



Lafayette Ctr & Feighner Rd Land

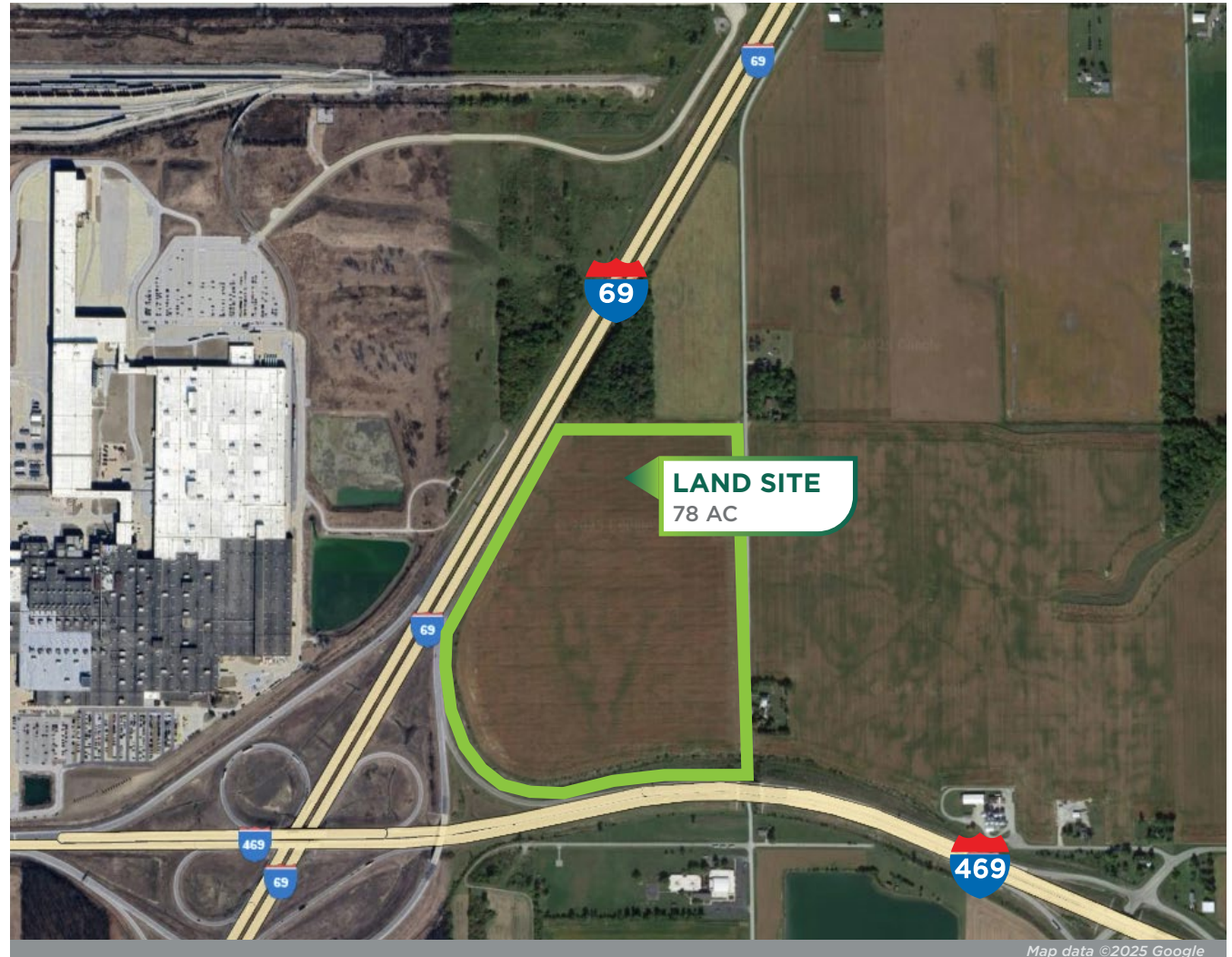
Roanoke, IN 46783

Development Opportunity

The property is located at the intersection of Lafayette Center Road and Feighner Road, providing excellent visibility and accessibility. It is adjacent to both I-69 and I-469. Covering 78 acres, the property is zoned A1, making it suitable for various development opportunities. Additionally, it is just 7.9 miles from Fort Wayne International Airport. This is one of the last available sites for development along I-69, so seize this opportunity while it lasts!

Property Highlights

- ▶ 78 AC of land
 - ▷ Zoned A1 - Agricultural
- ▶ Located adjacent to I-69 & I-469
 - ▷ Also near Vera Bradley and GM
- ▶ **FOR SALE: \$23,000/AC**



BARRY STURGES, CPM
Chief Executive Officer
260 424 8448
barry.sturges@sturgespg.com

ANGIE DAVIS
Brokerage Administrator
260 424 8448
angie.davis@sturgespg.com



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Nearby Businesses

1. Pfister Sprinkler Systems Inc.
2. Ground Effects
3. Brown Equipment Company
4. ATC Mobility
5. General Motors - Fort Wayne Assembly
6. Avancez
7. Linc
8. One Resource Group
9. Vera Bradley Corporate Headquarters
10. Vera Bradley Distribution Center
11. Sparks Marketing Group
12. Holman

