

**Engle Road Land**

3600 Engle Road
Fort Wayne, IN 46804



High-Traffic Land For Sale

Land for sale near the southeast corner of Engle Road and Ardmore Avenue. This 1.26-acre parcel is zoned I1 and is ready for development. With high traffic counts and a close proximity to several major thoroughfares, this property would be ideal for a quick-service restaurant, small strip center, office building, or warehouse storage space.

Property Highlights

- ▶ 1.26 AC
- ▶ Zoned I1 - General Industrial
- ▶ High traffic counts and great visibility on Engle Road and Ardmore Avenue
- ▶ **FOR SALE: \$385,000**

NEAL BOWMAN, SIOR

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PHILIP HAGEE

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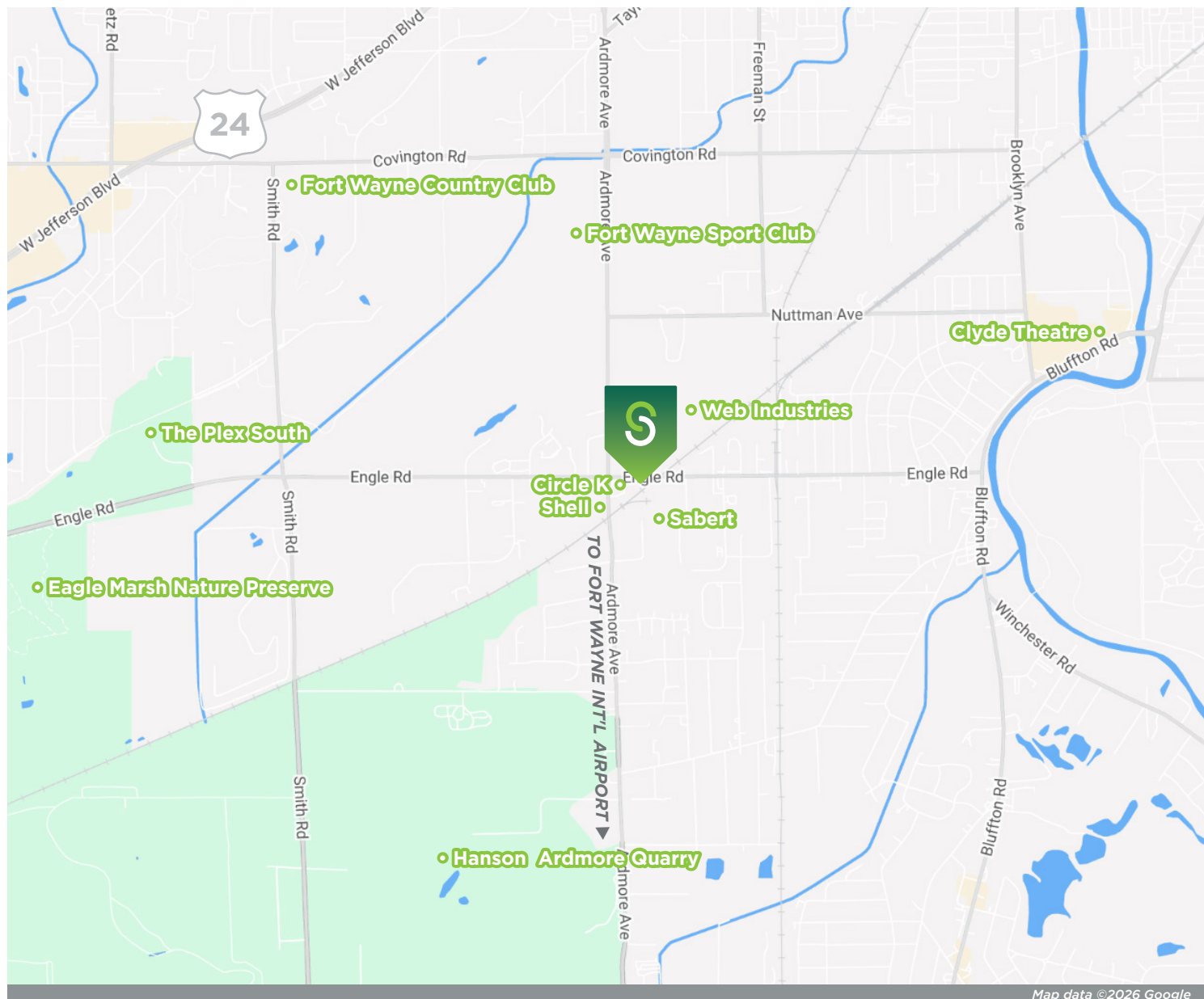
IAN SMITH

