STURGES PROPERTY GROUP

# Wallen Road Land

3248 Wallen Road
Fort Wayne, IN 46825

## ±1.09 AC Development Land For Sale

Land parcel for sale at the intersection of North Clinton Street and Wallen Road. This property is currently zoned R1 - Residential, but is ideal for a variety of commercial uses, including convenience store, gas station, or other auto-related uses. Any commercial use requires rezoning and municipal approval.

North Clinton Street is planned to undergo significant improvements to widen the road from two to four lanes. The project will realign the Wallen Road intersection, improving vehicle and pedestrian access. It is scheduled to begin Q3 2028.

## Property Highlights

- Ideal for convenience store or gas station use
- In the middle of a planned improvement area along North Clinton Street
- Near $180 million Villages of Arneo development and $25 million Tippmann Group headquarters
- **FOR SALE: $715,000**

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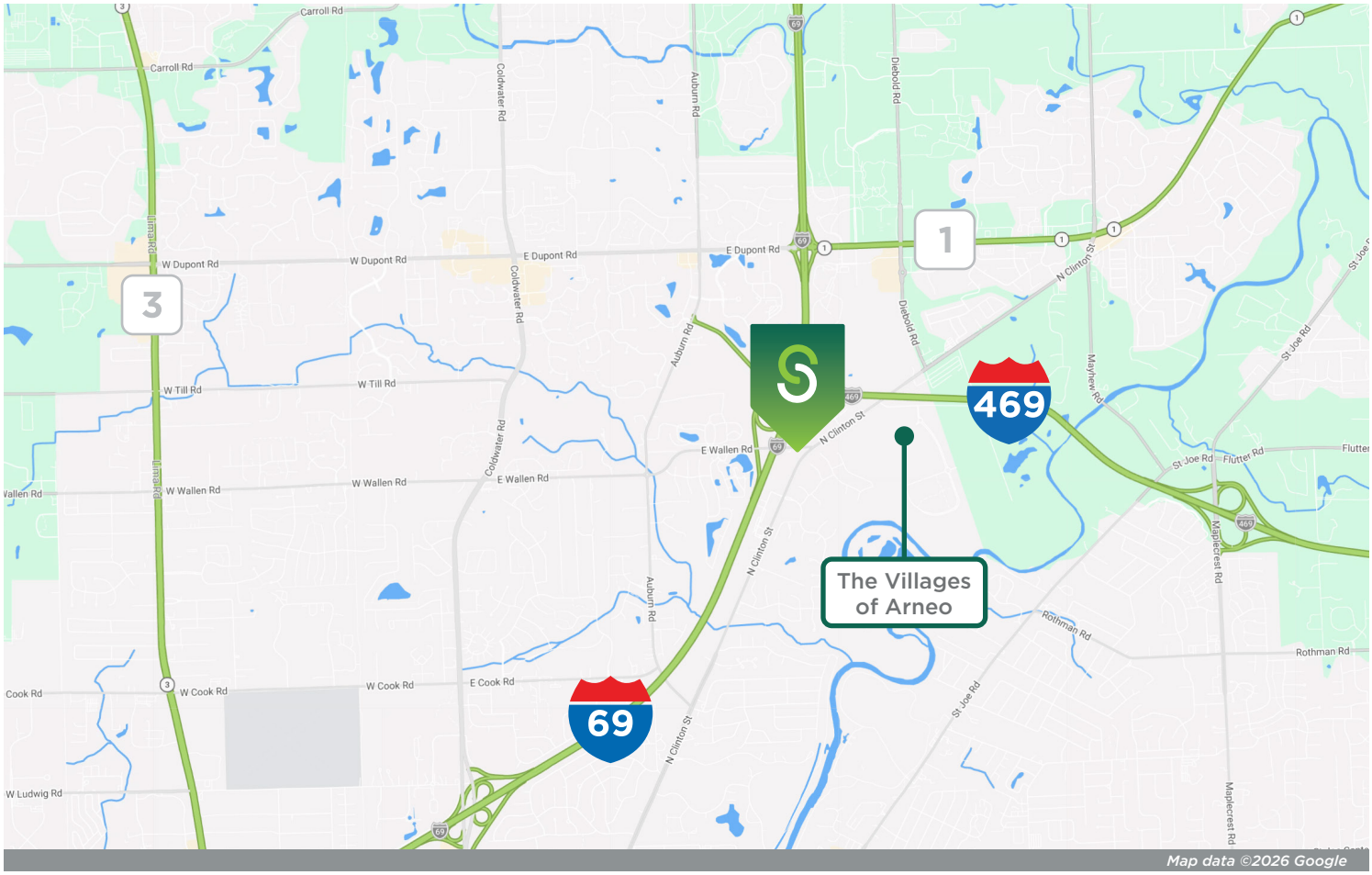


## Excellent Location

The available land parcel is located at the intersection of Wallen Road and North Clinton Street in northeast Fort Wayne, IN. North Clinton Street is planned for significant improvements to widen the road from Auburn Road to Mayhew Road from two lanes to four lanes. This will accommodate future traffic and pedestrian needs.

