



Harris Centre

Southeast Corner of Coliseum Blvd & Harris Road
Fort Wayne, IN, 46808

8.35 AC of Land For Sale

The land site at the southeast corner of Coliseum Blvd and Harris Road boasts 8.35 acres of land zoned C2 - limited commercial. The entire parcel is available but can be divided to fit your business needs.

Property Highlights

- High traffic counts
 - > 26,000 VPD on W Coliseum
- Great visibility
- Less than 1/2 mile to I-69 and US 30
- **For sale: \$795,000**



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Harris Centre

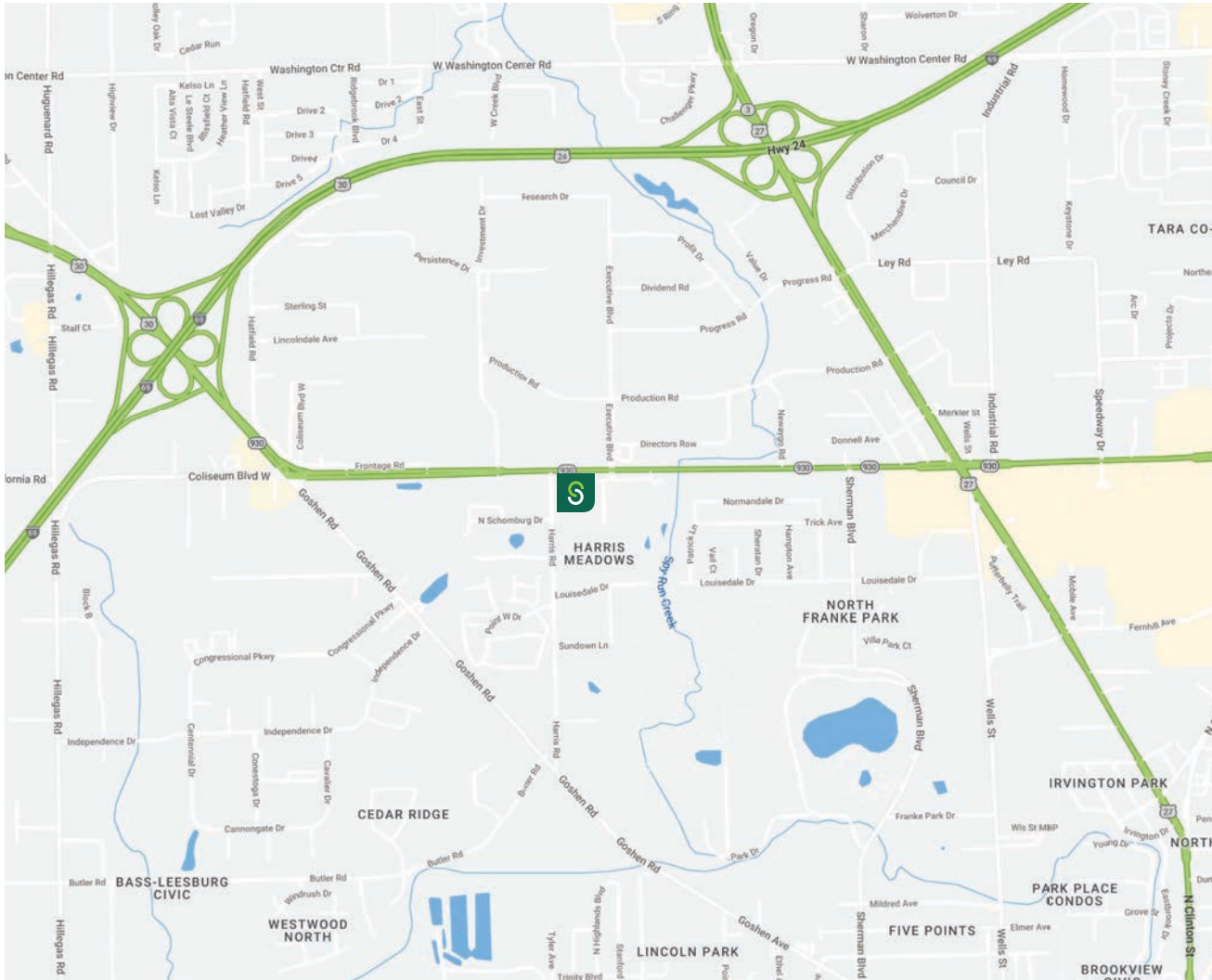
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Excellent Location

This land site boasts an excellent corner location on the southeast corner of Coliseum Boulevard and Harris Road in northwestern Allen County. Harris Centre is less than one mile from I-69, US 30, US 33, and SR 3 (Lima Road).

It is also in very close proximity to Glenbrook Square Mall as well as Northcrest Shopping Centre. Area neighboring tenants include Public Storage, A-1 Automotive, and NAPA Auto Parts. Also adjacent to Interstate Industrial Park.

This site could be perfect for a gas station or convenience store, but thanks to its zoning could be used in many different ways.



