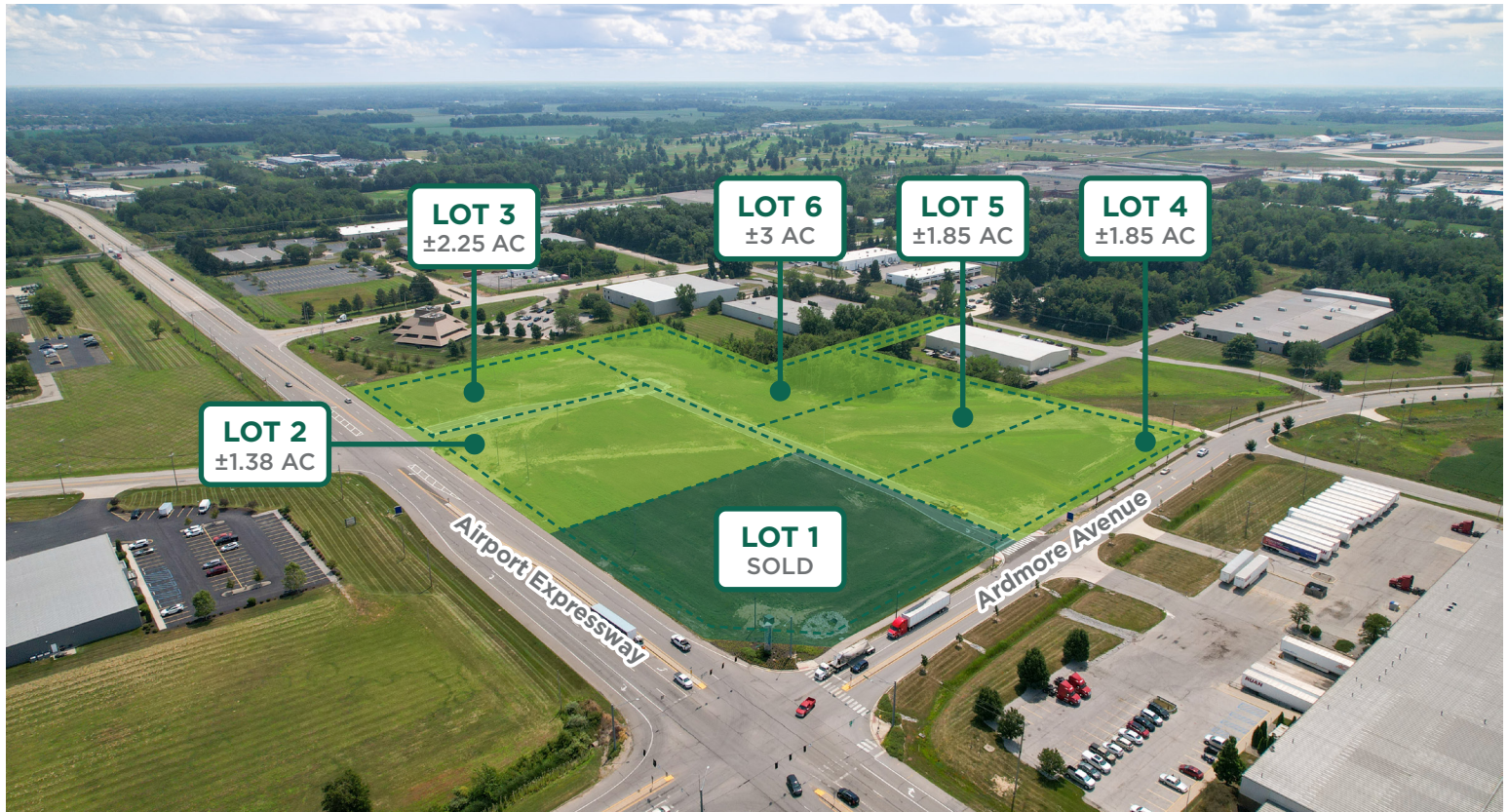




Ardmore Ave/Airport Expy Land Sites

9150 Ardmore Ave
Fort Wayne, IN 46809



Commercial Land For Sale

Development land now available at the southeast corner of Ardmore Avenue and Airport Expressway, directly north of Fort Wayne International Airport. The property is highly visible to over 20,000 vehicles per day with great access to I-69 and the surrounding southwest Fort Wayne commercial and industrial corridor. Multiple development sites are available, ranging from approximately 1.38 acres to a contiguous 11.25 acres. Parcel acreages and dimensions shown in this marketing package are approximate based on the Allen County Geographic Information System and are subject to final survey.