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Excellent Location

This land on Engle Road is directly adjacent to Circle K. It is a high traffic site surrounded by many large employers, such as Sabert, Web Industries, Scheerer McCulloch, Nelson Global, PPG Coating Services, and Stonhard. The site has easy access to Ardmore Avenue which leads directly to the Fort Wayne International Airport, and Engle Road leads to West Jefferson Boulevard/US 24, which also provides access to I-69, Fort Wayne's major interstate.

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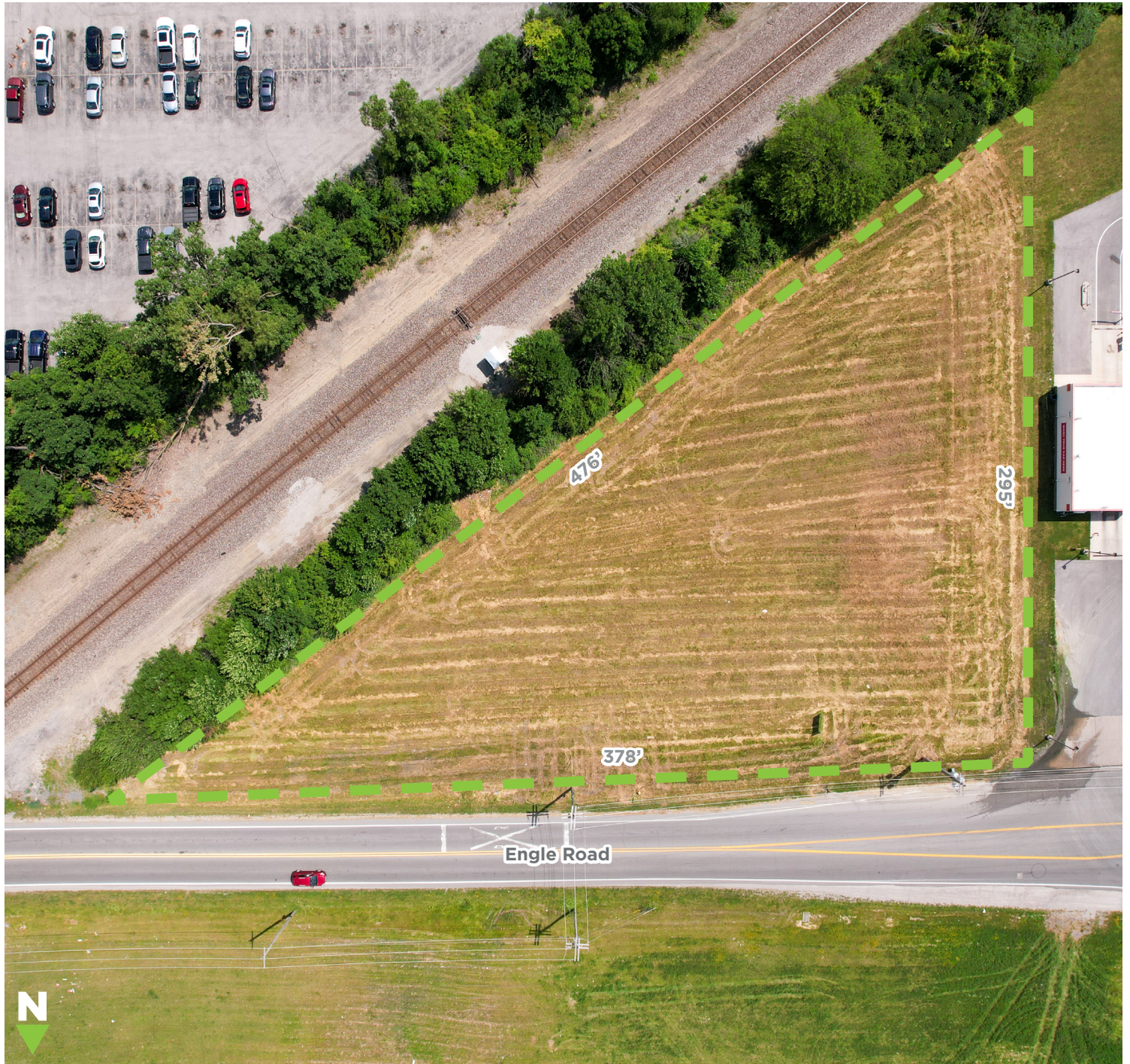
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Site Plan - 1.26 AC

