



River City Redevelopment Site

525 Tecumseh St, et al.

Fort Wayne, IN 46803



±35 AC Redevelopment Site

Outstanding opportunity to own a highly versatile 35-acre site east of downtown Fort Wayne with over 3,000 feet of frontage on the Maumee River. The property is zoned I2 - General Industrial, and is well-suited for industrial, warehouse, manufacturing, distribution, flex, or business park development. These ten parcels include six commercial/industrial buildings and one residential building, which offer potential interim use while redevelopment plans are pursued. This property is a great opportunity for developers, investors, and owner-users seeking to expand into an active area of Fort Wayne.

Property Highlights

- ▶ 3,000+ feet of frontage on the Maumee River
- ▶ ±35 AC across ten parcels
 - ▷ Six commercial/industrial buildings and one residential building
- ▶ East of downtown Fort Wayne
- ▶ North of Indiana Tech campus
- ▶ Prime location for retail, multifamily, sports, entertainment, or other special-purpose use
- ▶ **FOR SALE: CONTACT BROKER**

NEAL BOWMAN, SIOR

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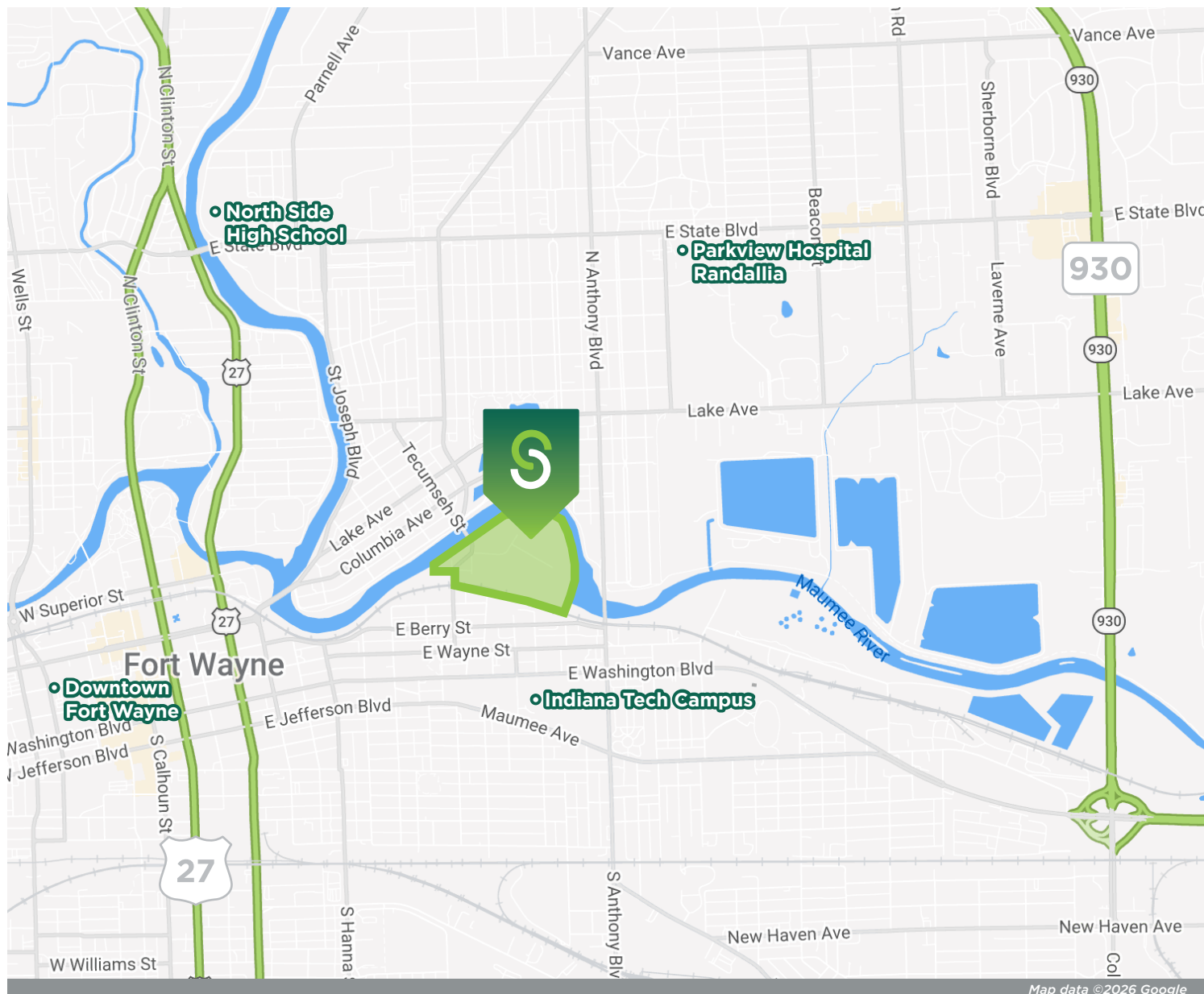
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Excellent Location

