



Ellison Road Land

6036 & 6100 Ellison Road
Fort Wayne, IN 46804



Land For Sale On Ellison Road

The land site for sale at 6036 and 6100 Ellison Road in Fort Wayne, IN boasts a fantastic location near the I-69 and US 24 Interchange. It is zoned A3 - Agriculture, but also has potential for commercial use with its close proximity to other major retailers - Rural King, Kroger, and Walgreens, among others.

Featured Property Highlights

- 1.58 AC
- Commercial potential
- Great location at US 24/I-69 interchange
- Zoned A3 - Agriculture
- City sewer and water hookup available
- Close proximity to Fox Island County Park

NEAL BOWMAN, SIOR

Senior Broker
260 424 8448
neal.bowman@sturgespg.com

PHILIP HAGEE

Listing Manager
260 424 8448
philip.hagee@sturgespg.com



NEAL BOWMAN, SIOR
Senior Broker
260 424 8448
neal.bowman@sturgespg.com

PHILIP HAGEE
Broker Associate
260 424 8448
philip.hagee@sturgespg.com



Ellison Road Land

6036 & 6100 Ellison Road
Fort Wayne, IN 46804



© 2023 Sturges, LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

NEAL BOWMAN, SIOR

Senior Broker
260 424 8448
neal.bowman@sturgespg.com

PHILIP HAGEE

Broker Associate
260 424 8448
philip.hagee@sturgespg.com



Ellison Road Land

6036 & 6100 Ellison Road
Fort Wayne, IN 46804

LAND FOR SALE

Property Name	Ellison Road Land
Address	6036 & 6100 Ellison Road
City, State, Zip	Fort Wayne, IN 46804
County	Allen
Township	Aboite
Parcel No.	02-11-26-127-006.000-038
	02-11-26-127-001.000-038



SALE INFORMATION

Price	\$413,000.00
Terms	Cash at Closing

SITE DATA

Site Acreage	1.580
Zoning & Description	A3 - Agriculture
Nearest Interstate	0.4 miles to I-69
Nearest Rail Service	N/A

AVAILABLE LOTS

Lot Number	Size	Rate	Total
- 6039 & 6100	1.58 AC	\$6.00/SF	\$413,000

UTILITIES

Electric Supplier	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	Well Septic

ADDITIONAL INFORMATION

- 1.58 AC
- Commercial potential
- Great Location at the US 24/I-69 interchange
- City Sewer and Water Hookup Available

NEAL BOWMAN, SIOR

Senior Broker
260 424 8448
neal.bowman@sturgespg.com

PHILIP HAGEE

Broker Associate
260 424 8448
philip.hagee@sturgespg.com

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
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

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
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.



Sturges Development
260 426 9800
SturgesDevelopment.com

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