



Stellhorn Rd Development

Maysville Rd & Stellhorn Rd
Fort Wayne, IN 46815

Northeast Fort Wayne Development Opportunity

The Stellhorn Rd development covers over 166 acres and is in the rapidly growing commercial area of Northeast Fort Wayne. The property is surrounded by residential neighborhoods, restaurants, banks, and two shopping centers: Chapel Ridge and Maysville Pointe. This land is well-suited for residential, commercial, or mixed-use projects, making it an exceptional investment opportunity for those looking to take advantage of the area's growth potential.

Property Highlights

- ▶ +/- 166 AC - divisible
- ▶ Easy access to I-469 & SR 37 bordering Stellhorn Rd and Maysville Rd
- ▶ **FOR SALE: \$8-\$10/SF RETAIL LOTS**
CONTACT BROKER - ENTIRE PARCEL



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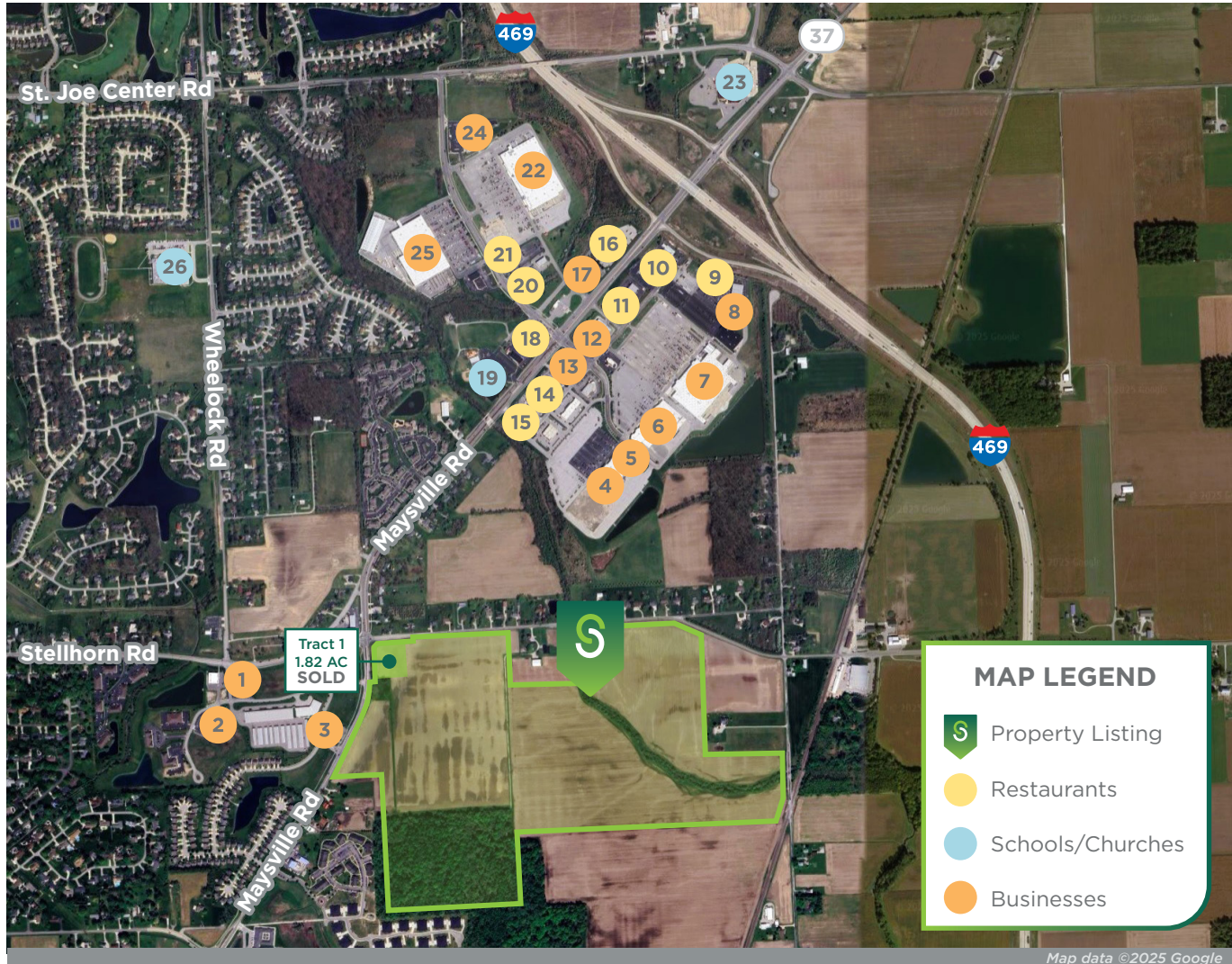
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MAP LEGEND

