



Rare Urban Development Opportunity

3140 Fairfield Avenue
Fort Wayne, IN 46807



LAND SITE
9.49 AC

Fairfield Ave

Prime Urban Development Land For Sale

Rare opportunity to acquire 9.49 contiguous acres in the center of Fort Wayne's established urban core. Large infill development sites of this size are notably scarce. This property is well-positioned for a wide range of residential, mixed-use, commercial, institutional, or community-oriented development opportunities.

The site is zoned R2 and C2, which provides flexibility for a variety of development concepts. All major public utilities are available to the site.

Property Highlights

- ▶ 9.49 contiguous acres
- ▶ Located within a HUD Qualified Census Tract
- ▶ Direct frontage on a Citilink bus route
- ▶ Surrounded by an established residential area
- ▶ Ideal for multifamily, affordable housing, senior housing, mixed-use, or commercial development
- ▶ **FOR SALE: \$1,300,000**

BARRY STURGES

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NEAL BOWMAN, SIOR

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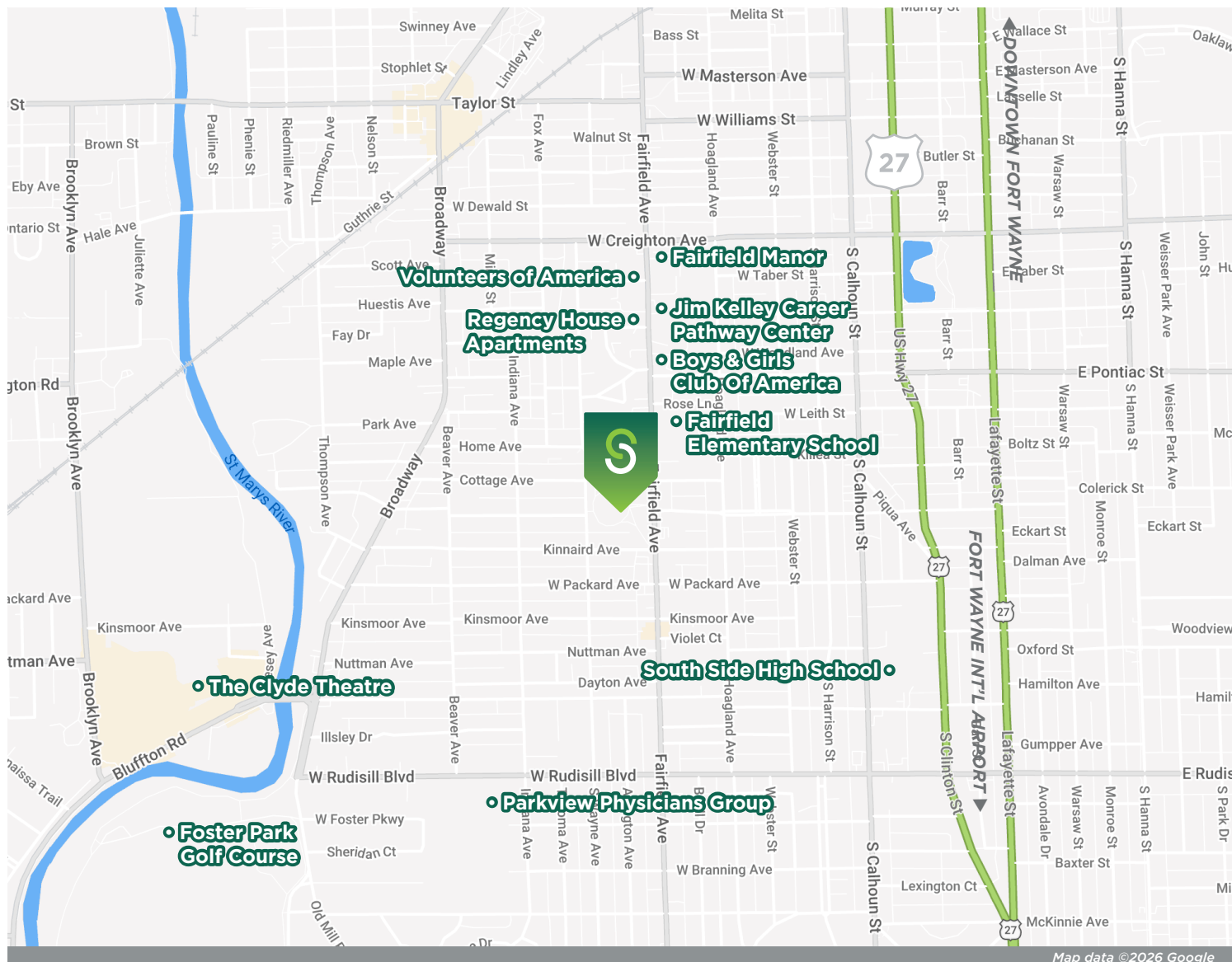
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Fantastic Location

