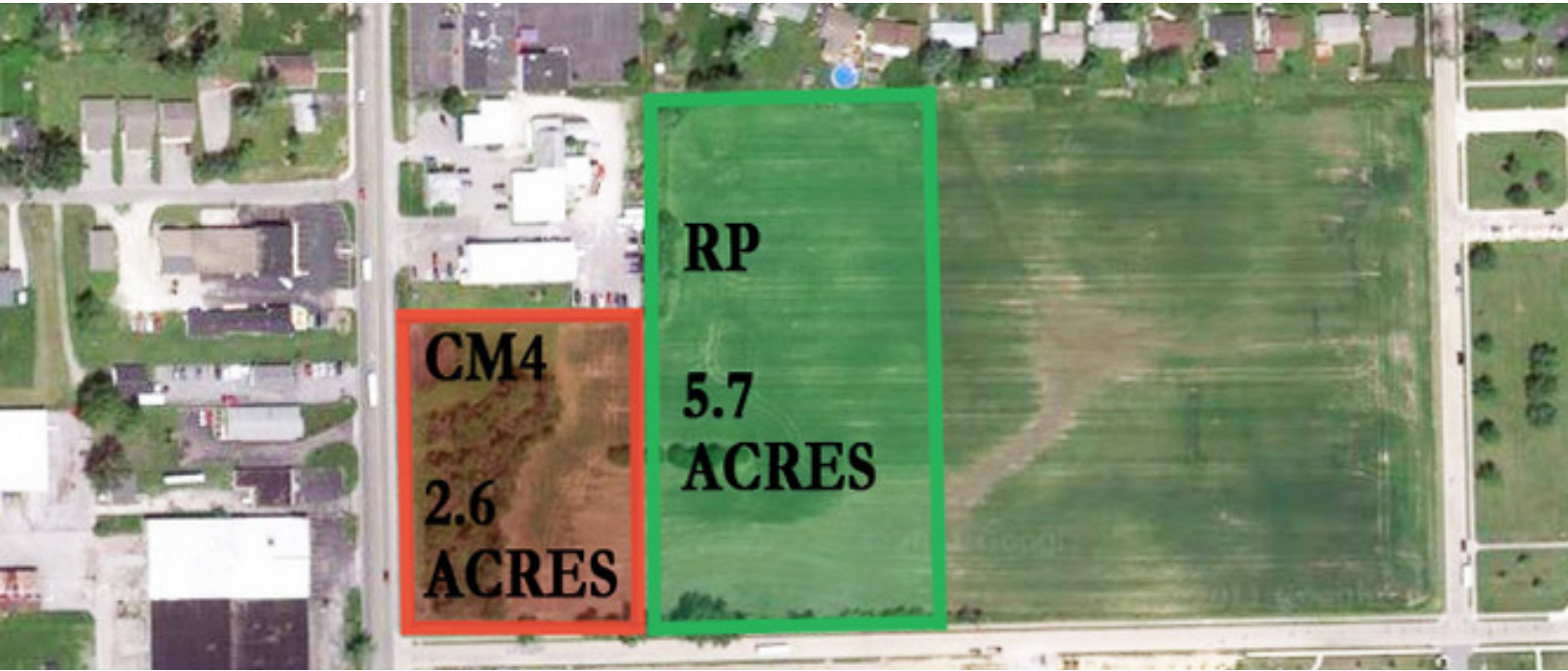


# Executive Summary



## SALE OVERVIEW

**SALE PRICE:** \$400,000

**LOT SIZE:** 8.3 Acres

**APN #:** 02-12-34-153-017.000-074

**ZONING:** CM4 & RP

**CROSS STREETS:** Reservation Dr. & Commercial Rd.

## PROPERTY DESCRIPTION

This is a 8.30 acre site with both commercial (CM4) and residential (RP) zoning within 2 miles of the Fort Wayne International Airport. Over 400 feet of frontage along Bluffton Road with excellent visibility and traffic counts of 14,000 VPD. This is a prime investment opportunity for owner/user, retail developer, or planned residential/multi-family community. Over 92,000 people and 37,000 households within a five mile area.

