



NEC Windsor & Lima Roads

1600 Blk of Windsor Road

Fort Wayne, IN 46825



Highly Visible Development Land

The property is a level piece of ground that extends 149' deep and 300' of frontage on Lima Rd. It is currently zoned R1 for single-family residential use, but could be a great site for a small office user. Access is currently off of Windsor Rd, but there is a possibility of Lima Rd access pending approval from the planning department.

Property Highlights

- ▶ 1.03 AC - corner lot at Lima Rd & Windsor Rd
- ▶ Potential commercial zoning
- ▶ Located on busy retail corridor
- ▶ Wooded lot
- ▶ Over 37,000 VPD pass this site
- ▶ **FOR SALE: \$246,767**

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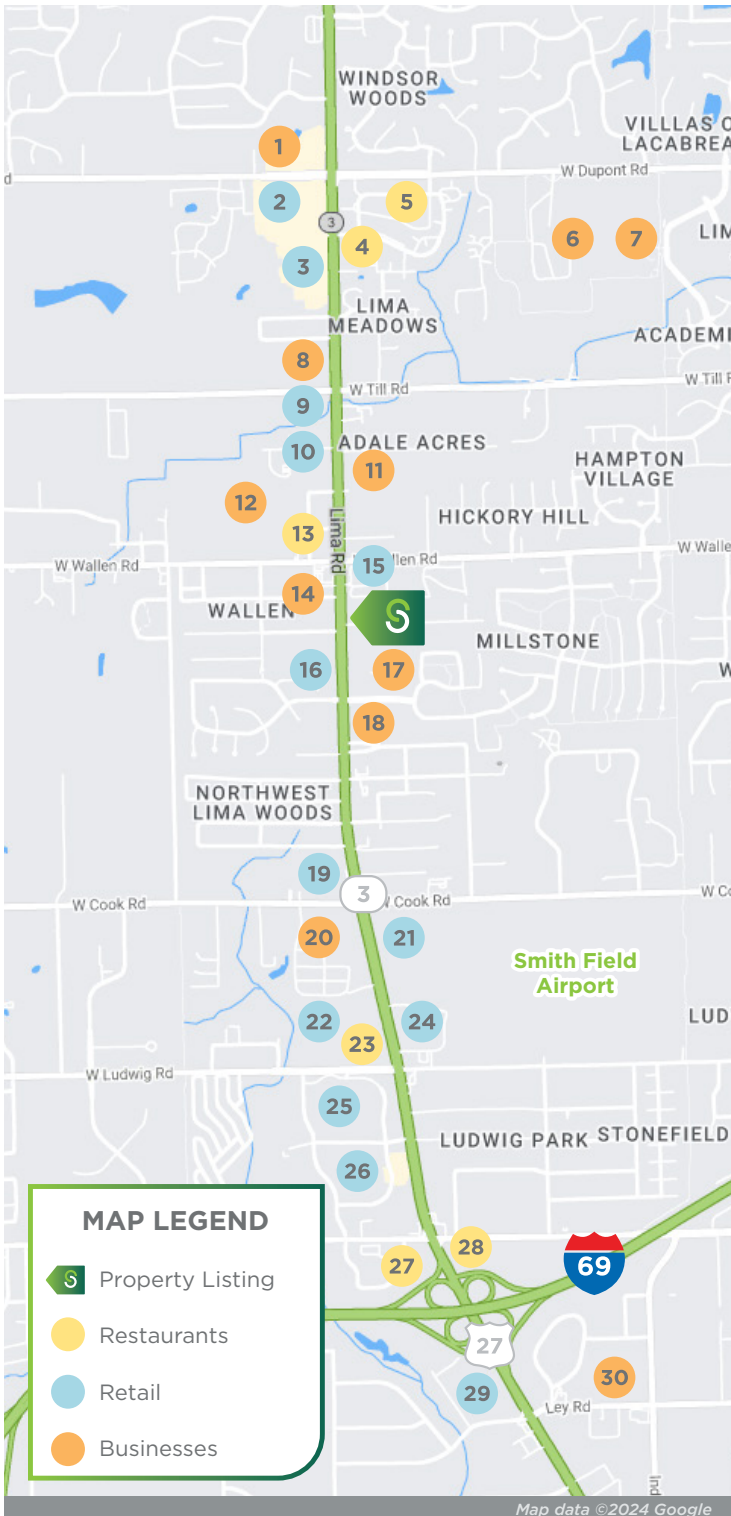
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Excellent Location

