



I-69 Land Development Opportunity

Lower Huntington Road & I-69

Roanoke, IN 46783

Land For Sale Off I-69

The land at Lower Huntington and Ernst Road, just off I-69, is a fantastic opportunity providing over two acres of land for agricultural or commercial development.

This is a hard-corner site offering ingress and egress from Ernst Road. It is the perfect redevelopment opportunity that offers quick convenience to shopping, restaurants, and much more.

Property Highlights

- ▶ 2.08 AC
- ▶ Zoned A1 - Agricultural
- ▶ Adjacent to new IU Health campus
- ▶ **FOR SALE: \$1,250,000**



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Excellent Location

The land at Lower Huntington Road off I-69 is on the southwest side of Fort Wayne, accessed from Exit 299.

This site is right across the street from the newly-developed IU Health campus, and it is also near Lafayette Meadows Elementary School.

Take I-69 just a few minutes south and you'll find General Motors and the Vera Bradley headquarters, both leading manufacturers and retailers.

Continue onto Airport Expressway from Lower Huntington Road and you'll arrive at the Fort Wayne International Airport, one of the most popular airports in the state that continually receives new upgrades.

Roanoke, just north of Huntington and south of Fort Wayne, is one of the fastest-growing areas in Huntington County. With its small town atmosphere, great public services, and rural setting, Roanoke is the place to be for new developments and entrepreneurial ventures.

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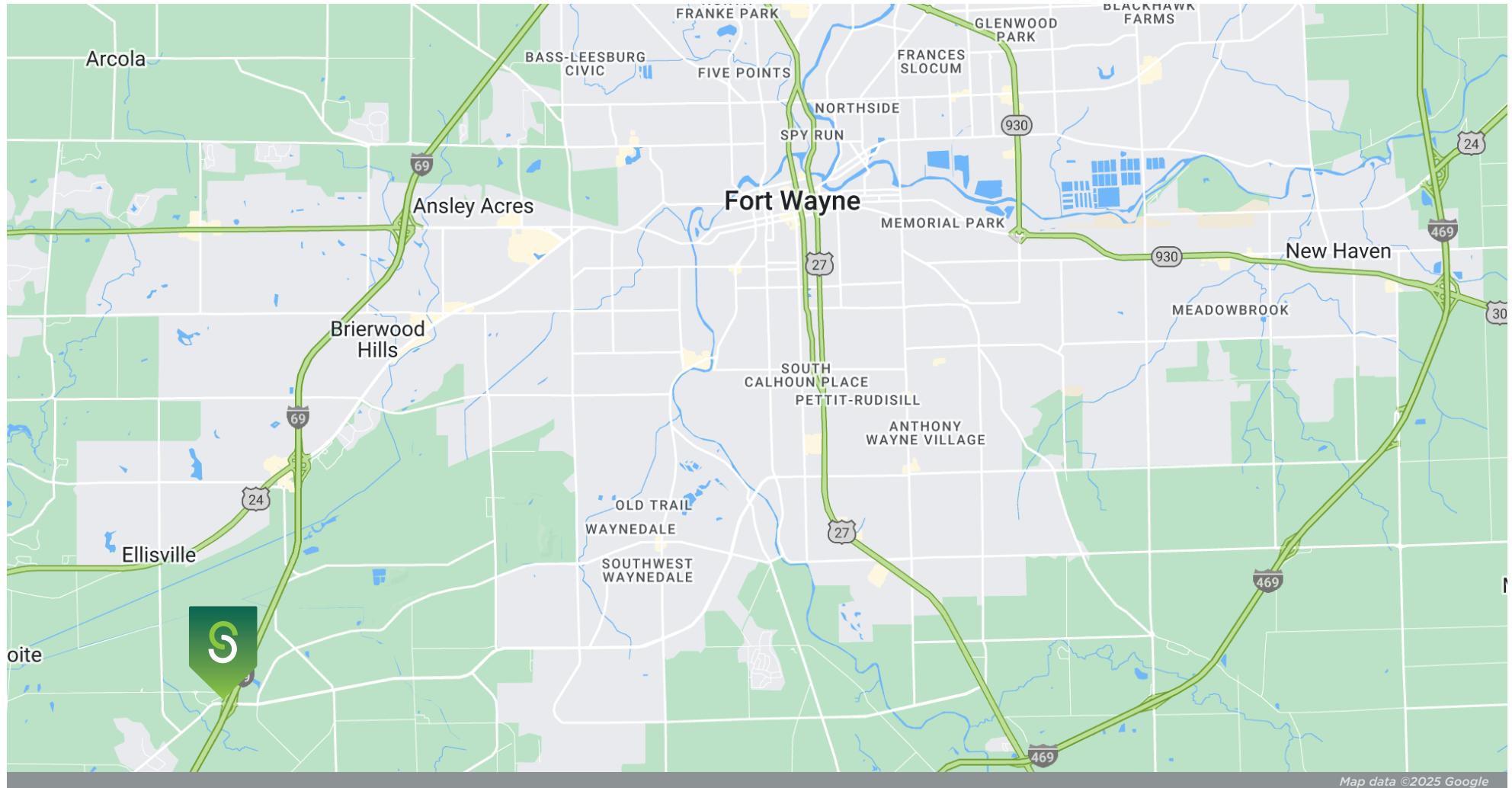
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PROPERTY INFORMATION

