

**Engle Road Land**

3600 Block Engle Road
Fort Wayne, IN 46804



Industrial 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 your industrial development. With high traffic counts and a close proximity to several major thoroughfares, this property would be a great fast food location, small strip center, office building, or warehouse storage space.

Property Highlights

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

NEAL BOWMAN, SIOR

Senior Broker
260 424 8448
neal.bowman@sturgespg.com

PHILIP HAGEE

Listing Manager
260 424 8448
philip.hagee@sturgespg.com

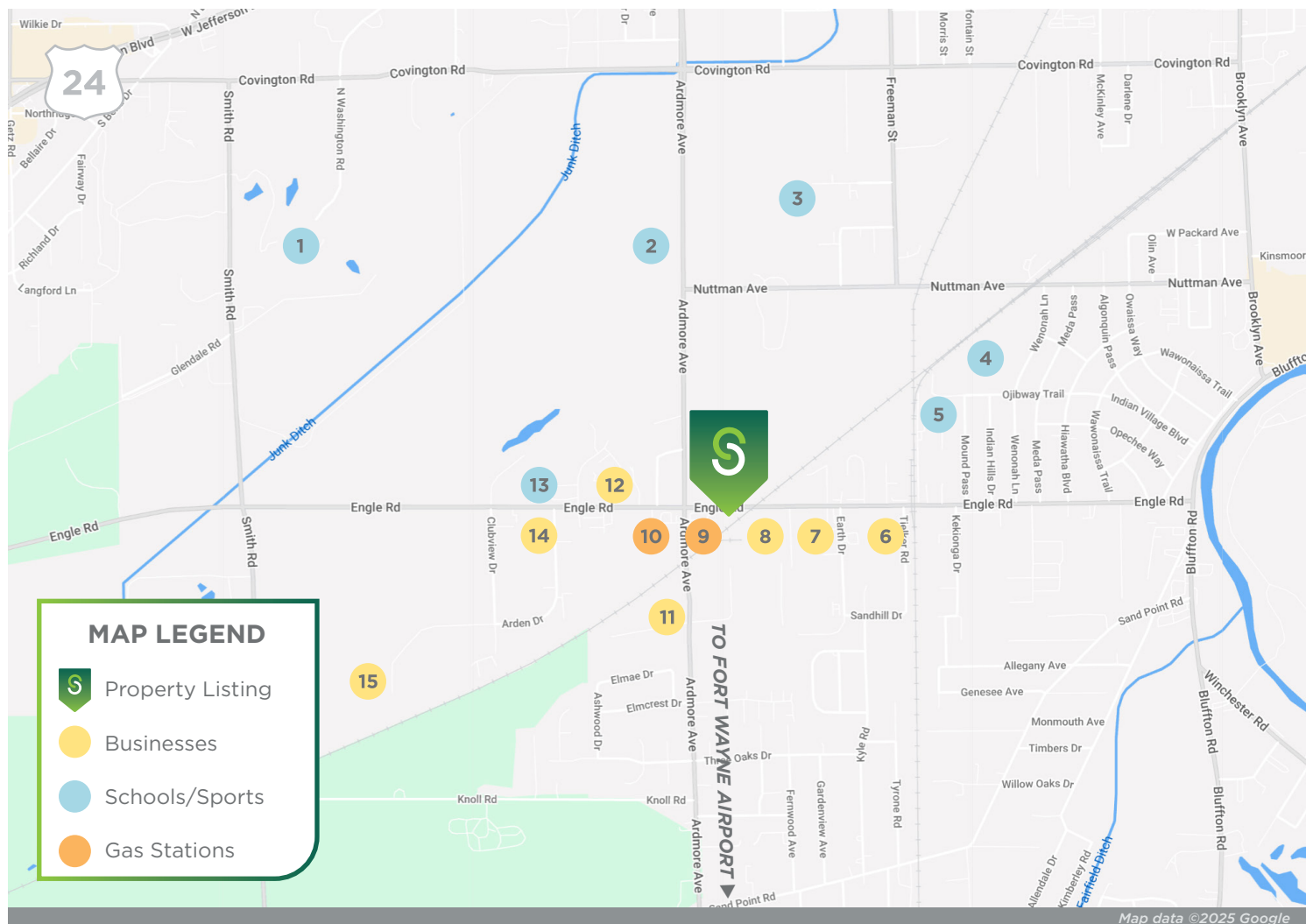
IAN SMITH

Brokerage Associate
260 424 8448
ian.smith@sturgespg.com



Engle Road Land

3600 Block Engle Road
Fort Wayne, IN 46804



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 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.