The property is situated at the northeast corner of Lima Road and Windsor Road, providing easy access to I-69 and Smith Field Airport. The surrounding area features a mix of residential, retail, and commercial properties.

1. Planet Fitness
2. Walmart Supercenter
3. ALDI
4. Starbucks
5. Buffalo Wild Wings
6. Salomon Farm Park
7. Parkview Family YMCA
8. Raptor Automotive
9. O'Reilly Auto Parts
10. Advance Auto Parts
11. Preferred Auto
12. Wallen Baseball Complex
13. LaLos Restaurante Mexicano
14. Fort Financial Credit Union
15. AutoZone Auto Parts
16. Belmont Beverage Stores
17. Crazy Pinz Entertainment Center
18. 3Rivers Federal Credit Union
19. Petware House
20. L3Harris and Parkview Health Center
21. CVS
22. Lowe's Home Improvement
23. Logan's Roadhouse
24. Sam's Club
25. Meijer
26. The Home Depot
27. Cracker Barrel Old Country Store
28. IHOP
29. Costco Wholesale
30. Combat Ops Entertainment

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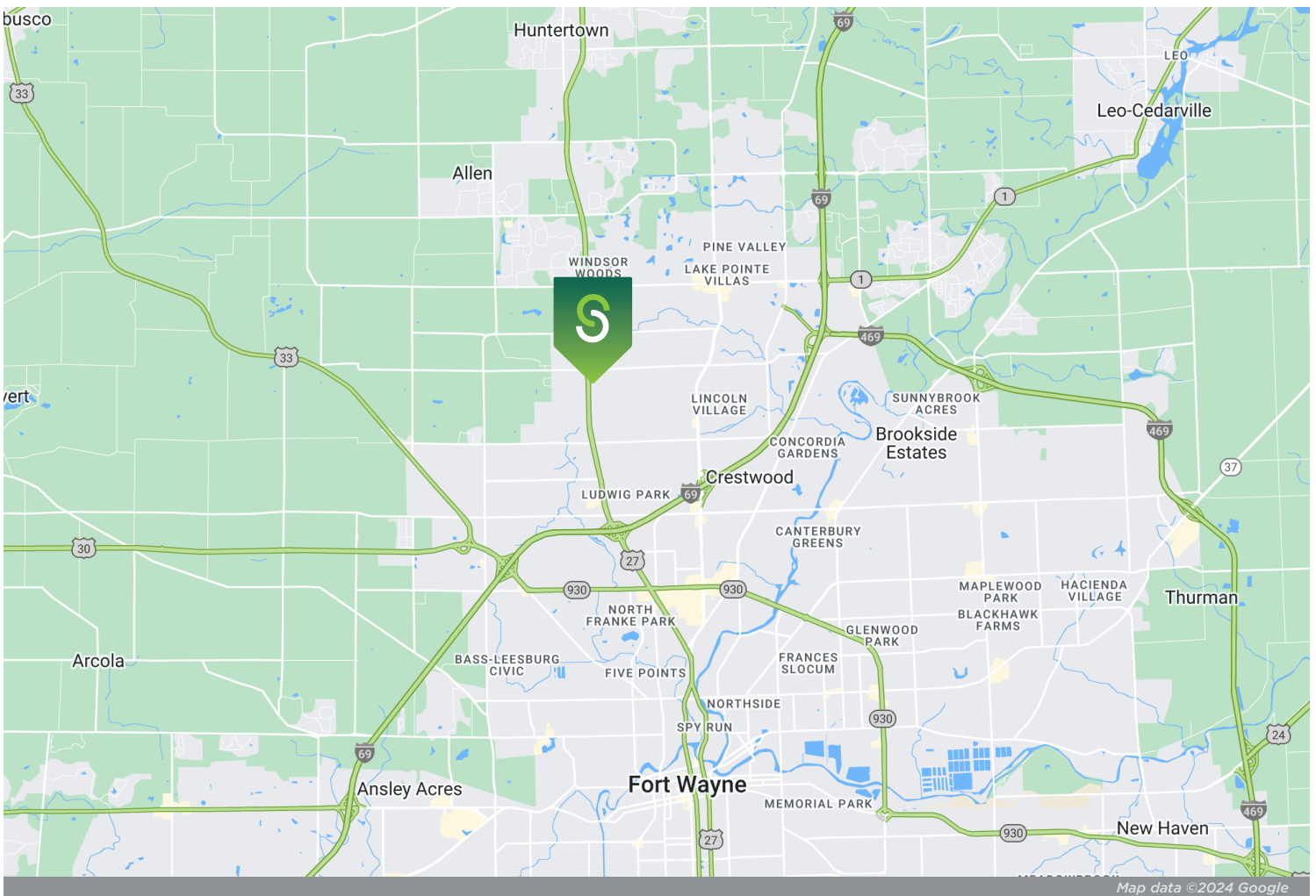
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46825 DEMOGRAPHICS

