



Ardmore Avenue Land

3200 Ardmore Avenue

Fort Wayne, IN 46802

Development Land For Sale

The land site at the intersection of Ardmore Avenue and Nuttman Avenue offers 23.63 acres of land, zoned R1 - Single-Family Residential. Subject to rezoning, this site has great potential for redevelopment, and would make for a great retail, medical, or office park.

Ardmore Avenue boasts high traffic counts and a fantastic location near major thoroughfares, such as US 24 and I-69. It also provides direct access to Fort Wayne International Airport and several industrial and manufacturing complexes.

Property Highlights

- ▶ 23.63 AC
- ▶ 1,209' of frontage along Ardmore Ave
- ▶ 2 miles to US 24 and 3 miles to I-69
- ▶ 5 miles north of Fort Wayne Int'l Airport
- ▶ **FOR SALE: \$29,500/AC**

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Excellent Location

Ardmore Avenue Land is located in Southwest Fort Wayne on the Ardmore Corridor, which links north Fort Wayne to Fort Wayne Int'l Airport (FWA) on the southside. The site has easy access to US 24, I-69, and SR 14. The site benefits from abundant traffic on Ardmore Ave thanks to the many nearby manufacturers, industrial parks, outdoor parks, recreational facilities, and quick access to FWA.



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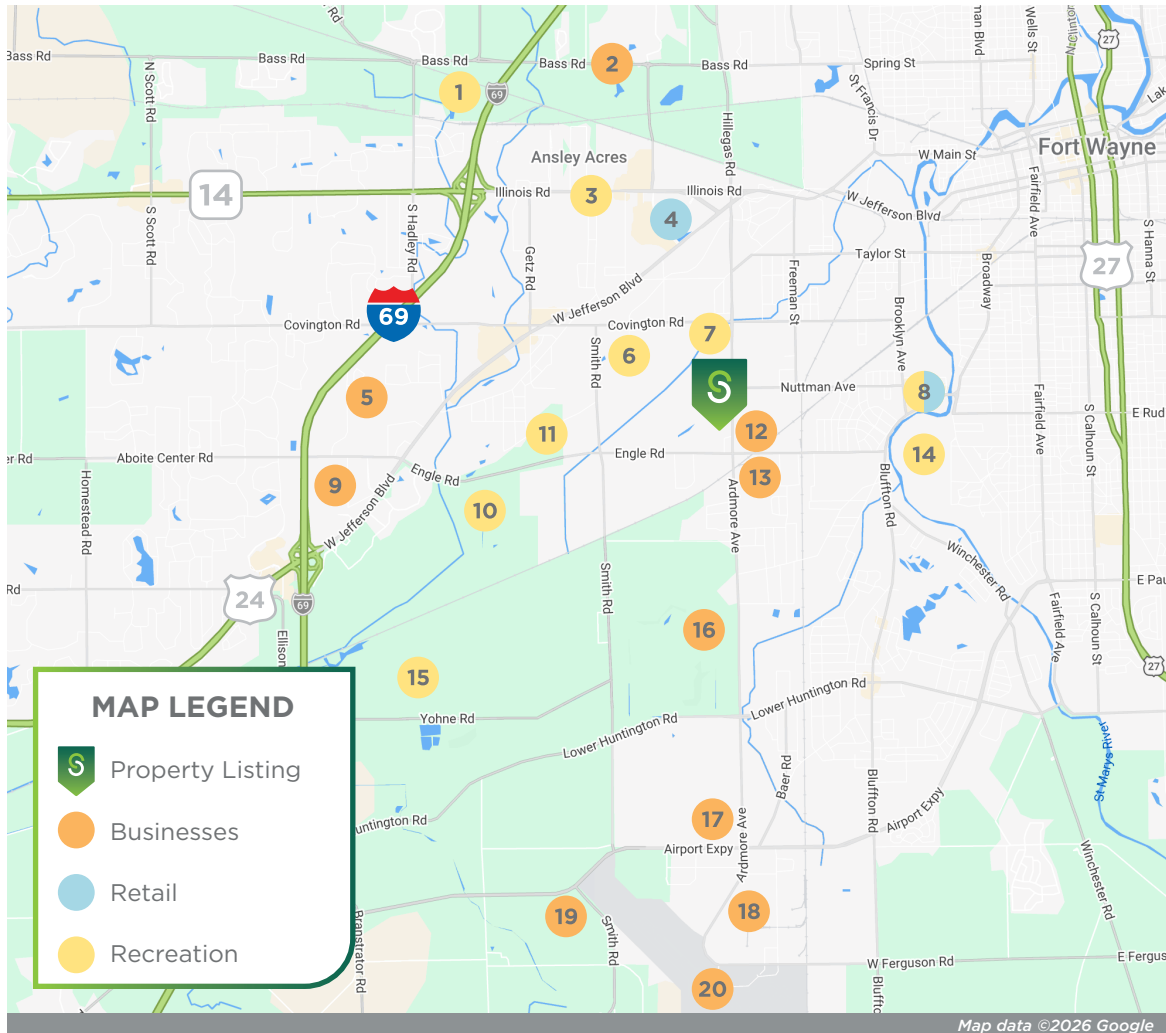




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Prominent Businesses & Developments in Southwest Fort Wayne

1. Ruoff Mortgage Stadium
 - New 9,200-seat stadium for Fort Wayne Football Club
2. Bass Road Corridor
 - New housing developments, retail, and services
3. Illinois Road Trail Project
 - Construction of a 2-mile trail to connect existing paths
4. Jefferson Pointe Shopping Center
5. Traditions of Aboite
 - New senior assisted living community opening in 2027
6. Fort Wayne Country Club
7. Fort Wayne Sport Club
8. Clyde Theatre | The Club Room at the Clyde
9. Lutheran Hospital
10. Eagle Marsh Nature Preserve
11. The Plex South
12. Web Industries
13. Sabert
14. Foster Park Golf Course
15. Fox Island County Park
16. Heidelberg Materials Quarry
17. BAE Systems
18. Fort Wayne Metals
19. Amazon Fulfillment
20. Fort Wayne International Airport (FWA)
 - Recent expansion & nearby commercial developments

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PROPERTY INFORMATION

Address	3200 Block of Ardmore Ave
City, State, Zip	Fort Wayne, IN 46802
County	Allen
Township	Wayne
Parcel Number	02-12-17-276-001.001-074

SALE INFORMATION

Price	\$29,500/AC
Terms	Cash at close

AVAILABLE LOTS

Lot Number	Size	Rate	Total
• Entire lot	23.63	\$29,500/AC	\$697,085

SITE DATA

Site Acreage	23.63
Zoning & Description	R1 - Single-family residential
Nearest Interstate	I-69, 3 miles US 24, 2 miles
Traffic Count	17,387 VPD - Ardmore Ave

ADDITIONAL INFORMATION

- Potential development opportunity
- New water & sewer main along Ardmore Ave
- No utilities to site currently
- Within busy Ardmore Ave corridor

UTILITIES

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

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