



5.51 ACRES-MAPLECREST CORNERS DEVELOPMENT

7601 MAPLECREST RD
FORT WAYNE, IN 46835

Brandon Downey
Associate Advisor
O: 260.489.8500
brandon.downey@svn.com

7601 Maplecrest Rd

Property Summary



OFFERING SUMMARY

Sale Price:	\$799,900
Lot Size:	5.51 Acres
Zoning:	C-3
Price / SF:	\$3.33

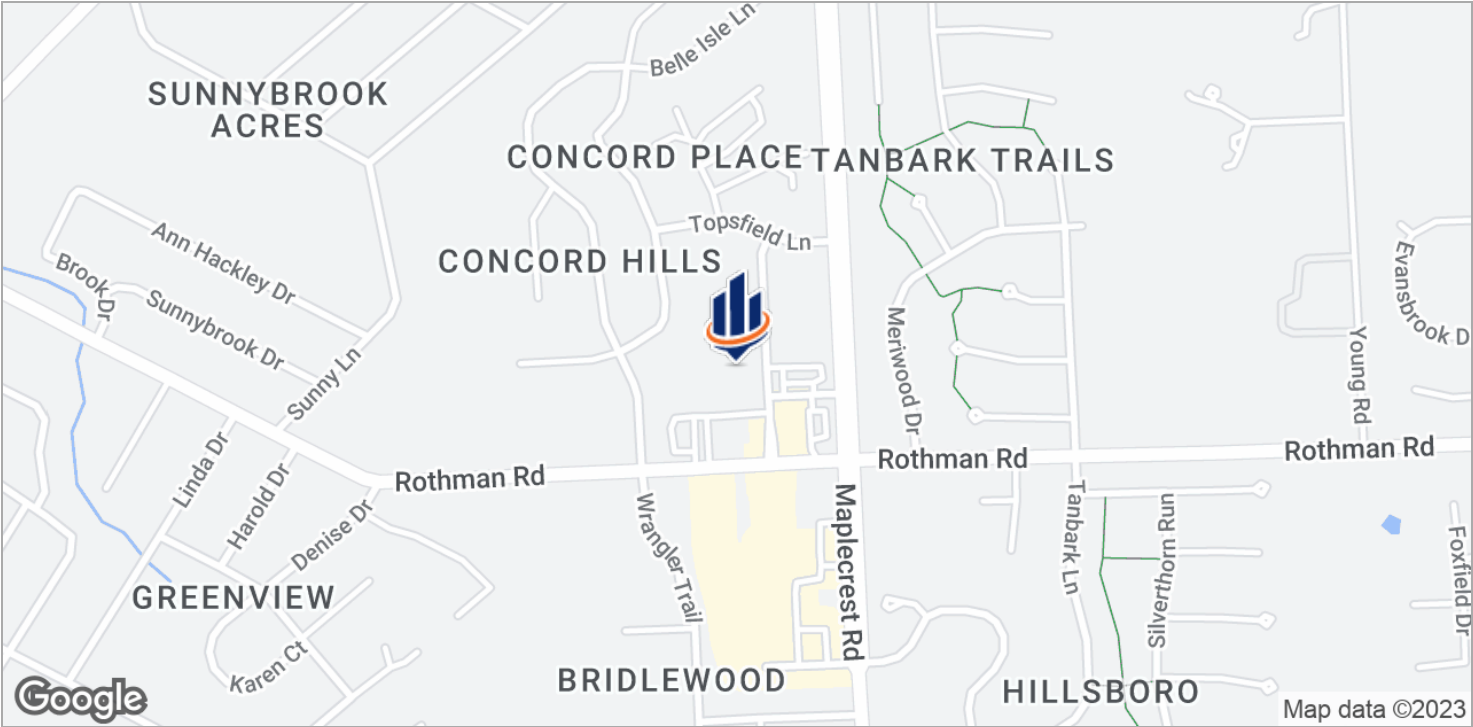
PROPERTY OVERVIEW

5.51 acres of prime land off busy Maplecrest corridor. 1/4 mile from I-469 access. Maplecrest is main corridor to New Haven, IN and to South Allen County. With its proximity to I-469 it is minutes to burgeoning I-69, Dupont Rd/Parkview area in Northwest Fort Wayne. Potential for senior living, villa's, apartments, Office, or retail pad. Very close to highways, hospital, shopping, restaurants, and leisure.

