



Neighbor Drive Multifamily Site

6400 Neighbor Drive
Fort Wayne, Indiana 46835



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Property Highlights

Neighbor Drive Multifamily Land is in Northeast Fort Wayne, Indiana. This 6.22-acre land site is zoned RP - Planned Residential, and positioned well for multifamily, townhomes, apartments, or a retirement community development. Rooftops surround the land, as well as shopping, hospitals, and restaurants. The property adjoins to Parkview Addition, and is located across the street from Shoaff Park Golf Course and Riverbend Complex. Easy access to Interstate 69 and Interstate I-469.

- 6.22 AC
- Opportunity for Residential Development
- Zoned RP - Planned Residential
- North of St. Joe Center Road and East of St. Joe Road
- Utilities Near the Site
- Planned Developments Nearby
- Easy access to major interstates I-469 & I-69, shopping, hospitals, and restaurants.
- **FOR SALE: \$299,900**

JOHN CAFFRAY

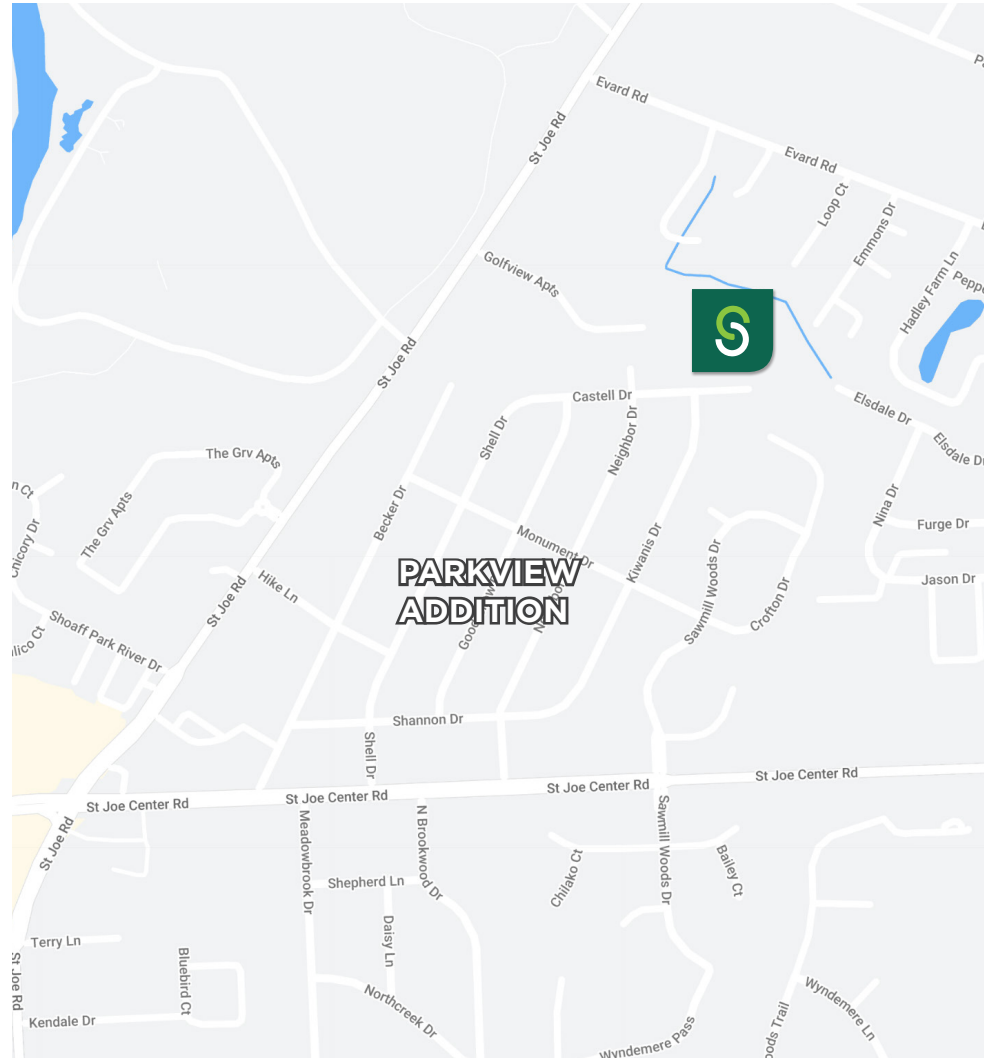
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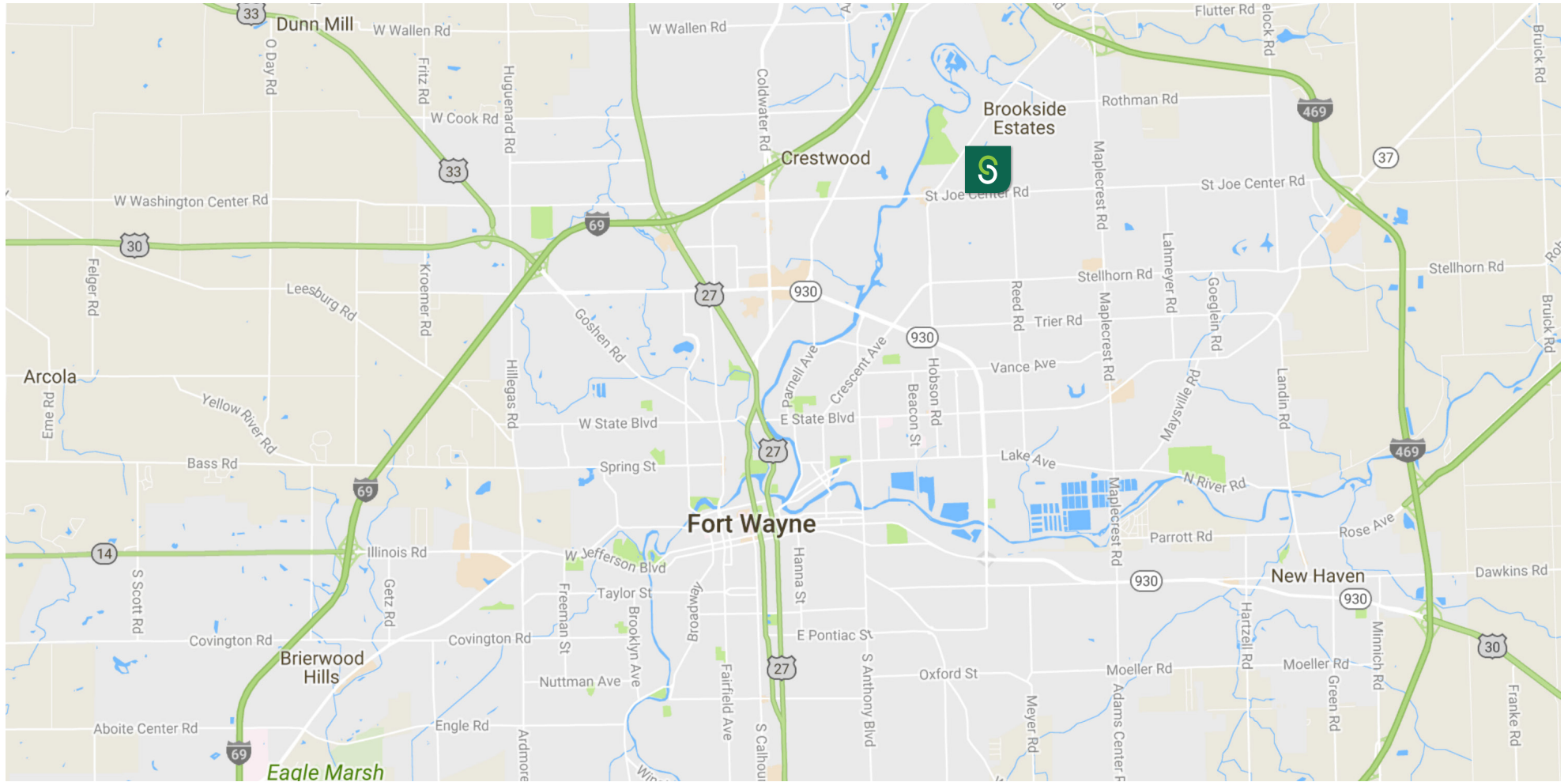
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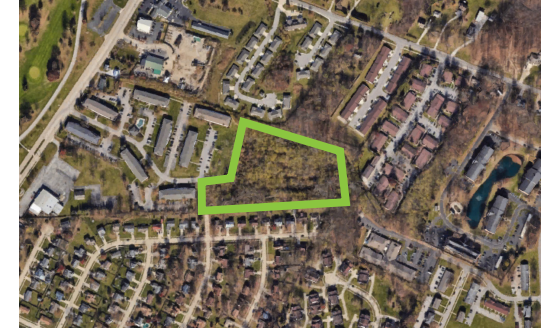


