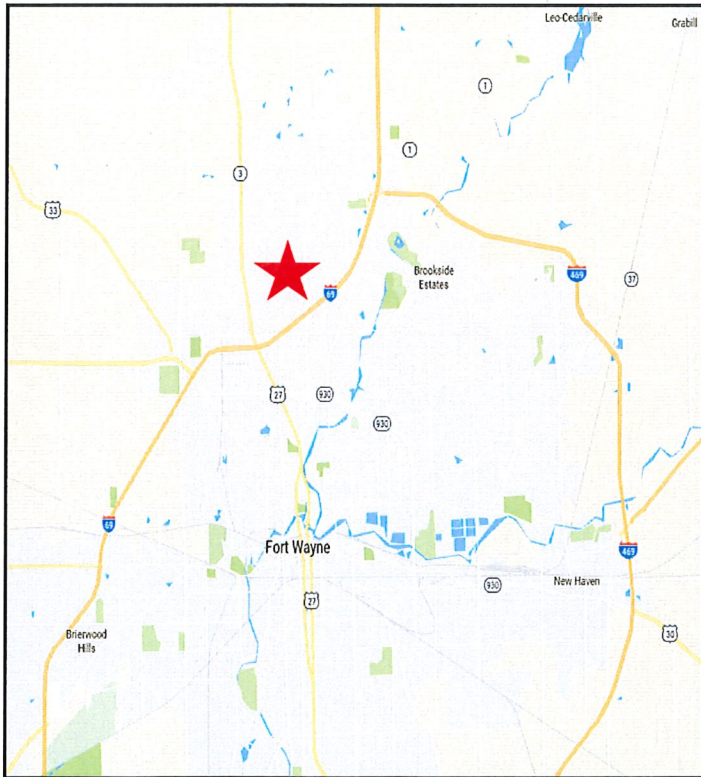
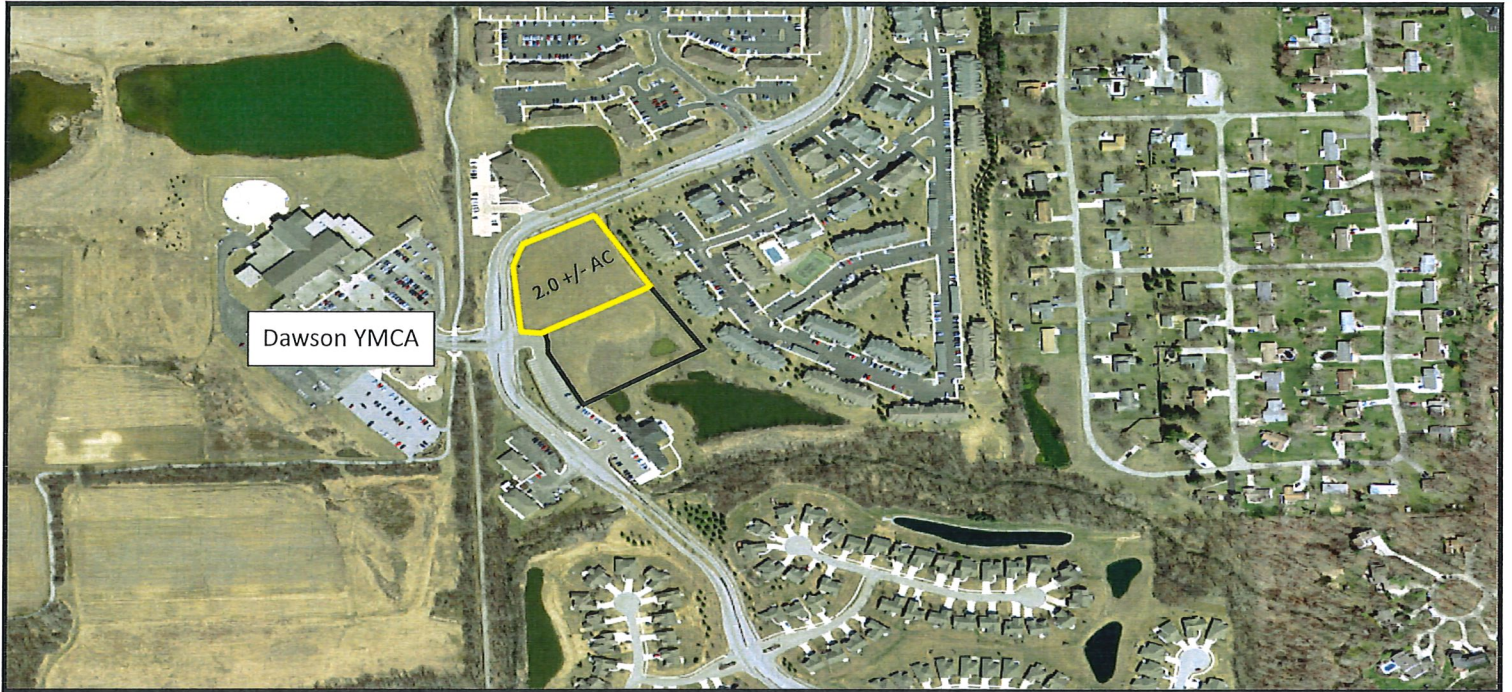