The property is currently zoned I2, with rezoning planned based on the purchaser's intended use. The site is well suited for a variety of commercial developments, including quick-service restaurants, convenience stores, retail centers, and other commercial uses.

Property Highlights

- ▶ Parcels ranging from ±1.38 acres to ±11.25 acres
- ▶ Ideal for QSRs, C-stores, strip centers, etc.
- ▶ Rezoning planned based on intended uses
- ▶ **FOR SALE: \$10.00 - \$15.00/SF**

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Senior Broker
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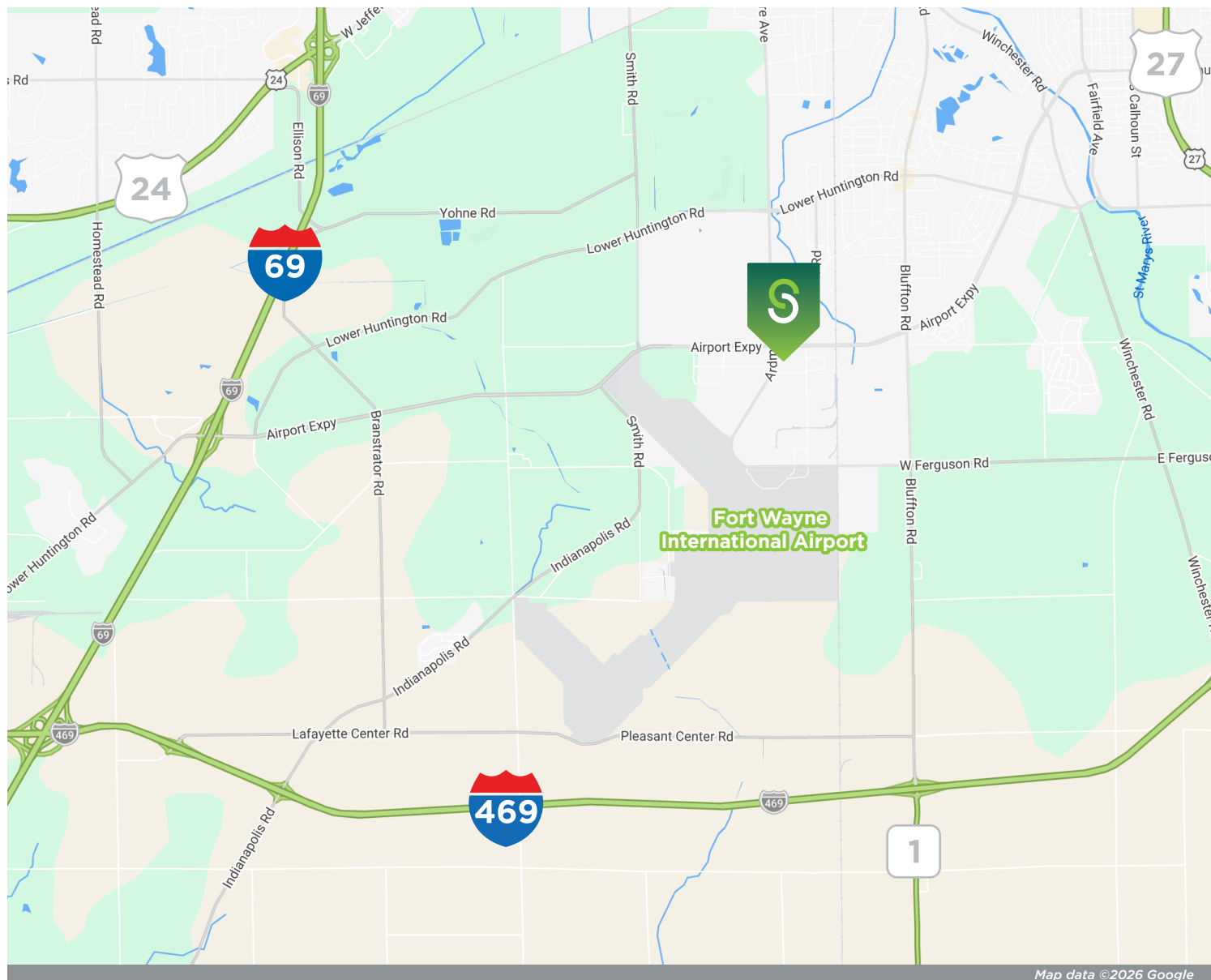
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Excellent Location

The available parcels are located along the newly constructed access road at the southeast corner of Airport Expressway and Ardmore Avenue in southwest Fort Wayne. The site offers exceptional connectivity to I-69 and the region's primary transportation network, providing convenient access throughout Fort Wayne and to surrounding markets. The property is surrounded by a well-established mix of industrial, distribution, manufacturing, and commercial users. Businesses at this location can benefit from traffic generated by airport employees, travelers, and the area's established industrial workforce.

