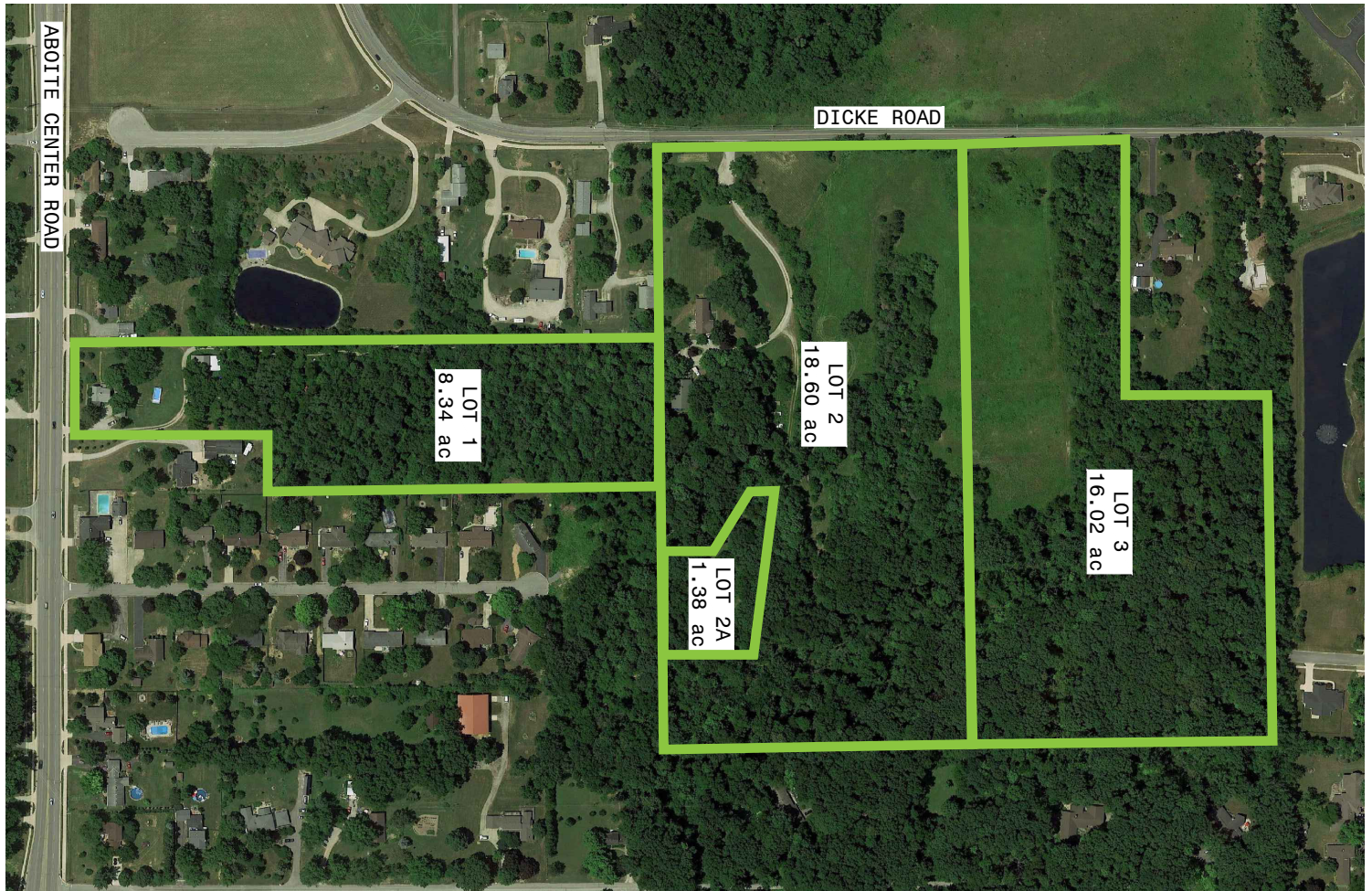




Aboite Development Site
7722 Aboite Center Road & 3737 Dicke Road
Fort Wayne, Indiana 46804



Property Description

Bring your vision for multifamily, senior living, hospitality, destination retail, entertainment, corporate campus or other venture. The site is located in the award-winning Southwest Allen County School District and offers great residential & commercial potential.

Since 2010, the population within a 5 mile radius has increased almost 10%. The median household income for this zip code is \$66,368, well above the median household income for the metro area. These strong demographics will ensure long-term affluence and stability in the trade area. Water & Sewer available along Aboite Center Road. Present zoning is AR - Low Intensity Residential.

This property consists of two (2) single-family homes, two (2) barns, and one (1) pole building on over 44 acres.

NEAL BOWMAN, SIOR

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PHILIP HAGEE

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Aboite Development Site

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Featured Property Highlights

- 3 Parcels totaling 44.34 (Family Owned)
- Access via heavily traveled Aboite Center Road, a primary traffic corridor (13,000+ VPD)
- Less than ½ mile east of Lutheran Hospital Campus, the area's primary economic driver
- Close proximity to US 24 / West Jefferson Blvd, major east/west corridor (31,000+ VPD)
- Affluent demographics with high household income
- Highly sought after Southwest Allen County School district
- Former use - Orchard & Residential with some Nature Preserve Wetlands



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Aboite Development Site

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Fort Wayne, Indiana 46804

LAND FOR SALE

Property Name	Aboite Development Site
Address	7722 Aboite Center Road and Dicke Road
City, State, Zip	Fort Wayne, IN 46804
County	Allen
Township	Aboite



SALE INFORMATION

Price	\$3,614,700
Terms	Cash at closing

SITE DATA

Site Acreage	44.34 AC (3 parcels)
Zoning & Description	AAR
Nearest Interstate	I-69
Nearest Rail Service	N/A
Traffic Count	13,500

AVAILABLE LOTS

Lot Number	Size	Rate	Total
- 1	8.34 AC	\$85,000/AC	\$714,000
- 2	19.98 AC	\$65,000/AC	\$1,298,700
- 3	16.02 AC	\$80,000/AC	\$1,280,000

UTILITIES

Electric Supplier	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne

ADDITIONAL INFORMATION

- Access via heavily-traveled Aboite Center Road, a primary traffic corridor (13,000+ VPD)
- Less than 0.5 miles east of Lutheran Hospital Campus, the area's primary economic driver
- Close proximity to US 24 / West Jefferson Blvd, the area's main east/west corridor (31,000+ VPD)
- Affluent demographics with high household incomes

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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.



7 Million Visitors Annually

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

#2 Second Largest City in Indiana

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.



Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
President



John Caffray
Vice President of Brokerage



Bill Cupp
Senior Broker



Neal Bowman
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Andrew Eckert
Broker



Robert Doyle
Broker



Kevin Ellis
Broker



Philip Hagee
Listing Manager



Shelby Wilson
Project Coordinator

Work with a group that puts your interests first.

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STURGES AFFILIATE COMPANIES

The Sturges Companies provide everything that you need to lease, purchase, or build a property and keep it running smoothly.



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Sturges Property Group is northern Indiana's leader in commercial and industrial full-service real estate and commercial property management. Founded in 1975, Sturges Property Group is your partner for leasing, buying, selling, investing, and property management services.



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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.



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