Nearby businesses include but are not limited to:

- | | | |
|--|-------------------------|-------------------------------------|
| 1. Fort Wayne Country Club | 6. Stonhard | 11. Scheerer McCulloch |
| 2. Fort Wayne Sport Club | 7. Nelson Global | 12. Perfect Steel Solutions |
| 3. Genesis Athletix Fort Wayne | 8. Sabert | 13. Touchet Performance Golf |
| 4. Indian Village Elementary School | 9. Circle K | 14. PPG Coating Services |
| 5. Poco Pool | 10. Shell | 15. SealMaster Fort Wayne |

NEAL BOWMAN, SIOR

Senior Broker
260 424 8448
neal.bowman@sturgespg.com

PHILIP HAGEE

Listing Manager
260 424 8448
philip.hagee@sturgespg.com

IAN SMITH

Brokerage Associate
260 424 8448
ian.smith@sturgespg.com

**Engle Road Land**

3600 Block Engle Road
Fort Wayne, IN 46804

Site Plan - 1.26 AC**NEAL BOWMAN, SIOR**

Senior Broker
260 424 8448
neal.bowman@sturgespg.com

PHILIP HAGEE

Listing Manager
260 424 8448
philip.hagee@sturgespg.com

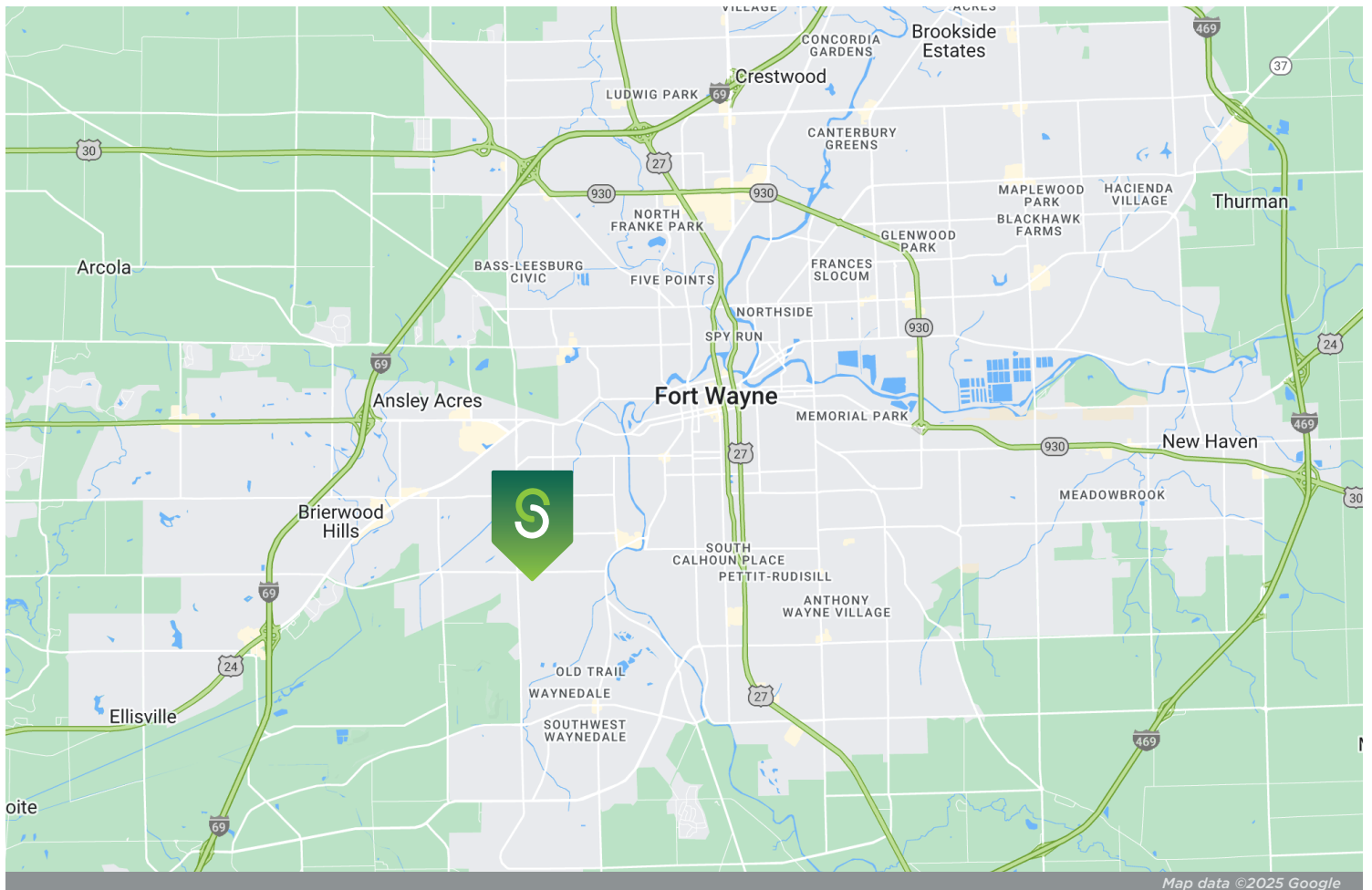
IAN SMITH

Brokerage Associate
260 424 8448
ian.smith@sturgespg.com



Engle Road Land

3600 Block Engle Road
Fort Wayne, IN 46804



© 2025 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 a careful, independent investigation of the property to determine to your satisfaction 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 Snazzy Maps, Google Maps, and/or Google Earth, and are therefore the property of Google.

NEAL BOWMAN, SIOR

Senior Broker
260 424 8448
neal.bowman@sturgespg.com

PHILIP HAGEE

Listing Manager
260 424 8448
