



Southtown Centre Land

US 27 & Tillman Road
Fort Wayne, IN 46816



Development Land For Sale

Southtown Centre Land offers two development-ready tracts at US 27 and Tillman Road on Fort Wayne's south side, inside an established retail center anchored by Walmart Supercenter and Menards. Tract 10 is 2.97 acres and Tract 13 is 11.99 acres. Both are zoned SC (Shopping Center), which suits retail, restaurant or service users who want to be near traffic the anchors already draw. US 27 carries about 21,000 vehicles per day, and all major utilities serve the site. There may also be potential for a tax abatement.

Property Highlights

- ▶ Two tracts available: Tract 10 (2.97 AC) at \$3.25/SF and Tract 13 (11.99 AC) at \$2.50/SF
- ▶ Zoned SC (Shopping Center) in a center anchored by Walmart Supercenter and Menards
- ▶ About 21,000 VPD on US 27, with strong exposure and access
- ▶ 2.8 miles to I-469
- ▶ Utilities on site: AEP electric, NIPSCO gas, City of Fort Wayne water and sewer
- ▶ Potential for a tax abatement

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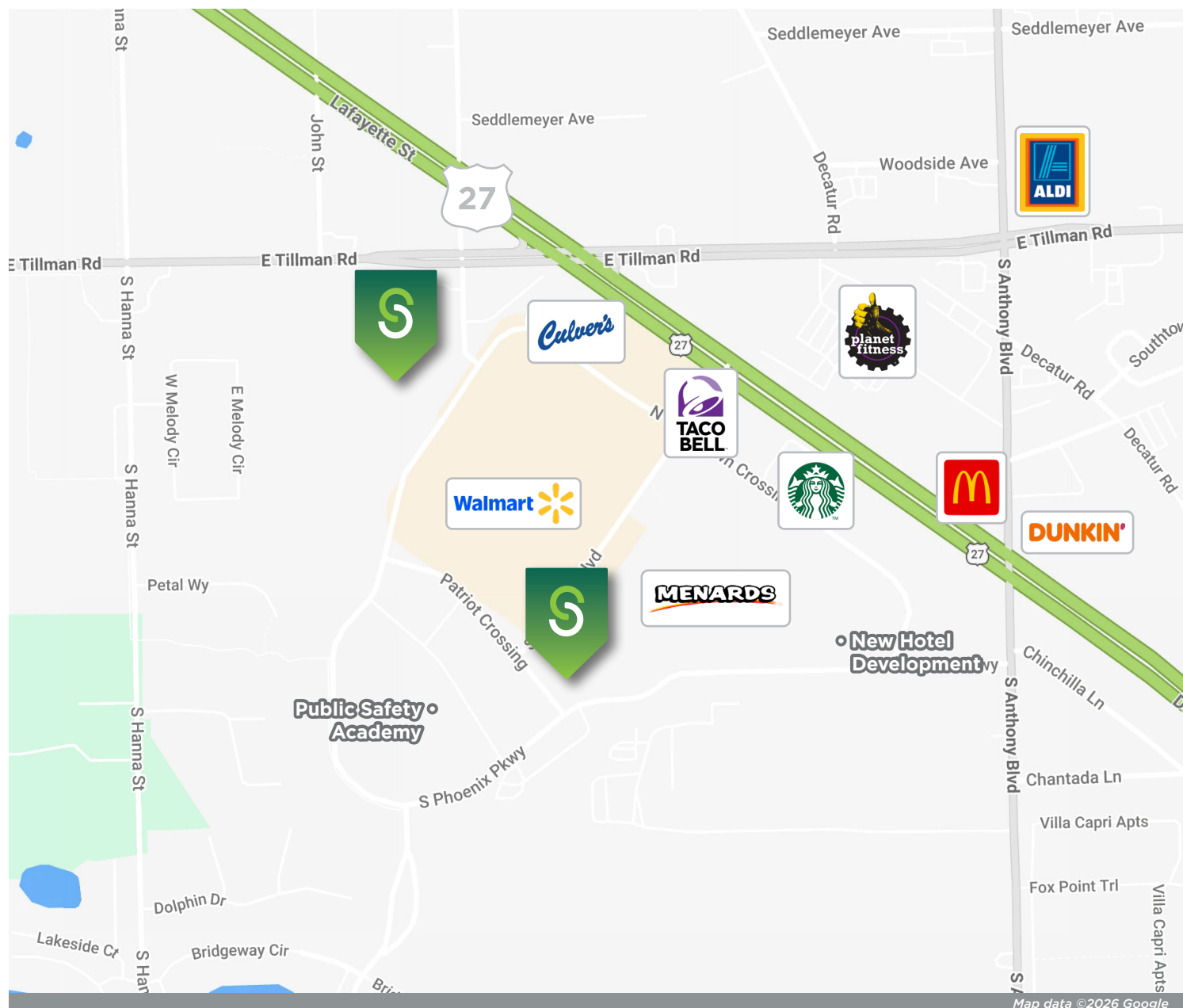
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Southtown Retail Area

The site is at US 27 and Tillman Road in a busy south Fort Wayne retail corridor. National and local businesses already operate nearby, including Walmart Supercenter, Menards, ALDI, Planet Fitness, McDonald's, Starbucks, Taco Bell, and Fifth Third Bank. The Public Safety Academy is just south of Tract 10. I-469 is 2.8 miles away, connecting the site to the rest of the metro and the region.

