



1400 Ryan Road

New Haven, IN 46774

Property Highlights

- Located in an industrial area of New Haven
- Recent road expansion to access local highways
- 1.6 miles to I-469, US 30 & US 24
- Situated in the CASAD TIF district with other local and state incentives

Features

| | |
|-------------|-------------|
| Land: | 51.74 Acres |
| Zoning: | I-3 |
| List Price: | \$1,290,000 |

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

www.naihb.com

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Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

| General Property Information | | | |
|------------------------------|----------------------|---------------------------|--------------------------|
| Name | 1400 Block Ryan Road | Parcel Number | 02-14-09-100-001.002-047 |
| Address | 1400 Block Ryan Road | Acreage Size | 51.74 AC |
| City, State, Zip | New Haven, IN 46774 | Frontage | 1,247' |
| County | Allen | Depth | 1,794' |
| Township | Jefferson Township | Zoning | I-3 |
| Utilities | | Major Roads | |
| Electric | At site | Nearest Interstate | I-469 |
| Gas | At site | Distance | Approx. 1.6 miles |
| Water | At site | Nearest Highway | US 30 |
| Sewer | At site | Distance | Approx. 1.6 miles |
| Sales Information | | | |
| Annual Taxes | \$17,131.20 | Sale Price | \$1,290,000 |
| Tax Yr./Pay Yr. | 2019/2020 | Terms | Cash at closing |