## LOCATION OVERVIEW

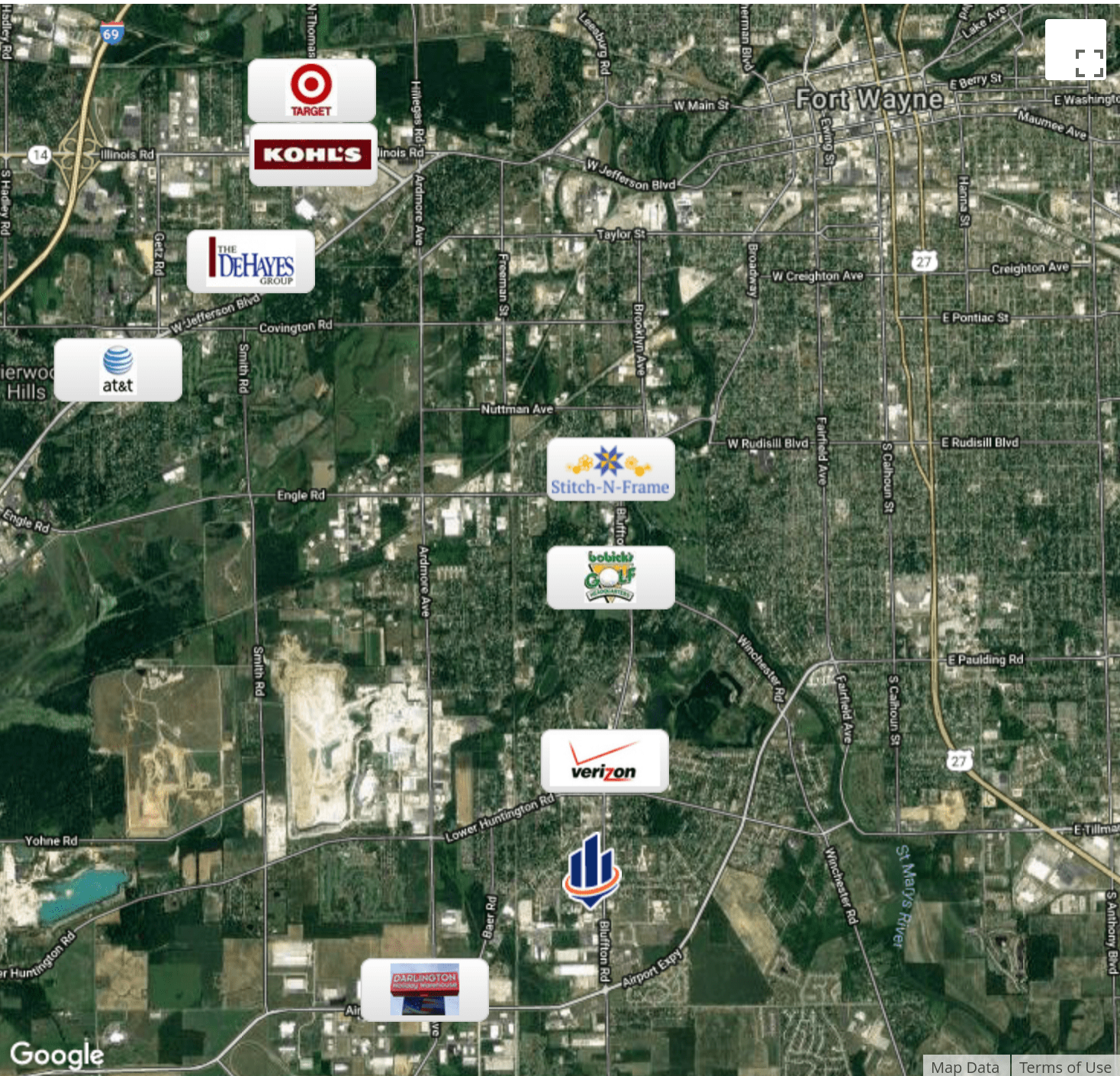
The subject property is a 8.30 acre site located on the east side of Bluffton Road on the south side of Fort Wayne, Indiana just inside Interstate 469 that surrounds the city. The site is strategically situated 2 miles north of the Fort Wayne International Airport and is within immediate proximity of its business entrances and numerous supplemental businesses on either side of the subject property.

