

Stellhorn Crossing

7400 STELLHORN RD, Fort Wayne, IN 46815



Listing ID: 28847590
 Status: Active
 Property Type: Vacant Land For Sale
 Possible Uses: Retail
 Gross Land Area: 1.29 - 10.22 Acres
 Sale Price: \$348,000 - 797,000
 Sale Terms: Cash to Seller



Property Overview

- * Last Undeveloped Corner at Signalized Intersection
- * Located 2.6 miles from I-469 and minutes from Maplecrest Rd.
- * City Utilities to Site
- * Available for division. 5 Lots range from 1.29- 10.22 Acres
- * Outlot #1 - 2.08 Acres
- * Outlot #2 - 1.32 Acres
- * Outlot #3 - 1.29 Acres
- * Outlot #4 - 2.01 Acres
- * Outlot #5 - 3.52 Acres

More Information Online

<http://www.icrex.net/listing/28847590>



QR Code

Scan this image with your mobile device:

General Information

Tax ID Number/APN:	02-08-27-226-001.000-072	Land Splits Available:	Yes
Possible Uses:	Retail, General	Adjacent Parcels Available:	Yes
Zoning:	CM-2	Sale Terms:	Cash to Seller

Area & Location

Market Type:	Medium	Legal Description:	NE 1/4 NE 1/4 EX FRL S1031.71 FT SEC 27
Property Located Between:	Corner of Stellhorn and Laymeyer Roads	Largest Nearby Street:	Stellhorn Road
Side of Street:	Southeast	Traffic/Vehicle Count:	7,500
Road Type:	Paved	Highway Access:	I-469
Property Visibility:	Excellent		

Site Description * Available for division. 5 Lots range from 1.29- 10.22 Acres * Outlot #1 - 2.08 Acres * Outlot #2 - 1.32 Acres * Outlot #3 - 1.29 Acres * Outlot #4 - 2.01 Acres * Outlot #5 - 3.52 Acres

Area Description * Corner parcel at signalized intersection * Last undeveloped corner * Major shopping corridor located within minutes * Located 2.6 miles from I-469 * Located minutes from Maplecrest Rd.

Land Related

Zoning Description: CM-2, Limited Retail and Commercial

Financials

Finance Data Year: 2011
 Assessed Value - Total(\$): \$117,300 (Annual)
 Real Estate Taxes - Annual(\$): \$3,519 (Annual)

Financials

Finance Data Year: 2010
Assessed Value - Total(\$): \$51,600 (Annual)
Real Estate Taxes - Annual(\$): \$1,548 (Annual)

Financials

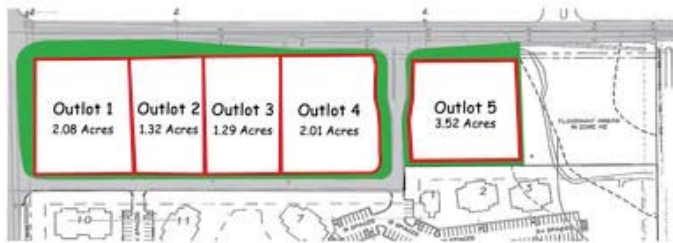
Finance Data Year: 2009
Assessed Value - Total(\$): \$51,600 (Annual)
Real Estate Taxes - Annual(\$): \$1,483 (Annual)

Location

Address: 7400 STELLHORN RD, Fort Wayne, IN 46815
County: ALLEN
MSA: Fort Wayne



Property Images



Outlet_Drawing2

Property Contacts



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