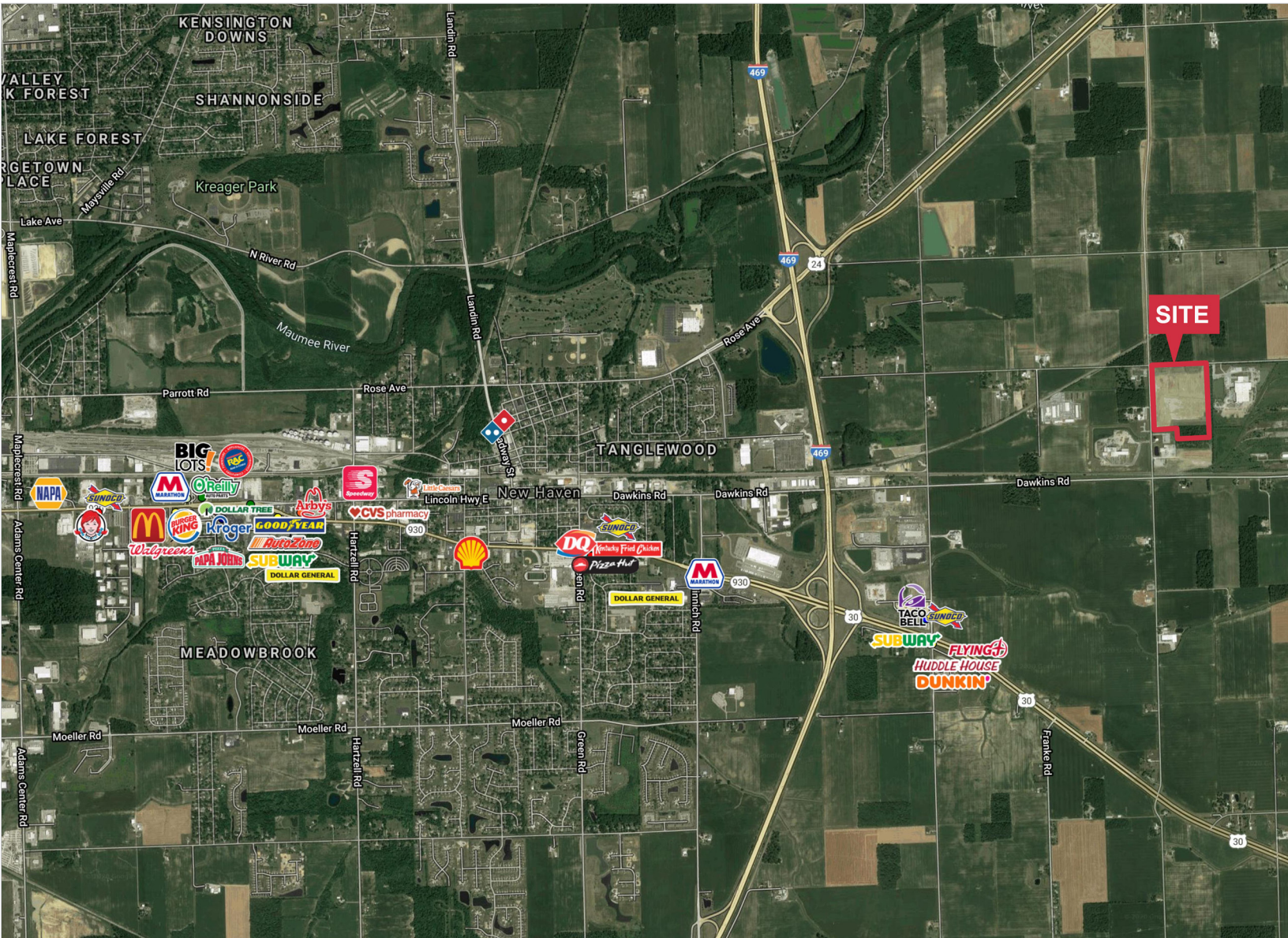
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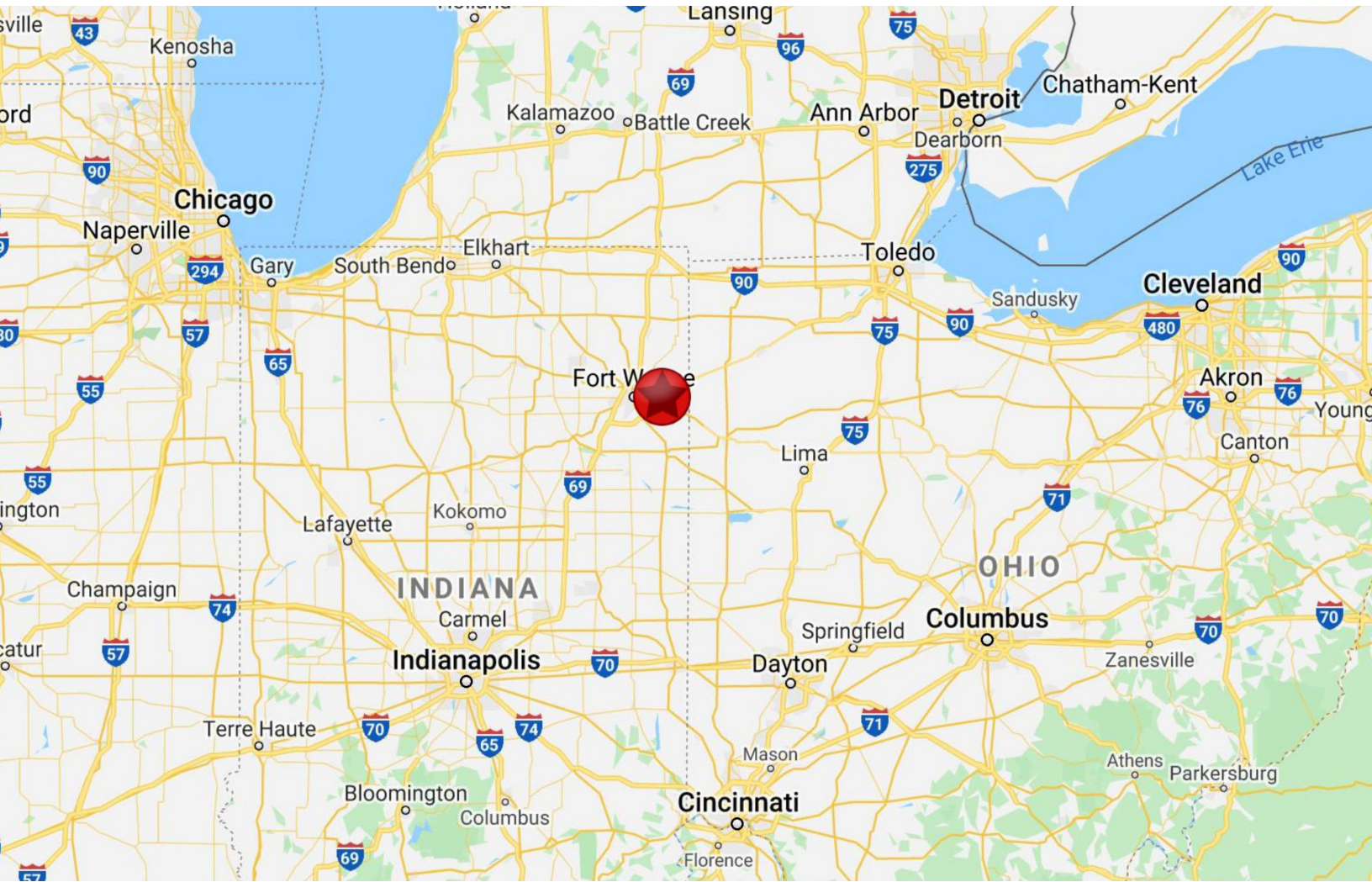
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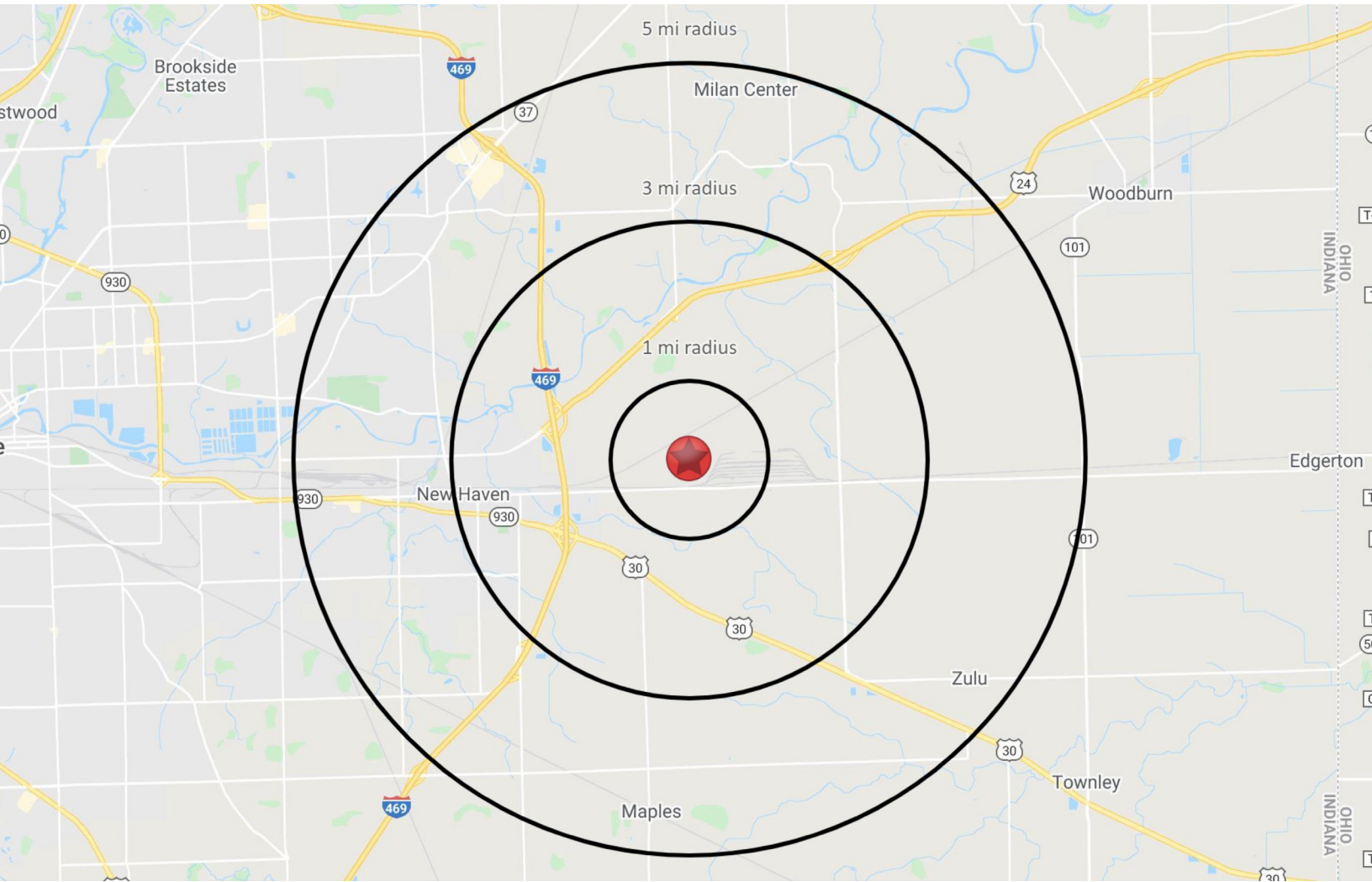


| MAJOR CITY | MILES FROM SUBJECT PROPERTY |
|------------------|-----------------------------|
| TOLEDO, OH | 95 |
| INDIANAPOLIS, IN | 133 |
| DETROIT, MI | 154 |
| CHICAGO, IL | 177 |
| CINCINNATI, OH | 177 |
| CLEVELAND, OH | 196 |

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| 2020 DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|--------------------------|-----------|-----------|-----------|
| POPULATION | 115 | 6,537 | 27,826 |
| NUMBER OF HOUSEHOLDS | 52 | 2,596 | 11,323 |
| AVERAGE HOUSEHOLD INCOME | \$62,838 | \$63,938 | \$72,321 |
| MEDIAN HOME VALUE | \$138,486 | \$116,835 | \$131,887 |
| TRAFFIC COUNT | Ryan Road | | 331 VPD |

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