



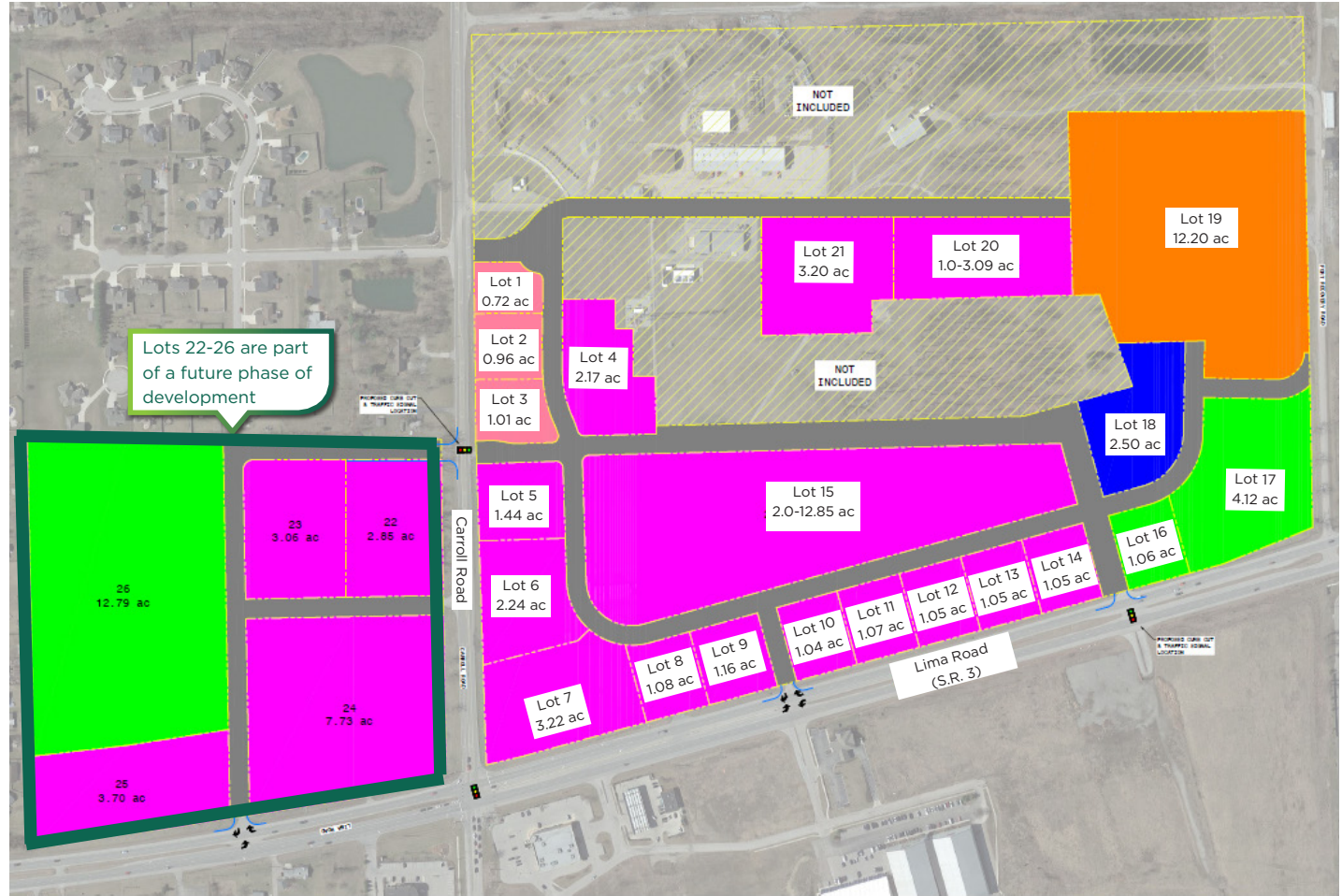
**Carroll Centre**  
 NW Corner of Carroll and Lima Rd.  
 Huntertown, Indiana 46818

**Development Opportunity**

Carroll Centre is a new planned development that consists of approximately 60 acres of land starting on the Northwest corner of Carroll Road and S.R. 3 (Lima Road). The Project is currently under development with a planned completion date for the first Phase (parcels 1-19) in Q2 of 2025. A final site plan and delivery specifications for each site will be depicted within the final purchase contract.

**Property Highlights**

- Highly visible lots with traffic counts averaging 35,000+ cars a day
- Multiple lot sizes available



**BARRY STURGES**

CEO  
 260 424 8448  
 barry.sturges@sturgespg.com

**BRAD STURGES**

President  
 260 424 8448  
 brad.sturges@sturgespg.com

**SHELBY WILSON**

Project Coordinator  
 260 424 8448  
 shelby.wilson@sturgespg.com



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## Excellent Location

Located in Huntertown, IN on the Northwest side of Allen County, this expansive 60-acre development project presents a highly visible and promising opportunity for diverse development options, including retail, office spaces, or residential projects. The strategic placement within Perry Township, renowned as one of the county's fastest-growing areas, adds to its appeal. Remarkably, Huntertown itself is experiencing a surge in residential development, with planned subdivisions offering over 1,000 single-family homes and townhomes. Additionally, with traffic counts surpassing 35,000 vehicles per day, the location enjoys exceptional visibility and accessibility, making it an ideal choice for a wide range of ventures.



