

TERMS & CONDITIONS:

PROCEDURE: The property will be offered as a timed online only auction on Hibid. There will be open bidding during the auction period until the close of the auction. Any bid placed inside of a minute of the auction closing will add 2 minutes. This will continue until no more bids are placed & the clock hits 0. Please visit schraderfortwayne.hibid.com to register & place your bids.

DOWN PAYMENT: 10% down payment on the day of auction with the balance in cash at closing. The down payment may be made in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING**, so be sure you have arranged financing, if needed, & are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection. The terms of this agreement & any addendum are non-negotiable.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide Warranty Deed(s).

CLOSING: The balance of the real estate purchase price is due at closing, which is targeted to take place on or before April 10th, 2026.

REAL ESTATE TAXES: Real estate taxes will be pro-rated to the date of closing.

POSSESSION: At closing.

DITCH ASSESSMENTS: Buyer shall pay all ditch assessments due after closing.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries, & due diligence concerning the property. Inspection dates have been scheduled & will be staffed with auction personnel. Further, Seller disclaims any & all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

TRACT MAP(S) & ACREAGE: All tract map(s), tract acreage, dimensions & proposed boundaries are approximate & have been estimated based on current legal descriptions and/or aerial photos. They are not provided as survey products & are not intended to depict or establish authoritative boundaries or locations.

SURVEY: No new survey will be carried out for this auction. Any need for a new survey shall be determined solely by the Seller. Seller & successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option & sufficient for providing title insurance.

EASEMENTS: All real estate is being sold subject to any existing recorded easements.

AGENCY: Schrader Real Estate & Auction of Fort Wayne, LLC & its representatives are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

3425 Hobson Rd, Fort Wayne, IN 46805

ONLINE ONLY *Auction*



AUCTION MANAGER:

Justin Grant Griffin • 260.223.5861

#AU12500017, #RB20000785

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3425 Hobson Rd, Fort Wayne, IN 46805

ONLINE ONLY *Auction*

- 1± Acre • Commercial Property
- Zoned C2 Limited Commercial
- 1,408± Sq. Ft. Commercial Building



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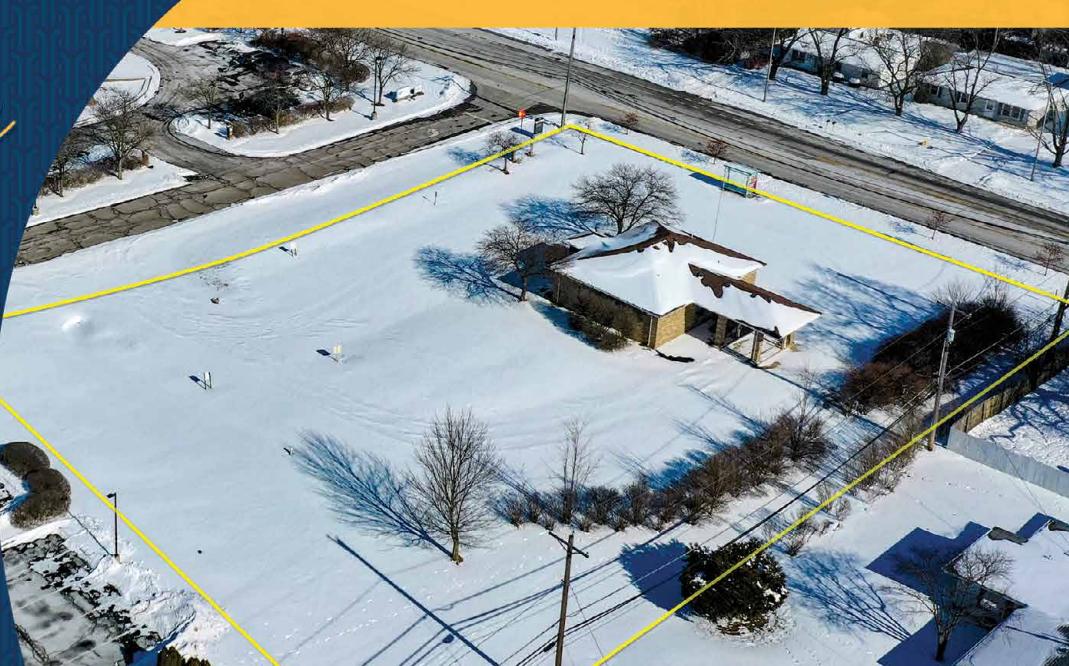
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BIDDING CLOSES: Wednesday, March 11 • 6pm

Corporate Headquarters: 950 N Liberty Dr, PO Box 508, Columbia City, Indiana 46725

Schrader Real Estate & Auction of Fort Wayne, LLC #AC63001504, #LC20700176

BIDDING CLOSES: Wednesday, March 11 • 6pm



3425 Hobson Rd, Fort Wayne, IN 46805

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ONLINE ONLY *Auction*



Seller: Indiana Postal & Federal
Employees Credit Union

Auction Manager:
Justin Griffin • 260.223.5861

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1± ACRE – PRIME C-2 LIMITED COMMERCIAL OPPORTUNITY – FORT WAYNE, IN

Located at 3425 Hobson Road, Fort Wayne, IN 46805, this 1,408± SF commercial property offers exceptional visibility along a well-traveled corridor with a covered bus stop directly in front, providing steady daily foot traffic.

The building is zoned C-2 Limited Commercial, making it well-suited for a wide range of retail, office, service or specialty business uses. The site features ample on-site parking, drive-thru potential and room for future expansion, creating flexibility for both owner-users and investors. Inside, the property includes functional office space and a walk-in vault, ideal for financial services, secure storage or specialty operations requiring enhanced security.

KEY FEATURES:

- 1,408± SF commercial building
- Zoned C-2 Limited Commercial
- High-traffic location on Hobson Road
- Covered bus stop at the property
- Drive-thru potential
- Ample parking
- Room for expansion
- Walk-in vault
- Excellent visibility and access
- Next to Purdue University-Doermer School of Business
- Next door to multiple Parkview facilities

Inspection Dates:

Thu, Mar. 5 • 4-6pm,
Sun, Mar. 8 • 1-2pm

This is a rare opportunity to acquire a highly visible commercial property in a strong Fort Wayne location with built-in traffic generators and long-term upside.



Location: 3425 Hobson Rd, Fort Wayne, IN 46805