

DEVELOPMENT LAND

6722 W. JEFFERSON BLVD., FORT WAYNE, IN

FOR SALE



FEATURES:

- 4 acre parcel located in the heart of new developments in a huge growth area
- Great visibility
- Excellent traffic counts
- Possible signalized access
- Convenient to downtown and I-69
- Utilities available
- **FOR SALE: \$780,000**



FOR MORE INFORMATION:

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North Eastern Group
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LAND FOR SALE

Property Name	West Jefferson Blvd. Land
Street Address	6722 West Jefferson Blvd.
City/State	Fort Wayne, IN
Zip Code	46804
County	Allen
Township	Aboite



SALE INFORMATION

Date Available	Immediately
Sale Rate	\$780,000
Term	Cash at Closing

SITE DATA

No. of Parcels	Two
Land Size	4 Acres
Zoning	R1 - Residential
Additional Land Available	YES

TRANSPORTATION

Nearest Highway/Interstate	<u>I-69</u>
Distance	Approx. 1.4 miles
Distance to Commercial Airport	5 miles

TRAFFIC COUNT

Street Name	Number of Vehicles per Day
West Jefferson Blvd	38,450 VPD

PROPERTY TAXES

Key Number	02-11-13-277-002.000-075
	02-11-13-277-003.000-075

Assessments:

Land	\$20,800
Improvements	\$0
Total	\$20,800

Annual Taxes	\$649.26
Tax Year	2014 payable 2015

2015 DEMOGRAPHICS

Population		
1 Mile		3,530
3 Miles		34,263
5 Miles		97,634
Households		
1 Mile		1,743
3 Miles		14,331
5 Miles		39,556
Average Household Income		
1 Mile		\$73,054
3 Miles		\$82,334
5 Miles		\$70,220

ADDITIONAL INFORMATION

- Possible signalized access
- Great visibility
- Excellent traffic counts
- Huge growth area
- Convenient to downtown and I-69
- In the heart of new developments
- Utilities available
- Additional 1.69 acres of land available to the north

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