

AVAILABLE FOR SALE

PROVIDENCE PLACE

12328 DIEBOLD RD FORT WAYNE, IN 46845

DENNIS CALLISON

President/Broker
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KIENAN O'ROURKE

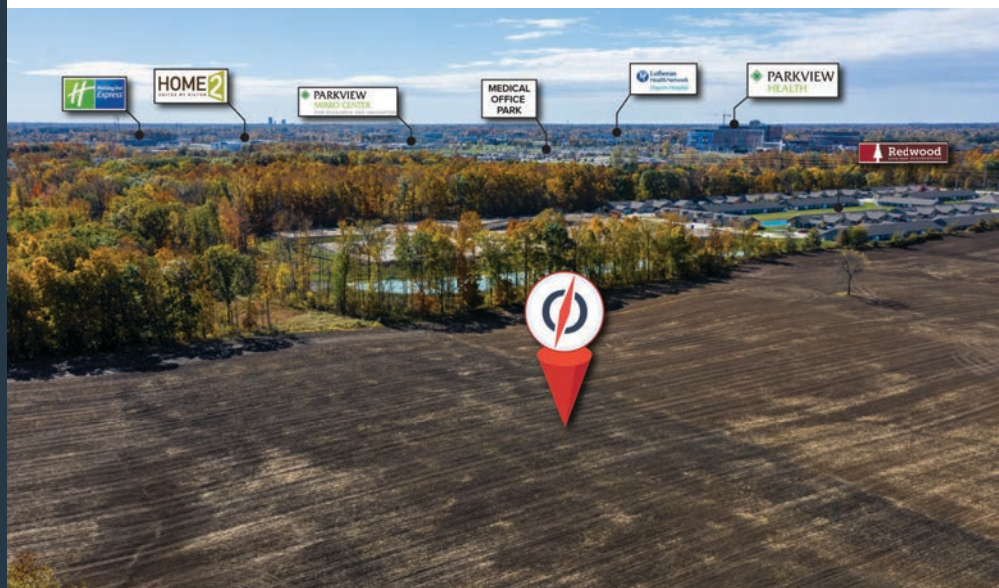
Vice President/Broker
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127 W Berry St
Fort Wayne, IN 46802
A MIKE THOMAS AFFILIATE

AVAILABLE 1.4 - 5.0 ACRES
SALE PRICE \$12.00 - \$14.00 / SF

PROPERTY HIGHLIGHTS

- Join Allen County's only vineyard, Vinland Reserve, and Arcadia Apartments for the city's first Live, Work, Play neighborhood in North Fort Wayne
- Located in the fastest growing area in NE Indiana with numerous new and proposed developments including Meijer and Kroger
- Adjacent to Parkview Regional Medical Center, NE Indiana's premier medical hospital
- Two I-69 interchanges serve this area at Dupont Rd and Union Chapel Rd
- Excellent access and visibility
- Trine University and Manchester University nearby
- Development ready land

