



Stellhorn Rd Land Development

Stellhorn Rd & Maysville Rd
Fort Wayne, IN 46815

Development Opportunity

Stellhorn Road development land, over 39 acres, is located in the fast-growing commercial area of Northeast Fort Wayne. Rooftops, restaurants, banks, and shopping centers Chapel Ridge and Maysville Pointe surround the land. This land is ideal for residential, commercial, or mixed-use projects, making it an excellent investment opportunity for those looking to capitalize on the area's growth potential.

Property Highlights

- ▶ +/- 40 AC
 - ▷ Divisible land sites available
- ▶ Easy access to I-469 and SR 37 bordering Stellhorn Rd and Maysville Rd
 - ▷ 18,000 VPD I-469
 - 15,440 VPD Maysville Rd
 - 8,295 VPD Stellhorn Rd



Map data ©2022 Google

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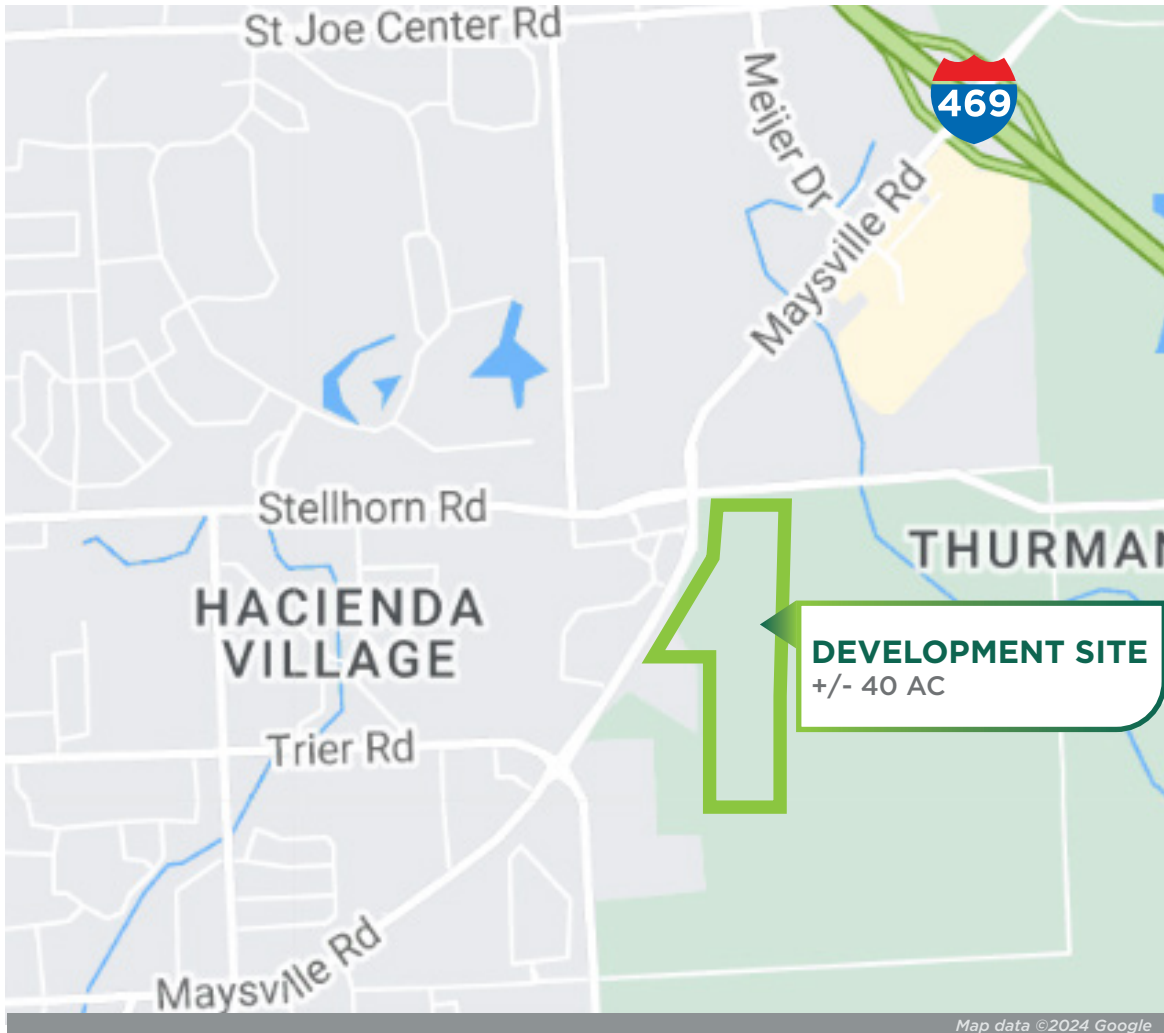
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Excellent Location

