



Dupont Development

4335 E Dupont Road
Fort Wayne, IN 46825



Development Opportunity On East Dupont Road

The land site at 4335 E Dupont Road consists of 28.61 AC, which is divisible. The site has 560' of frontage along Dupont Road, providing excellent visibility. It is zoned A1 - Agricultural but can be used for retail or office

Featured Property Highlights

- Excellent visibility; 560' frontage
- Located to major retailers: Meijer & McDonald's
- Next to two I-69 interchanges
- Near two major hospitals: Parkview and Dupont
- High visibility and VPD
- Approximately 560' of frontage on Dupont Rd

BARRY STURGES

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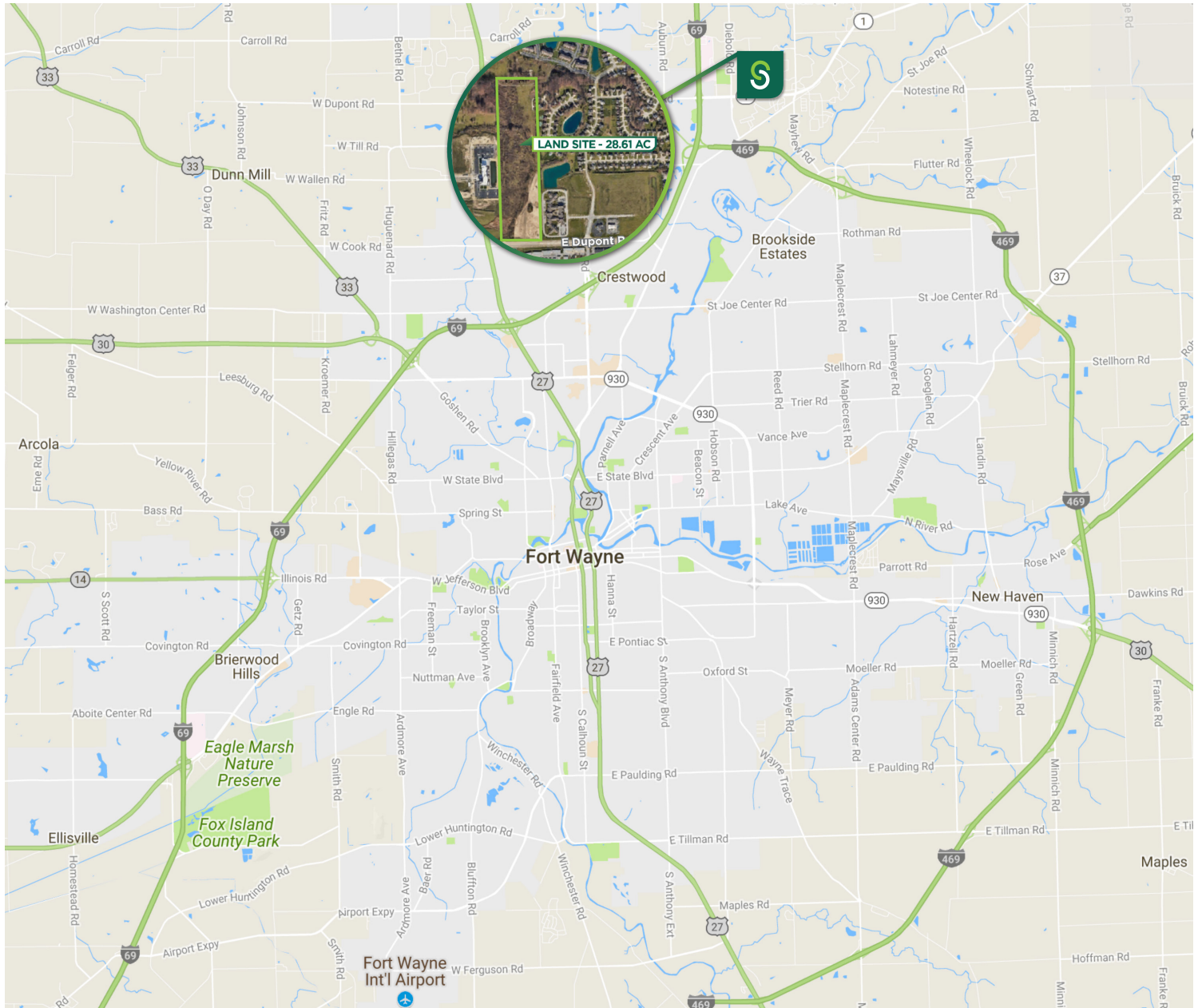
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Excellent Location

Located on the north side of Fort Wayne, this 28.61-acre parcel has high visibility that is ready for development of retail, office, or residential space. This property is adjacent to Parkview Regional Medical Center, Hilton Garden Inn & Suites, Grey Stone Health and Rehabilitation Center, and MidWest America Federal Credit Union, as well as Dupont Hospital.

