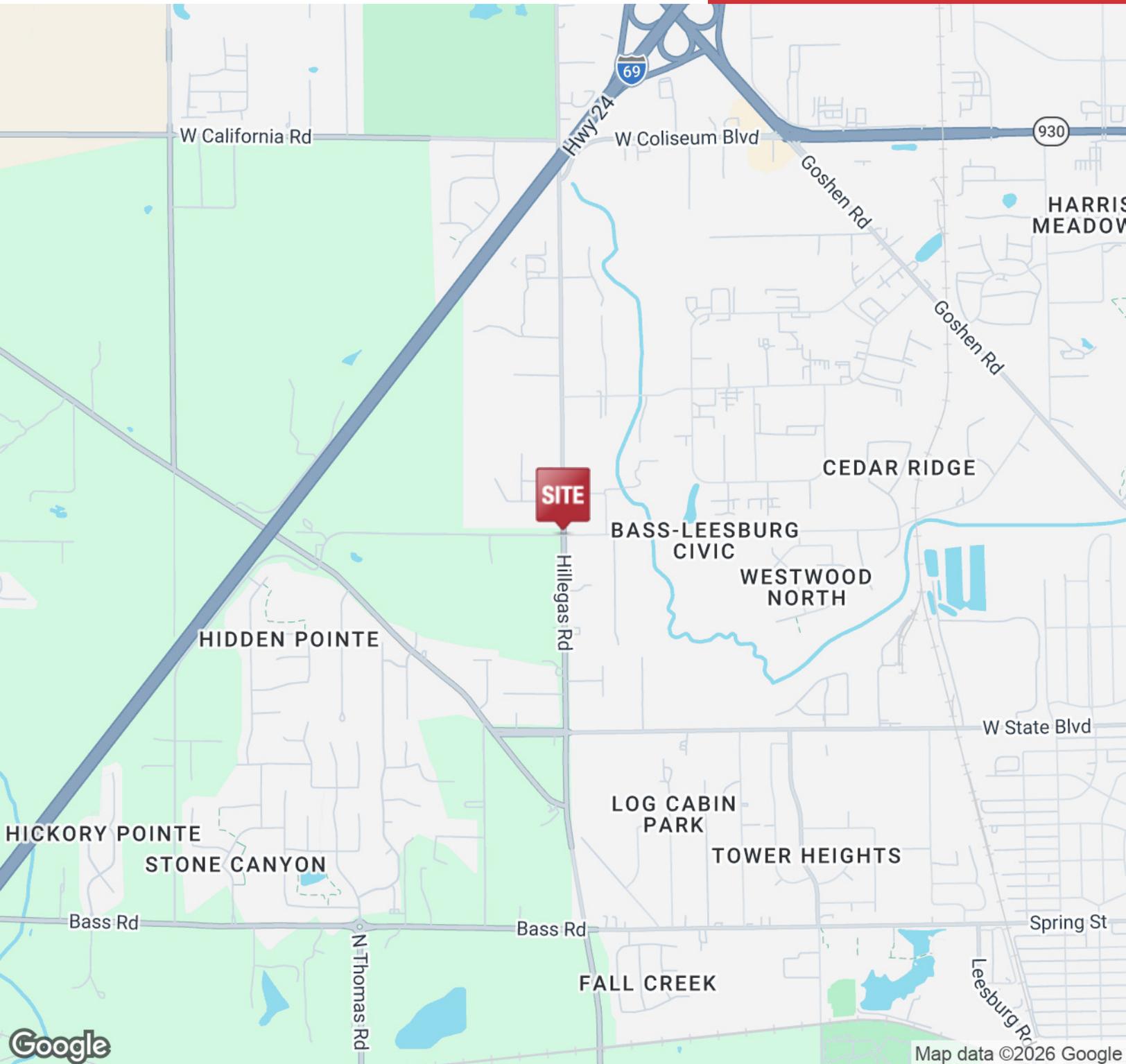
General Property Information			
<b>Name</b>	Lot @ Hillegas & Butler Roads	<b>Parcel Number</b>	02-07-28-352-005.002-073
<b>Address</b>	NEC Hillegas & Butler Roads	<b>Acreage</b>	1.39 AC
<b>City, State, Zip</b>	Fort Wayne, IN 46808	<b>Zoning</b>	I-2
<b>County</b>	Allen		
<b>Township</b>	Washington		

Utilities		Nearest Major Roads	
<b>Electric</b>	I&M	<b>Interstate</b>	I-69
<b>Gas</b>	NIPSCO	<b>Distance</b>	1.Miles
<b>Water</b>	City of Fort Wayne	<b>Highway</b>	US 30
<b>Sewer</b>	City of Fort Wayne	<b>Distance</b>	2.5 Miles