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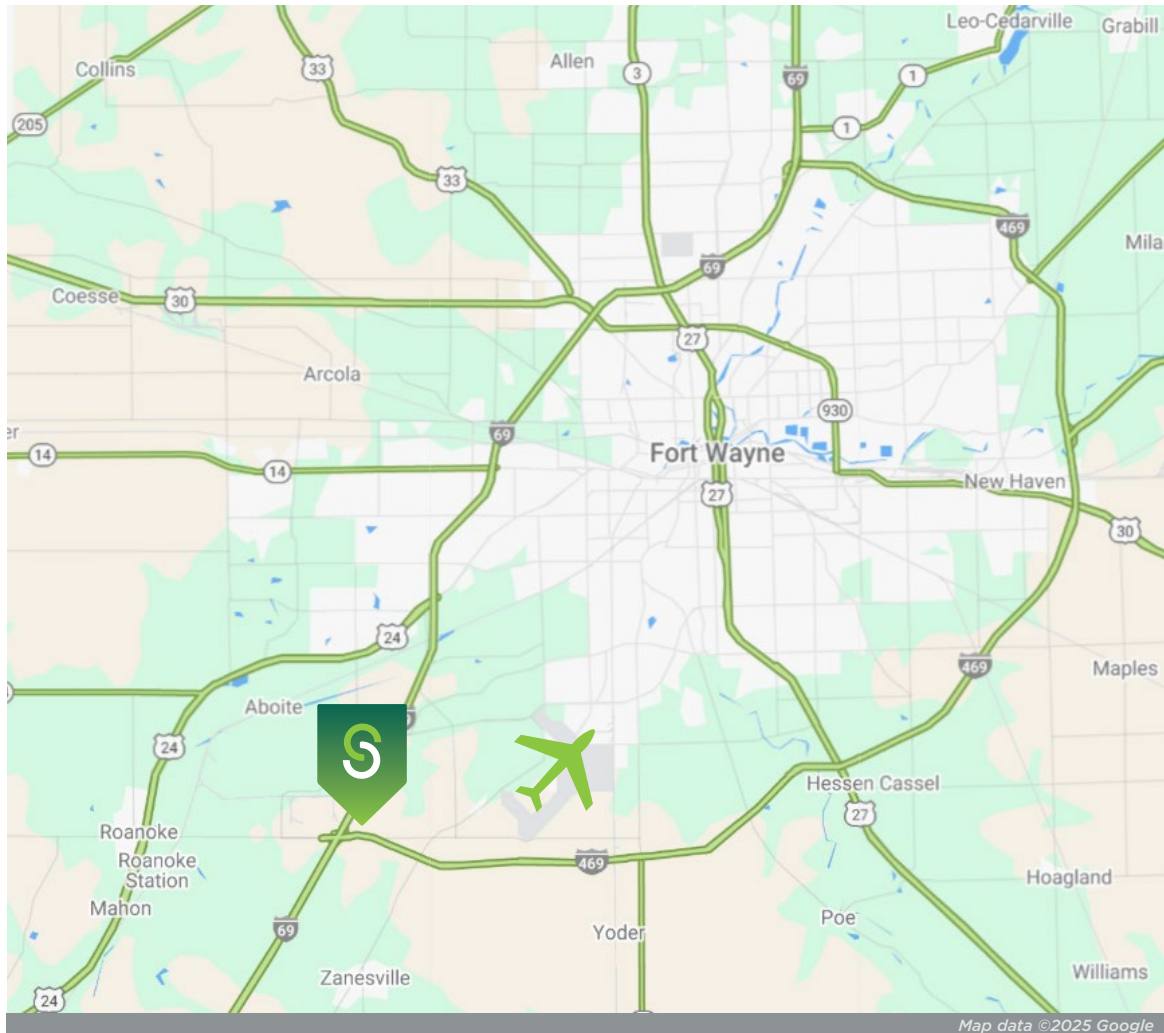
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46783 DEMOGRAPHICS

Population	7,610
Median Age	40.4
Avg. Household Income	\$48,817
Number of Households	2,982

Source: 2020 Census

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PROPERTY INFORMATION

Address	Lafayette Center & Feighner Rd
City, State, Zip	Roanoke, IN 46783
County	Allen
Township	Lafayette
Parcel Numbers	02-16-16-400-001.000-048 02-16-16-400-002.000-048 02-16-16-400-003.000-048
2024 Tax/Payable 2025	\$2,728.60

SALE INFORMATION

Price	\$23,000/AC
Terms	Cash at Closing

AVAILABLE LOTS

Lot Number	Size	Rate
• Lot 1	78 AC	\$23,000/AC

SITE DATA

Site Acreage	78
Zoning & Description	A1 - Agricultural
Nearest Interstate	I-69 & I-469
Nearest Rail Service	NA
Traffic Counts	36,400 VPD - I-69 25,600 VPD - I-469

UTILITIES

Electric Provider	REMC
Natural Gas Provider	NIPSCO
Water & Sewer Provider	Public

ADDITIONAL INFORMATION

- One of the last developable I-69 interchanges in Allen County
- Utilities to site/level ground
- Located across from the state designated shovel-ready site that includes GM and Vera Bradley

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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
Vice President of Brokerage



Bill Cupp
Senior Broker



Neal Bowman, SIOR
Senior Broker



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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.



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.



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.



Sturges Development

260 426 9800 SturgesDevelopment.com

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