



New Development Land

- Excellent exposure, access, and visibility
- Available lots ranging in acreage from 2.97 to 11.99 acres
- Anchored by Walmart Supercenter and Menards
- Zoned SC - Shopping Center
- VPD - 21,000 (US 27)
- Nearest Interstate - I-469
- Located within popular retail sector

Property Description

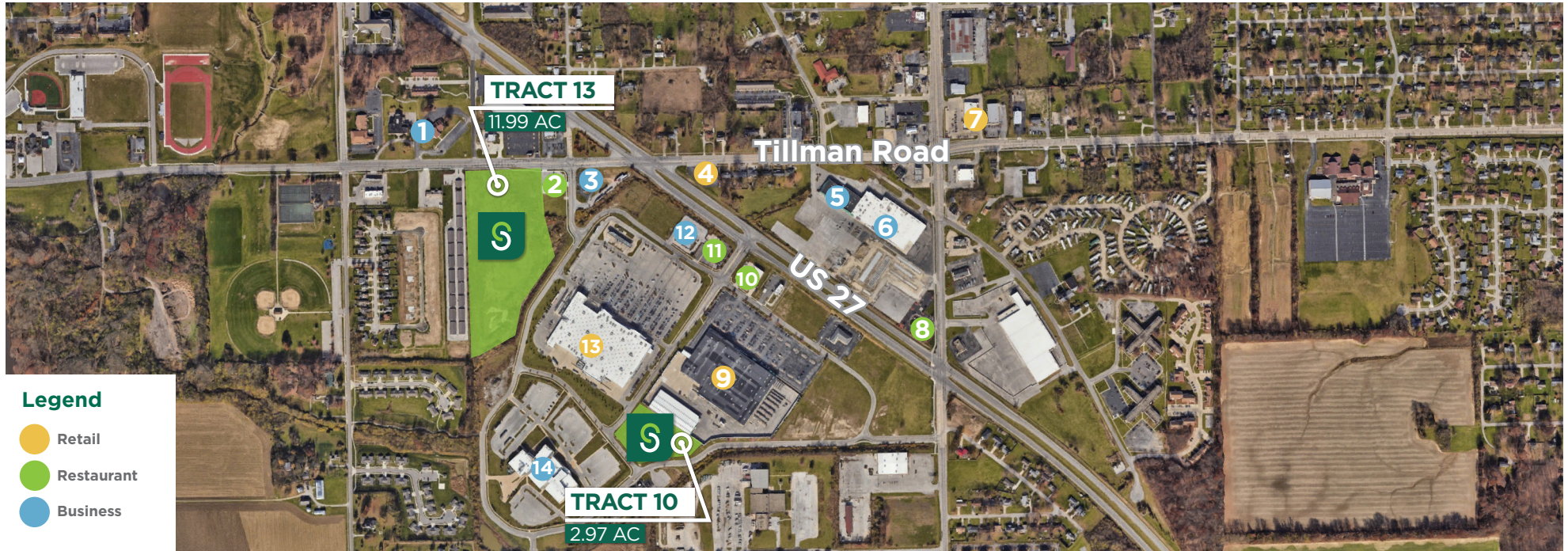
The development land on US 27 and Tillman road boasts an excellent location and great anchors of Walmart Supercenter and Menards. Tract 10 is 2.97 acres and tract 13 is 11.99 acres. Other nearby businesses include Domino's Pizza, Fifth Third Bank, Wendy's, Taco Bell, and the Public Safety Academy south of Tract 10. These land tracts are zoned SC - shopping center, and could easily be developed into a bustling retail zone.

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Legend

- Retail
- Restaurant
- Business

Excellent Location

The development land on US 27 and Tillman Road is in close proximity to these fine businesses:

- | | |
|---|---------------------------|
| 1. MidWest America Federal Credit Union | 8. McDonald's |
| 2. Domino's Pizza | 9. Menards |
| 3. Fifth Third Bank | 10. Taco Bell |
| 4. Belmont Beverage Stores | 11. Wendy's |
| 5. SmileWorks Youth Dentistry | 12. T-Mobile |
| 6. Planet Fitness | 13. Walmart Supercenter |
| 7. ALDI | 14. Public Safety Academy |