3140 Fairfield Avenue is located approximately one mile south of Downtown Fort Wayne and has convenient access to several major employment centers, retail amenities, healthcare providers, and regional transportation corridors. The site is located directly along a Citilink bus route, which provides public transportation access for residents, employees, and visitors.

Additionally, the property is located within a HUD Qualified Census Tract (QCT), which offers developers the opportunity to pursue financing programs, tax credit allocations, and other incentives available for qualifying projects.

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Site Plan - 9.49 AC



Site plan dimensions are estimated. Contact Broker for details.

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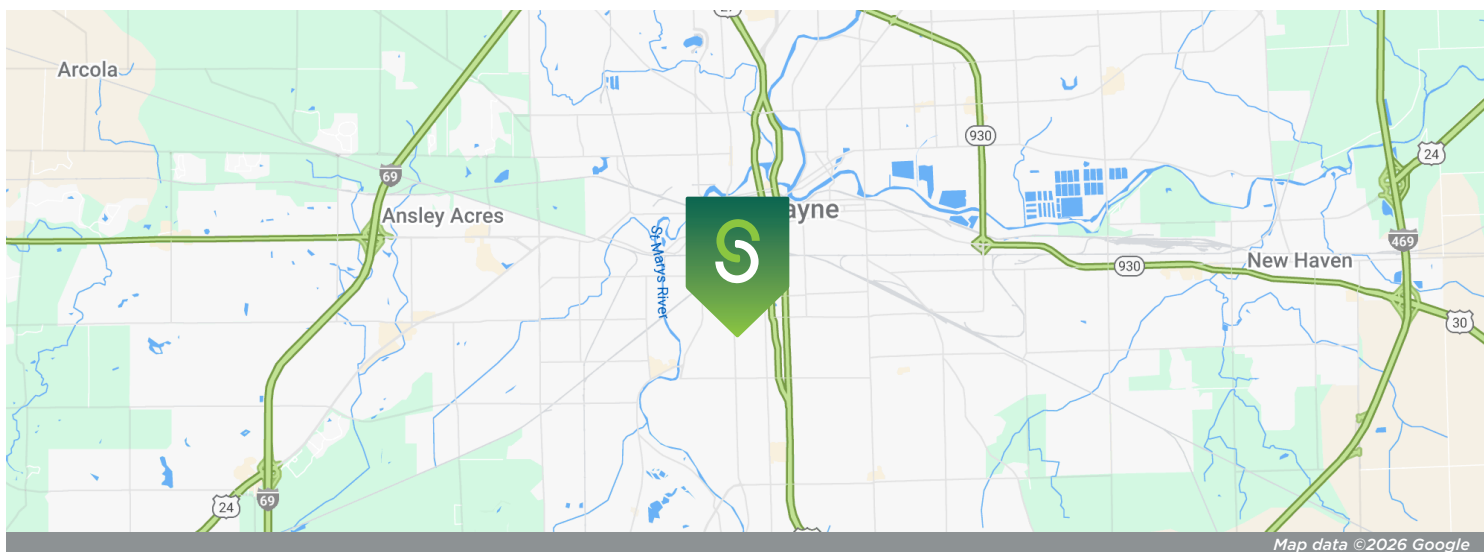
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PROPERTY INFORMATION

Address	3140 Fairfield Ave
City, State, Zip	Fort Wayne, IN 46807
County	Allen
Township	Wayne
Parcel Number	02-12-14-129-003.001-074
2025 Tax/Payable 2026	N/A (Owned by non-profit)



SALE INFORMATION

Price	\$1,300,000
Terms	Cash at close

ADDITIONAL INFORMATION

- 9.49 AC
- Rare large-scale urban infill opportunity
- Located within HUD QCT
- Direct frontage on Citilink bus route

SITE DATA

Site Acreage	9.49 AC
Zoning & Description	R2 - Residential & C2 - General Commercial
Nearest Interstate	I-69 - 5 miles
Traffic Count	9,869 VPD - Fairfield Ave

UTILITIES

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

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