Stellhorn Rd Land Development serves a large population of neighboring communities from Indiana to Ohio. Fort Wayne is 18 miles east of the Ohio line and 50 miles south of Michigan's border.

The property is adjacent to Chapel Ridge and Maysville Pointe with tenants including Walmart, Kohl's, PetSmart, Marshalls, Walgreens, Meijer, Menards, and many other major businesses and restaurants.

46815 DEMOGRAPHICS

Population	27,927
Median Age	36.8
Median Household Income	\$64,440
Number of Households	11,305

Source: 2020 Census

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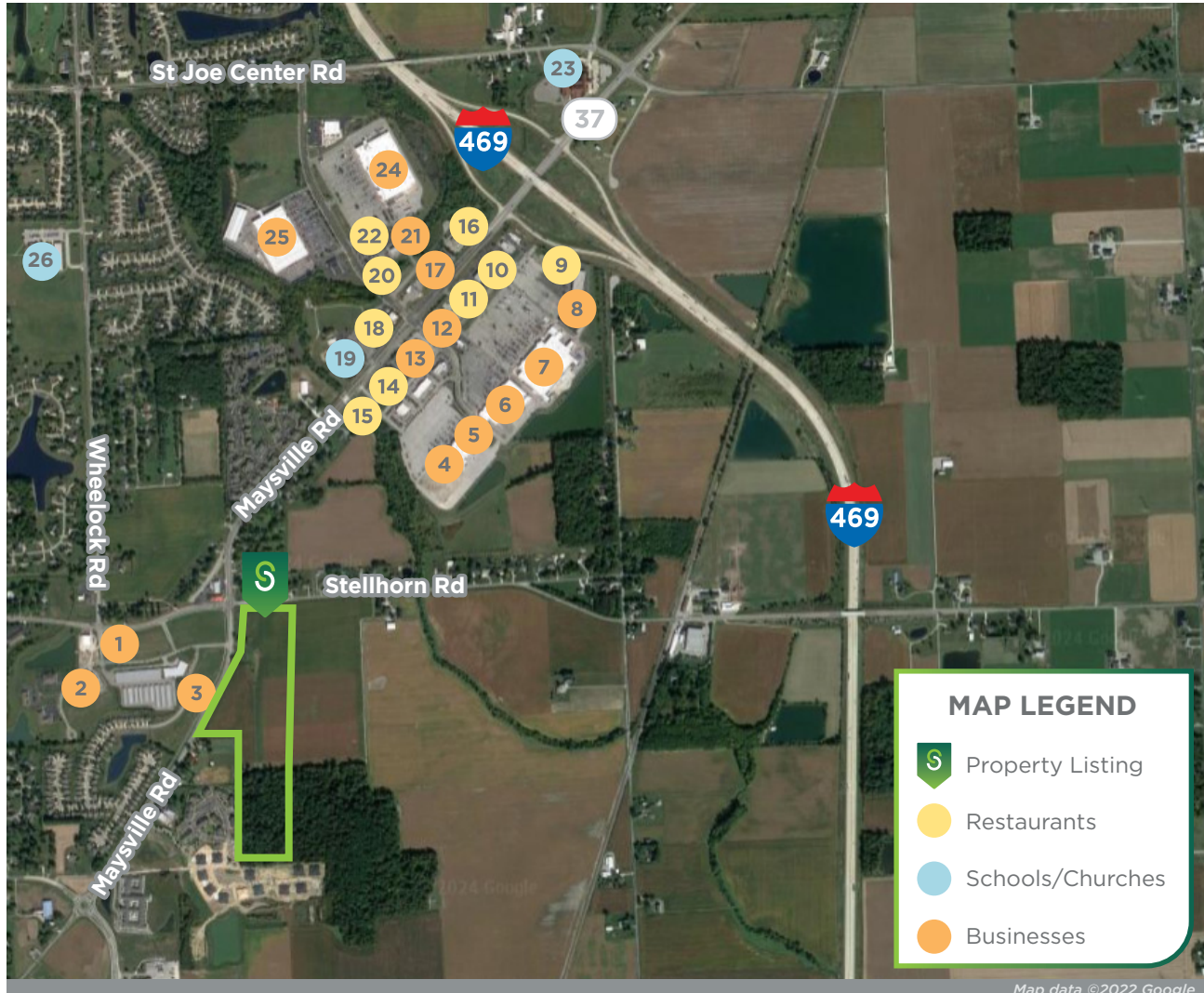
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MAP LEGEND