The property is located directly on the Maumee River east of downtown Fort Wayne and north of the Indiana Tech campus. It benefits from easy access to all of Fort Wayne's major corridors, most notably US 27 both north and south bound as well as SR 930/Coliseum Blvd. Developers, investors, or owner-users will benefit from the built-in customer base from nearby neighborhoods: East Central, Memorial Park, and Lakeside.

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Property Breakdown



1	1227 Herbert St	02-12-01-255-001.001-074
2	525 Tecumseh St	02-12-01-257-003.000-074
3	1300 Herbert St	02-12-01-275-005.000-074
4	1408 Griffin St	02-12-01-277-002.000-074
5	1401 Griffin St	02-12-01-276-001.000-074
6	406 River Bend Ct	02-12-01-256-002.000-074 02-12-01-254-003.000-074
7	434 & 500 Coombs St	02-12-01-253-001.000-074

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	11,607	95,775	195,737
# of Households	4,992	39,525	80,759
Avg Household Income	\$66,901	\$66,688	\$70,528

This site was the former Wayne Pump Company with seven structures. Many of the buildings need to be demolished or have extensive renovations. While the pricing guidance is based on the land value, less demolition costs, there are possibly usable buildings that offer interim use/rental income while redevelopment plans are pursued.

1. 1227 Herbert St is a 3.13-acre parcel with approximately 500 feet of frontage along the Maumee River. It includes a 1,500 SF clubhouse built in 2006, a 1,900 SF covered patio, and a 10,000 SF asphalt parking lot. The building is ADA compliant.
2. 525 Tecumseh St is comprised of 4.67 acres where Coombs, Tecumseh, and Herbert Street meet near the Tecumseh St bridge. This parcel includes an approximately 50,000 SF warehouse built in 1928, which was the former administration and office building for the Wayne Pump Company.
3. 1300 Herbert St is a 6.42-acre site with a 20,320 SF warehouse, formerly occupied by Chem Tech.
4. 1408 Griffin St consists of 12 acres with approximately 1,000 feet of frontage on the Maumee River. The structure is a 100,000 SF warehouse and is the former Wayne Pump Company site. It is currently a mixed-use entertainment site (Fair Play Volleyball) and industrial storage/yard. The Fair Play lease runs through December 2028.
5. 1401 Griffin St is 4.71 acres with approximately 800 feet of frontage on the Maumee River.
6. 406 River Bend Ct is a 2.74-acre parcel with 700 feet of frontage along the Maumee River. It includes a 2,500 SF single-family home with storage buildings.
7. 434 & 500 Coombs St is 0.75 acres with 170 feet of frontage along the Maumee. It has an 11,000 SF warehouse built in 1950.

This property is also a part of the [Southeast Strategy initiative](#)—a comprehensive plan adopted by the City of Fort Wayne in 2021 focused on reinvesting in Fort Wayne's southeast quadrant.

