



Development Land Opportunity

Lower Huntington Road & Interstate 69
Roanoke, Indiana 46783

Land For Sale Off I-69

The land at Lower Huntington and Ernst Road, just off Interstate 69 is a fantastic opportunity providing over two acres of land for agricultural or commercial development.

This is a hard-corner site offering ingress and egress from Ernst Road. It is the perfect redevelopment opportunity that offers quick convenience to the city, shopping, restaurants, and so much more.

Property Highlights

- 2.08 AC
 - › Zoned A1 - Agricultural
- Adjacent to IU Health Campus
- 1.5 miles north of GM & Vera Bradley; 3 miles west of Fort Wayne International Airport



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Excellent Location

The land at Lower Huntington Road off I-69 is on the southwest side of Fort Wayne, from Exit 299.

This site is right across the street from the newly-developed IU Health campus, and it is also near Lafayette Meadows Elementary School.

Take I-69 just a few minutes south and you'll find General Motors and the Vera Bradley Headquarters, both leading retailers and manufacturers.

Continue onto Airport Expressway from Lower Huntington Road and you'll arrive at the Fort Wayne International Airport, one of the largest and most popular airports in Indiana.

Roanoke, just north of Huntington and south of Fort Wayne, is one of the fastest-growing areas in Huntington County.

With its small-town atmosphere, great public services, and rural setting, Roanoke is the place to be for new developments and entrepreneurial ventures.

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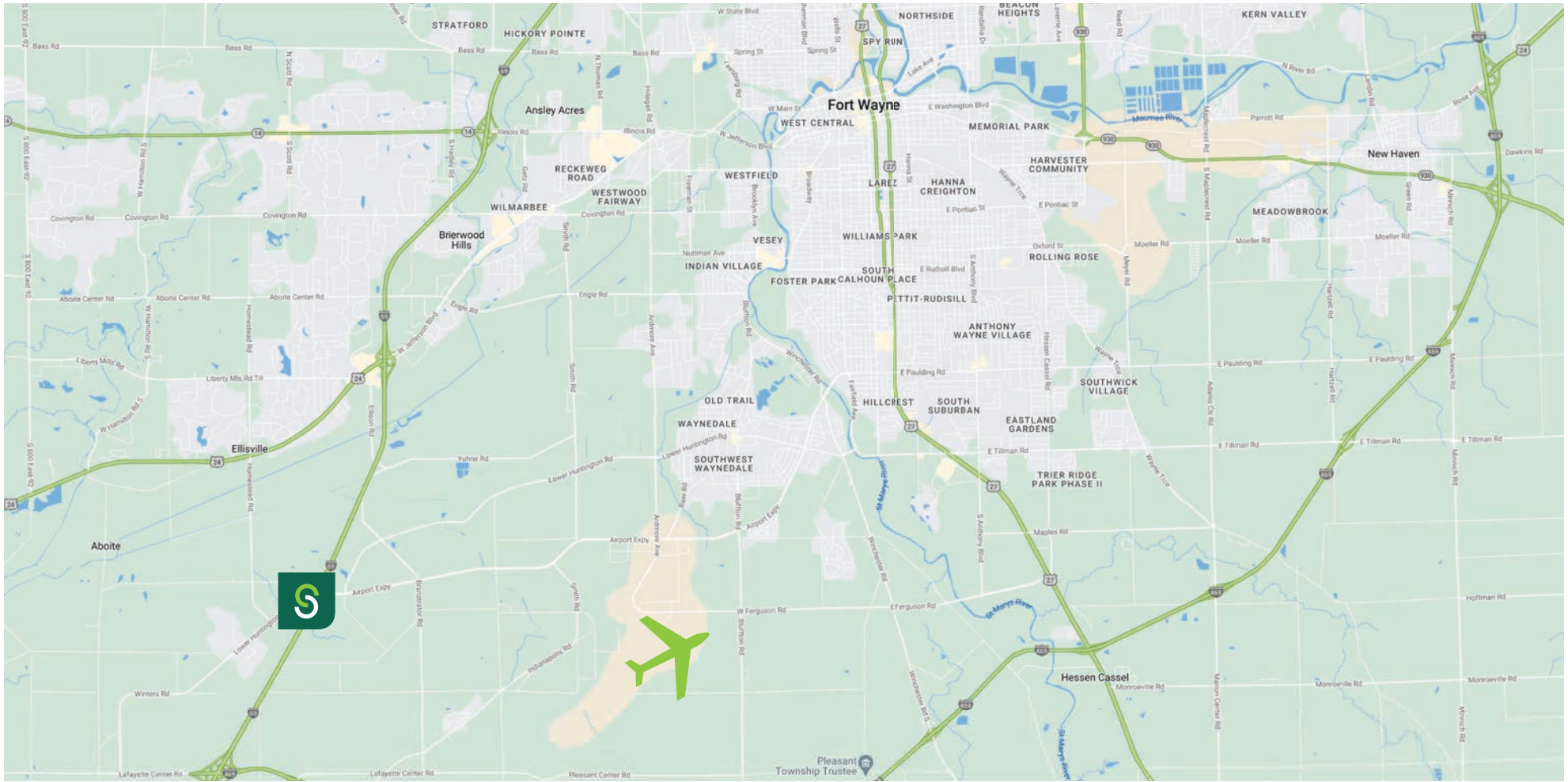
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LAND FOR SALE

Property Name	Development Land Opportunity
Address	Lower Huntington Road & Ernst Road
City, State, Zip	Roanoke, IN 46783
County	Allen
Township	Lafayette
Parcel No.	02-16-03-400-003.000-048 & 02-16-03-400-002.001-048



SALE INFORMATION

Price	\$1,250,000
Terms	Cash at closing

SITE DATA

Site Acreage	2.08 AC
Zoning & Description	A1 - Agricultural
Nearest Interstate	I-69
Rail Service	N/A
Traffic Count	24,000 VPD

UTILITIES

Electric Supplier	United REMC
Natural Gas Provider	NIPSCO
Water & Sewer Provider	Public & Aqua Indiana
High Speed Data	TBD

AVAILABLE LOTS

Lot Number	Size	Total
- 1	2.08	\$1,250,000

ADDITIONAL INFORMATION

- Next to IU Health Campus
- Just off I-69 at Exit 299

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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



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Chief Executive Officer



Brad Sturges
President



John Caffray
Vice President of Brokerage



Bill Cupp
Senior Broker



Neal Bowman
Senior Broker



Andrew Eckert
Broker



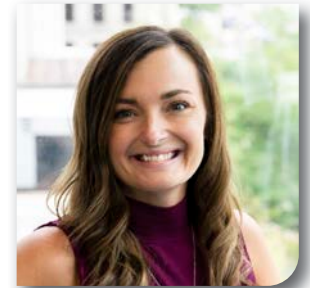
Robert Doyle
Broker



Kevin Ellis
Broker



Philip Hagee
Listing Manager



Shelby Wilson
Project Coordinator

Work with a group that puts your interests first.

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



Sturges Property Group

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nexusfw.com

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Maintenance Management

260 483 3123

MaintainFortWayne.com

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Sturges Development

260 426 9800

SturgesDevelopment.com

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