



## Illinois Road Land

14900 Illinois Rd  
Fort Wayne, IN 46814

### Highly Visible Land on Illinois Road

Situated on Illinois Road, this prime 9-acre parcel is in one of Fort Wayne's fastest-growing areas. With excellent demographics and approximately 300 feet of frontage, it offers high visibility and easy access. The surrounding area is thriving with residential and commercial developments, making this land a fantastic development opportunity.

### Property Highlights

- ▶ Excellent demographics in quickly growing sub-market
- ▶ Approximately 9.71 acres
- ▶ **FOR SALE: \$960,000**



#### NEAL BOWMAN, SIOR

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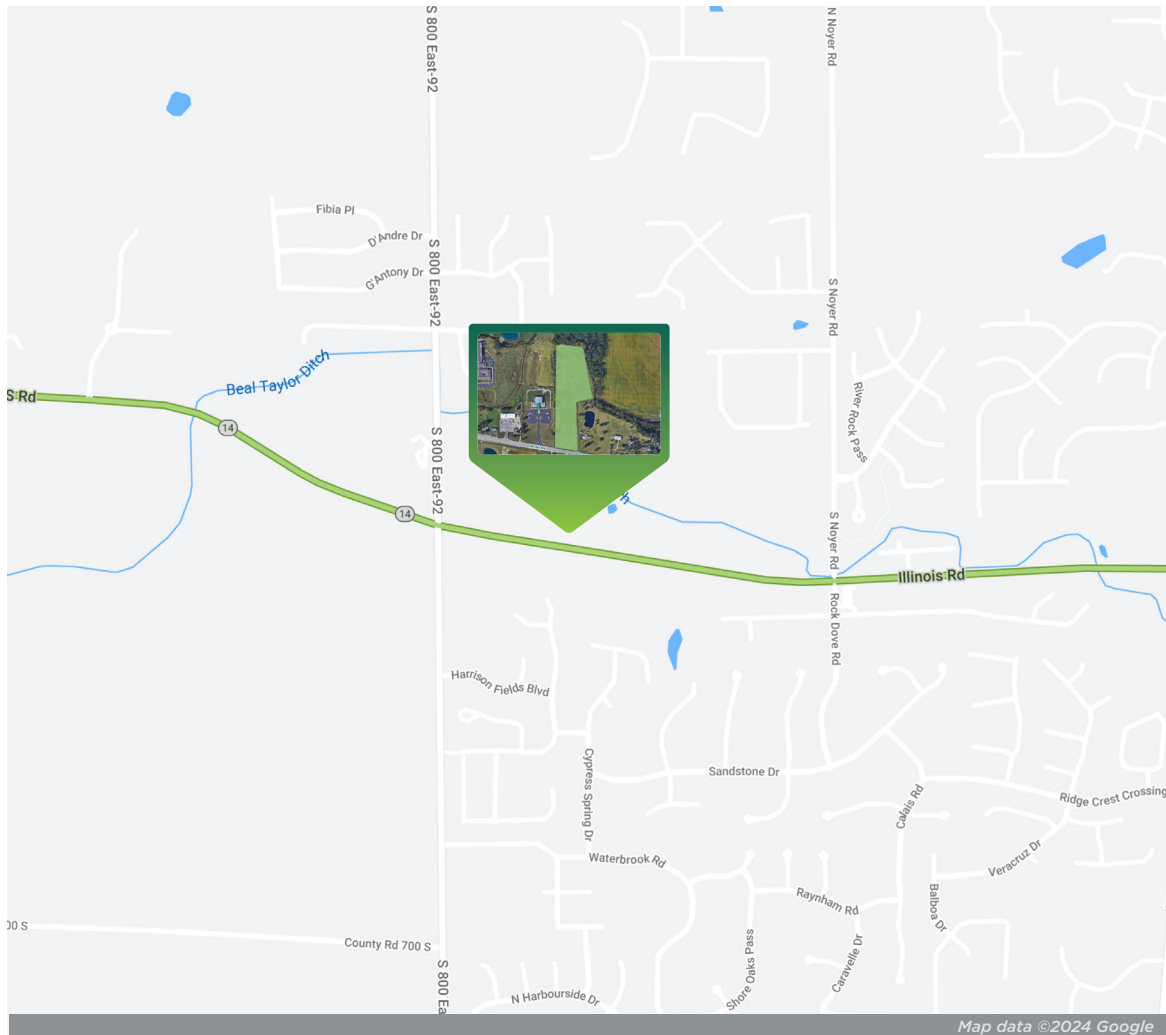
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# Illinois Road Land

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## Excellent Location

Illinois Road Land is conveniently located near major highways, shopping centers, and schools making this location ideal for developers looking to capitalize on the region's dynamic growth.

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## Illinois Road Land

14900 Illinois Rd  
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### PROPERTY INFORMATION

Address	14900 Illinois Rd
City, State, Zip	Fort Wayne, IN 46814
County	Allen
Township	Aboite
Parcel Number	02-11-06-400.001.000-038
2023 Tax/Payable 2024	\$658.56

### SALE INFORMATION

Price	\$960,000
Terms	Cash at Closing

### SITE DATA

Site Acreage	9.71
Zoning & Description	A1 - Agricultural
Cross Streets	Near Illinois & County Line Rd
Topography	Flat
Traffic Count	7,800 VPD

### UTILITIES

Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne



### ADDITIONAL INFORMATION

- Excellent demographics in quickly growing submarket
- Approximately 300 feet of frontage
- High quality visibility and easy access
- Conveniently located near major highways, shopping centers, and schools

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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.



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

**2nd**  
Largest City  
in Indiana



**7+**  
Million  
Visitors  
Annually





**Barry Sturges, CPM®**  
Chief Executive Officer



**Brad Sturges**  
President



**John Caffray**  
Vice President of Brokerage



**Bill Cupp**  
Senior Broker



**Neal Bowman, SIOR**  
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**Andrew Eckert**  
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**Robert Doyle**  
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**Kevin Ellis**  
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**Philip Hagee**  
Listing Manager & Broker



**Shelby Wilson**  
Broker



**Ian Smith**  
Brokerage Associate

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Whether you're looking for sales, leasing, investment, or property management, your venture starts with Sturges Property Group.

**260 424 8448**

**SturgesProperty.com**



Whether you're looking for land to develop, ready to buy a multi-million dollar building, need professional property maintenance, or anything in between, the Sturges affiliate companies provide everything you need to lease, purchase, build, and maintain your business and investment.



### 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

Sturges Development provides comprehensive and integrated real estate development services, including land and building developments for both residential and commercial purposes.