



Meyer Rd Land

3800 Meyer Rd
Fort Wayne, IN 46806

Industrial Land For Sale

The land site for sale is at the corner of Oxford St and Meyer Rd south of New Haven. This parcel is 67.67 acres, which is divisible, and it is zoned I3 - Heavy Industrial. The location has good traffic counts and is near a popular industrial sector of Fort Wayne, close to many businesses such as Indiana Auto Auction, Service Electric, Summit Mechanical Services, Trelleborg Sealing Solutions, and Google Data Center.

Property Highlights

- ▶ +/- 67 AC - divisible
- ▶ Easy access to I-469 and SR 930
 - ▷ 18,000 VPD I-469
 - 8,000 VPD Meyer Rd
 - 6,200 VPD Moeller Rd
- ▶ **For Sale: \$35,000/AC**



BARRY STURGES

CEO
260 424 8448
barry.sturges@sturgespg.com

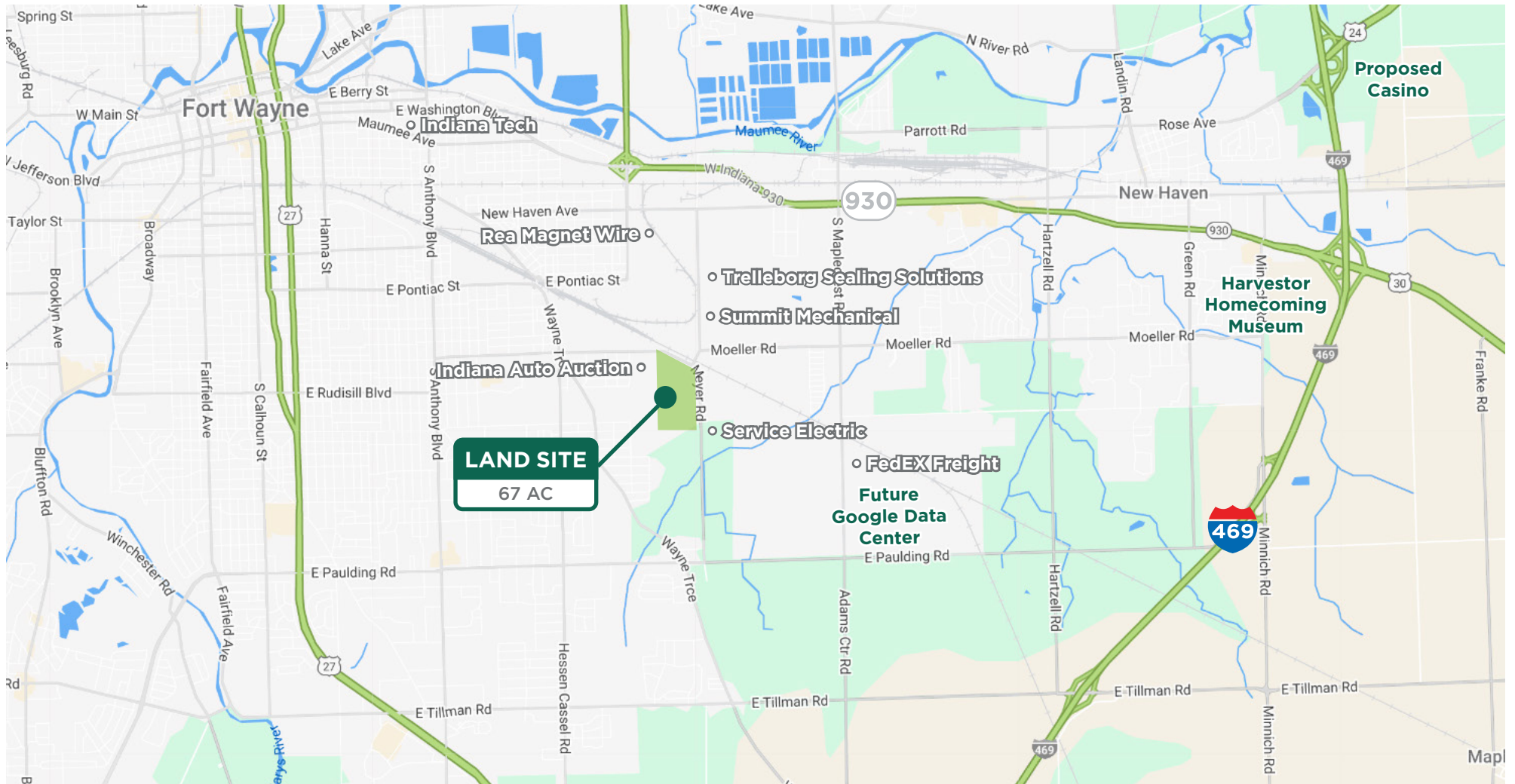
JOHN CAFFRAY

Vice President of Brokerage
260 424 8448
john.caffray@sturgespg.com



Meyer Rd Land

3800 Meyer Rd
Fort Wayne, IN 46806



BARRY STURGES

CEO
260 424 8448
barry.sturges@sturgespg.com

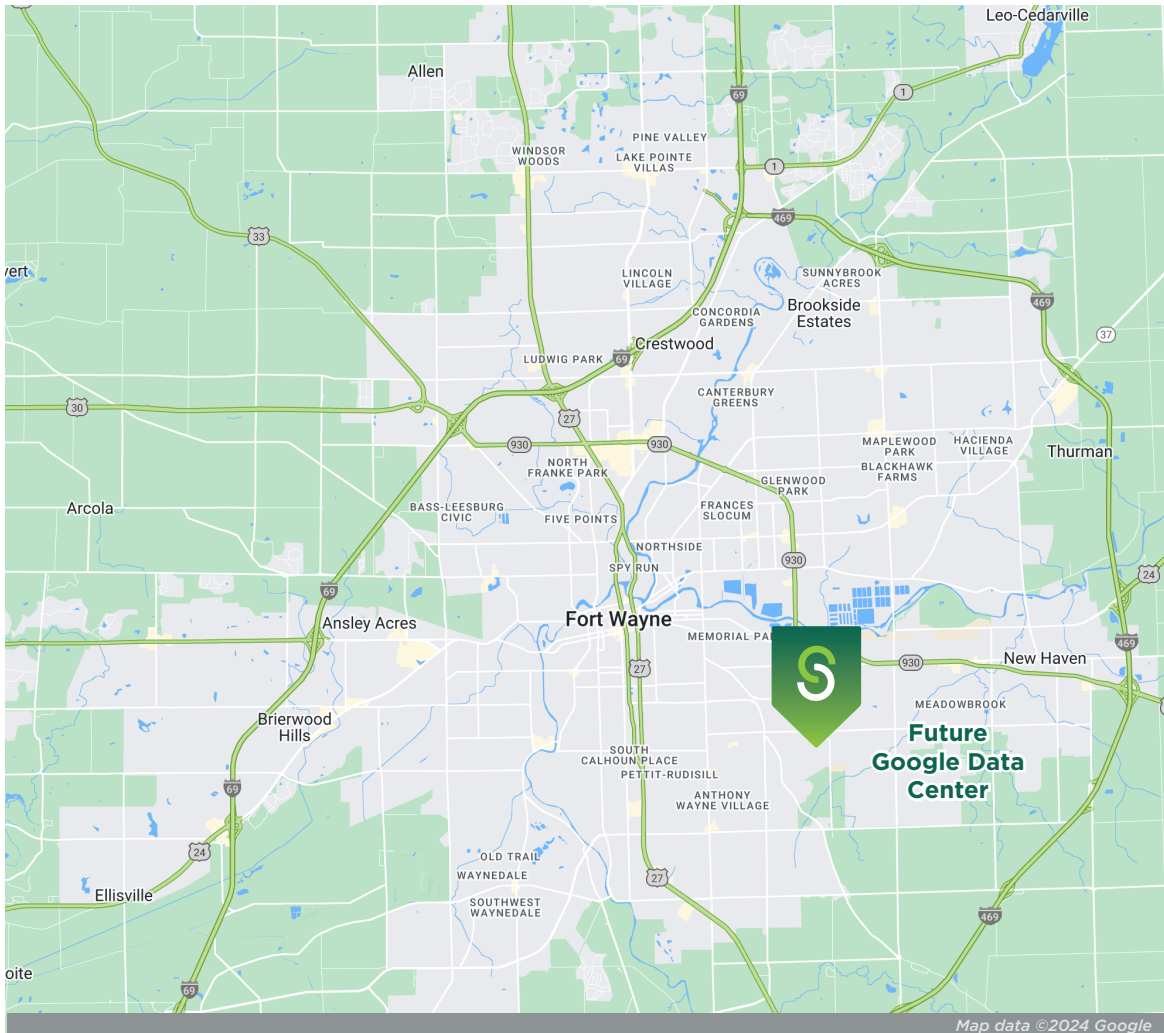
JOHN CAFFRAY

Vice President of Brokerage
260 424 8448
john.caffray@sturgespg.com



Meyer Rd Land

3800 Meyer Rd
Fort Wayne, IN 46806



Excellent Location

The Meyer Road land is situated on the east side of Fort Wayne within an industrial corridor that is home to various businesses. It provides quick access to downtown New Haven, convenient access to I-469, and is a short drive away from downtown Fort Wayne.

