

Fort Wayne

I N D I A N A



Vacant Land

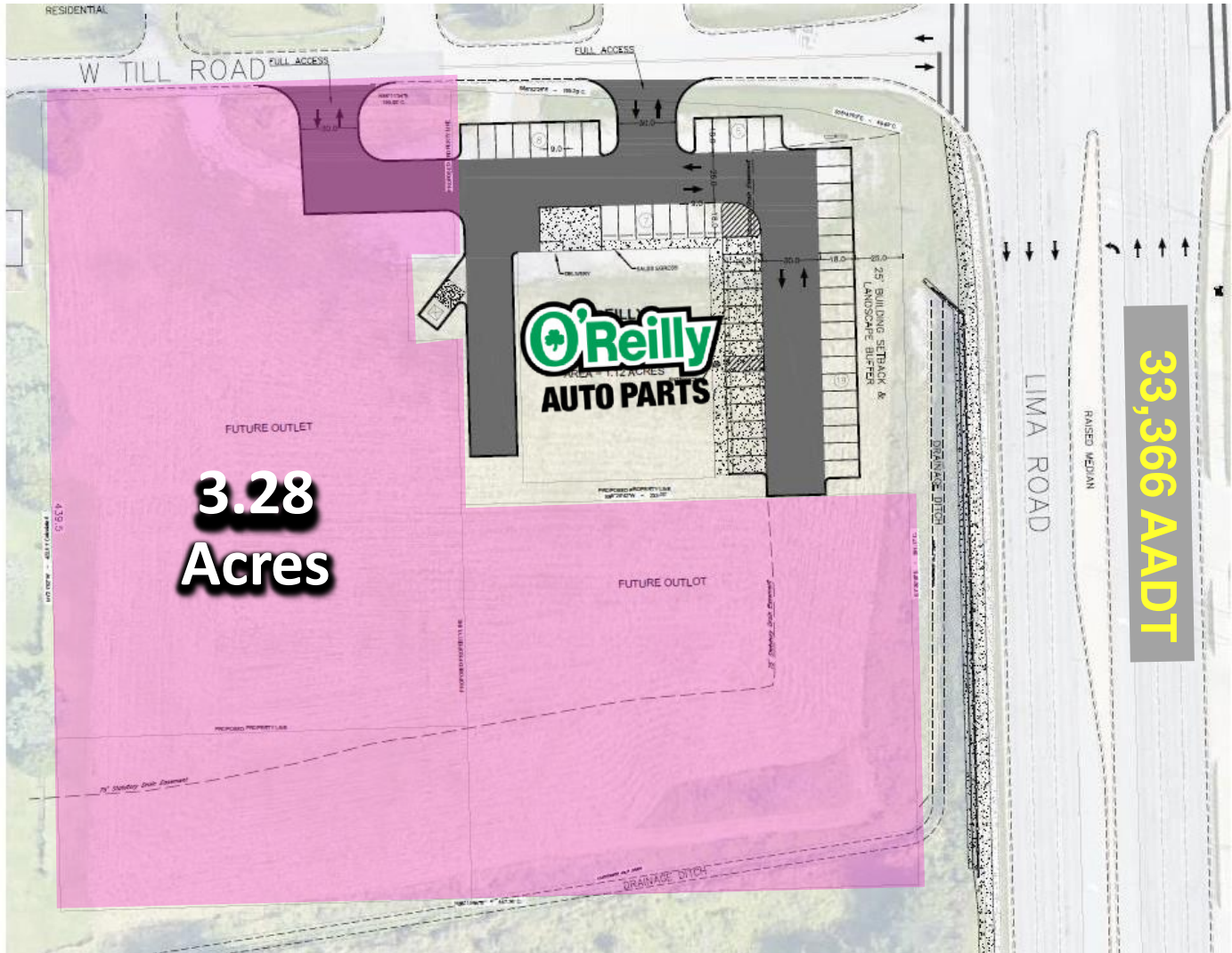
9335 Lima Road
Adjacent to O'Reilly Auto Parts

Land Available: 3.28 acres



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INDIANA



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Executive Summary

1705 W Till Rd
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 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 41.1681
 Longitude: -85.1667

