



## Alexandria Development Land

1503 Blk Park Ave & 1503 Park Ave  
Alexandria, IN 46001



## Highly Visible Development Land

This development site has great visibility from both SR 9 and SR 28 making it an attractive location for many commercial businesses. With utilities to site and General Commercial - B2 zoning, this allows for fast food, restaurants, gas stations, food stores and drug store franchisees to bring their business to Alexandria.

## Property Highlights

- ▶ Great visibility from both SR 9 and SR 28
- ▶ Zoned B2 - General Commercial
- ▶ Located on major retail corridor
- ▶ 6.3 acres ready for development
- ▶ Utilities to site
- ▶ **FOR SALE: \$125,000**

### ROBERT DOYLE

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### ANGIE DAVIS

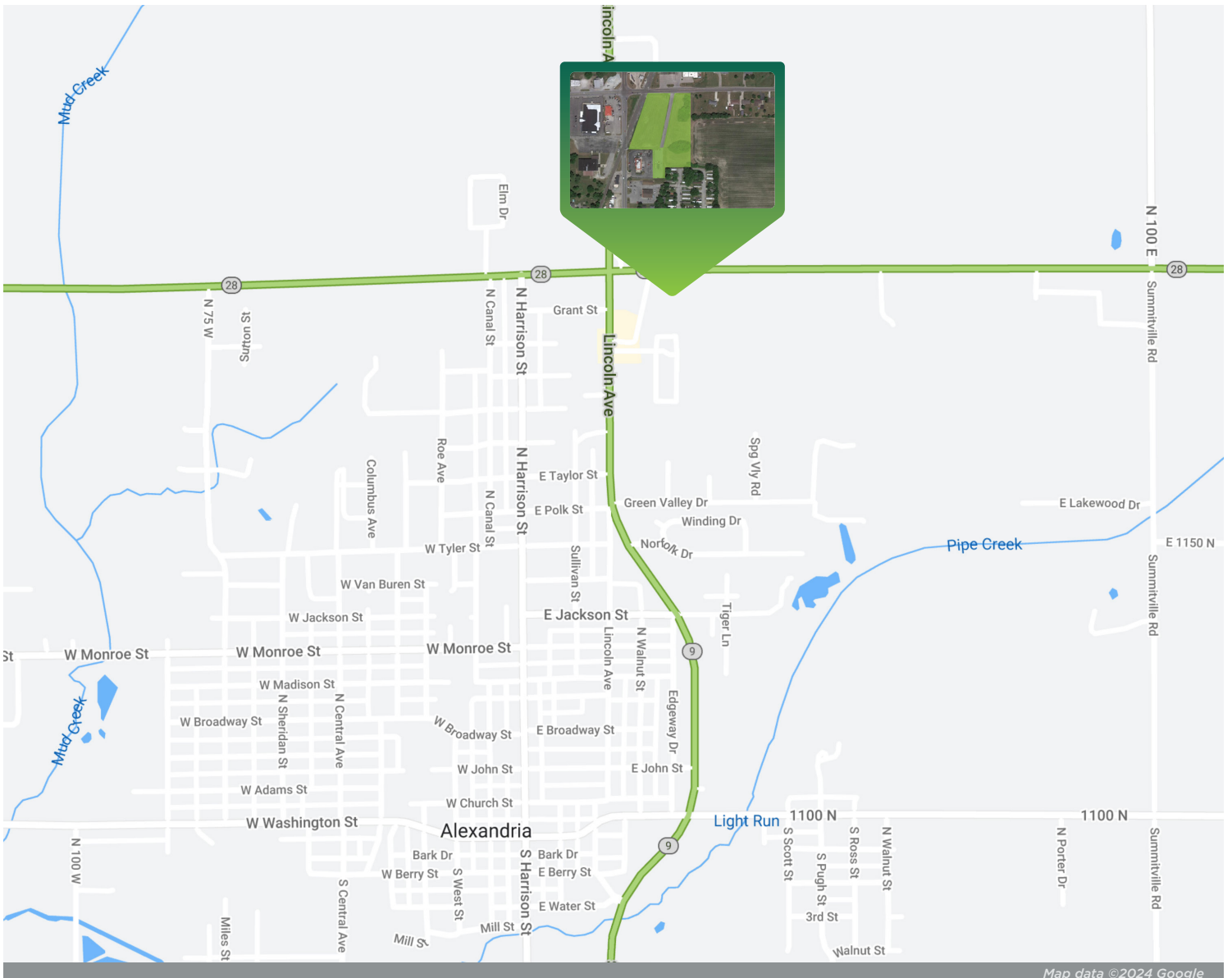
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Map data ©2024 Google

