



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



Development Land For Sale in Southwest Fort Wayne

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 and commercial potential.

Since 2010, the population within a five-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.

Property Highlights

- ▶ 2 parcels totaling 28.32 AC
- ▶ Access via Aboite Center Road (13,000+ VPD)
- ▶ Less than ½ mile east of Lutheran Hospital
- ▶ Close proximity to US 24 (31,000+ VPD)
- ▶ Former use - orchard with nature preserve
- ▶ Affluent demographics with high incomes

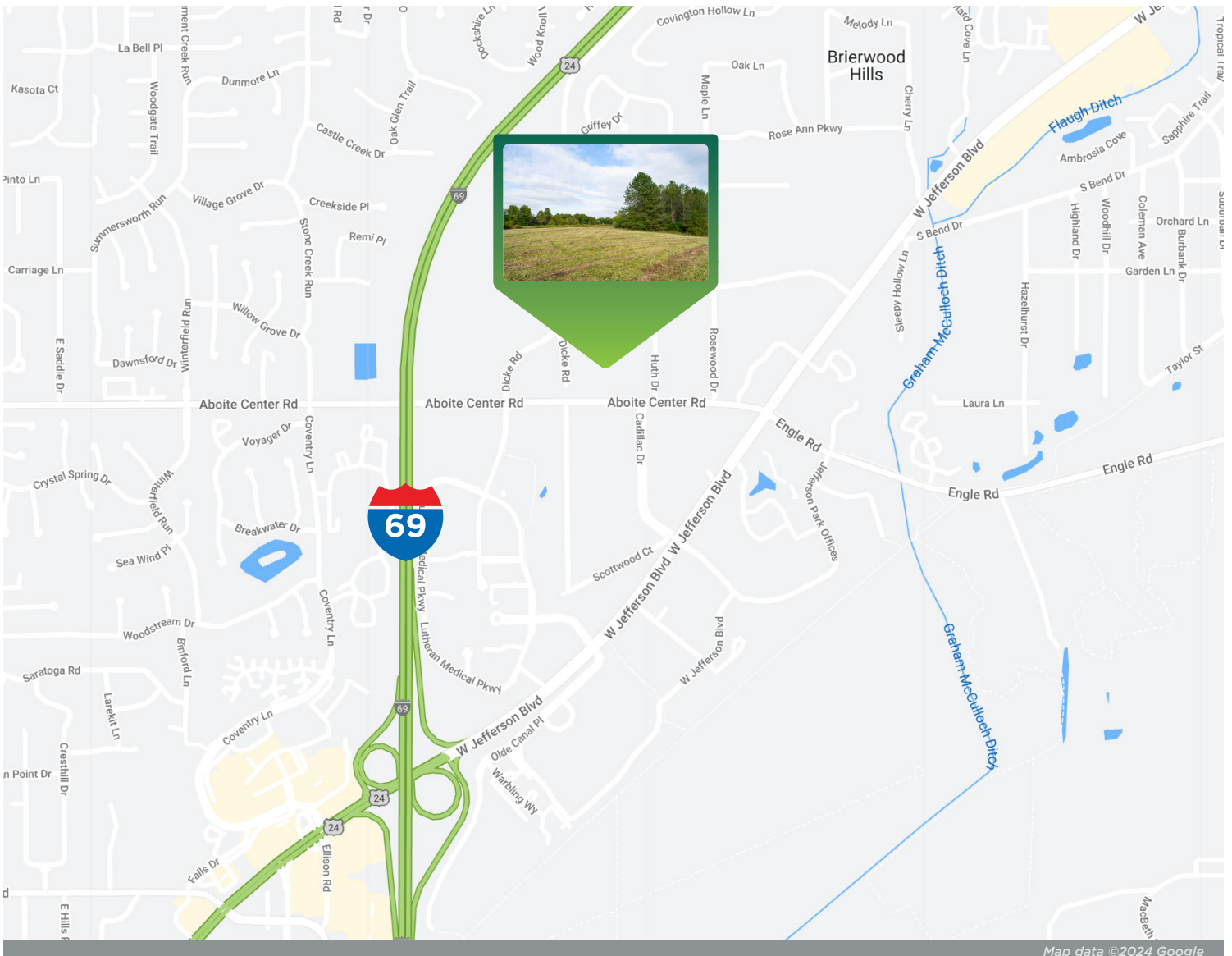
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Excellent Location

These development land parcels are located on Aboite Center Road and Dicke Road, east of I-69 and west of West Jefferson Boulevard. The property is also less than half a mile from the Lutheran Hospital campus, which is the area's primary economic driver. Southwest Fort Wayne is one of the most affluent and high-income areas in the state of Indiana, and is home to many large businesses, bustling neighborhoods, and popular restaurants and retailers.

