

BND

COMMERCIAL

**±8.92 ACRES DEVELOPMENT
OPPORTUNITY > FOR SALE**

**9071 MAYSVILLE RD.
FORT WAYNE, INDIANA**



HIGHLIGHTS:

High Visibility Corner Lot - Maysville Rd. & Trier Rd.

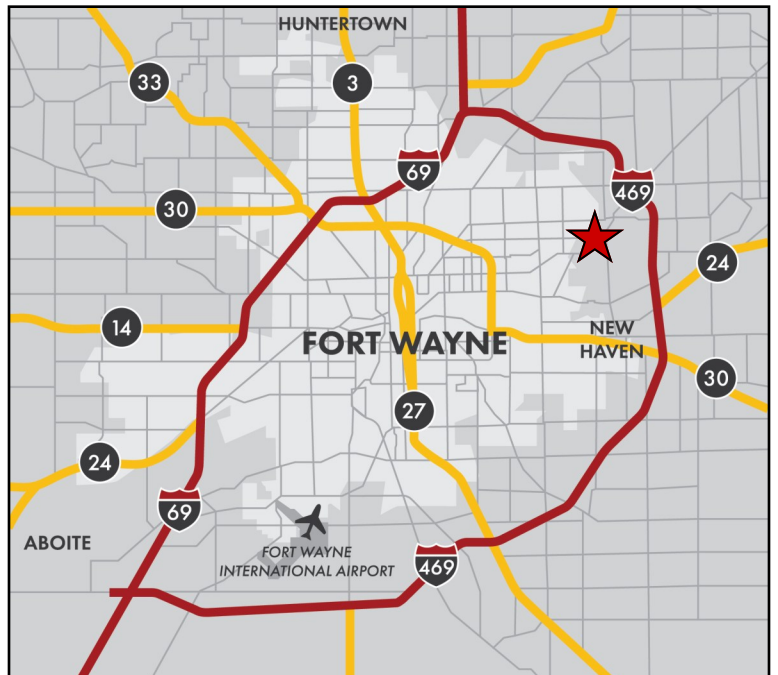
Existing Farmhouse, Barn, Shop, Stable, & Riding Arena

Excellent Potential for Offices, Commercial Use, Multi-Family, or Senior Housing

Zoning: R-1

Acreage: ± 8.92 Acres

Sale Price: \$2,500,000.00



The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

David Norton
Cell: (260) 437-9995
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**1021 S. Calhoun Street | Suite One
Fort Wayne, IN 46802
(260) 407-0900 | www.bnd.net**

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Property Highlights

Parcel Number	02-08-26-426-005.000-072
Address	9071 Maysville Road
City / State / Zip	Fort Wayne / IN / 46815
Sale / Lease	Sale
Land Size	8.92 Acres
Zoning	R-1 - Residential (Variance for Commercial Riding Stable)
Nearest Highway	US Hwy 24 - 4 Miles
Distance to Interstate	I-469 - 2 Miles
Distance to Airport	Fort Wayne International Airport - 19 Miles

Sale Information

Sale Price	\$2,500,000.00
Terms	Cash at Closing
Annual Taxes	\$3,675.60
Tax Year / Pay Year	2025 / 2026

Utilities

	Company
Gas	NIPSCO
Electric	Indiana Michigan Power
Water	City of Fort Wayne
Sewer	Available
Well	Currently Used for Horse/Riding Stable

2026 DEMOGRAPHICS

	3 Miles	5 Miles
Population	46,020	102,414
Avg. H/H Income	\$104,707	\$93,208

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FORT WAYNE, INDIANA****Building Information**

Construction Type	House - Wood Frame
Number of Floors	2
Roof	Shingle Roof (New in 2024)
Foundation	Concrete & Brick
Floor	Wood
Heating System	Gas Forced Air
Air Conditioning	Yes
Baths	1 Full, 1 Half Bath
BARN/SHOP	3-Phase, 240V
STABLE	Wood with Metal Roof
RIDING ARENA	120' x 50'



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