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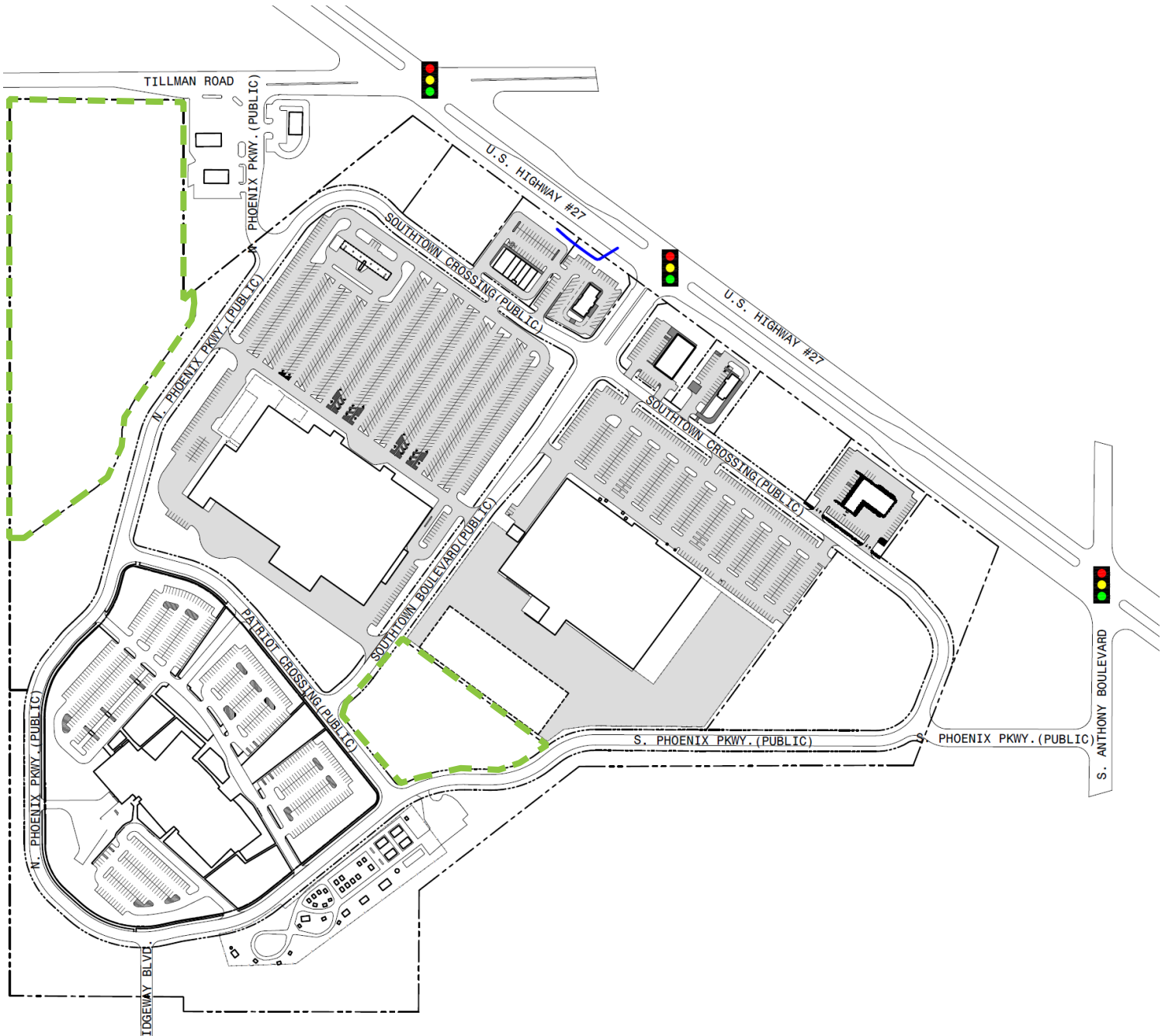


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Site Plan



Contact Broker for details.