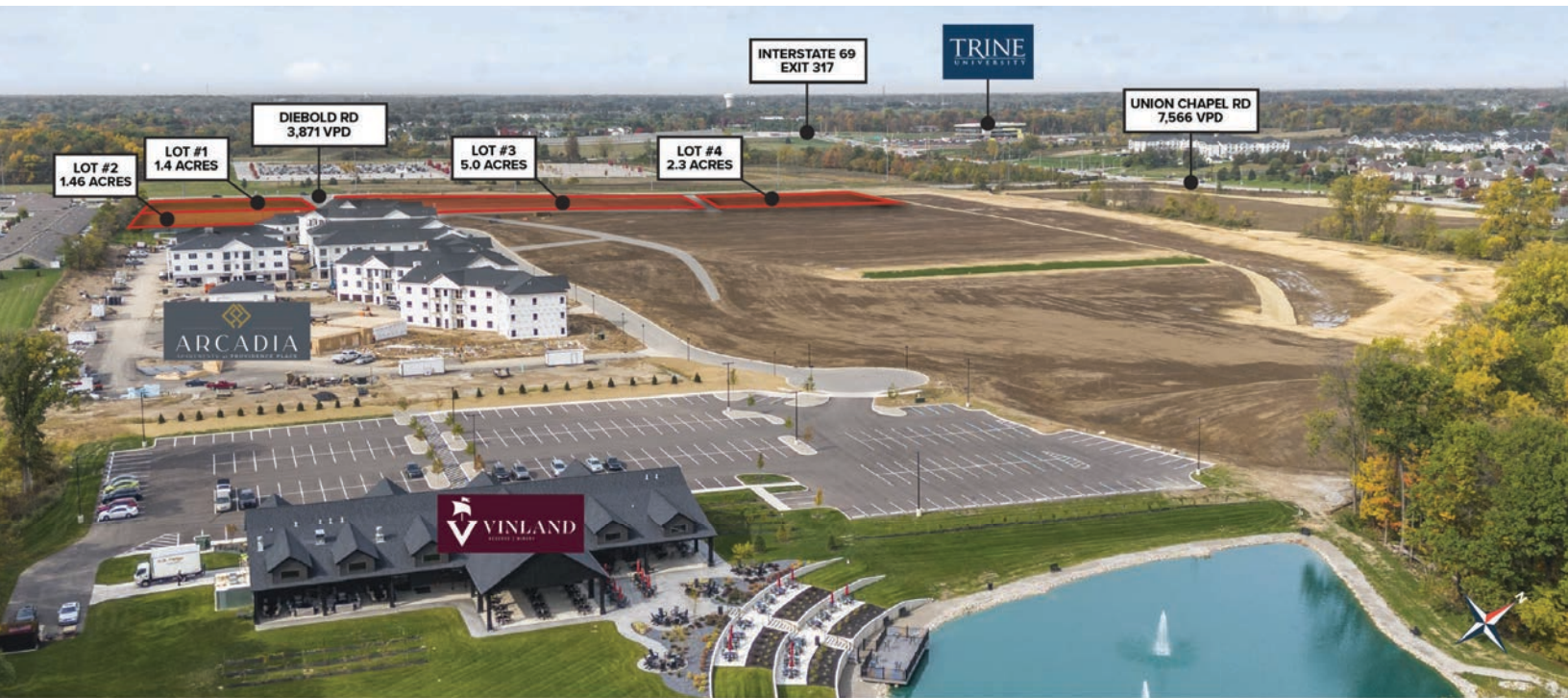


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12328 Diebold Rd, Fort Wayne, IN 46845



PROPERTY SUMMARY



AVAILABLE UTILITIES

Water / Sewer - City of Fort Wayne
Electrical - AEP
Gas - NIPSCO
Communications - Xfinity

OFFERING SUMMARY

Lot Price:	\$12.00 - \$14.00 / SF
Lot # 1:	1.4 AC \$14.00/SF
Lot # 2:	1.46 AC \$12.00/SF
Lot #3:	5.0 Acres \$14.00/SF (Divisible)
Lot #4:	2.3 Acres \$14.00/SF
Notable Retailers in the Area:	Vinland Reserve Winery Arcadia Apartments Trine University- College of Health Sciences Parkview Regional Medical- Center & Offices



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ADDITIONAL PHOTOS



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RETAILER MAP



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PROPERTY DETAILS

LOCATION INFORMATION

Building Name	Providence Place
Street Address	12328 Diebold Rd
City, State, Zip	Fort Wayne, IN 46845
County/Township	Allen
Cross Streets	Diebold & Union Chapel Rd
Side Of Street	East

LOT DETAILS

Lot 1	1.4 Acres
Lot 2	1.46 Acres
Lot 3	5.0 Acres
Lot 4	2.3 Acres

SALE PRICE

\$12.00 - \$14.00 / SF

PROPERTY DETAILS

Property Type	Land
Property Subtype	Other
Zoning	C-1 (Commercial)
Lot Size	1.5-5.0 Acres
APN#	02-02-25-300-001.000-057
Corner Property	Yes
Traffic Count Street	Diebold Rd - 6,067 VPD Union Chapel - 7,566 VPD Dupont Rd - 25,292 VPD

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