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Additional Photos



1227 Herbert St



1300 Herbert St and 1408 Griffin St



434 & 500 Coombs St



525 Tecumseh St



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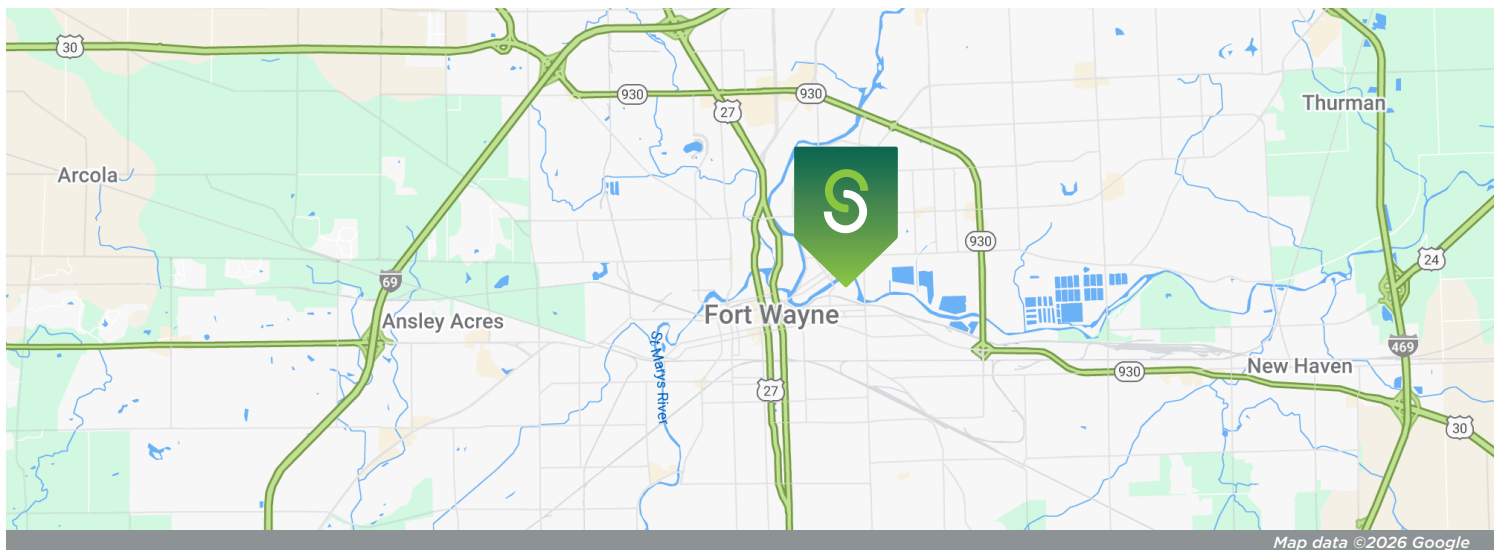
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PROPERTY INFORMATION

Address	525 Tecumseh St 434 Coombs St 500 Coombs St 1227 Herbert St 1300 Herbert St 1408 Griffin St 1401 Griffin St 406 River Bend Ct
City, State, Zip	Fort Wayne, IN 46803
County	Allen
Township	Wayne
Parcel Number	02-12-01-257-003.000-074 02-12-01-254-003.000-074 02-12-01-253-001.000-074 02-12-01-255-001.001-074 02-12-01-257-005.000-074 02-12-01-277-002.000-074 02-12-01-276-001.000-074 02-12-01-256-002.000-074 02-12-01-256-008.000-074 02-12-01-256-007.000-074
2025 Tax/Payable 2026	\$15,348.68 (total)



SITE DATA

Site Acreage	±35 acres
Zoning & Description	I2 - General Industrial
Nearest Interstate	I-69, 4 miles
Traffic Count	1,353 - Coombs St

UTILITIES

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

SALE INFORMATION

Price	Contact broker
Terms	Cash at close

ADDITIONAL INFORMATION

- 3,000' frontage on the Maumee River
- East of downtown Fort Wayne and north of Indiana Tech campus
- Ideal for investors, owner-users, or developers

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