



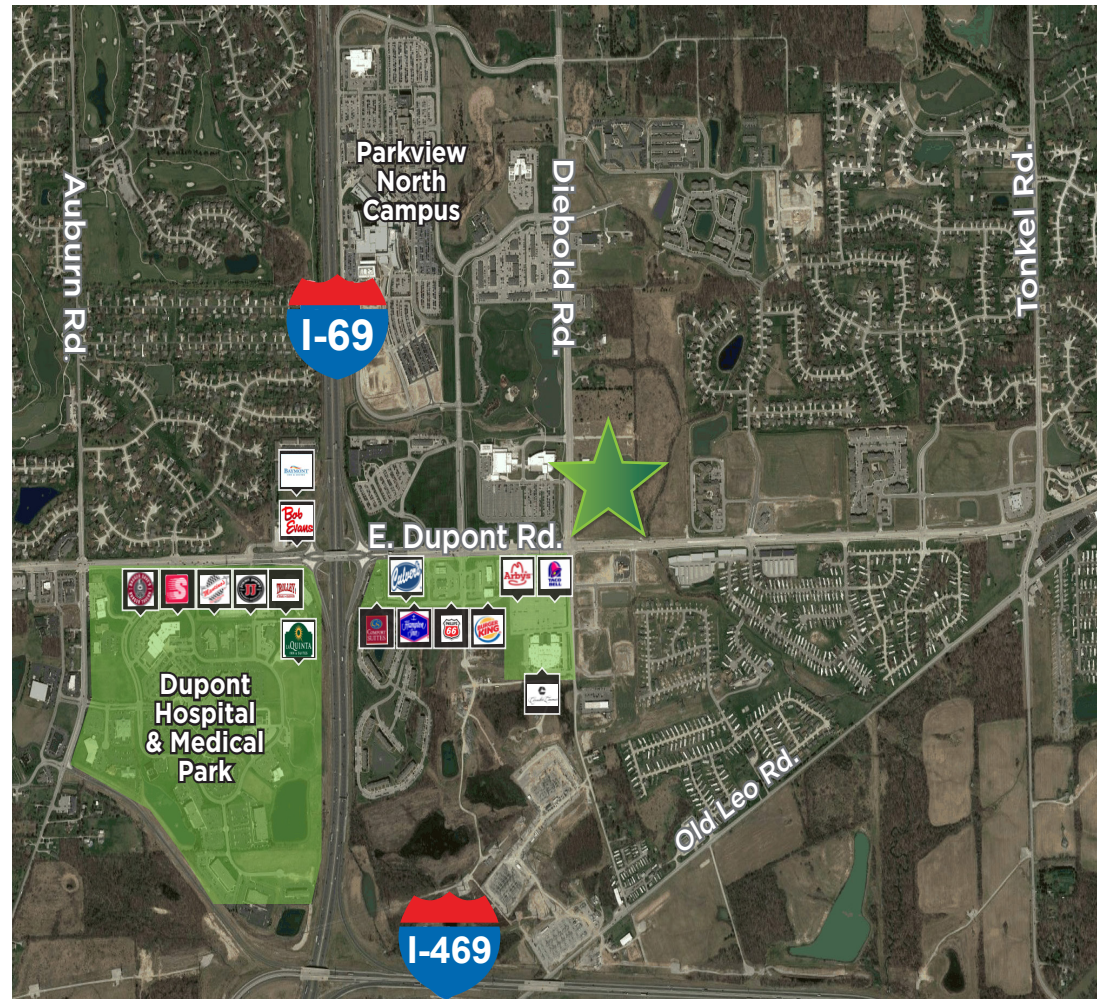
## Diebold & Dupont Development

10500 Diebold Road  
Fort Wayne, Indiana 46825

### 8.4 Acre Development Opportunity

Retail or office space sites available located on Fort Wayne's north side. Adjacent to Parkview North Campus. High traffic counts of 29,280 VPD on E. Dupont Road and over 61,000 VPD on I-69.