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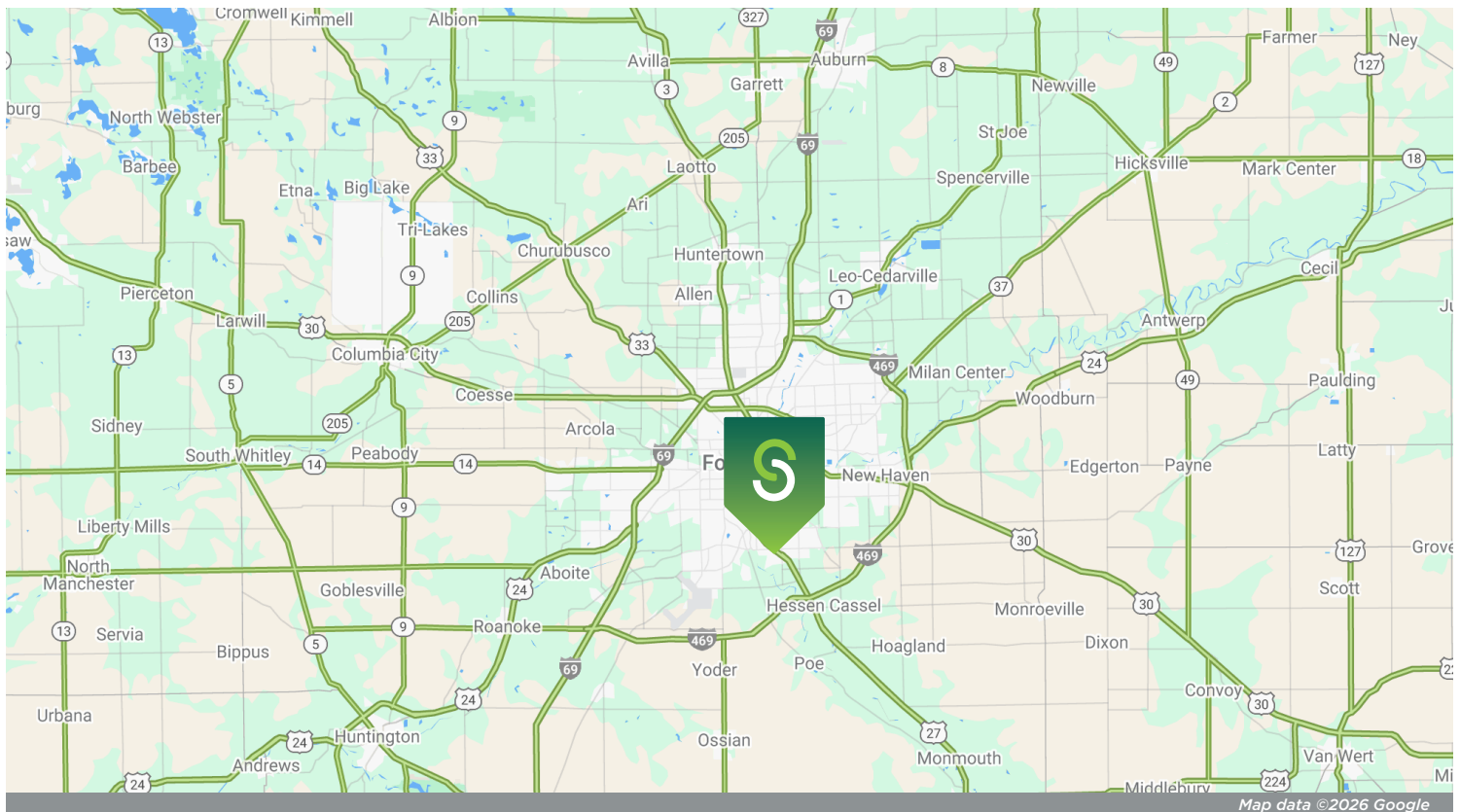
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PROPERTY INFORMATION

Address	US 27 & Tillman Road
City, State, Zip	Fort Wayne, IN 46816
County	Allen
Township	Wayne
Parcel Number	02-12-36-203-002.000-074 02-12-36-203-002.020-074
2025 Tax/Payable 2026	Exempt



SALE INFORMATION

Price	\$430,373 - \$1,305,711
Terms	Cash at close

SITE DATA

Site Acreage	14.96 AC (total)
Zoning & Description	SC - Shopping Center
Nearest Interstate	I-469, 2.8 miles
Traffic Count	21,000+ VPD (US 27)

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

UTILITIES

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

ADDITIONAL INFORMATION

- Tax abatement potential
- 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 businesses similar to Menards, which specializes in home improvements and hardware, nor any home centers, and 2) no cafeterias, theaters, bowling alleys, billiard parlors, nightclubs, or other places of recreation or amusement
- Contact Broker for clarification on further restrictions

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