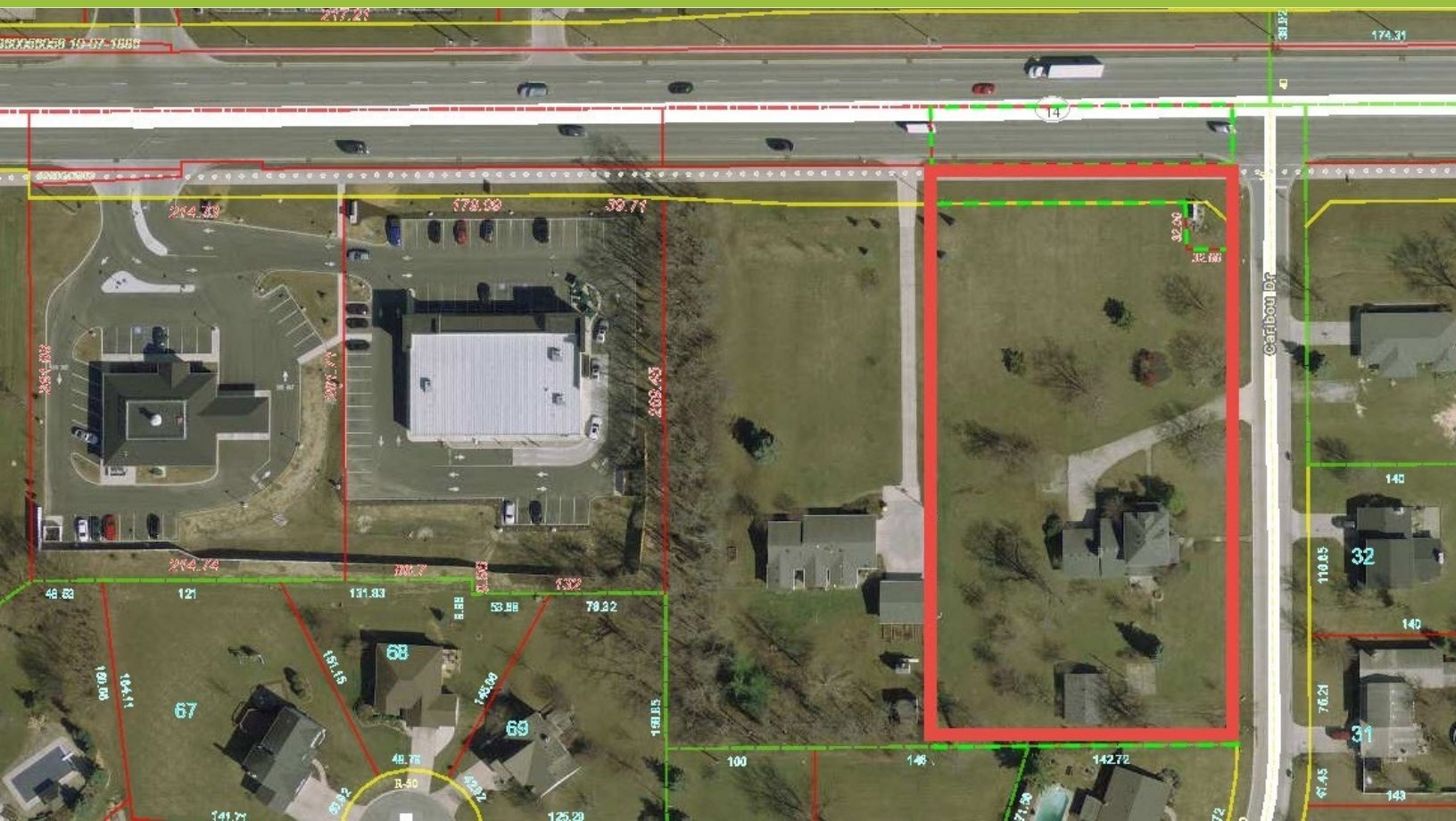


LAND FOR SALE

Will Develop, Build to Suit and or Lease

9705 Illinois Road
Fort Wayne, Indiana 46804



Land for Sale Approved Development Plan for a Bank and Office Building



- Property zoned CM1 with approved development plan for up to 11,000 square feet
- Will Develop, Build to Suit and or Lease
- 1.73 Acres available can be split into two lots and sold separately (0.831 acres and 0.904 acres)
- 209' Frontage on Illinois Road (SR 14) with excellent visibility
- High traffic counts of 18,709 VPD
- Easy access to I-69
- High income and high density southwest sector
- Near newly constructed retail development and close to Illinois Road & Scott Road intersection
- Starbucks, Pizza Hut Wingstreet, CVS, Walgreens, banking, grocery, and fitness all in close vicinity