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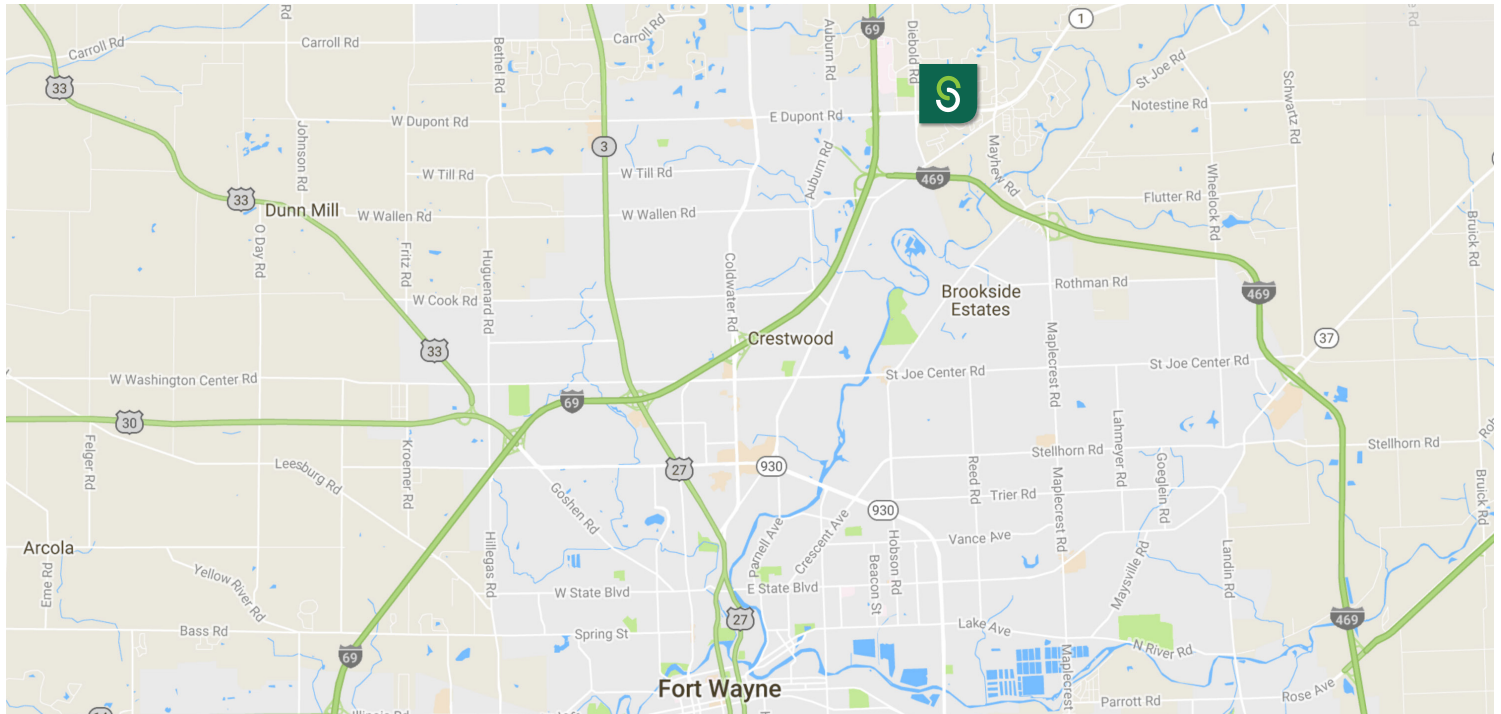
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Dupont Development

4335 E Dupont Road
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LAND FOR SALE

| | |
|-----------------------|--------------------------|
| Property Name | Dupont Development |
| Address | 4335 E Dupont Road |
| City, State, Zip | Fort Wayne, IN 46825 |
| County | Allen |
| Township | Perry |
| Parcel No. | 02-02-36-302-003.000-057 |
| 2022 Tax/Payable 2023 | \$3,064.25 |



SALE INFORMATION

| | |
|-------|-----------------|
| Price | \$5,500,000.00 |
| Terms | Cash at closing |

SITE DATA

| | |
|----------------------|-------------------------------|
| Site Acreage | 28.6 |
| Zoning & Description | Agricultural |
| Nearest Interstate | I-69 |
| Traffic Count | 73,000 VPD - I-69 & Dupont Rd |

AVAILABLE LOTS

| Lot Number | Size | Rate | Total |
|------------|----------|--------------|----------------|
| - 1 | 28.61 AC | \$192,240/AC | \$5,500,000.00 |

UTILITIES

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

ADDITIONAL INFORMATION

- Adjacent to Parkview North Campus
- High traffic counts
- Retail or office site available on north side of Fort Wayne

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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.

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 seamlessly while still preserving the rich Fort Wayne history.



7 Million Visitors Annually

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

#2 Second Largest City in Indiana

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.



Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
President



John Caffray
Vice President of Brokerage



Bill Cupp
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Neal Bowman
Senior Broker



Andrew Eckert
Broker



Robert Doyle
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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

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.



Maintenance Management
260 483 3123
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.



Nexus Technology Partners
260 425 2096
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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.



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