



Ardmore Avenue Land

3200 Ardmore Avenue
Fort Wayne, Indiana 46802

Land For Sale

The land site at the corner of Ardmore Avenue and Nuttman Avenue offers 23.63 AC of land, zoned A1 - Agricultural. Subject to rezoning, this site has great potential for redevelopment, and would make for a great retail, medical, or office venue. Ardmore Avenue boasts high traffic counts and a fantastic location near major state roads and interstate highways, US 24 and I-69.

Property Highlights

- 23.63 AC
- 1,209' frontage on Ardmore Avenue
- 2 miles to US 24, 3 miles to I-69
- **For sale: \$29,500/AC**



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Excellent Location

Ardmore Avenue Land is located in Southwest Fort Wayne, Indiana. The land is located on the Ardmore Corridor, which links north and south Fort Wayne. The site has easy access to US 24, Interstate 69, and is only five miles to Fort Wayne International Airport. It is also next to Fort Wayne Sport Club, Engle Ridge Industrial Park, and Web Industries.

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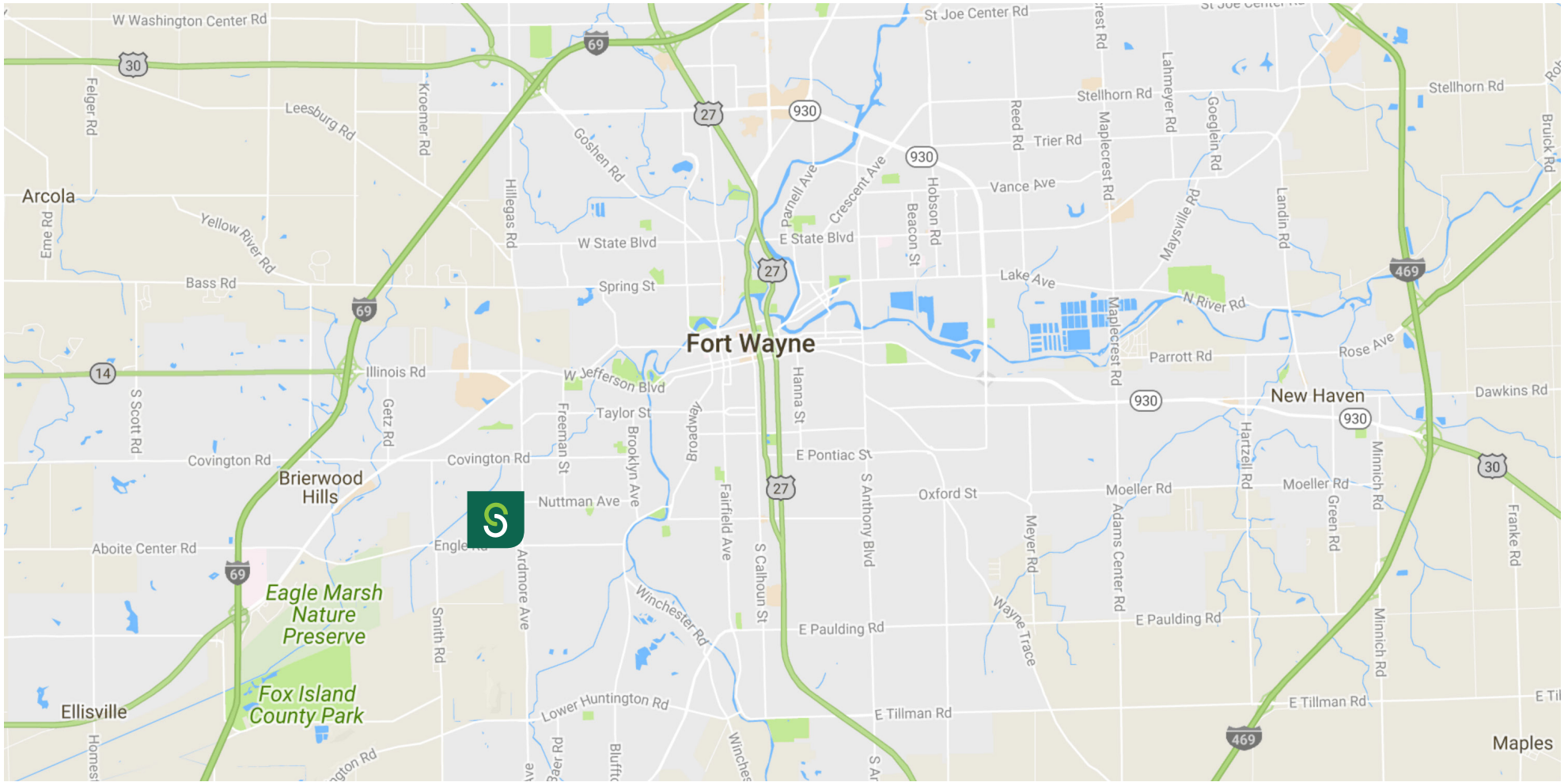
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LAND FOR SALE

Property Name	Ardmore Avenue Land
Address	3200 Ardmore Avenue
City, State, Zip	Fort Wayne, IN 46802
County	Allen
Township	Wayne
Parcel No.	02-12-17-276-001.001-074



SALE INFORMATION

Price	\$29,500/AC
Terms	Cash at closing

SITE DATA

Site Acreage	23.63
Zoning & Description	R1 - Single-Family Residential
Nearest Interstate	US 24, I-69
Rail Service	N/A
Traffic Count	20,100 VPD - Ardmore Avenue

UTILITIES

Electric Supplier	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	Public
High Speed Data	Available

AVAILABLE LOTS

Lot Number	Size	Rate	Total
- 1	23.63	\$29,500/AC	\$697,085

ADDITIONAL INFORMATION

- Potential Development Opportunity
- New water & sewer main under construction on Ardmore Avenue
- No utilities to site
- On busy Ardmore corridor

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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



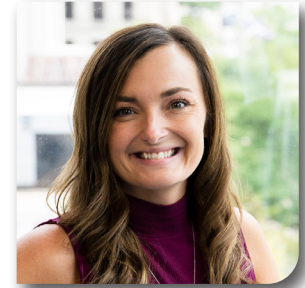
Robert Doyle
Broker



Kevin Ellis
Broker



Philip Hagee
Listing Manager



Shelby Wilson
Project Coordinator

Work with a group that puts your interests first.

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Sturges Property Group

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260 426 9800

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