PROPERTY CONTACT
CRAIG MATHISON
260.804.6221
cmathison@mathisoninv.com
mathisoninv.com



LAND FOR SALE

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9705 Illinois Road
Fort Wayne, Indiana 46804

Property Name	9705 Illinois Road
Street Address	9705 Illinois Road
City, State	Fort Wayne, IN
Zip	46804
City Limits	Yes
County	Allen
Township	Aboite



SALE INFORMATION

Date Available	Immediately
Site As Is Price	Contact Agent
Lot 1 Improved Price	Contact Agent
Lot 2 Improved Price	Contact Agent
Terms	Cash to Seller
Annual Taxes	\$2006.08
Tax Year/Pay year	2016/2017

Improved Lot Includes

Demolition of buildings	Common entrance and roadwork
Clearing and grading of site	Sidewalks
Common detention	Required landscape buffering

SITE DATA

Parcel Number	02-11-10-226-002.000-075
Site Acreage	1.73 A
Lot 1	0.831 A
Lot 2	0.904 A
Zoning	CM1
Zoning Description	Professional Office and Personal Services
Frontage	209 FT
Visibility	Excellent

UTILITIES ONSITE

Electric Supplier	AEP
Water	Municipal
Sewer	Aqua Indiana

DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population	16,072	45,237	68,631
Projected Growth	6.83%	6.91%	5.91%
Median Age	38.65	39.5	39.6
Households	5,734	17,063	25,652
Household Income	\$108,257	\$95,229	\$90,246

TRAFFIC

Collection	Cross Street	Traffic	Year	Distance
Illinois Rd	Scott Rd	18,709	2018	0.3 mi
Illinois Rd	Hadley Rd	34,232	2018	1.7 mi

TRANSPORTATION

Nearest Highway	US Hwy 14
Nearest Interstate	I-69
Distance to Interstate	2.1 mi to I-69
Distance to Commercial Airport	Fort Wayne International, 10.5 miles

