



Engle Road Land

3600 Blk Engle Road
Fort Wayne, IN 46804



Industrial Land For Sale

Land for sale near the southeast corner of Engle Road and Ardmore Avenue for \$385,000. This 1.26 acre parcel is zoned I-1 and ready for development. With high traffic amounts, this property would be a great fast food location, small strip center, office building, or warehouse storage space.

Featured Property Highlights

- 1.26 acres for sale: \$385,000.00
- Zone I-1
- High-traffic streets
- › Engle Road: 13,300 vehicles per day
- › Ardmore Avenue: 18,400 vehicles per day

NEAL BOWMAN, SIOR

Senior Broker
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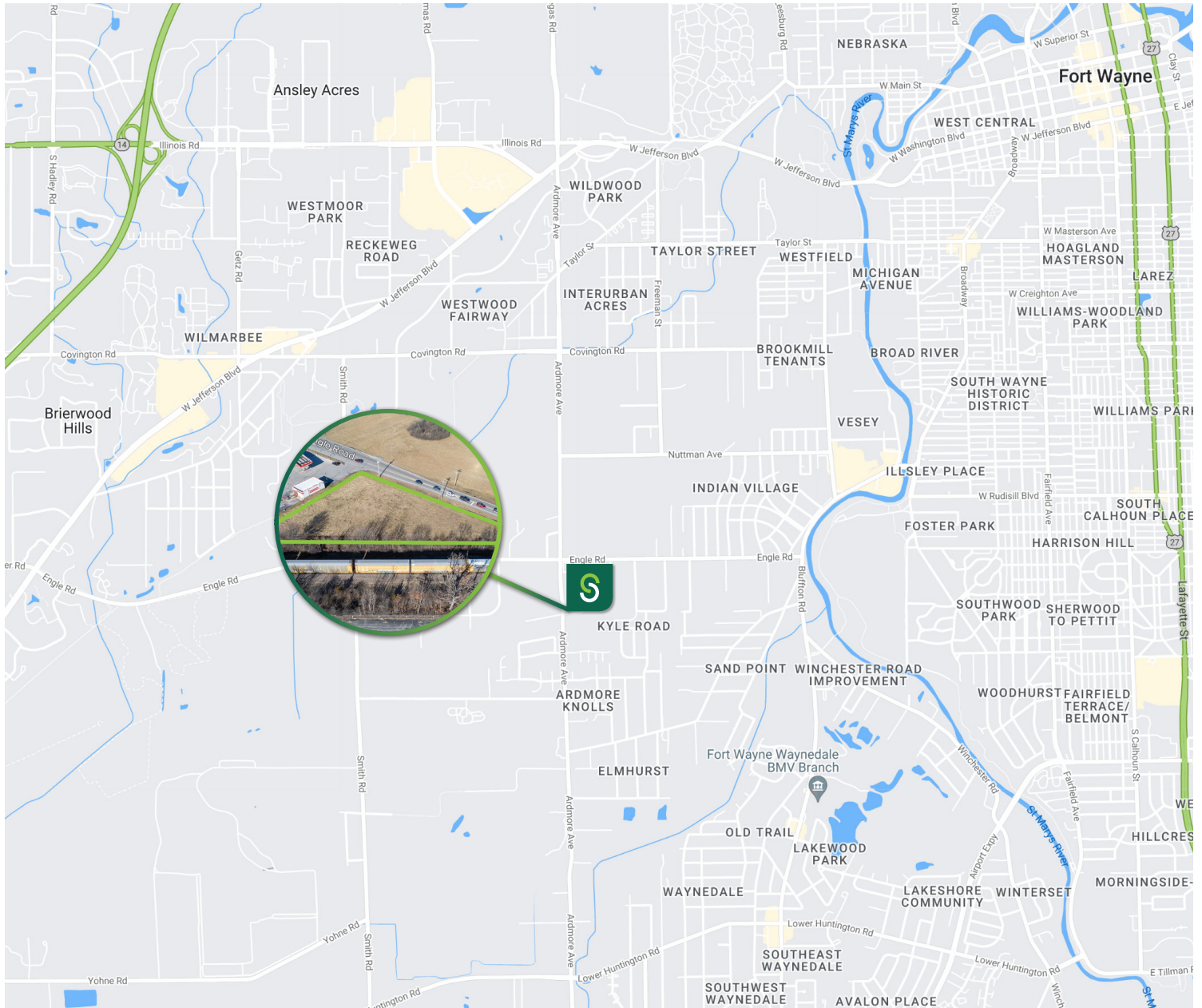
PHILIP HAGEE

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Excellent Location

The property at 3600 Blk 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 the Englewood Health and Rehabilitation Center.

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Site Plan



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LAND FOR SALE

Property Name	Engle Road Land
Address	3600 Blk Engle Road
City, State, Zip	Fort Wayne, IN 46804
County	Allen
Township	Wayne
Parcel No.	02-12-21-101-002.000-074
2022 Tax/Payable 2023	\$1,760.72



SALE INFORMATION

Price	\$385,000.000
Terms	Cash at close
Rate	\$7.00/SF

SITE DATA

Site Acreage	1.26 acres
Zoning & Description	I-1, Industrial
Nearest Interstate	I-69 - 3.6 mi
Traffic Count	13,300 VPD

UTILITIES

Electric Supplier	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City Utilities

ADDITIONAL INFORMATION

- Near southeast corner of Engle Rd and Ardmore Ave
- \$385,000.00
- 1.26 acres
- Zoned I-1
- Directly adjacent to Circle K
- High traffic count

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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.

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 seamlessly while still preserving the rich Fort Wayne history.



7 Million Visitors Annually

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

#2 Second Largest City in Indiana

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.



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Bill Cupp
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