Address	Lower Huntington Road & I-69
City, State, Zip	Roanoke, IN 46783
County	Allen
Township	Lafayette
Parcel Number	02-16-03-400-003.000-048

SALE INFORMATION

Price	\$1,250,000
Terms	Cash at close

AVAILABLE LOTS

Lot Number	Size	Total
• 1	2.08 AC	\$1,250,000

SITE DATA

Site Acreage	2.08 AC
Zoning & Description	A1 - Agricultural
Nearest Interstate	I-69
Nearest Rail Service	N/A
Traffic Count	24,000 VPD

UTILITIES

Electric Provider	United REMC
Natural Gas Provider	NIPSCO
Water & Sewer Provider	Public & Aqua Indiana
High Speed Data	TBD

ADDITIONAL INFORMATION

- Next to new IU Health Campus
- Just off I-69 at Exit 299

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About Northeast Indiana

Northeast Indiana is a vibrant region anchored by Fort Wayne, the **#2 fastest-growing metro in the Great Lakes region** and the state's second-largest city. Indiana offers a strategic location for those aiming to serve markets across the nation. With excellent access to major highways, railways, and ports, connecting with client and customers is seamless.

This region is just a short drive from Chicago, Indianapolis, Cleveland, and Detroit, while Fort Wayne International Airport offers easy national commutes. You'll even be greeted with local cookies and Hoosier hospitality upon your return.

Northeast Indiana attracts over **7.5 million visitors per year** with a plethora of recreational and cultural amenities that caters to diverse lifestyles. From artisan shops to sporting events to countless lakes and trails to explore, there's truly something for everyone to enjoy.

In addition to being known for its friendly atmosphere, several businesses and city development organizations have worked to ensure the area is prosperous for career minded individuals. One organization, Northeast Indiana Works, invested over **\$47.9 million in workforce development and training programs** over the last five years.

Indiana residents are also able to maintain a healthy work-life balance, which translates to increased productivity and engagement, benefiting your company in the long run. Offering a quality of life that attracts and retains talent, it's easy to understand why Northeast Indiana is becoming a hotbed for corporate growth and expansion.

The state's economy is characterized by diversity, with strengths across various sectors including healthcare, technology, logistics, manufacturing, and agriculture. Nearly **\$2 billion in capital investment** has been made in Northeast Indiana from 2018-2022 and more than **\$1 billion in investments** has taken place over the last ten years in downtown Fort Wayne.

With a great location, thriving culture, strong workforce and education, and booming economy and business sector, you can rest assured that Northeast Indiana is the place to be.



BROKERAGE TEAM



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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

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