Site plan dimensions are estimated. Contact Broker for details.

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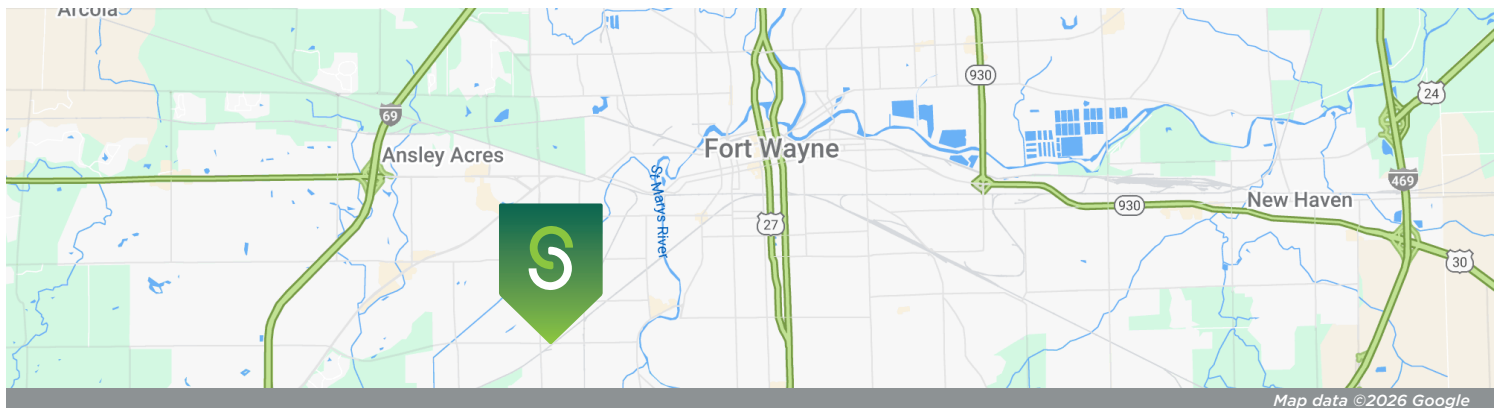
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PROPERTY INFORMATION

Address	3600 Engle Rd
City, State, Zip	Fort Wayne, IN 46804
County	Allen
Township	Wayne
Parcel Number	02-12-21-101-002.000-074
2025 Tax/Payable 2026	\$1,877.42



SALE INFORMATION

Price	\$385,000
Terms	Cash at close

ADDITIONAL INFORMATION

- Near southeast corner of Engle Rd and Ardmore Ave
- Directly adjacent to Circle K
- Easy access to Fort Wayne International Airport

SITE DATA

Site Acreage	1.26 AC
Zoning & Description	I1 - General Industrial
Nearest Interstate	I-69, 3.6 miles
Traffic Count	17,380 VPD - Ardmore Ave 12,640 VPD - Engle Rd

UTILITIES

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

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