Site Plan - Contact Broker For More Details

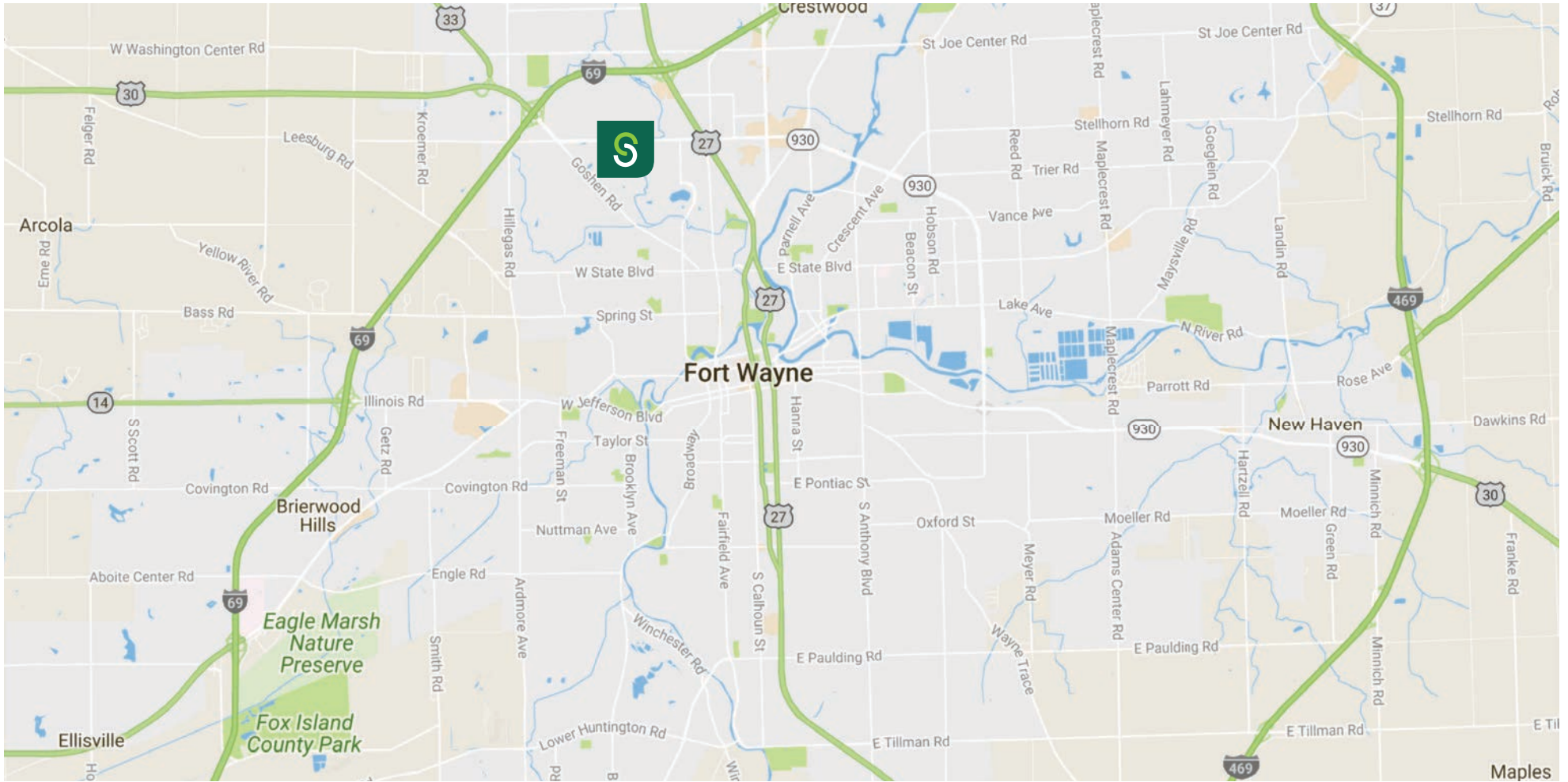
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LAND FOR SALE

Property Name	Harris Centre
Address	Coliseum Blvd & Harris Rd
City, State, Zip	Fort Wayne, IN 46808
County	Allen
Township	Washington
Parcel No.	102-07-27-126-002.000-073



SALE INFORMATION

Price	\$795,000.00
Terms	Cash at closing

SITE DATA

Site Acreage	8.35 AC
Zoning & Description	C2 - Limited Commercial
Nearest Interstate	I-69
Rail Service	N/A
Traffic Count	29,000 VPD

UTILITIES

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

AVAILABLE LOTS

Lot Number	Size	Rate	Total
- 1	8.35	\$95,209/AC	\$795,000

ADDITIONAL INFORMATION

- Owner will develop
- Located on Southeast corner of W Coliseum Blvd and Harris Rd
- Sewer lines: 15" at Coliseum Blvd & Harris Rd
- Water lines: 16" at Coliseum Blvd & Harris Rd

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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



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John Caffray
Vice President of Brokerage



Bill Cupp
Senior Broker



Neal Bowman
Senior Broker



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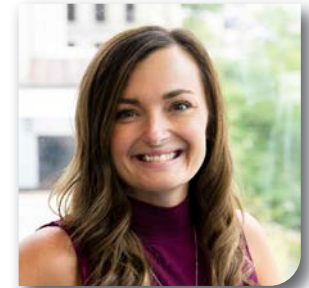
Robert Doyle
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Kevin Ellis
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Philip Hagee
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Shelby Wilson
Project Coordinator

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.

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SturgesProperty.com

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



Sturges Property Group

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