# Site Plan



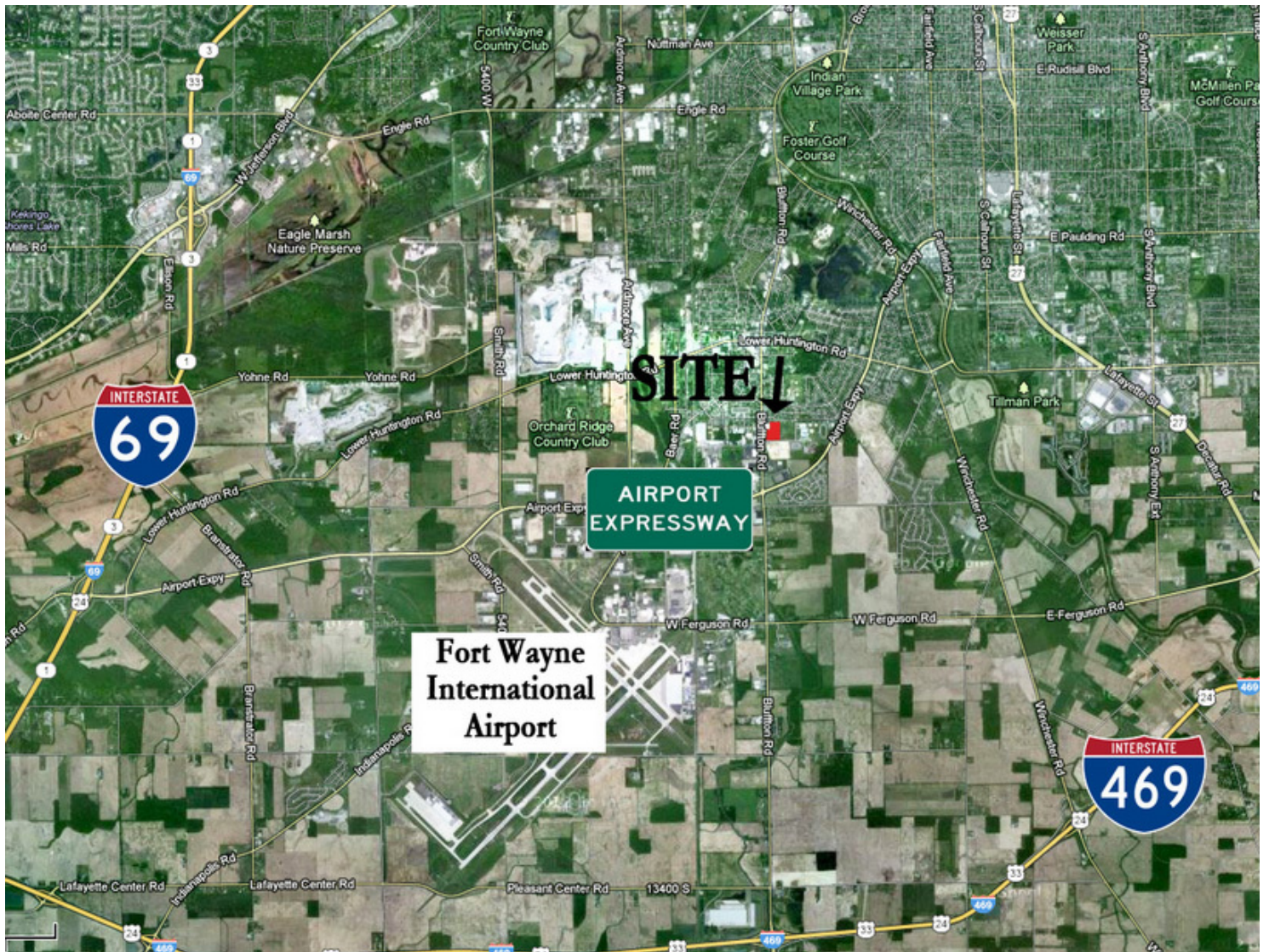


# Retailer Map



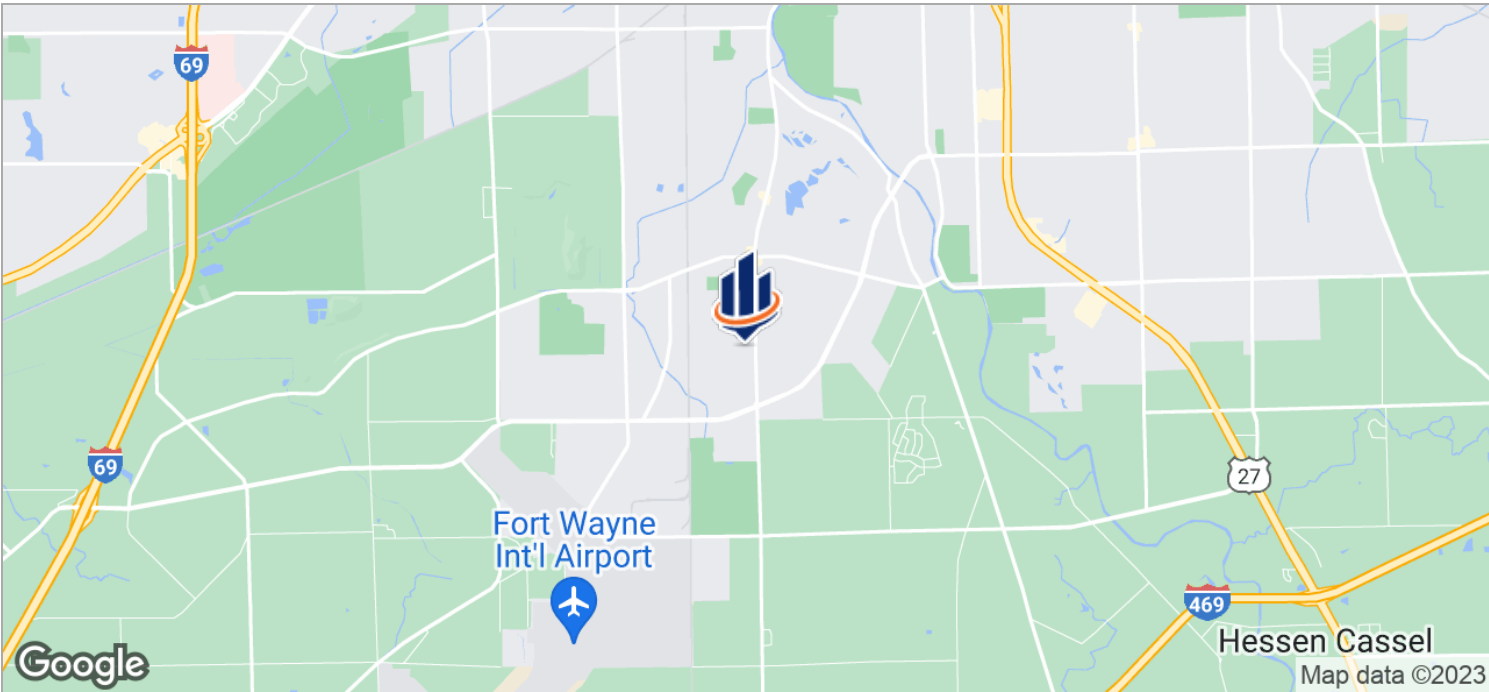


# Site Plan





# Location Maps



# Demographics Report

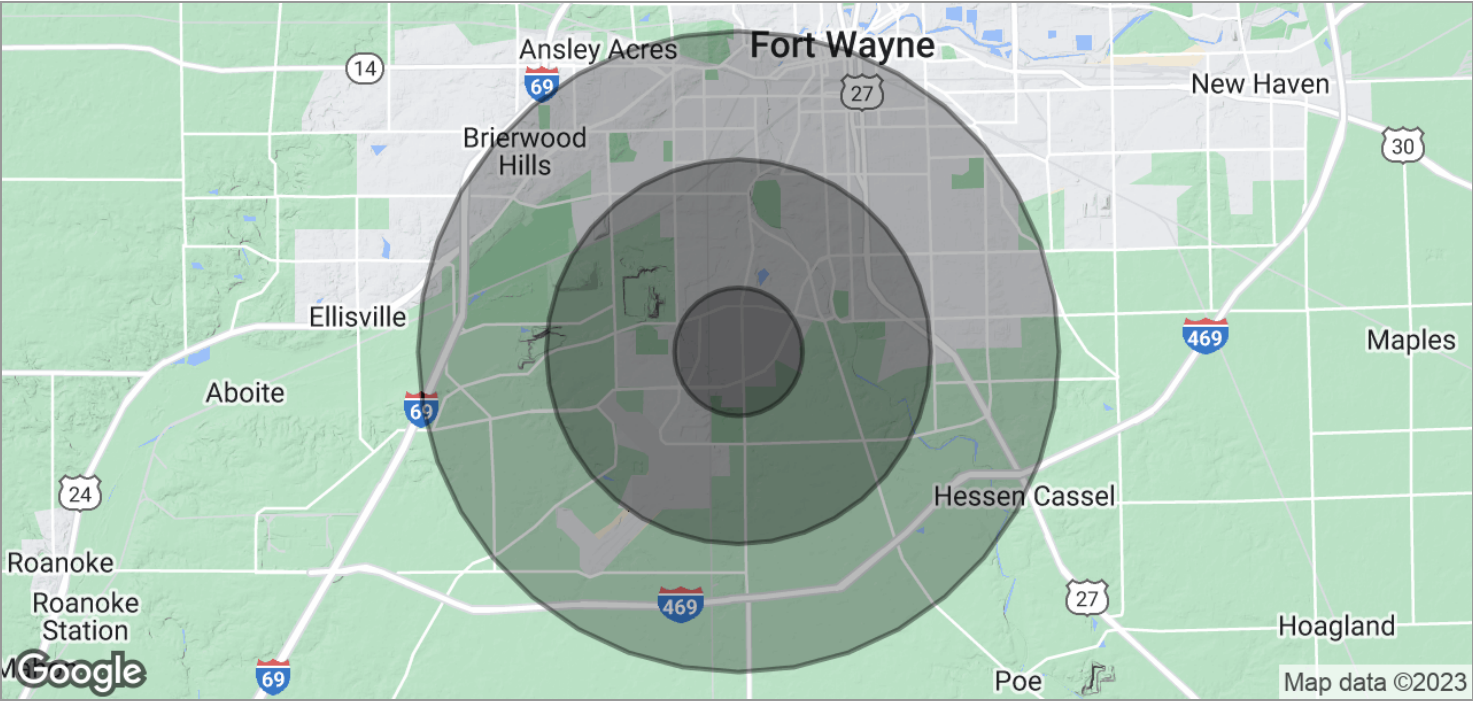
|                      | 1 MILE    | 3 MILES   | 5 MILES  |
|----------------------|-----------|-----------|----------|
| Total households     | 2,462     | 13,346    | 37,797   |
| Total persons per hh | 2.1       | 2.3       | 2.5      |
| Average hh income    | \$41,793  | \$46,034  | \$43,206 |
| Average house value  | \$104,943 | \$106,388 | \$92,446 |

|                     | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total population    | 5,101  | 30,458  | 93,790  |
| Median age          | 40.2   | 36.7    | 33.3    |
| Median age (male)   | 40.4   | 36.7    | 31.7    |
| Median age (female) | 39.6   | 36.9    | 34.6    |

\* Demographic data derived from 2020 ACS - US Census

# Demographics Map



| POPULATION          | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| TOTAL POPULATION    | 5,101  | 30,458  | 93,790  |