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Site Plan



Site plan dimensions are estimated. Contact broker for details.

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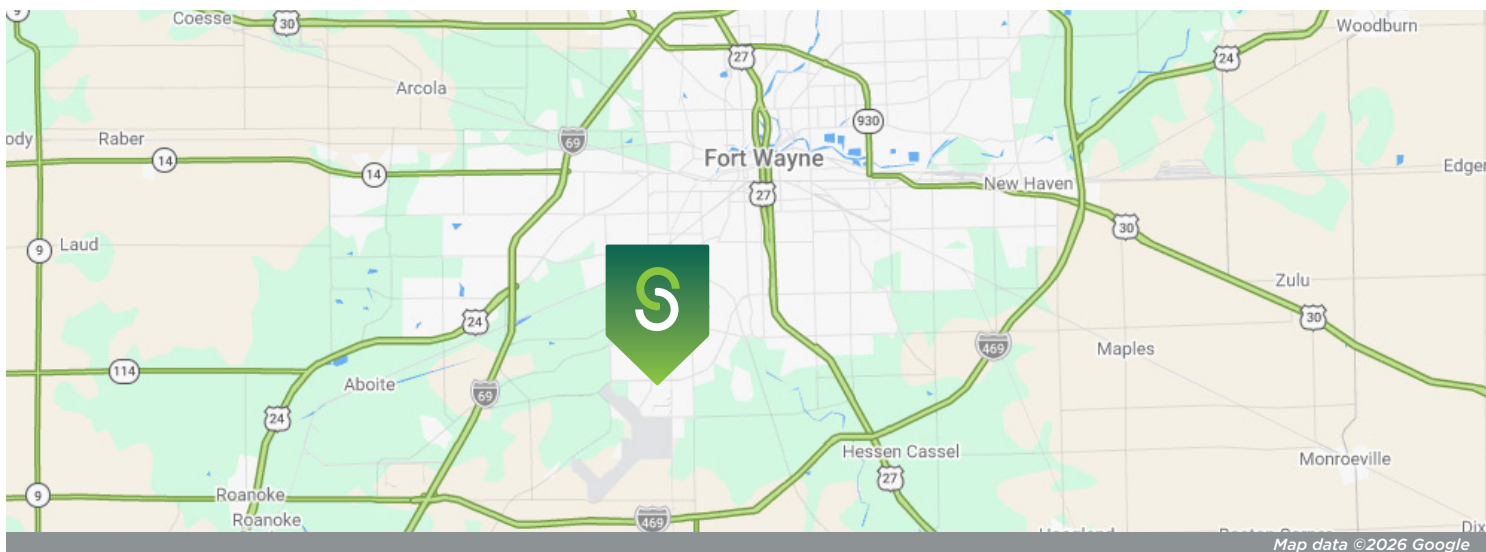
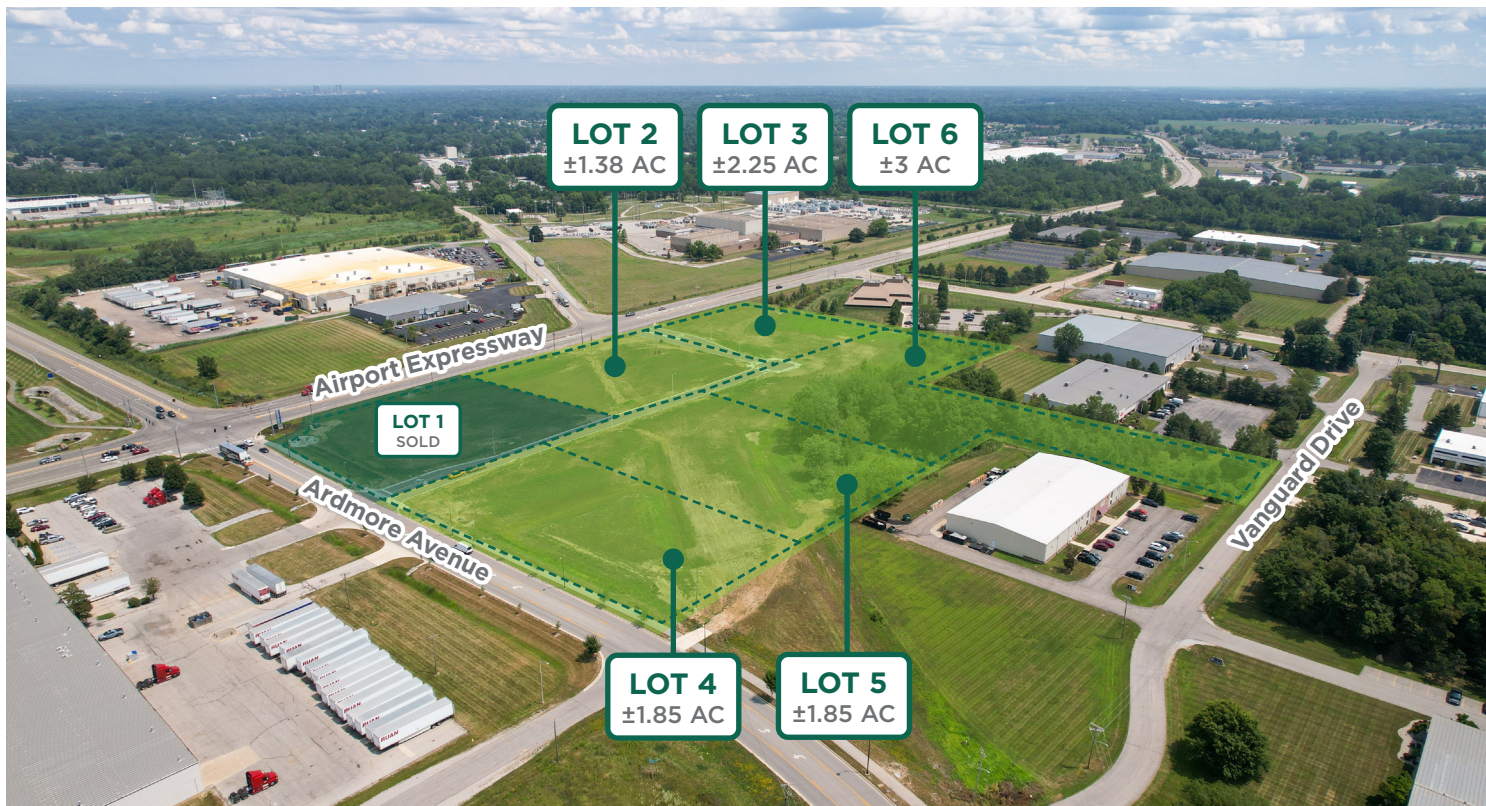
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PROPERTY INFORMATION