### Excellent Location

Located in Monroe Township, the development land in Alexandria sits on 6.3 acres of land located at the intersection of SR 9 (North Park Avenue) and SR 28 (East Cleveland Street). The nearby traffic counts amount to over 5,500+ VPD on SR 28 and over 7,000+ VPD on SR 9. This property is zoned general commercial B2 which allows use for many commercial uses. This site is nearby Alexandrias major retail corridor, which includes: McDonalds, Pizza King, Dollar General, Madison County Fair Grounds, and Vics Hardware & Lumber.

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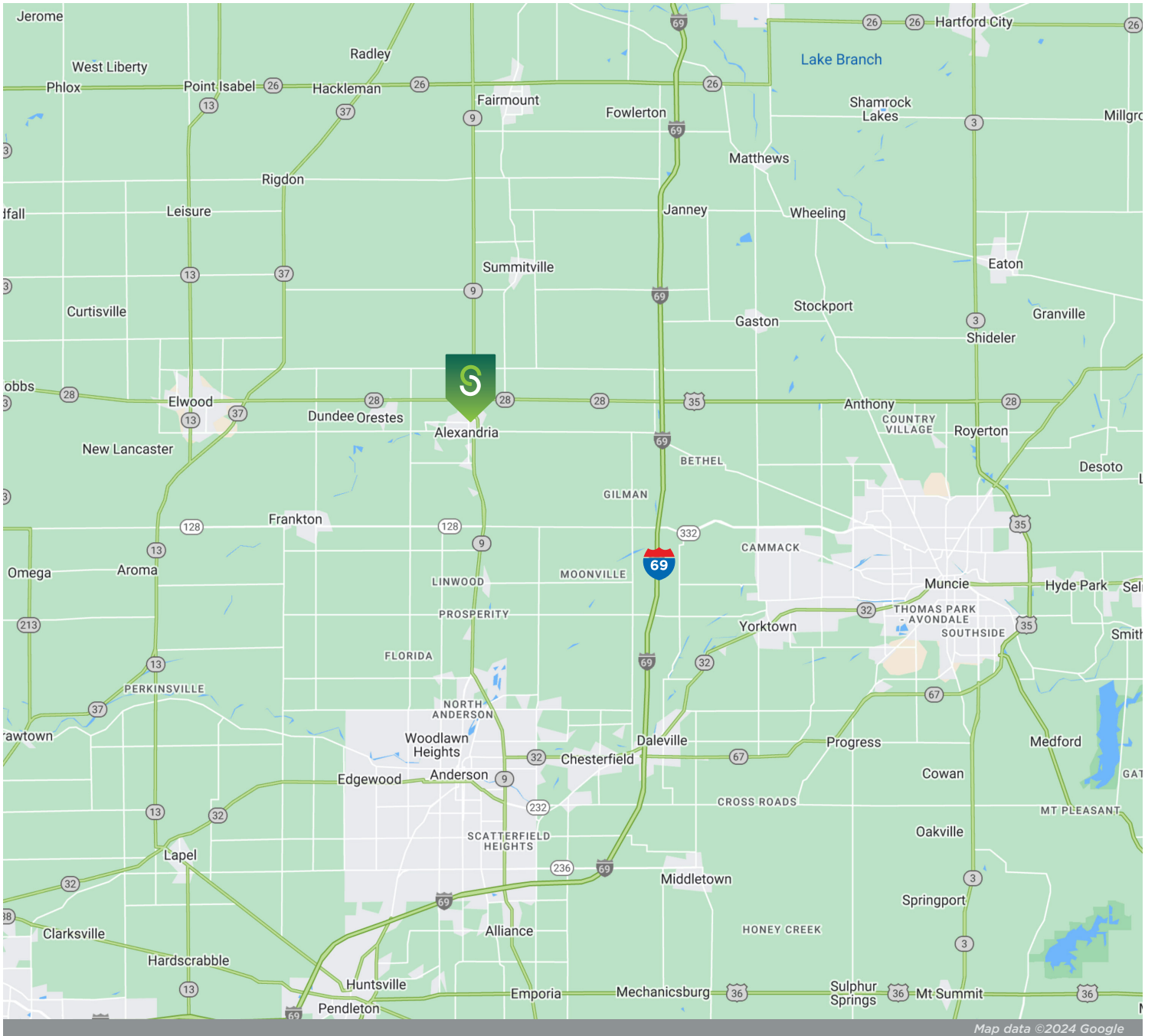
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### PROPERTY INFORMATION