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CEO  
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[barry.sturges@sturgespg.com](mailto:barry.sturges@sturgespg.com)

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President  
 260 424 8448  
[brad.sturges@sturgespg.com](mailto:brad.sturges@sturgespg.com)

### SHELBY WILSON

Project Coordinator  
 260 424 8448  
[shelby.wilson@sturgespg.com](mailto:shelby.wilson@sturgespg.com)



**Carroll Centre**  
NW Corner of Carroll and Lima Rd.  
Fort Wayne, Indiana 46818



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260 424 8448  
barry.sturges@sturgespg.com

**BRAD STURGES**

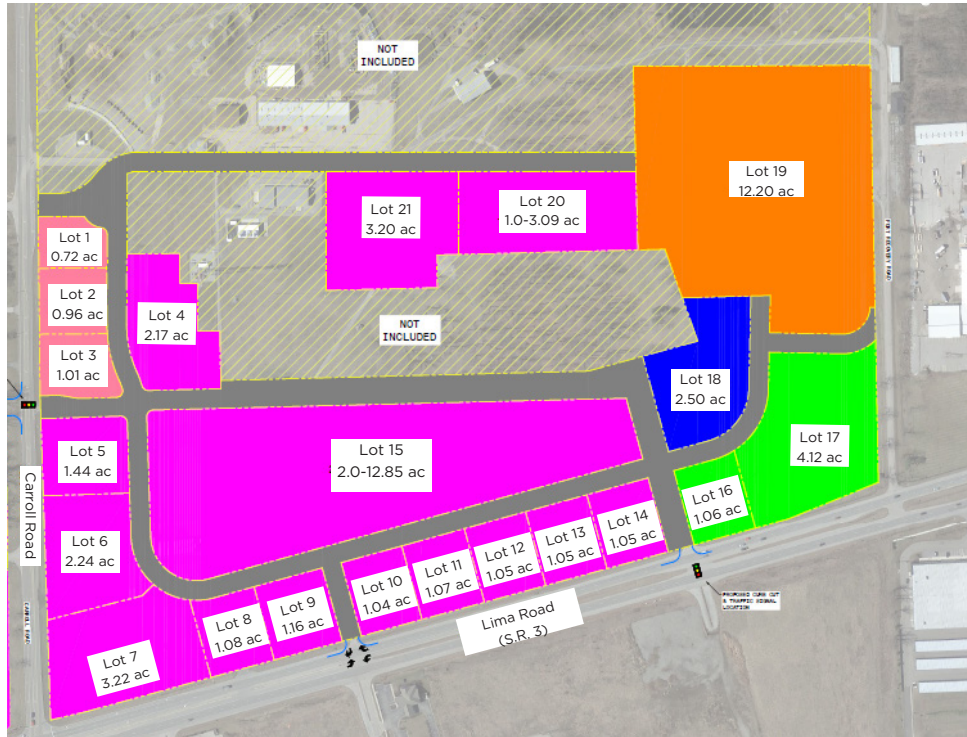
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| LOTS AVAILABLE STARTING Q2 2025 |                   |                   |   |
|---------------------------------|-------------------|-------------------|---|
| Lot Number                      | Lot Size Range    | Price PSF Range   | Lot Description / Notes   |
| #1-4                            | 0.72 AC - 2.17 AC | \$12.00 - \$16.00 | Proposed to be zoned C2, can be combined or subdivided  |
| #5-9                            | 1.08 AC - 3.22 AC | \$18.00 - \$22.00 | Proposed to be zoned C2 or C3 (allowing most automotive uses) can be combined or subdivided               |
| #10-14                          | 1.04 AC - 1.05 AC | \$17.00 - \$20.00 | Proposed to be zoned C2 or C3 (allowing most automotive uses) can be combined or subdivided               |
| #15                             | 2.0 AC - 12.85 AC | \$10.00 - \$14.00 | Proposed to be zoned C2 or NC (allowing for larger SF retail), can be combined or subdivided              |
| #16-17                          | 1.06 AC - 4.12 AC | \$14.00 - \$18.00 | Proposed to be zoned C2, can be combined or subdivided  |
| #19                             | 12.20 AC          | \$5.00 - \$7.00   | Proposed to be Planned residential (could be considered for commercial use) can be combined or subdivided |

This is a preliminary site-plan. The project is currently under development with a planned completion date for the First Phase (parcels 1-19) in Q2 of 2025. Lots will be shovel ready sites and are able to be adjusted based on size requirements. A final site plan and delivery specifications coming soon.

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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.