Address	9150 Ardmore Ave
City, State, Zip	Fort Wayne, IN 46809
County	Allen
Township	Pleasant
Parcel Number	02-17-04-101-001.000-071 02-17-04-102-002.003-071 02-17-04-102-001.000-071



SALE INFORMATION

Price	\$10.00 - 15.00/SF
Terms	Cash at close

SITE DATA

Site Acreage	±11.25 AC
Zoning & Description	I2 - Industrial (planned rezoning to commercial)
Nearest Interstate	I-69, 4.3 miles
Traffic Count	15,425 - Airport Expy 6,652 - Ardmore Ave

AVAILABLE LOTS

Lot Number	Size	Rate	Total
• Lot 2	±1.38 AC	\$15.00/SF	\$901,692.00
• Lot 3	±2.25 AC	\$15.00/SF	\$1,228,392.00
• Lot 4	±1.85 AC	\$15.00/SF	\$1,209,375.00
• Lot 5	±1.85 AC	\$15.00/SF	\$1,209,375.00
• Lot 6	±3 AC	\$10.00/SF	\$1,306,800.00

UTILITIES

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

ADDITIONAL INFORMATION

- Ideal for quick-service restaurants, convenience stores, retail strip centers, or other commercial use
- Lots can be combined based on buyer use
- Highly visible corner near Fort Wayne International Airport

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