



ILLINOIS ROAD OUTLOT

8320 ILLINOIS RD, FORT WAYNE, IN 46804

PROPERTY HIGHLIGHTS

- Approximately 1.1 Acres available for sale
- Hard corner lot zoned to C-2
- SHOVEL READY WITH MAJORITY OF CIVIL WORK COMPLETED: storm drainage/overflow, water line and tap, sewer line, ingress/egress, fencing and mature landscaping for screening
- Drive thru approved site
- Ground grade pylon signage available to buyer



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

RACHEL ROMARY
Senior Broker
260.341.0230
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General Property Information			
Name	Illinois Road Outlot	Parcel Number	02-11-02-453-022.000-075
Address	8320 Illinois Road	Acreage Size	1.1 AC (approx.)
City, State, Zip	Fort Wayne, IN 46804	Frontage	145' on Illinois Road
County	Allen	Lot Depth	470'
Township	Aboite	Zoning	C-2
Utilities		Major Roads	
Electric	I & M	Nearest Interstate	I-69
Gas	NIPSCO	Distance	1.5 miles
Water	City of Fort Wayne	Nearest Highway	Hwy 24
Sewer	City of Fort Wayne	Distance	3 miles
		Traffic Count	35,717 VPD
Sales Information			
Annual Taxes	\$2,018.80	Sale Price	\$990,000
Tax Yr./Pay Yr.	2022/2023	Terms	Cash at Closing

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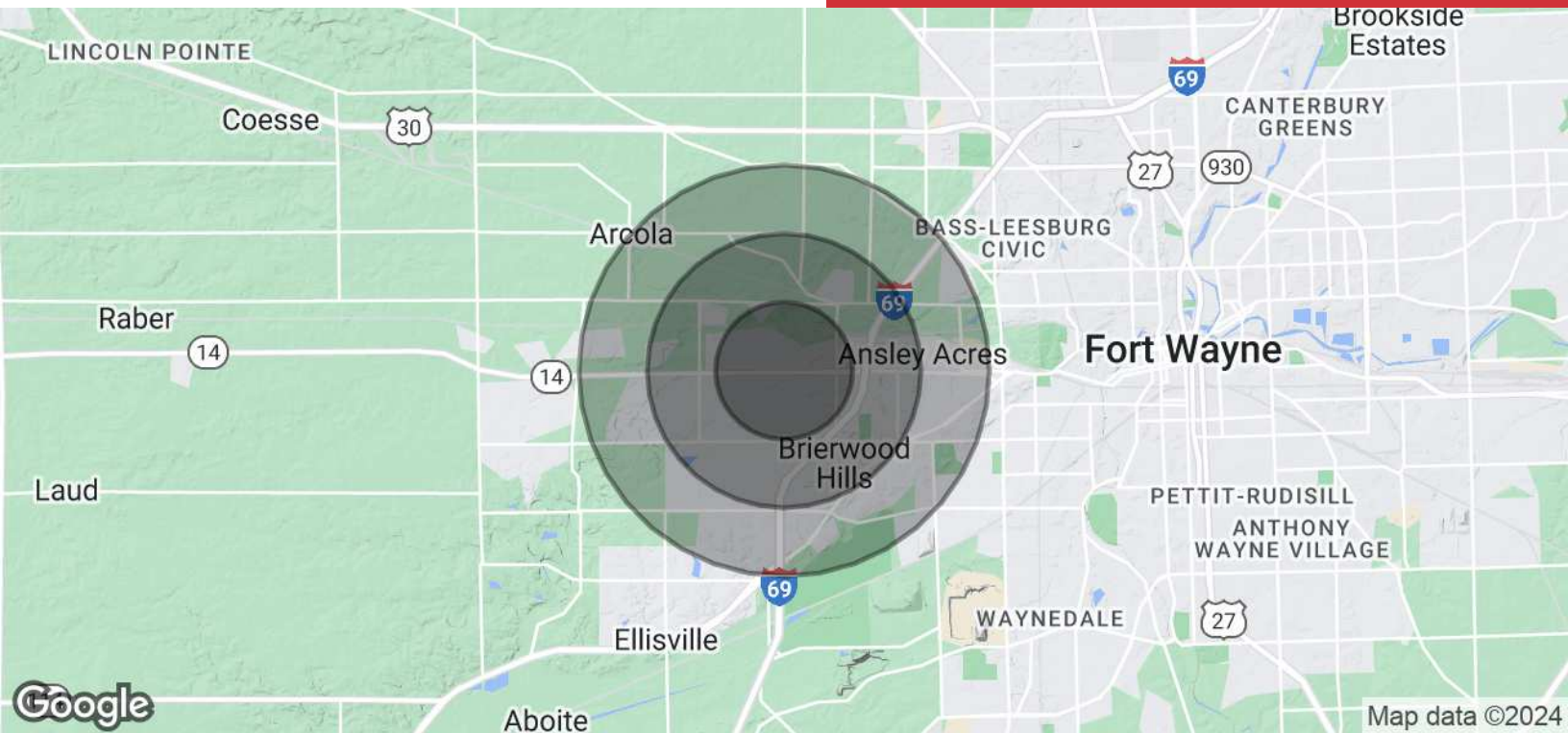
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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	6,881	19,315	31,471
Average Age	35.5	40.0	40.0
Average Age (Male)	35.0	38.4	38.8
Average Age (Female)	34.6	40.8	40.9

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	2,676	8,226	13,561
# of Persons per HH	2.6	2.3	2.3
Average HH Income	\$105,054	\$98,909	\$99,551
Average House Value	\$215,300	\$202,467	\$198,310

2020 American Community Survey (ACS)

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