	1 mile	3 miles	5 miles
Population			
2010 Population	3,702	38,043	83,467
2020 Population	3,902	42,597	94,595
2022 Population	4,069	43,347	97,375
2027 Population	4,290	43,994	100,686
2010-2020 Annual Rate	0.53%	1.14%	1.26%
2020-2022 Annual Rate	1.88%	0.78%	1.30%
2022-2027 Annual Rate	1.06%	0.30%	0.67%
2022 Male Population	49.3%	49.0%	49.1%
2022 Female Population	50.7%	51.0%	50.9%
2022 Median Age	40.2	38.0	36.7

In the identified area, the current year population is 97,375. In 2020, the Census count in the area was 94,595. The rate of change since 2020 was 1.30% annually. The five-year projection for the population in the area is 100,686 representing a change of 0.67% annually from 2022 to 2027. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 36.7, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	83.9%	79.8%	78.5%
2022 Black Alone	4.3%	5.6%	6.6%
2022 American Indian/Alaska Native Alone	0.2%	0.4%	0.4%
2022 Asian Alone	3.9%	4.6%	4.4%
2022 Pacific Islander Alone	0.0%	0.0%	0.0%
2022 Other Race	2.1%	2.8%	3.0%
2022 Two or More Races	5.7%	6.8%	7.0%
2022 Hispanic Origin (Any Race)	4.5%	6.0%	6.7%

Persons of Hispanic origin represent 6.7% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 45.0 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	69	81	77
2010 Households	1,663	14,666	33,545
2020 Households	1,816	16,502	38,249
2022 Households	1,906	16,806	39,422
2027 Households	2,030	17,137	40,938
2010-2020 Annual Rate	0.88%	1.19%	1.32%
2020-2022 Annual Rate	2.17%	0.81%	1.35%
2022-2027 Annual Rate	1.27%	0.39%	0.76%
2022 Average Household Size	2.13	2.55	2.41

The household count in this area has changed from 38,249 in 2020 to 39,422 in the current year, a change of 1.35% annually. The five-year projection of households is 40,938, a change of 0.76% annually from the current year total. Average household size is currently 2.41, compared to 2.41 in the year 2020. The number of families in the current year is 24,482 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



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Mortgage Income			
2022 Percent of Income for Mortgage	13.0%	13.6%	15.6%
Median Household Income			
2022 Median Household Income	\$73,949	\$74,303	\$65,850
2027 Median Household Income	\$80,521	\$84,937	\$77,879
2022-2027 Annual Rate	1.72%	2.71%	3.41%
Average Household Income			
2022 Average Household Income	\$92,462	\$94,292	\$89,444
2027 Average Household Income	\$107,639	\$109,800	\$104,956
2022-2027 Annual Rate	3.09%	3.09%	3.25%
Per Capita Income			
2022 Per Capita Income	\$41,328	\$36,658	\$36,224
2027 Per Capita Income	\$48,717	\$42,895	\$42,673
2022-2027 Annual Rate	3.34%	3.19%	3.33%

Current median household income is \$65,850 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$77,879 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$89,444 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$104,956 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$36,224 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$42,673 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	185	175	154
2010 Total Housing Units	1,749	15,485	36,002
2010 Owner Occupied Housing Units	1,340	11,516	22,737
2010 Renter Occupied Housing Units	327	3,150	10,808
2010 Vacant Housing Units	86	819	2,457
2020 Total Housing Units	1,885	17,245	40,837
2020 Vacant Housing Units	69	743	2,588
2022 Total Housing Units	1,981	17,516	42,157
2022 Owner Occupied Housing Units	1,335	13,469	27,186
2022 Renter Occupied Housing Units	571	3,337	12,236
2022 Vacant Housing Units	75	710	2,735
2027 Total Housing Units	2,098	17,905	43,607
2027 Owner Occupied Housing Units	1,411	13,788	28,540
2027 Renter Occupied Housing Units	619	3,348	12,399
2027 Vacant Housing Units	68	768	2,669

Currently, 64.5% of the 42,157 housing units in the area are owner occupied; 29.0%, renter occupied; and 6.5% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 40,837 housing units in the area and 6.3% vacant housing units. The annual rate of change in housing units since 2020 is 1.42%. Median home value in the area is \$194,658, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 4.62% annually to \$243,976.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.