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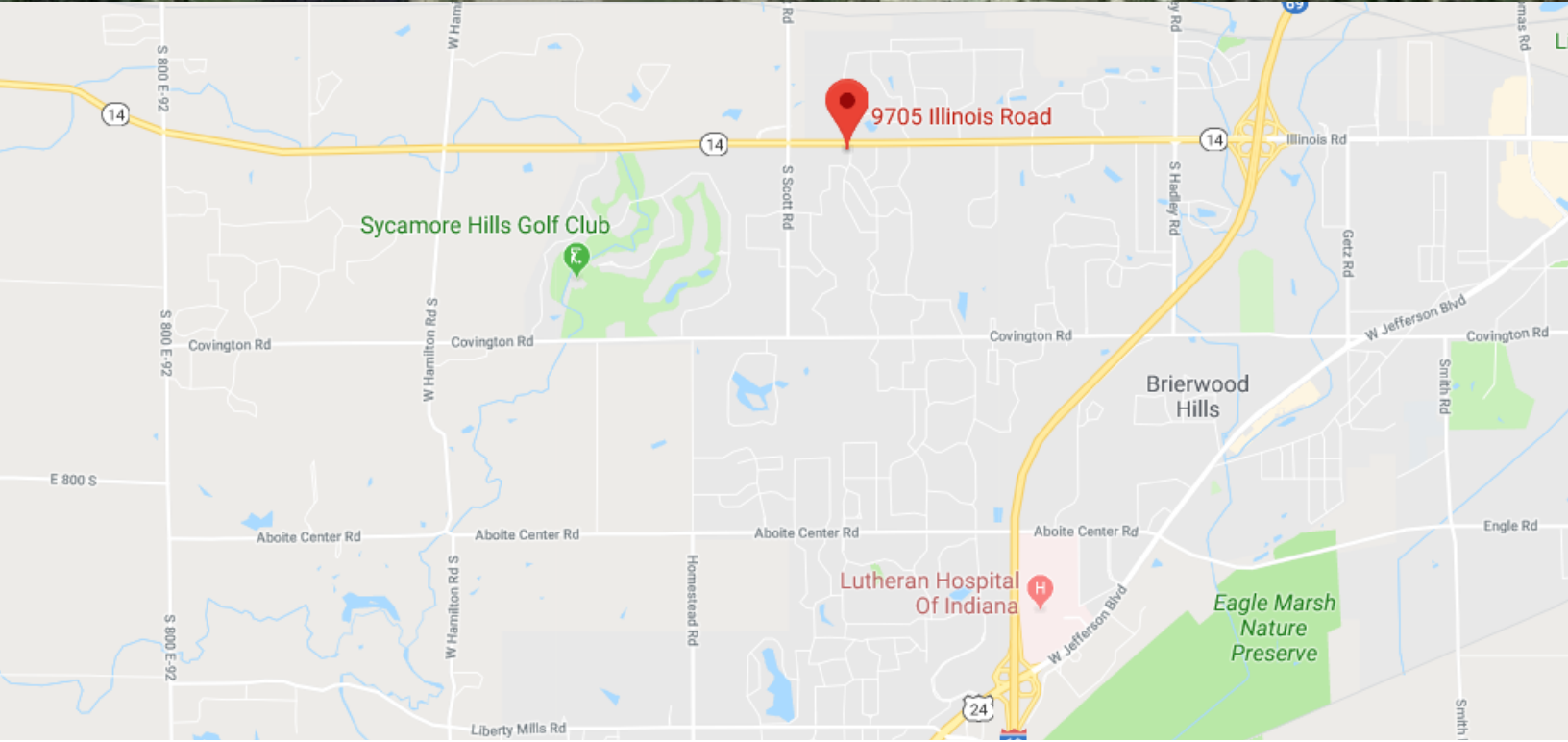
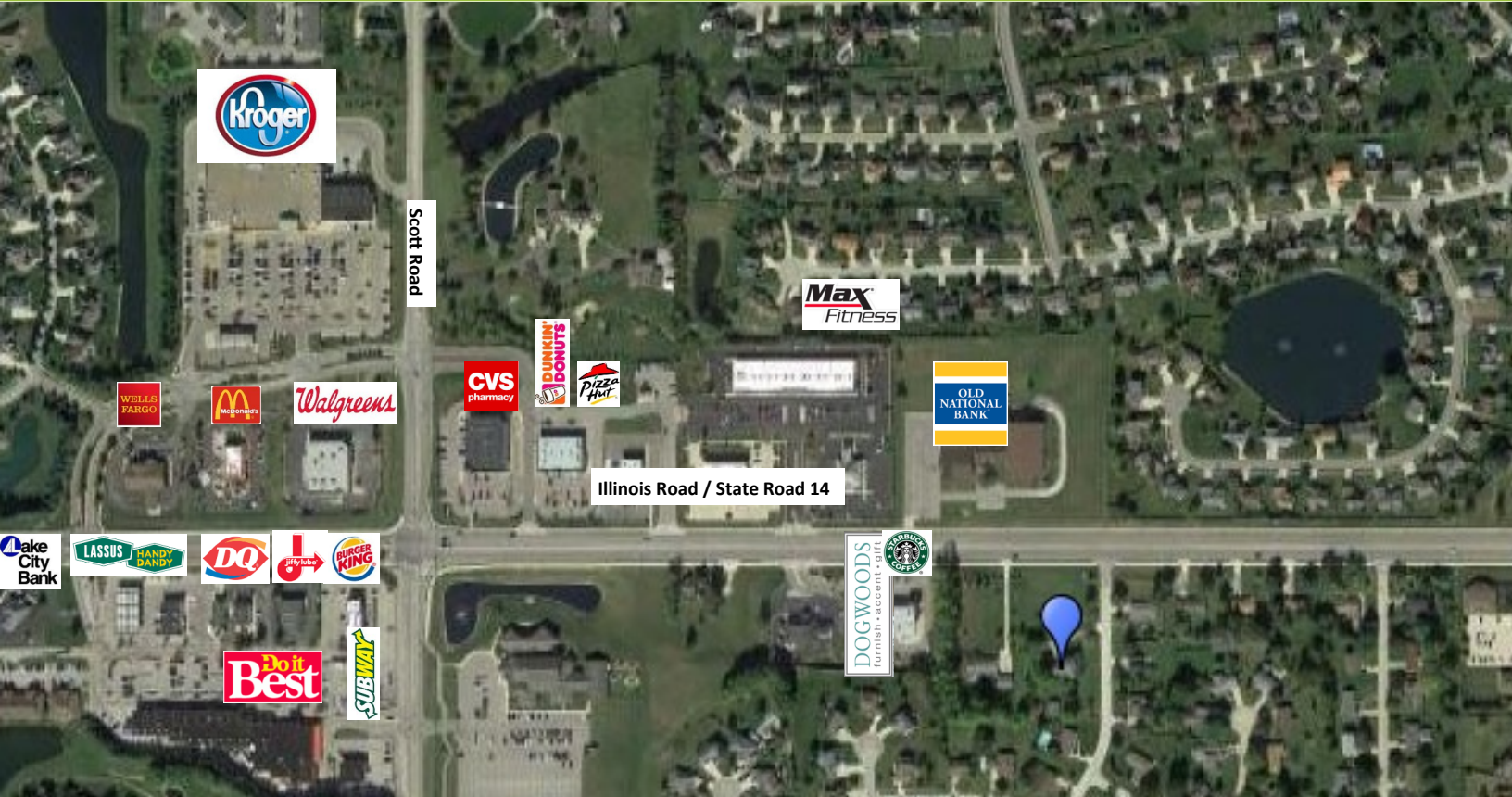
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