| MEDIAN AGE          | 40.2   | 36.7    | 33.3    |
| MEDIAN AGE (MALE)   | 40.4   | 36.7    | 31.7    |
| MEDIAN AGE (FEMALE) | 39.6   | 36.9    | 34.6    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES  |
|---------------------|-----------|-----------|----------|
| TOTAL HOUSEHOLDS    | 2,462     | 13,346    | 37,797   |
| # OF PERSONS PER HH | 2.1       | 2.3       | 2.5      |
| AVERAGE HH INCOME   | \$41,793  | \$46,034  | \$43,206 |
| AVERAGE HOUSE VALUE | \$104,943 | \$106,388 | \$92,446 |

# Advisor Bio & Contact 2



## Diana Parent, CCIM

Executive Director  
SVN | Parke Group

Diana Parent serves as the managing director for SVN/Parke Group, a full-service commercial real estate firm offering brokerage, property management, asset recovery, maintenance, and development services. She is consistently ranked as one of the Top 10 Producers in the nation by SVN Corporate, including in 2010, when she was ranked as the 4th Top Producer in the nation for the year 2009. In 2007, Indiana Business Journal selected her for the "Future 40" business leaders award. In addition to her everyday active role in managing the firm and its employees, she provides personal service to her clients, providing commercial property, acquisition, disposition, and leasing services. Parent has amassed an impressive amount of experience with the sale and lease of countless commercial properties as well as both commercial and residential development projects. Her past professional experience, including Duke Realty and CBRE, in addition to transactional success gives her a solid, well-rounded foundation as a real estate Advisor.

Parent takes her role in the community seriously and enjoys serving on local boards of directors, including Children's Hope, Vincent House, and Indiana Women's CEO Forum, and is an active member in St. Vincent de Paul parish. In 2015 she was recognized nationally for her efforts when she was awarded the SVN National Humanitarian of the Year award.

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