



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. The project is scheduled to begin Q3 2028.

Property Highlights

- ▶ Located at North Clinton Street and Wallen Road
- ▶ Ideal for auto-related commercial 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**

NEAL BOWMAN, SIOR

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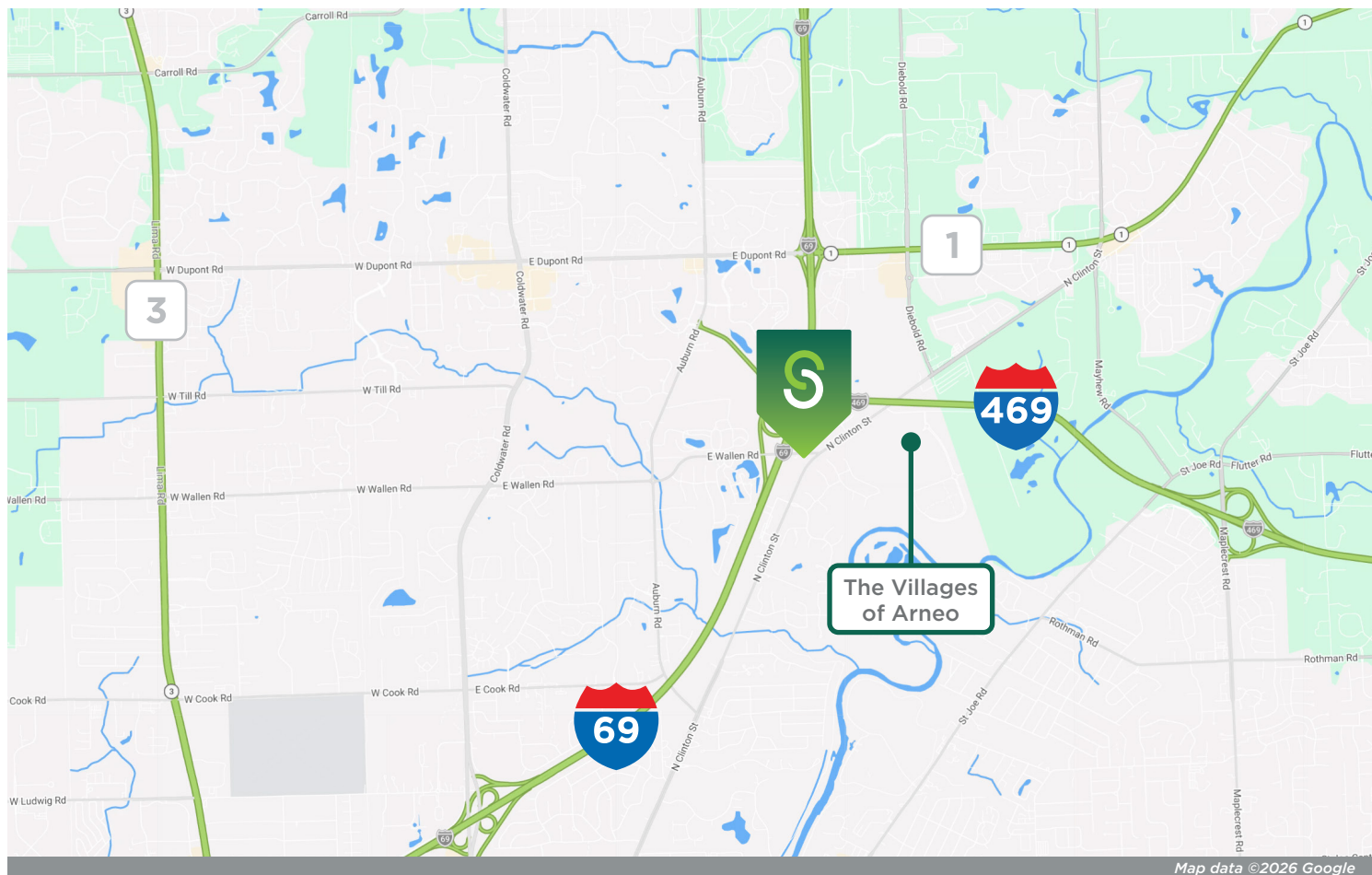
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Excellent Location

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

Phase 1, Clinton St between Riveroak Dr and Diebold Rd, is anticipated to begin with bid letting in Spring 2028 and construction expected in Fall 2028. The available site is located in the middle of Phase 1.



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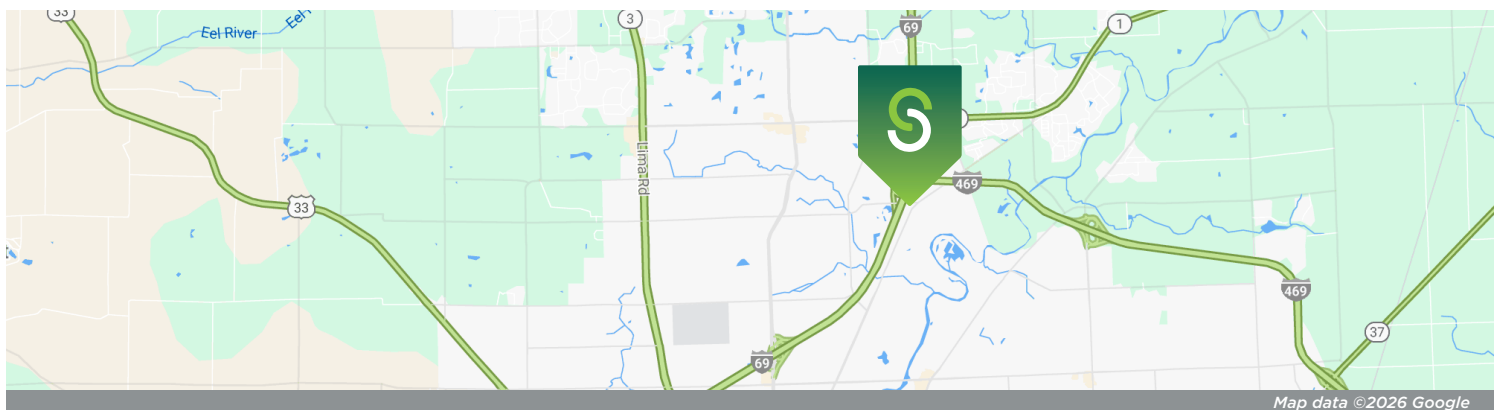
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PROPERTY INFORMATION

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 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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