philip.hagee@sturgespg.com

IAN SMITH

Brokerage Associate
260 424 8448
ian.smith@sturgespg.com

**Engle Road Land**3600 Block Engle Road
Fort Wayne, IN 46804**PROPERTY INFORMATION**

Address	3600 Block Engle Rd
City, State, Zip	Fort Wayne, IN 46804
County	Allen
Township	Wayne
Parcel Number	02-12-21-101-002.000-074
2024 Tax/Payable 2025	\$1,877.42

**SALE INFORMATION**

Price	\$385,000
Terms	Cash at close

UTILITIES

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

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

ADDITIONAL INFORMATION

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

NEAL BOWMAN, SIORSenior Broker
260 424 8448
neal.bowman@sturgespg.com**PHILIP HAGEE**Listing Manager
260 424 8448
philip.hagee@sturgespg.com**IAN SMITH**Brokerage Associate
260 424 8448
ian.smith@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%**.

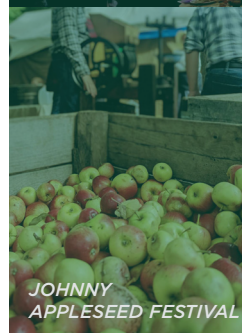
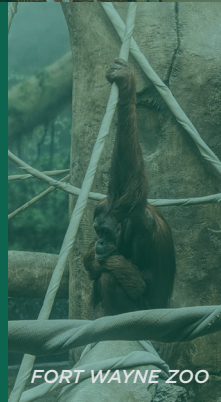
The revitalization of downtown Fort Wayne attracts younger residents and families to the historic neighborhoods close to the city center.

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.





Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
President



John Caffray
VP of Brokerage



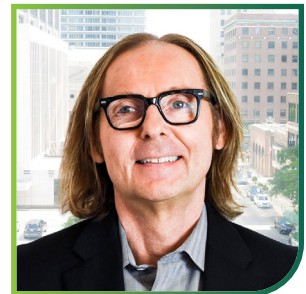
Bill Cupp
Senior Broker



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.



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.



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.



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.