



## Southtown Centre Land

US 27 & Tillman Rd  
Fort Wayne, Indiana 46816

### 113 Acre Development

#### 7 Lots Available

Anchored by Walmart and Menards, this redevelopment has a large demand for retail and high traffic counts.

- Zoned SC, Shopping Center
- Excellent Exposure, Access, and Visibility
- Available Lots Range From 1 to 16 Acres

Tract #	Acre
<b>1</b>	1.62 Ac
<b>3</b>	1.21 Ac
<b>4</b>	1.21 Ac
<b>8</b>	1.42 Ac
<b>10</b>	3 Ac
<b>11</b>	4.58 Ac
<b>13</b>	16.38 Ac



#### BRAD STURGES

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#### NEAL BOWMAN

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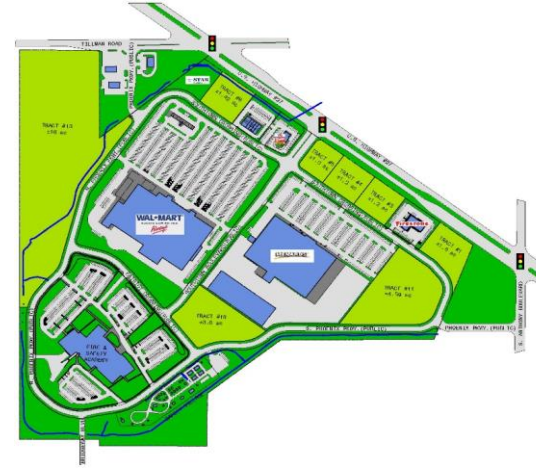
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# COMMERCIAL LAND FOR SALE

Property Name Southtown Centre  
 Address US Hwy 27 & Tillman Rd  
 City, State, Zip Fort Wayne, IN 46807  
 County Allen  
 Township Wayne  
 Parcel No.  
 Annual Tax



## SITE DATA

Site Acreage 29.42  
 Zoning & Description SC, Shopping Center  
 Nearest Interstate I-469 / US 27  
 Traffic Count 21,000 VPD

## UTILITIES

Electric Supplier AEP  
 Natural Gas Provider NIPSCO  
 Water & Sewer Provider City Utilities  
 High Speed Data

## AVAILABLE LOTS

Lot Number	Size	Rate	Total
1	1.62 AC	\$7.00/SF	\$493,970
3	1.21 AC	\$7.00/SF	\$368,953
4	1.21 AC	\$8.00/SF	\$421,660
8	1.42 AC	\$7.00/SF	\$432,986
10	3 AC	\$3.25/SF	\$430,373
11	4.58 AC	\$3.25/SF	\$649,424
13 (N. Parcel)	16.38 AC	\$2.50/SF	\$1,783,782

## ADDITIONAL INFORMATION

Tax Abatement Potential -NOTE: All tract sizes are approximate, not platted, based on preliminary site plan, until final survey. Restrictions/Exclusive Uses include, but not limited to: 1) All buildings in excess of 5,000 sf on Tracts 1-9 must have prior written approval by Menards & Wal-Mart. 2) No business similar to Menards, which specializes in home improvements, hardware or is a home center 3) No cafeteria, theater, bowling alley, billiard parlor, nightclub or other place of recreation or amusement. SEE BROKER FOR CLARIFICATION ON FURTHER RESTRICTIONS.

## CONTACT US

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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.