Sale Information			
<b>Annual Taxes</b>	\$1,307.20	<b>Sale Price</b>	\$700,000
<b>Tax YR / Pay YR</b>	2024/2025	<b>Terms</b>	Cash at closing

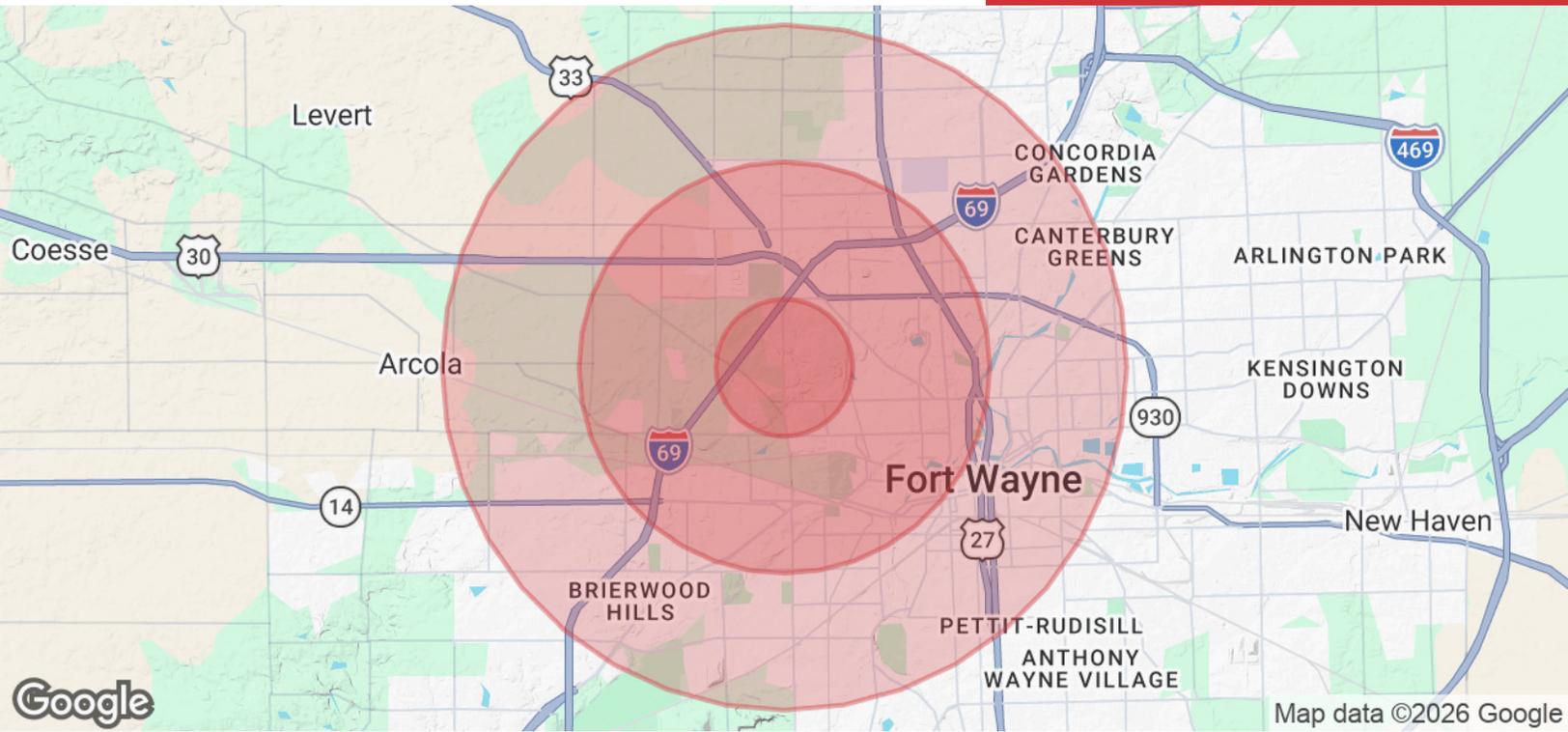
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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,374	39,910	129,501
Average Age	43.4	36.3	35.5
Average Age (Male)	43.9	36.0	34.9
Average Age (Female)	43.3	36.9	36.4

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,388	17,723	54,433
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$90,369	\$69,972	\$74,016
Average House Value	\$211,402	\$160,571	\$174,032

2023 American Community Survey (ACS)

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