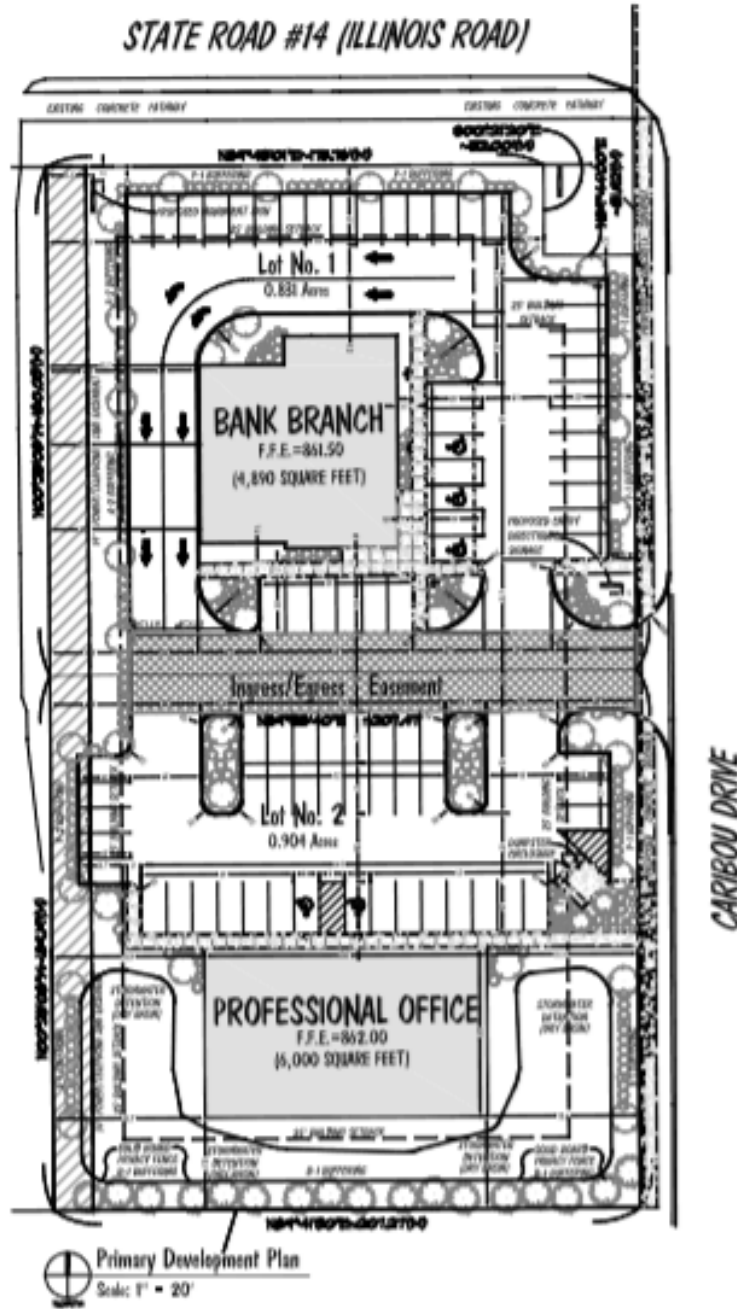


LAND FOR SALE

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Approved Development Plan



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