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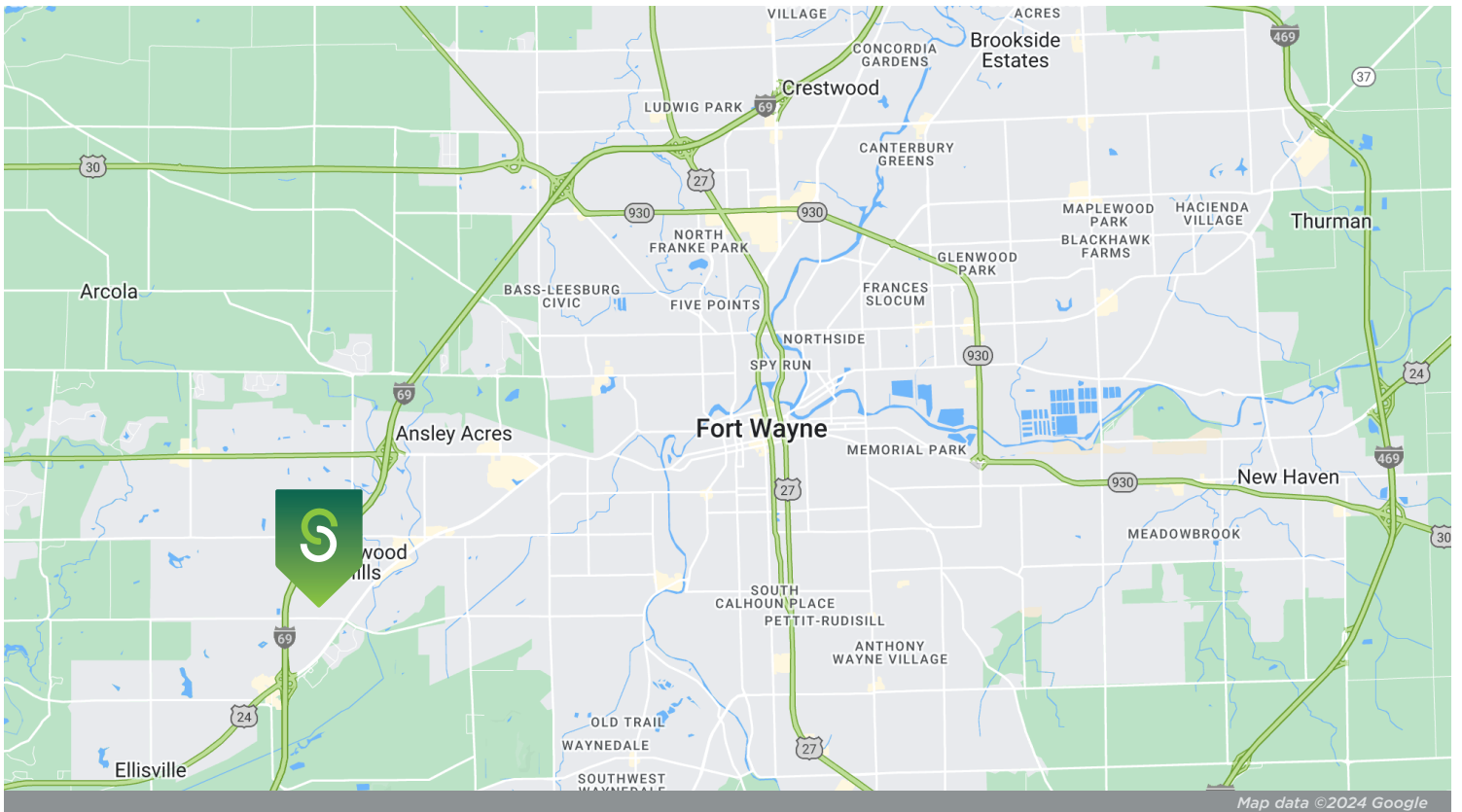
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PROPERTY INFORMATION

Address	7722 Aboite Center Road & 3737 Dicke Road
City, State, Zip	Fort Wayne, IN 46804
County	Allen
Township	Aboite
Parcel Number	02-11-13-351-013.000-075 02-11-13-301-004.000-075



SALE INFORMATION

Price	\$2,012,700
Terms	Cash at closing

SITE DATA

Site Acreage	28.32 AC (2 parcels)
Zoning & Description	AAR
Nearest Interstate	I-69
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

UTILITIES

Electric Provider	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 area 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 Fort Wayne's rich 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.

We look forward to having you in Fort Wayne!



Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
President



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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.



Nexus Technology Partners

260 425 2096

NexusFW.com

Nexus Technology Partners is your company for IT support and digital products. Services include traditional IT support services, digital directory boards, building card access systems, video security, and more. Nexus has been providing network and computing services to property owners and tenants for nearly 20 years.



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.



Sturges Development

260 426 9800

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