- Property Listing
- Restaurants
- Schools/Churches
- Businesses

1. Midwest America Federal Credit Union
2. 3Rivers Federal Credit Union
3. Marathon
4. Marshalls
5. Michaels
6. Kohl's
7. Walmart
8. Goodwill
9. Buffalo Wild Wings
10. Subway
11. Wendy's
12. Mike's Carwash
13. Walgreens
14. Arby's
15. Starbucks
16. Cracker Barrel Old Country Store
17. Lake City Bank
18. Bob Evans
19. Taylor Chapel Preschool
20. Steak 'n Shake
21. Fred Astaire Dance Studios
22. Applebee's
23. Central Ministries
24. Meijer
25. Menards
26. Jefferson Middle School

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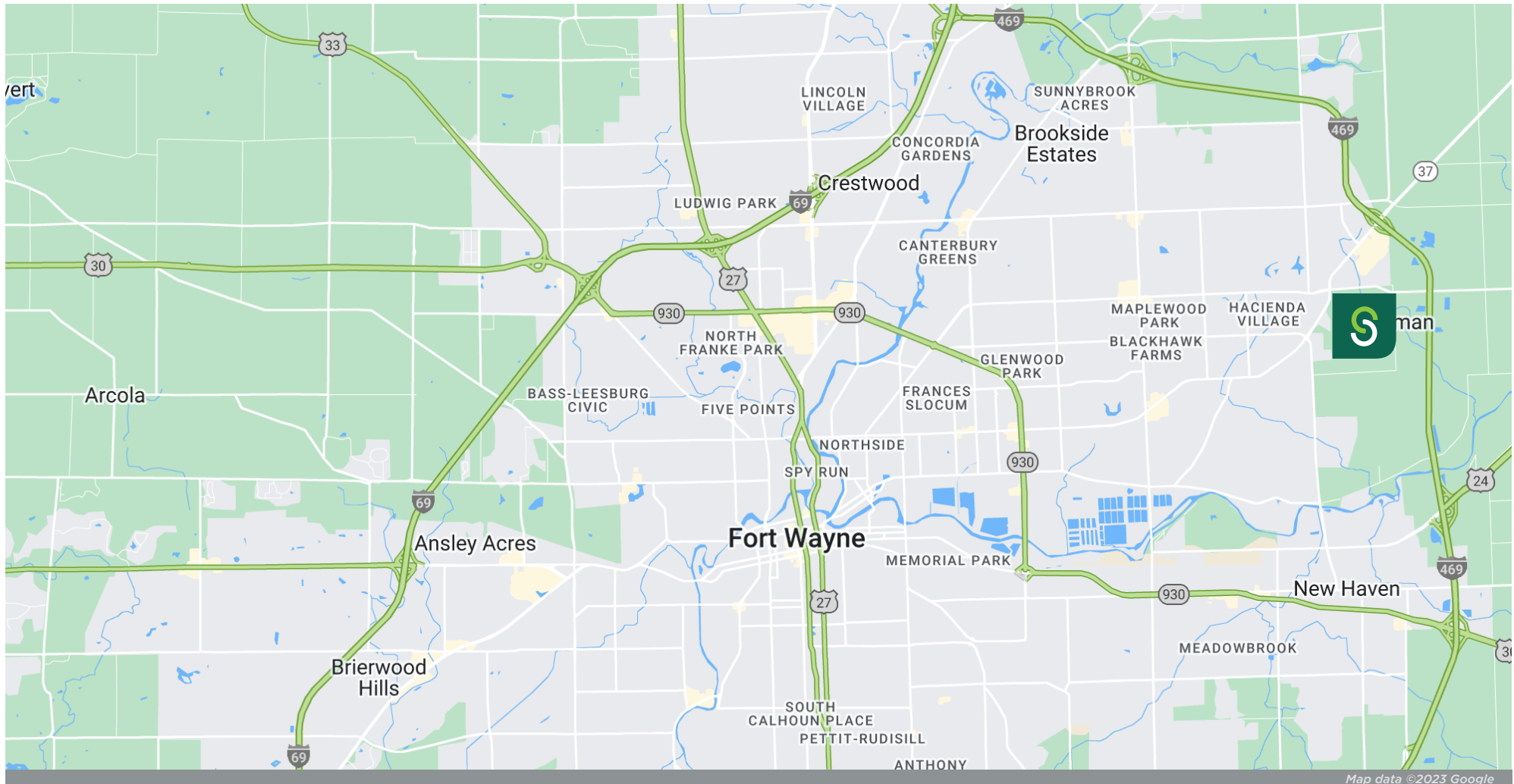
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PROPERTY INFORMATION