Address	1503 Blk Park Ave & 1503 Park Ave
City, State, Zip	Alexandria, IN 46001
County	Madison
Township	Monroe
Parcel Number	48-06-18-200-045.000-022 & 48-06-18-200-047.000-022
2023 Tax/Payable 2024	\$2,021.18



### SALE INFORMATION

Price	\$125,000
Terms	Cash at closing

### SITE DATA

Site Acreage	6.3 acres
Zoning & Description	B2 - General Commercial
Nearest Interstate	I-69
Nearest Rail Service	Adjacent to property
Traffic Count	13,000+ VPD

### ADDITIONAL INFORMATION

<ul style="list-style-type: none"> <li>Great visibility from SR 9 and SR 28</li> <li>On main retail corridor</li> <li>6.3 acres ready for development</li> <li>Utilities to site</li> </ul>
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### UTILITIES

Electric Provider	Indiana Michigan Power
Natural Gas Provider	CentrePoint Energy
Water & Sewer Provider	City of Alexandria
High Speed Data	AT&T, Comcast

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## About Northeast Indiana

Northeast Indiana is a vibrant region anchored by Fort Wayne, the **#2 fastest-growing metro in the Great Lakes region** and the state's second-largest city. Indiana offers a strategic location for those aiming to serve markets across the nation. With excellent access to major highways, railways, and ports, connecting with client and customers is seamless.

This region is just a short drive from Chicago, Indianapolis, Cleveland, and Detroit, while Fort Wayne International Airport offers easy national commutes. You'll even be greeted with local cookies and Hoosier hospitality upon your return.

Northeast Indiana attracts over **7.5 million visitors per year** with a plethora of recreational and cultural amenities that caters to diverse lifestyles. From artisan shops to sporting events to countless lakes and trails to explore, there's truly something for everyone to enjoy.

In addition to being known for its friendly atmosphere, several businesses and city development organizations have worked to ensure the area is prosperous for career minded individuals. One organization, Northeast Indiana Works, invested over **\$47.9 million in workforce development and training programs** over the last five years.

Indiana residents are also able to maintain a healthy work-life balance, which translates to increased productivity and engagement, benefiting your company in the long run. Offering a quality of life that attracts and retains talent, it's easy to understand why Northeast Indiana is becoming a hotbed for corporate growth and expansion.

The state's economy is characterized by diversity, with strengths across various sectors including healthcare, technology, logistics, manufacturing, and agriculture. Nearly **\$2 billion in capital investment** has been made in Northeast Indiana from 2018-2022 and more than **\$1 billion in investments** has taken place over the last ten years in downtown Fort Wayne.

Northeast Indiana is in good hands. With a great location, thriving culture, strong workforce and education, and booming economy and business sector, you can rest assured that this is the place to be.



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**Shelby Wilson**  
Broker



**Ian Smith**  
Brokerage Associate

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Whether you're looking for land to develop, ready to buy a multi-million dollar building, need professional property maintenance, or anything in between, the Sturges affiliate companies provide everything you need to lease, purchase, build, and maintain your business and investment.



### 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

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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

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