Northeast Fort Wayne is seeing significant growth, most notably in projects such as the Villages of Arneo development and Sidewalk Connection Phase 2. The Villages of Arneo is a $180 million mixed-use public-private development located along North Clinton Street between Brooks and Mayhew/Wallen roads, with 240 apartments, townhomes, retail spaces, and walking trails. Sidewalk Connection Phase 2 is a project to construct concrete sidewalks along both sides of North Clinton Street from Coliseum Blvd/SR 930 to St. Joe Center Road.

Also near the site is the new 47,000 SF corporate headquarters of the Tippmann Group, a large Fort Wayne-based cold storage warehousing and construction company.

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## North Clinton Street Improvements

The available site is located in the middle of Phase 1 of the Clinton Street improvements - set to begin Q3 2028. This site will subsequently be a prominent corner location with high visibility and good access as Wallen and Clinton Streets are improved.

*Courtesy of the City of Fort Wayne*

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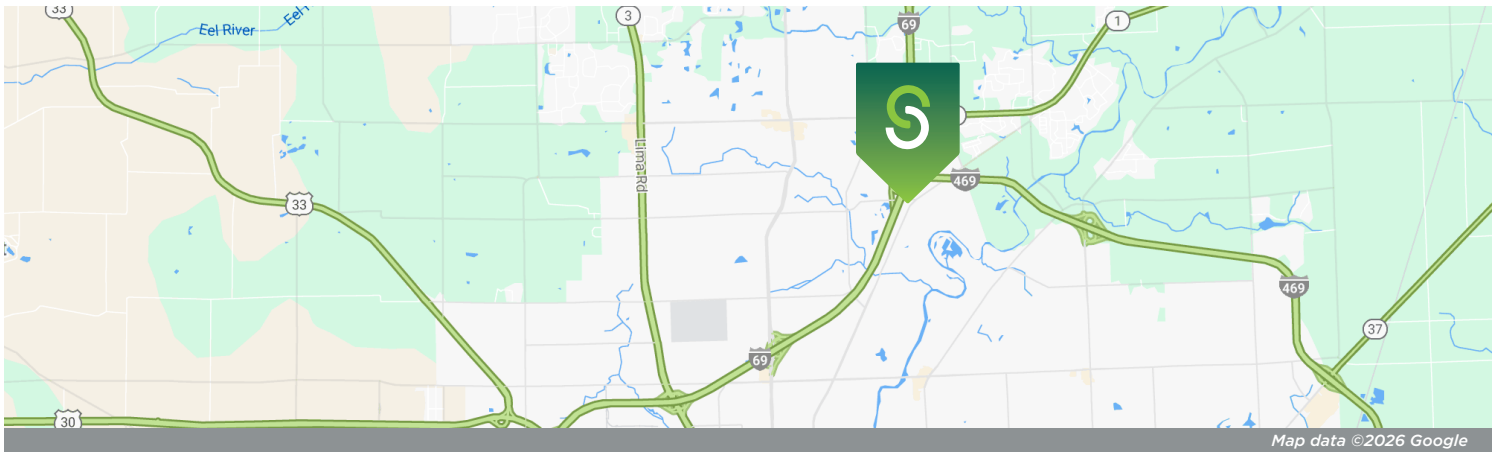


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## PROPERTY INFORMATION

| | |
|---|---|
| Address | 3248 Wallen Rd |
| City, State, Zip | Fort Wayne, IN 46825 |
| County | Allen |
| Township | Saint Joseph |
| Parcel Number | 02-08-08-101-001.000-072 |
| 2025 Tax/Payable 2026 | $939.92 |

## SALE INFORMATION

| | |
|---|---|
| Price | $715,000 |
| Terms | Cash at close |

## AVAILABLE LOTS

| Lot Number | Size | Rate | Total |
|---|---|---|---|
| • 3248 | ±1.09 AC | $655,963/AC | $715,000 |

## ADDITIONAL INFORMATION

- Land for sale at corner of N Clinton St and Wallen Rd
- Near I-69 in northeast Fort Wayne
- Ideal for gas station, convenience store, car wash, or other auto-related use

## SITE DATA

| | |
|---|---|
| Site Acreage | ±1.09 AC |
| Zoning & Description | R1 - Residential |
| Nearest Interstate | I-69, 1.8 miles |
| Traffic Count | 3,672 VPD - Wallen Rd<br>14,150 VPD - N Clinton St |

## UTILITIES

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

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