Address	9800 Blk of Stellhorn Rd
City, State, Zip	Fort Wayne, IN 46835
County	Allen
Township	St. Joseph
Parcel Numbers	02-08-25-100-014.000-063 02-08-25-100-007.000-063 02-08-25-100-007.001-072 02-08-25-100-014-003-072

SALE INFORMATION

Price	TBD
Terms	Cash at Closing

AVAILABLE LOTS

Lot Number	Size	Rate	Total
• Lot 1	39.11	TBD	TBD

SITE DATA

Site Acreage	39.11
Zoning & Description	R1
Nearest Interstate	I-469
Nearest Rail Service	NA
Traffic Count	42,000 VPD (Area Counts)

UTILITIES

Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne
High Speed Data	Available

ADDITIONAL INFORMATION

- Divisible land sites
- Adjacent to Chapel Ridge Shopping Center and Maysville Pointe
- Highly visible area
- Excellent development opportunity

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WHY INVEST IN FORT WAYNE?



As one of the **fastest growing metropolitan areas in the Great Lakes region**, Fort Wayne, IN has experienced a revitalization and economic surge in the past 10 years, with plans to continue commercial development, tourism, and community growth.

Fort Wayne is an ideal location for investors because of its easy interstate and railroad access, as well as its international airport, which recently expanded. It is also centrally located between Indianapolis, Chicago, Detroit, Cleveland, and Cincinnati. It is well-positioned for success thanks to the growing healthcare and retail sectors, a stable manufacturing presence, and consistent unemployment rate under 3%.

The revitalization of downtown Fort Wayne attracts younger residents and families to the historic neighborhoods close to the city center.

Larger companies like Amazon, Sweetwater, GM, and Vera Bradley dot the outskirts of town, drawing in new workforces and enticing recent graduates from several local colleges and universities to stay local.



Part of the revitalization efforts encourage the adaptive reuse of existing buildings for alternative purposes to ensure the community's culture, architecture, and heritage is maintained. Much of this can be seen in recent openings of Electric Works and The Landing, mixing both residential and commercial spaces seamlessly while still preserving the rich Fort Wayne history.

With its low cost of living and idyllic neighborhoods, Fort Wayne has a large city feel with small-town charm. It provides amenities like first-rate entertainment, a flourishing art scene, upscale dining, family-friendly activities, abundant parks and trails, and popular yearly festivals.

You can feel a true “sense of place” that is deeply rooted in Midwestern traditions while still embracing new conventions. Residents, visitors, and businesses help to create a collaborative community, working toward sustainable and creative growth to preserve and enhance what makes Fort Wayne a premier destination to live, work, play, and invest.

We look forward to having you in Fort Wayne!

7 Million Visitors Annually

#1 Voted Best Place to Move (Reader's Digest, 2022)

#2 Second Largest City in Indiana



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Maintenance Management

260 483 3123 MaintainFortWayne.com

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers. From maintenance personnel to employees licensed in skilled trades, Maintenance Management has been serving Indiana since 1982.



TI Source Project Management

260 483 1608 TI-Source.com

TI Source is northern Indiana's premier company for commercial tenant and property owner construction consulting. Dedicated to serving tenant improvement needs and objectives while providing timely, cost-effective, and outstanding craftsmanship at fair prices.



Nexus Technology Partners

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