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LAND FOR SALE

Property Name	Neighbor Drive Multifamily Site
Address	6400 Neighbor Drive
City, State, Zip	Fort Wayne, IN 46835
County	Allen
Township	St. Joseph
Parcel No.	02-08-17-402-001.000-072
2022 Tax/Payable 2023	\$1,598.94



SALE INFORMATION

Price	\$299,900.00
Terms	Cash at Closing

SITE DATA

Site Acreage	6.22
Zoning & Description	RP - Planned Residential
Nearest Interstate	I-469, I-69
Rail Service	N/A
Traffic Count	10,000 VPD on St. Joe Rd at Golfview

UTILITIES

Electric Supplier	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne
High Speed Data	Available

AVAILABLE LOTS

Lot Number	Size	Total
- Entire Parcel	6.22	\$48,071

ADDITIONAL INFORMATION

- Opportunity for Residential Development
- Surrounded by Rooftops
- Utilities Near the Site
- Planned Developments Nearby

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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



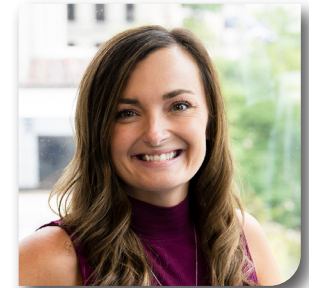
Robert Doyle
Broker



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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

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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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