- 8.4 AC - Site Divisible
  - › Lot 3 Available - 2.19 AC
- Excellent visibility with approximately 648' of Dupont Road frontage
- Surrounded by medical and professional offices, two hospitals, restaurants, and hotels
- High demand area with recent developments
- Adjacent to two I-69 Interchanges (Dupont Road and Union Chapel Road) and close to I-469 Interchange
- Zoned C3, General Commercial



#### BARRY STURGES

CEO/Managing Director  
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#### BRAD STURGES

President  
260 424 8448  
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### Estimated Demographics

	1 Mile	3 Miles	5 Miles
Total Population	4,383	41,471	108,749
Households	1,690	16,287	42,101
Average HH Value	\$192,857	\$159,851	\$142,662
Average HH Income	\$74,871	\$81,482	\$76,209

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# COMMERCIAL LAND FOR SALE

Property Name Diebold & Dupont Development  
Address 10500 Dupont Rd.  
City, State, Zip Fort Wayne, IN 46825  
County Allen  
Township Perry  
Parcel No. 02-12-36-351-003.000-057  
Annual Tax \$20,313.92



## SITE DATA

Site Acreage 8.40  
Zoning & Description C3, General Commercial  
Nearest Interstate .5 mi to I-69  
Rail Service NA  
Traffic Count 29,280 VPD - E. Dupont Rd.  
26,761 VPD - W. Dupont Rd.  
61,066 VPD - I-69 & Dupont Rd.

## UTILITIES

Electric Supplier AEP  
Natural Gas Provider NIPSCO  
Water & Sewer Provider Public  
High Speed Data Available

## AVAILABLE LOTS

Lot Number	Size	Rate
1	1.29	Pending
2	2.50	Pending
3	2.19	\$18.00/SF

## SALE INFORMATION

Price See Available Lots for Pricing  
Terms Cash at Closing

## ADDITIONAL INFORMATION

Retail or office site available located on Fort Wayne's north side.  
Adjacent to Parkview North Campus. High traffic counts area.

## CONTACT US

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CEO/Managing Director	President
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Sturges Property Group provides market value, insights, and exposure on all types of land, from undeveloped acquisitions to mixed-use outlots. Whether selling, buying for development or buying for investment, our advisors can guide you through it using our fully-engaged and proactive approach. Our agents enjoy helping sellers to position their parcels for the greatest possible results or guiding a buyer through the rezoning process.



### Barry Sturges, CPM®

CEO & Managing Director  
barry.sturges@sturgespg.com

As CEO and Managing Director, Barry is responsible for managing the company's office. Barry is involved in all aspects of the real estate spectrum, including new business development, office, retail, and industrial brokerage, property and facility management, and residential development.



### Brad Sturges

President  
brad.sturges@sturgespg.com

As President, Brad's role includes oversight of financial, operational, marketing, business development, and overall strategy. He also manages the Brokerage Division and represents several private clients for the acquisition and disposition of investment property.



### John Caffray

Vice President of Brokerage  
john.caffray@sturgespg.com

John Caffray has over 15 years of experience in the commercial real estate industry. As the Vice President of Brokerage, he is responsible for leading the brokerage teams and assisting in leasing and sale efforts for specialty clients.



### Neal Bowman

Senior Broker  
neal.bowman@sturgespg.com

Neal Bowman has over 16 years of experience in the commercial real estate industry. Neal is a member of the International Council of Shopping Centers (ICSC) and a Certified Commercial Investment Member (CCIM).



### Rebecca Worrell

Broker  
rebecca.worrell@sturgespg.com

Rebecca Worrell joined the Sturges team in 2015. She specializes in sale and leasing of retail, industrial, office space and land. Rebecca is a member of the Indiana Commercial Board of Realtors and the National Association of Realtors.



### Andrew Eckert

Broker  
andrew.eckert@sturgespg.com

Andrew Eckert joined the Sturges team in 2018. He has previous experience as a Realtor for a residential property management and realty group. He currently lists office, medical, retail, and industrial spaces for both lease and sale.



### Angie Davis

Brokerage Administrator  
angie.davis@sturgespg.com

Angie Davis joined the Sturges team in 2000. As a licensed real estate broker and a notary public, Angie provides key administrative support to the team.



### Stephanie Petras

Brokerage Marketing Assistant  
stephanie.petras@sturgespg.com

Stephanie Petras joined the Sturges team in 2018. As a licensed real estate broker, Stephanie provides administrative, marketing, and design support to the team.