



## Ardmore Avenue Land

3200 Ardmore Avenue  
Fort Wayne, Indiana 46802

### Land For Sale

The land site at the corner of Ardmore Avenue and Nuttman Avenue offers 23.63 AC 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 venue. Ardmore Avenue boasts high traffic counts and a fantastic location near major state roads and interstate highways, US 24 and I-69.

### Property Highlights

- 23.63 AC
- 1,209' frontage on Ardmore Avenue
- 2 miles to US 24, 3 miles to I-69
- **For sale: \$29,500/AC**



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#### BRAD STURGES

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## Excellent Location

Ardmore Avenue Land is located in Southwest Fort Wayne, Indiana. The land is located on the Ardmore Corridor, which links north and south Fort Wayne. The site has easy access to US 24, Interstate 69, and is only five miles to Fort Wayne International Airport. It is also next to Fort Wayne Sport Club, Engle Ridge Industrial Park, and Web Industries.

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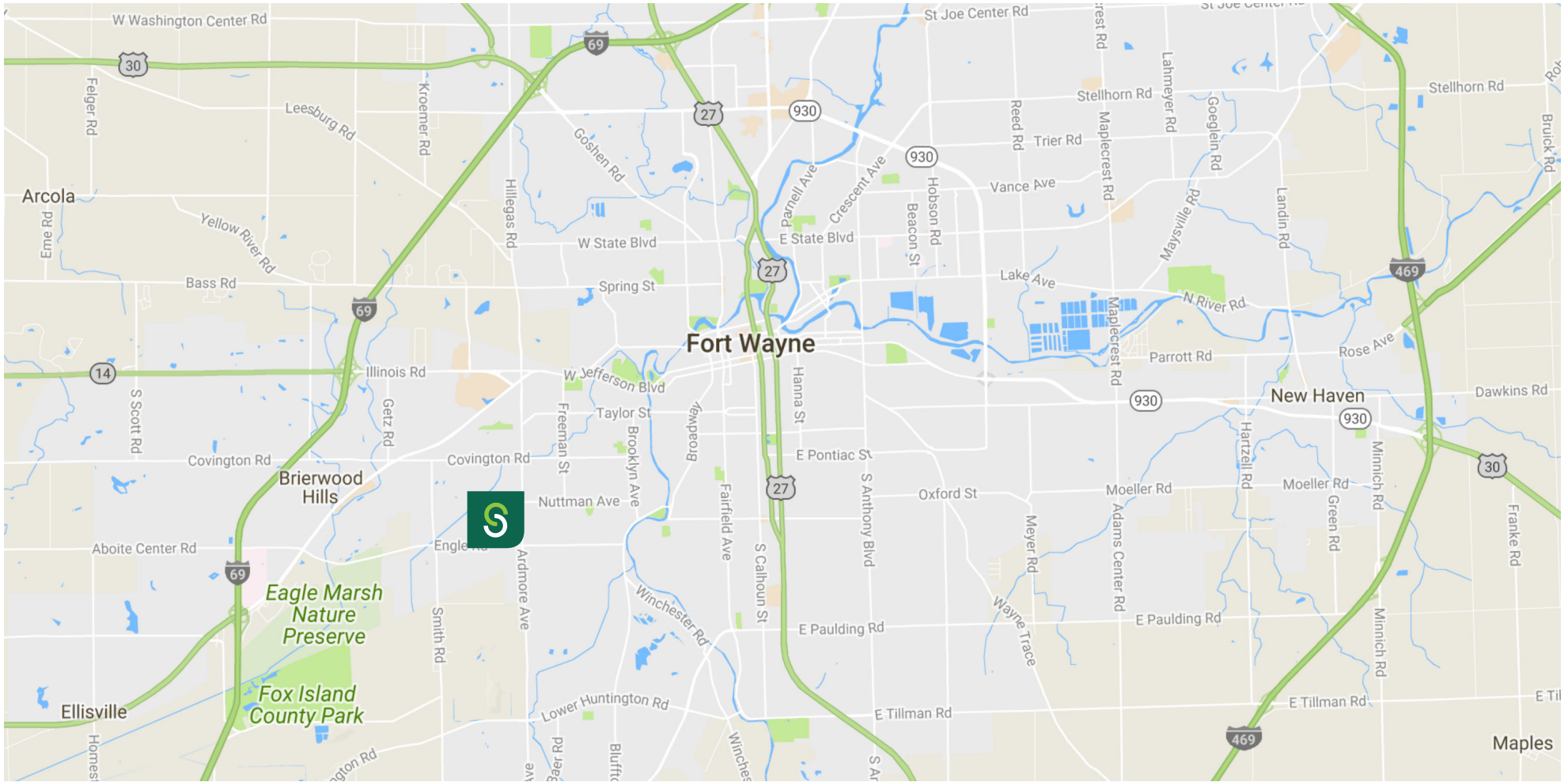
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### LAND FOR SALE

|                  |                          |
|------------------|--------------------------|
| Property Name    | Ardmore Avenue Land      |
| Address          | 3200 Ardmore Avenue      |
| City, State, Zip | Fort Wayne, IN 46802     |
| County           | Allen                    |
| Township         | Wayne                    |
| Parcel No.       | 02-12-17-276-001.001-074 |



### SALE INFORMATION

|       |                 |
|-------|-----------------|
| Price | \$29,500/AC     |
| Terms | Cash at closing |

### SITE DATA

|                      |                                |
|----------------------|--------------------------------|
| Site Acreage         | 23.63                          |
| Zoning & Description | R1 - Single-Family Residential |
| Nearest Interstate   | US 24, I-69                    |
| Rail Service         | N/A                            |
| Traffic Count        | 20,100 VPD - Ardmore Avenue    |

### UTILITIES

|                        |           |
|------------------------|-----------|
| Electric Supplier      | AEP       |
| Natural Gas Provider   | NIPSCO    |
| Water & Sewer Provider | Public    |
| High Speed Data        | Available |

### AVAILABLE LOTS

| Lot Number | Size  | Rate        | Total     |
|------------|-------|-------------|-----------|
| - 1        | 23.63 | \$29,500/AC | \$697,085 |

### ADDITIONAL INFORMATION

- Potential Development Opportunity
- New water & sewer main under construction on Ardmore Avenue
- No utilities to site
- On busy Ardmore corridor

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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.

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.



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

**7** Million Visitors Annually

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

**#2** Second Largest City in Indiana



**Barry Sturges, CPM®**  
Chief Executive Officer



**Brad Sturges**  
President



**John Caffray**  
Vice President of Brokerage



**Bill Cupp**  
Senior Broker



**Neal Bowman**  
Senior Broker



**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.**

Whether you're looking for sales, leasing, investment, or property management, your venture starts with Sturges Property Group.

**260 424 8448**

**SturgesProperty.com**

## STURGES AFFILIATE COMPANIES

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



### **Sturges Property Group**

**260 424 8448**

[SturgesProperty.com](http://SturgesProperty.com)

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.



### **Nexus Technology Partners**

**260 425 2096**

[nexusfw.com](http://nexusfw.com)

Nexus Technology Partners is your company for IT Support and digital products. Services range from traditional IT Support services to digital directory boards, building card access systems, drone photography, and video security.



### **Maintenance Management**

**260 483 3123**

[MaintainFortWayne.com](http://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.



### **Sturges Development**

**260 426 9800**

[SturgesDevelopment.com](http://SturgesDevelopment.com)

Sturges Development provides comprehensive and integrated real estate development services, including land and building developments for both residential and commercial purposes.