

**Ellison Road Land**

6100 Ellison Road
Fort Wayne, IN 46804



Land For Sale on Ellison Road

The land for sale at 6100 Ellison Road in Fort Wayne, IN boasts a fantastic location near the I-69 and US 24 interchange. It is zoned A3 - Agricultural, but also has potential for commercial use because of its close proximity to other major retailers, including Rural King, Kroger, and Walgreens.

Property Highlights

- ▶ 1.58 AC
- ▶ Potential for commercial use
- ▶ City sewer and water hookup available
- ▶ **FOR SALE: \$413,000**

NEAL BOWMAN, SIOR

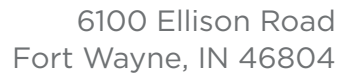
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Site Plan**NEAL BOWMAN, SIOR**

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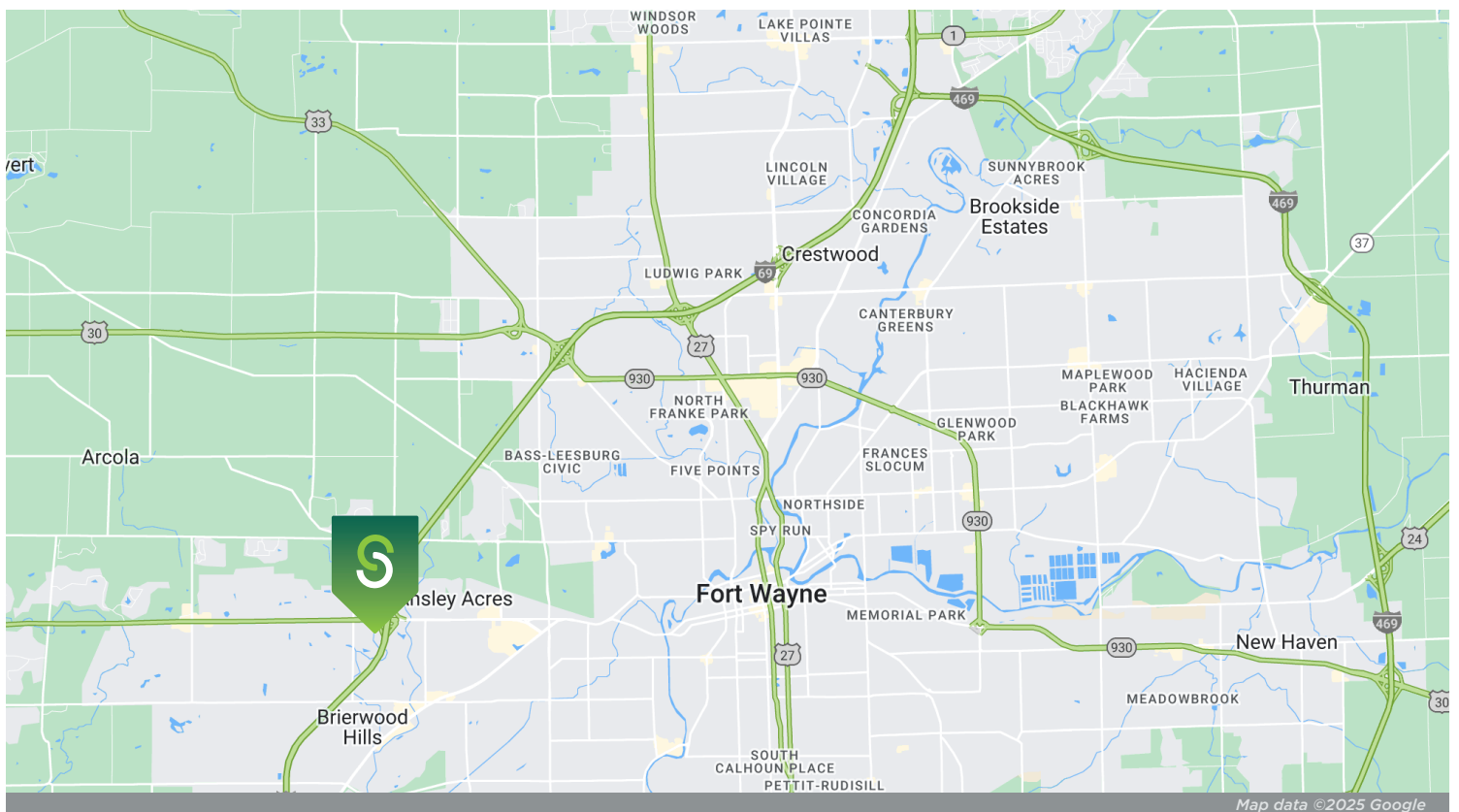
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PROPERTY INFORMATION

Address	6100 Ellison Road
City, State, Zip	Fort Wayne, IN 46804
County	Allen
Township	Aboite
Parcel Number	02-11-26-127-006.000-038 02-11-26-127-001.000-038



SALE INFORMATION

Price	\$413,000
Terms	Cash at close

SITE DATA

Site Acreage	1.58 AC
Zoning & Description	A3 - Agricultural
Nearest Interstate	I-69, 0.4 miles
Traffic Count	39,000 VPD (I-69) 33,000 VPD (US 24)

AVAILABLE LOTS

Lot Number	Size	Rate	Total
• 6100	1.58 AC	\$6.00/SF	\$413,000

UTILITIES

Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	Well Septic

ADDITIONAL INFORMATION

- City sewer and water hookup available
- 1.58 AC land parcel
- Great location at US 24/I-69 interchange
- Potential for commercial use

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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



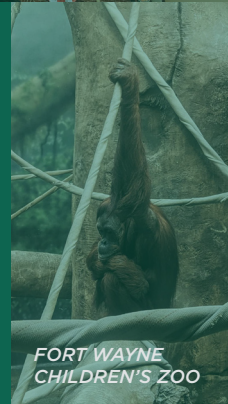
PARKVIEW FIELD

2nd

Largest City
in Indiana

#1

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



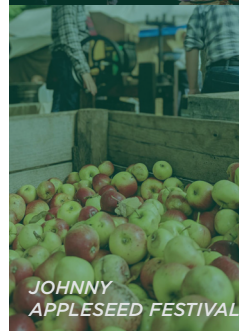
FORT WAYNE
CHILDREN'S ZOO



ELECTRIC WORKS

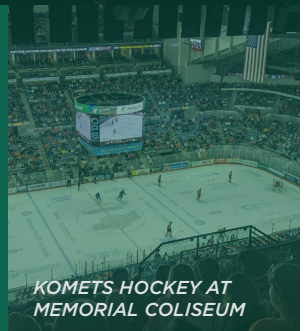


GRAND WAYNE CONVENTION CENTER



JOHNNY
APPLESEED FESTIVAL

7+
Million
Visitors
Annually



KOMET'S HOCKEY AT
MEMORIAL COLISEUM



Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
President



John Caffray
VP of Brokerage



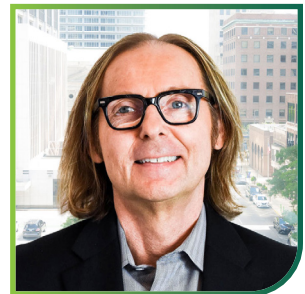
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Philip Hagee
Listing Manager & Broker



Shelby Wilson
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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.



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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.



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Sturges Development

260 426 9800

SturgesDevelopment.com

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