Population	29,062
Median Age	36.6
Avg. Household Income	\$67,401
Number of Households	13,361

Source: 2020 Census



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PROPERTY INFORMATION

Address	NEC Windsor & Lima Roads
City, State, Zip	Fort Wayne, IN 46825
County	Allen
Township	Washington
Parcel Number	02-07-10-202-001.000-073
Annual Tax	\$654.02
Payable Year	2024



SALE INFORMATION

Price	\$246,767
Terms	Cash at closing

SITE DATA

Site Acreage	1.03
Zoning & Description	R1 - Residential
Lot Dimensions	149' x 300'
Nearest Interstate	I-69, 2.3 miles
Traffic Count	Lima Rd - 37,000+ VPD

AVAILABLE LOTS

Lot Number	Acres	Total
• Entire Parcel	1.03	\$246,767

UTILITIES

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

ADDITIONAL INFORMATION

- Highly visible corner lot
- Utilities to site
- Sidewalk with access to Fort Wayne trail system

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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.



PROMENADE PARK & DOWNTOWN FORT WAYNE



PARKVIEW FIELD



2nd

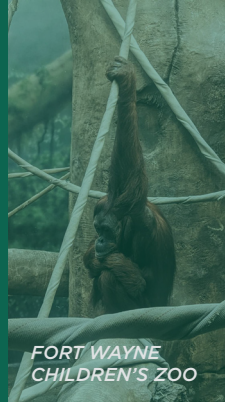
Largest City
in Indiana



#1

Best Place
to Move

(Reader's Digest,
2022)



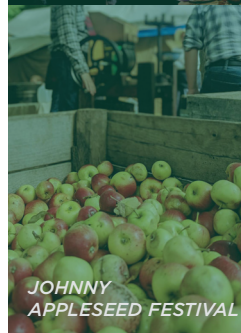
FORT WAYNE
CHILDREN'S ZOO



ELECTRIC WORKS



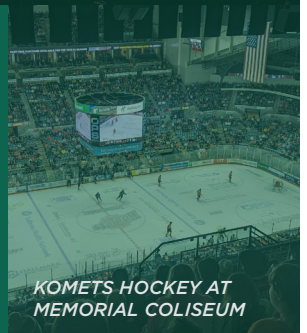
GRAND WAYNE CONVENTION CENTER



JOHNNY
APPLESEED FESTIVAL



7+
Million
Visitors
Annually



KOMETES HOCKEY AT
MEMORIAL COLISEUM



Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
President



John Caffray
VP of Brokerage



Bill Cupp
Senior Broker



Neal Bowman, SIOR
Senior Broker



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Maintenance Management

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