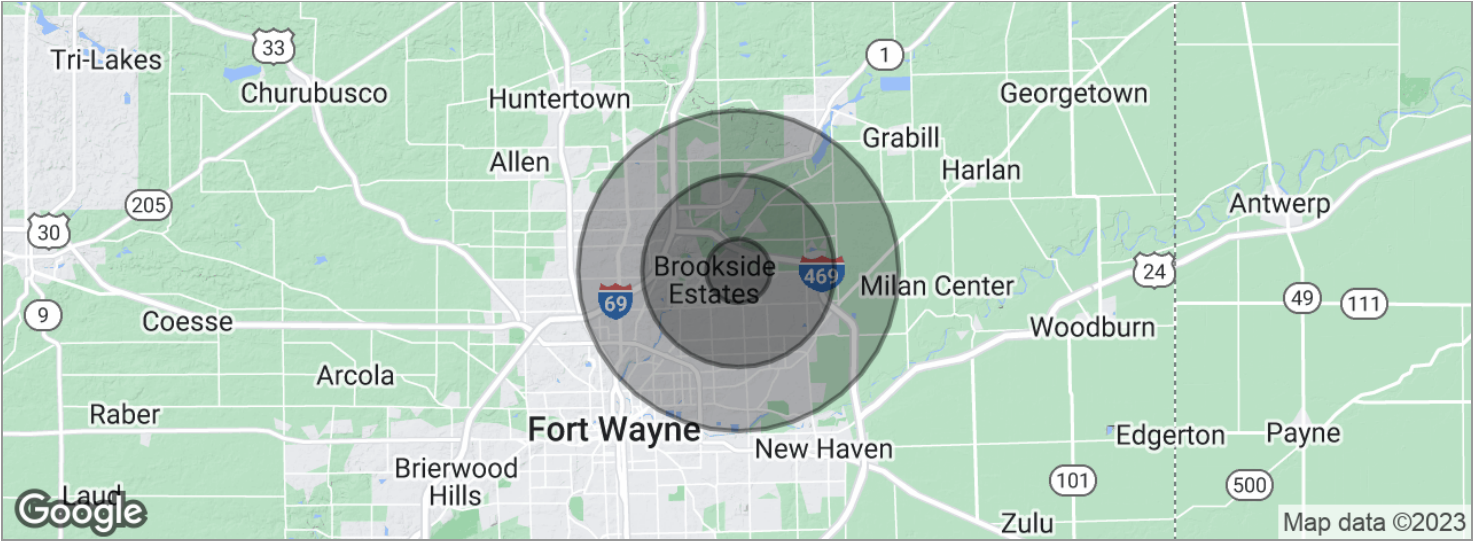
PROPERTY HIGHLIGHTS

- 5.51 acres available in the Maplecrest Corners development
- Utilities ready to go
- Near large college campus, shopping and restaurants, golf courses, Parkview regional hospital
- minutes for I-469 and I-69
- Highly visible from Maplecrest Rd and Rothman Rd

Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,880	51,450	126,602
Median age	36.0	35.8	36.2
Median age [Male]	33.2	34.7	34.9
Median age [Female]	38.1	37.0	37.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,687	20,209	50,593
# of persons per HH	2.6	2.5	2.5
Average HH income	\$68,446	\$68,624	\$64,722
Average house value	\$108,091	\$131,707	\$135,139

* Demographic data derived from 2020 ACS - US Census