# LAND FOR SALE

9900 DAWSONS CREEK BLVD

FORT WAYNE, IN



## PROPERTY FEATURES

**Sale Price: \$4.50/SF**

**Lot Size: 2.0 +/- Acres**

**Additional 2.6 +/- Acres**

**Approx. 1 mile from I-69**

**Close to the Parkview YMCA,  
shopping, restaurants, and  
banking facilities**

**Brian Fleming**

**Phone: (260) 414-2718**

**Email: [b Fleming@rcidevelops.com](mailto:b Fleming@rcidevelops.com)**

**Jeff Huffman**

**Phone: (260) 417-5577**

**Email: [jeffhuffman@lcfhomes.com](mailto:jeffhuffman@lcfhomes.com)**



# LAND FOR SALE



9900 DAWSONS CREEK BLVD

FORT WAYNE, IN

Total Land Area: 4.652 +/- AC

Street Address: 9900 Dawson's Creek Blvd

City, State, Zip: Fort Wayne, IN 46825

County: Allen

Township: Washington

Quadrant: North

Sale Price: \$4.50/SF

Terms: Cash at Closing

Class: Commercial Land

Status: Sale

Availability: Immediate

Number of Parcels: 1

Dimensions Irregular

Frontage: Dawson's Creek Blvd

Zoning: CM-3

Rail Access: No

Traffic Count: Available

Nearest Highway: State Road 3

## Comments:

- Excellent office site available in Dawson's Creek
- Located at the entrance to the Parkview YMCA
- Highly visible location
- Conveniently located near restaurants, shopping, financial institutions

## UTILITIES

Sewer: City of Fort Wayne

Water: City of Fort Wayne

Gas: NIPSCO

Electric: I & M Power

Telephone: Frontier / Comcast

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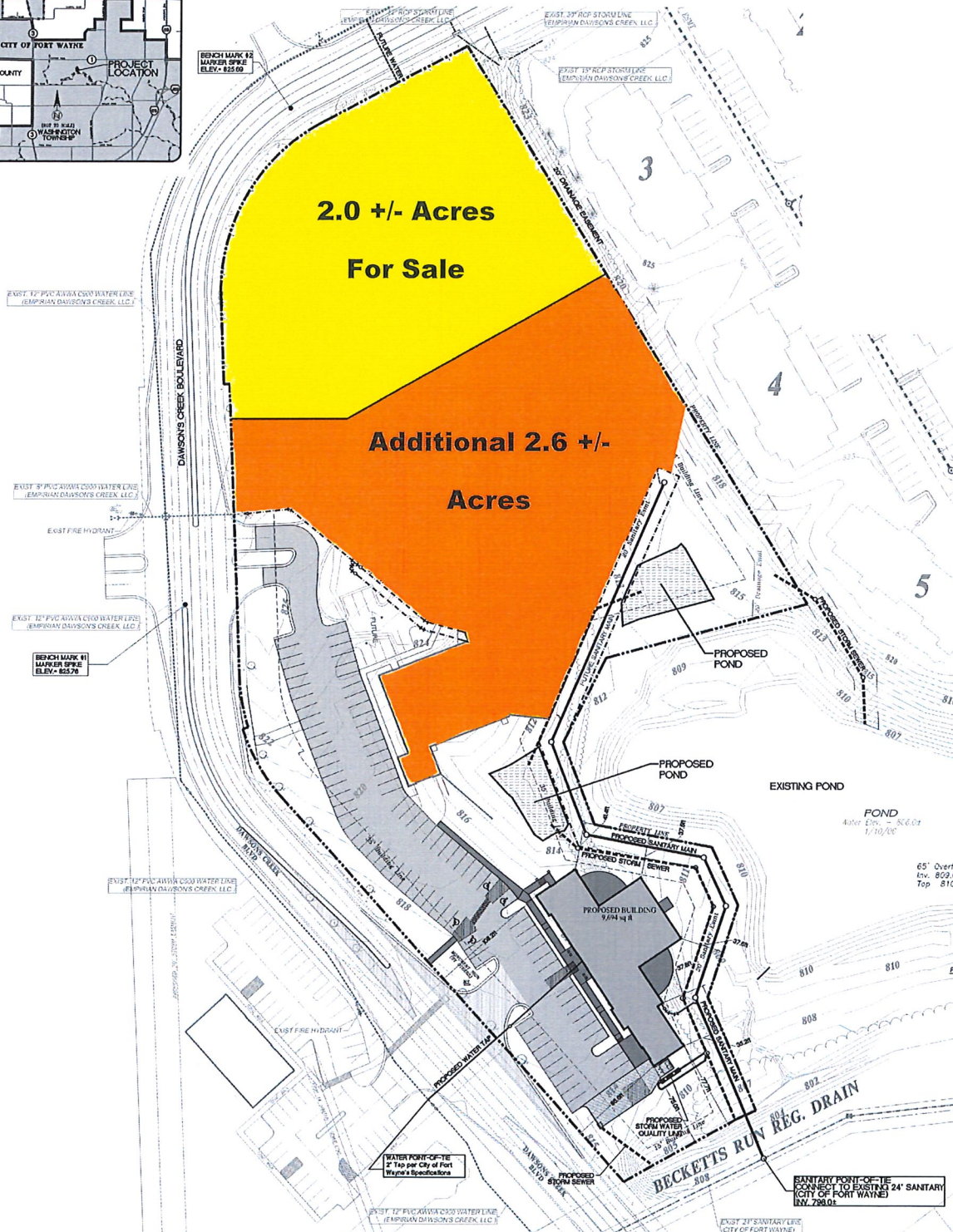
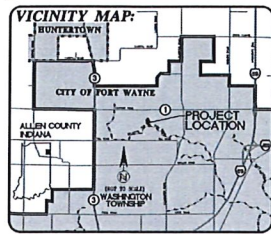


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9900 DAWSONS CREEK BLVD

FORT WAYNE, IN



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