



Lafayette Ctr & Feighner Rd Land

Roanoke, IN 46783

LAND

FOR SALE

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Legend

- 1 - GM
- 2 - North Point Warehouse
- 3 - One Resource Group
- 4 - Group Delphi
- 5 - Vera Bradley

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Property Highlights

- 78 AC of land
 - › Zoned A1 - Agricultural
- Located adjacent to I-69 and I-469
 - › Also near Vera Bradley and GM

The land site at Lafayette Center Road and Feighner Road boasts a fantastic location and great visibility, as well as 78 AC zoned A1. The site is also just 7.9 miles to the Fort Wayne International Airport. This is one of the last sites to be developed on I-69, so get it while you can!



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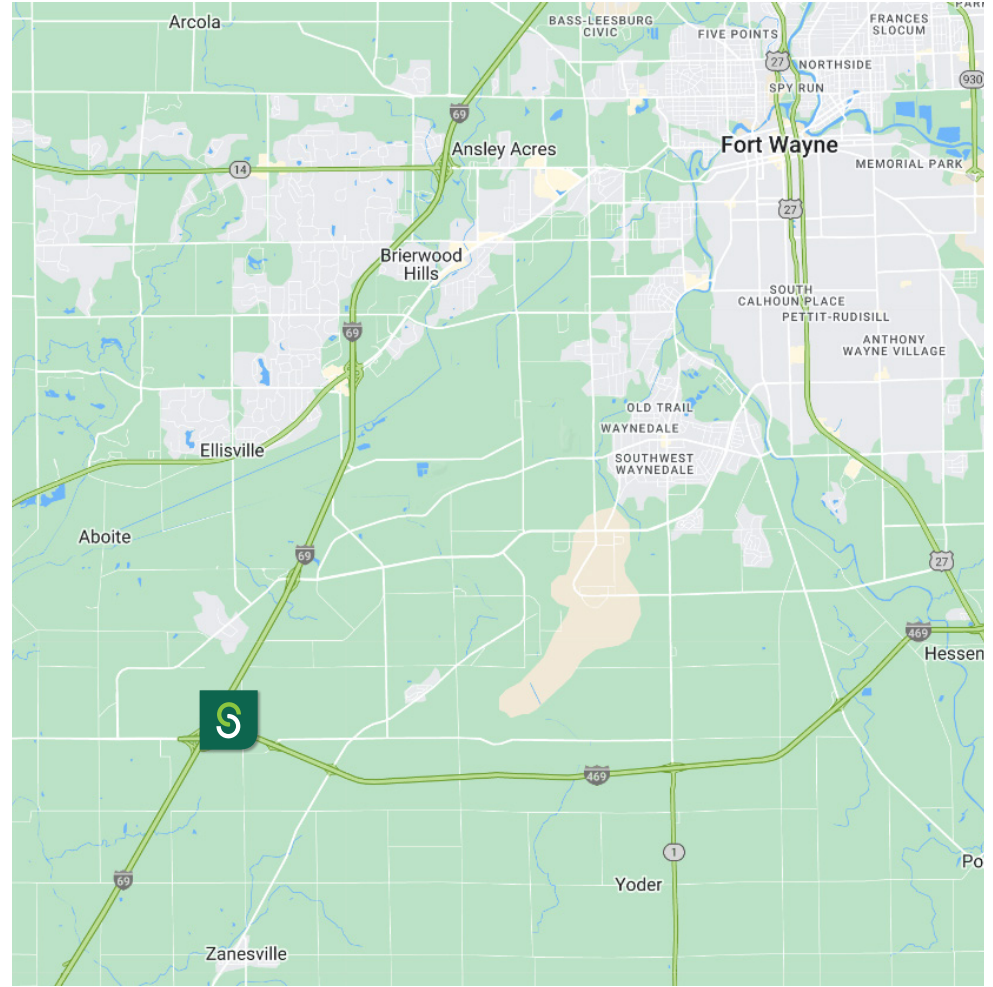
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LAND FOR SALE

Property Name	Lafayette Ctr & Feighner Rd Land
Address	Lafayette Ctr Rd & Feighner Rd
City, State, Zip	Roanoke, IN46783
County	Allen
Township	Lafayette
Parcel No.	02-16-16-400-003.000-048



SALE INFORMATION

Price	\$26,000/AC
Terms	Cash at Closing

SITE DATA

Site Acreage	78 AC
Zoning & Description	A1 - Agricultural
Nearest Interstate	I-69 & I-469
Rail Service	N/A
Traffic Count	50,000+

UTILITIES

Electric Supplier	REMC
Natural Gas Provider	NIPSCO
Water & Sewer Provider	Public

AVAILABLE LOTS

Lot Number	Size	Rate	Total
- 1	78 AC	\$26,000/AC	\$2,028,000

ADDITIONAL INFORMATION

- One of the last developable I-69 Interchanges in Allen County
- Utilities to site/level ground
- Located across from the State designated shovel site that includes GM and Vera Bradley

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WHY INVEST IN FORT WAYNE?



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

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.



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 and The Landing, mixing both residential and commercial spaces

7 Million Visitors Annually

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

#2 Second Largest City in Indiana



Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
President



John Caffray
Vice President of Brokerage



Bill Cupp
Senior Broker



Neal Bowman
Senior Broker



Andrew Eckert
Broker



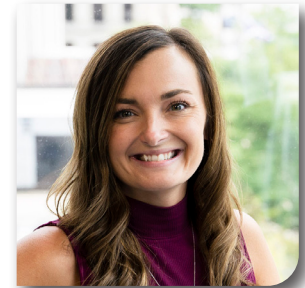
Robert Doyle
Broker



Kevin Ellis
Broker



Philip Hagee
Listing Manager



Shelby Wilson
Project Coordinator

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

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The Sturges Companies provide everything that you need to lease, purchase, or build a property and keep it running smoothly.



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