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Southtown Centre Land

US 27 & Tillman Road
Fort Wayne, Indiana 46816

Site Plan - Contact Broker for More Details



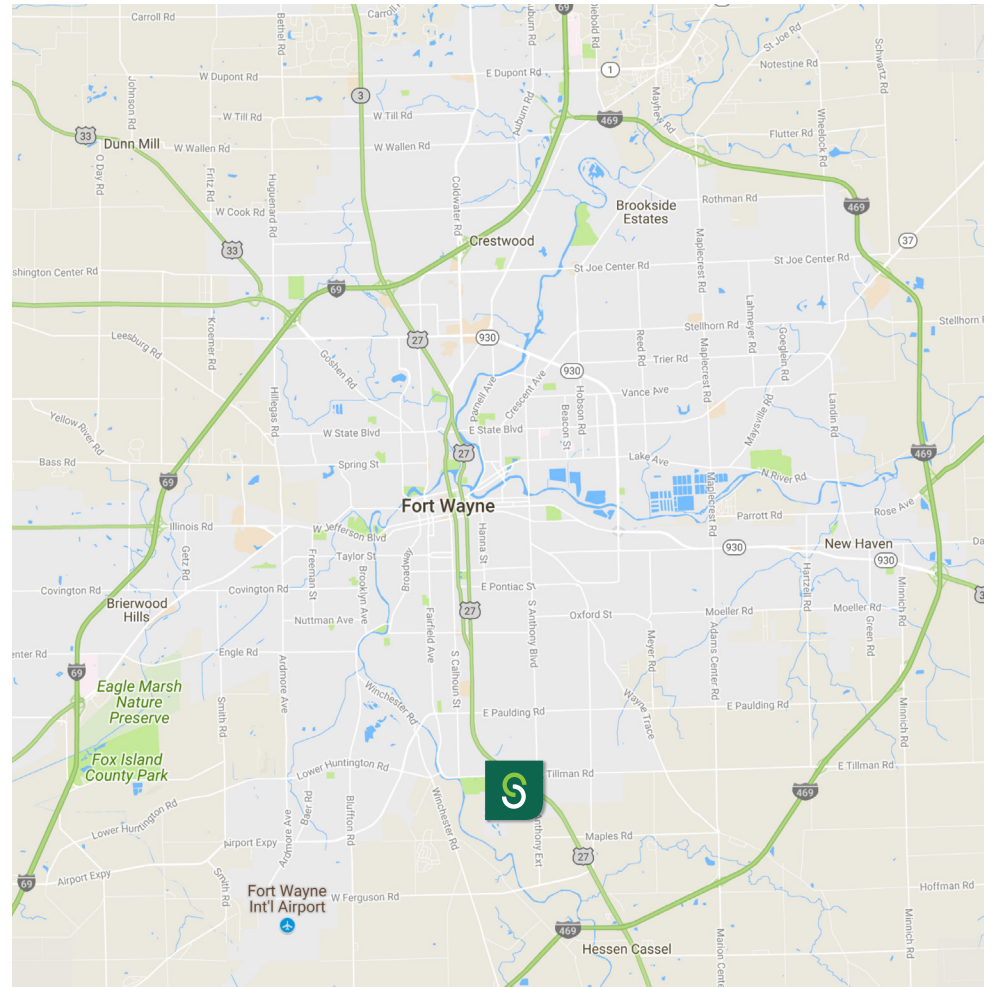
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Southtown Centre Land

US 27 & Tillman Road
Fort Wayne, Indiana 46816



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Southtown Centre Land

US 27 & Tillman Road
Fort Wayne, Indiana 46816

LAND FOR SALE

Property Name	Southtown Centre Land
Address	US 27 & Tillman Road
City, State, Zip	Fort Wayne, IN 4681
County	Allen
Township	Wayne
Parcel No.	02-12-36-203-002.000-074 02-12-36-203-002.020-074



AVAILABLE LOTS

Lot Number	Size	Rate	Total
10	2.97 AC	3.25/SF	\$430,373
13	11.99 AC	\$2.50/SF	\$1,305,711

SITE DATA

Site Acreage	1496
Zoning & Description	SC - Shopping Center
Nearest Interstate	I-469 / US 27
Traffic Count	21,000 VPD

UTILITIES

Electric Supplier	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City Utilities

ADDITIONAL INFORMATION

Tax Abatement Potential - NOTE: All tract sizes are approximate, not platted, based on preliminary site plan, until final survey. Restrictions/Exclusive Uses include, but are not limited to: 1) No business similar to Menards, which specializes in home improvements, hardware, or is a home center. 2) No cafeteria, theater, bowling alley, billiard parlor, nightclub or other place of recreation or amusement.

See broker for clarification on further restrictions.

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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



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Brad Sturges
President



John Caffray
Vice President of Brokerage



Bill Cupp
Senior Broker



Neal Bowman
Senior Broker



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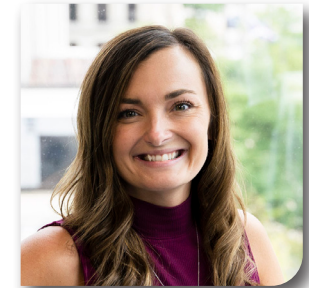
Robert Doyle
Broker



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.

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Sturges Property Group

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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.



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