In addition, Google has recently announced plans to construct a new 12-building data center south of this land listing. With this major development already in progress and more coming, now is the time to seize this opportunity!

46806 DEMOGRAPHICS

Population	26,083
Median Age	31.2
Avg. Household Income	\$69,477
Number of Households	9,865

Source: 2020 Census

BARRY STURGES
CEO
260 424 8448
barry.sturges@sturgespg.com

JOHN CAFFRAY
Vice President of Brokerage
260 424 8448
john.caffray@sturgespg.com

© 2024 Sturges, LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty, or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. Maps used herein are attained via Google Maps and/or Google Earth, and are therefore the property of Google.

**Meyer Rd Land**

3800 Meyer Rd
Fort Wayne, IN 46806

**PROPERTY INFORMATION**

Address	3800 Meyer Rd
City, State, Zip	Fort Wayne, IN 46806
County	Allen
Township	Adams
Parcel Numbers	02-13-17-400-003.000-077
2023 Tax/Payable 2024	\$1,467.76

SALE INFORMATION

Price	\$35,000/AC
Terms	Cash at Closing

AVAILABLE LOTS

Lot Number	Size	Rate
• Lot 1	67.67	\$35,000/AC

SITE DATA

Site Acreage	67.67
Zoning & Description	I3, Heavy Industrial
Nearest Interstate	I-469
Nearest Rail Service	NA
Traffic Count	13,200 VPD (Area Counts)

UTILITIES

Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne
High Speed Data	Available

ADDITIONAL INFORMATION

- Divisible land sites
- Adjacent to Indiana Auto Auction
- Surrounded by industrial
- Excellent development opportunity

BARRY STURGES

CEO
260 424 8448
barry.sturges@sturgespg.com

JOHN CAFFRAY

Vice President of Brokerage
260 424 8448
john.caffray@sturgespg.com



About Fort Wayne

As one of the *fastest growing metropolitan areas in the Great Lakes region*, Fort Wayne, Indiana 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.

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 The Landing, and The Pearl, mixing both residential and commercial spaces seamlessly while still preserving the rich Fort Wayne history.

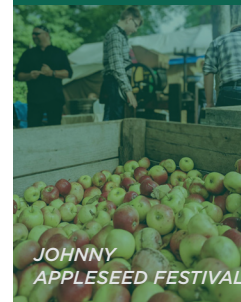
With its *low cost of living and idyllic neighborhoods*, Fort Wayne has a large city feel with small-town charm. It provides amenities like first-rate entertainment, a flourishing art scene, upscale dining, family-friendly activities, abundant parks and trails, and popular yearly festivals.

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.

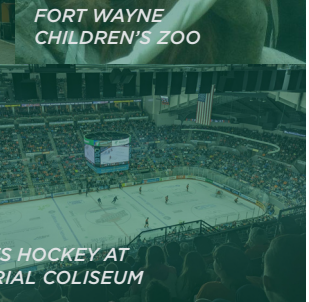


#1
Best Place
to Move
(Reader's Digest, 2022)

2nd
Largest City
in Indiana



7+
Million
Visitors
Annually





Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
President



John Caffray
Vice President of Brokerage



Bill Cupp
Senior Broker



Neal Bowman, SIOR
Senior Broker



Andrew Eckert
Broker



Robert Doyle
Broker



Kevin Ellis
Broker



Philip Hagee
Listing Manager & Broker



Shelby Wilson
Broker



Ian Smith
Brokerage Associate

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.

260 424 8448

SturgesProperty.com



Whether you're looking for land to develop, ready to buy a multi-million dollar building, need professional property maintenance, or anything in between, the Sturges affiliate companies provide everything you need to lease, purchase, build, and maintain your business and investment.



Maintenance Management

260 483 3123 MaintainFortWayne.com

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers. From maintenance personnel to employees licensed in skilled trades, Maintenance Management has been serving Indiana since 1982.



TI Source Project Management

260 483 1608 TI-Source.com

TI Source is northern Indiana's premier company for commercial tenant and property owner construction consulting. Dedicated to serving tenant improvement needs and objectives while providing timely, cost-effective, and outstanding craftsmanship at fair prices.



Nexus Technology Partners

260 425 2096 NexusFW.com

Nexus Technology Partners is your company for IT support and digital products. Services include traditional IT support services, digital directory boards, building card access systems, video security, and more. Nexus has been providing network and computing services to property owners and tenants for nearly 20 years.



Sturges Development

260 426 9800 SturgesDevelopment.com

Sturges Development provides comprehensive and integrated real estate development services, including land and building developments for both residential and commercial purposes.