- Property Listing
- Restaurants
- Schools/Churches
- Businesses

Nearby Businesses

1. Midwest America Federal Credit Union
2. 3Rivers Federal Credit Union
3. Marathon
4. Marshalls
5. Michaels
6. Kohl's
7. Walmart
8. Goodwill
9. Buffalo Wild Wings
10. Subway
11. Wendy's
12. Mike's Carwash
13. Walgreens
14. Arby's
15. Starbucks
16. Cracker Barrel Old Country Store
17. Lake City Bank
18. Bob Evans
19. Taylor Chapel Ministries & Preschool
20. Steak 'n Shake
21. Applebee's
22. Meijer
23. Central Ministries
24. Tractor Supply Co
25. Menards
26. Jefferson Middle School

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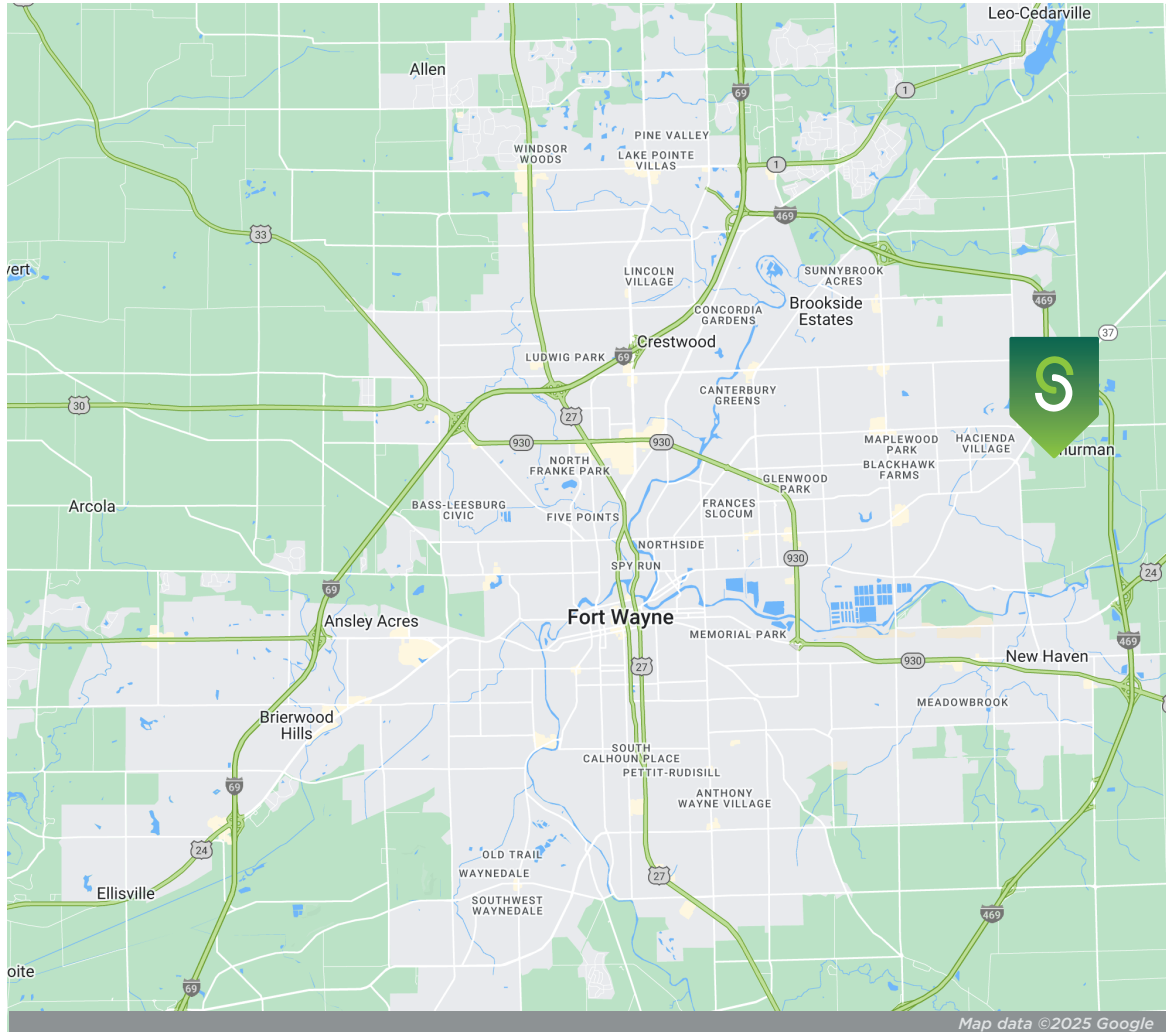
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Excellent Location

The Stellhorn Rd Development is able to serve a large population of neighboring communities from rural Allen County and Ohio. This development site is approximately 14 miles east of the Ohio state line and 50 miles south of Michigan's border.

The property is adjacent to Chapel Ridge and Maysville Pointe with tenants including Walmart, Kohl's, PetSmart, Marshalls, Walgreens, Meijer, Menards, and many other major businesses and restaurants. The site also has easy access to I-469, US 24, US 30, and SR 37.

46815 DEMOGRAPHICS

Population	26,811
Median Age	38.7
Median Household Income	\$67,224
Number of Households	10,535

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PROPERTY INFORMATION

Address	10000 Stellhorn Rd
City, State, Zip	Fort Wayne, IN 46815
County	Allen
Township	St. Joseph
Parcel Numbers	Multiple

SALE INFORMATION

Price	TBD
Terms	Cash at Closing

UTILITIES

Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne
High Speed Data	Available

AVAILABLE LOTS

Lot Number	Lot Size	Price PSF Range	Total Price Range	Notes
• Entire	166.18 AC	TBD	TBD	Contact Broker - Entire parcel price Zoned R1 - Residential SC - Shopping Center
• Lot 2	2 AC	\$8.00 - \$10.00	\$696,960 - \$871,200	Zoned SC - Shopping Center Can be combined or subdivided
• Lot 3	1.5 AC	\$8.00 - \$10.00	\$522,720 - \$653,400	Zoned SC - Shopping Center Can be combined or subdivided
• Lot 4	1.8 AC	\$8.00 - \$10.00	\$627,264 - \$784,080	Zoned SC - Shopping Center Can be combined or subdivided
• Lot 5	1.3 AC	\$8.00 - \$10.00	\$453,024 - \$566,280	Zoned SC - Shopping Center Can be combined or subdivided

SITE DATA

Site Acreage	166.18
Zoning & Description	R1 - Residential SC - Shopping Center
Nearest Interstate	I-469
Nearest Rail Service	NA
Traffic Count	42,000 VPD (Area Counts)

ADDITIONAL INFORMATION

- Divisible land sites
- Adjacent to Chapel Ridge Shopping Center and Maysville Pointe
- Highly visible area
- Excellent development opportunity

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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.





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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.



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