

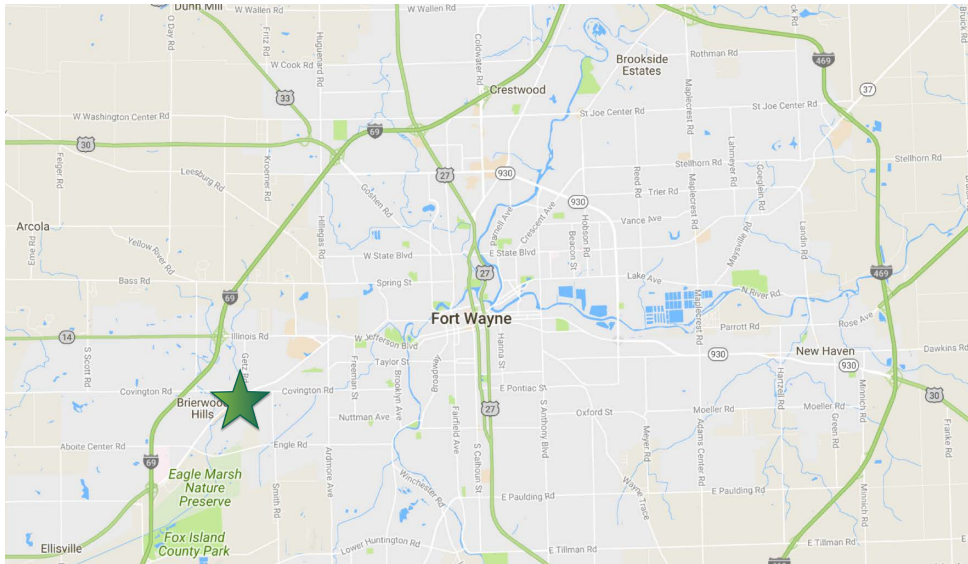


## West Jefferson Land Site

6309 W. Jefferson Boulevard  
Fort Wayne, Indiana 46804

### Property Highlights

- 5.75 Acres available in high traffic area
- Excellent visibility with West Jefferson Boulevard frontage
- Fully developed shovel-ready site with detention basin and all utilities on site
- Excellent traffic counts with over 30,000 VPD



### Estimated Demographics

	1 Mile	3 Miles	5 Miles
Total Population	4,248	35,563	106,586
Households	2,167	14,883	43,116
Average Home Value	\$167,478	\$175,548	\$157,453
Average HH Income	\$62,931	\$85,988	\$71,295

#### BRAD STURGES

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## West Jefferson Land Site

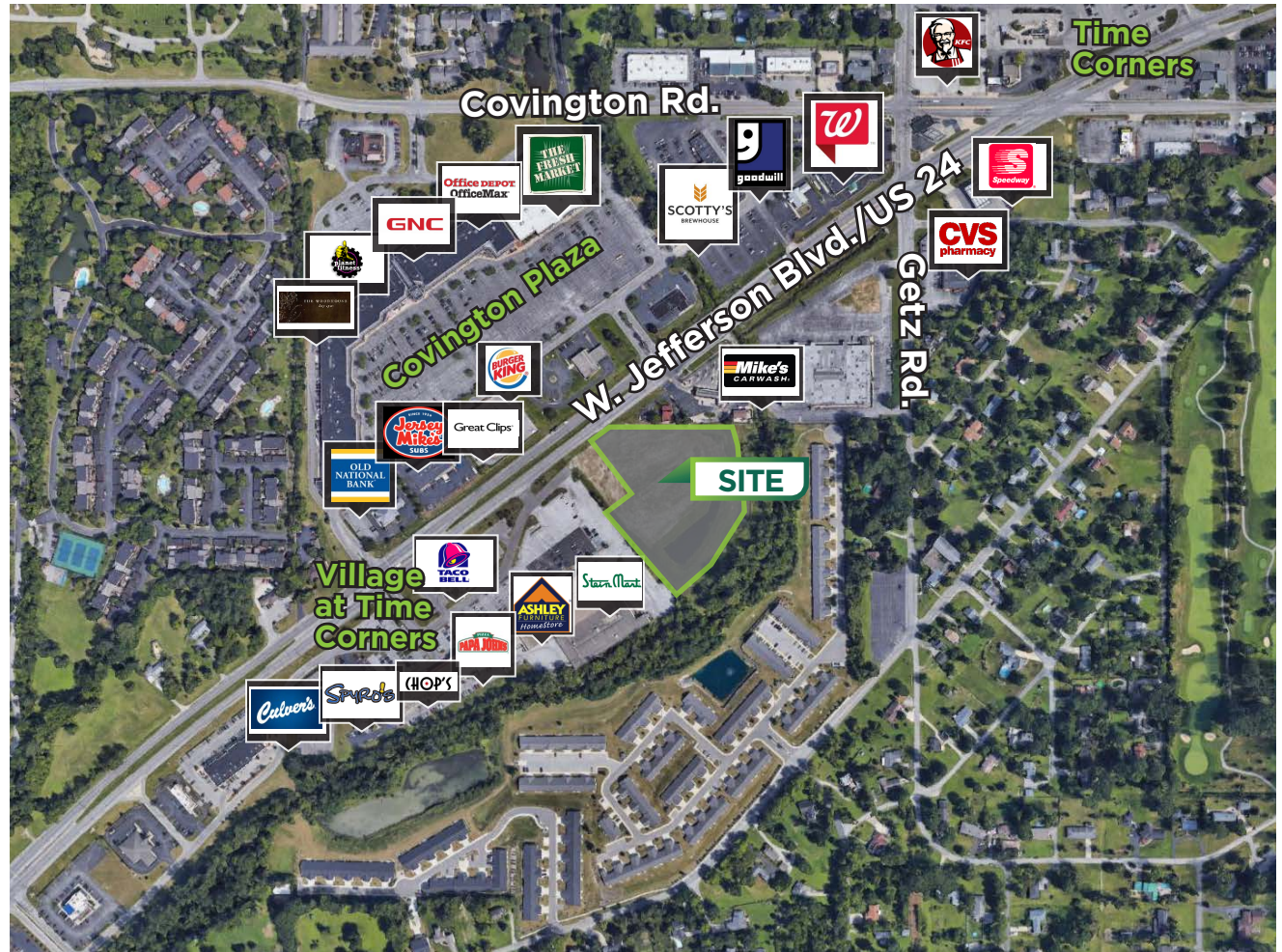
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Fort Wayne, Indiana 46804

### Property Description

The West Jefferson Land Site is located on the southwest side of Fort Wayne with quick access to I-69 (Exit 302), downtown, Jefferson Pointe, Apple Glen, and Lutheran Hospital, medical offices, and residential areas.

The property is positioned next to the Village at Time Corners shopping center, with anchor tenants including Stein Mart, Ashley Furniture, Chop's, Papa John's, and Uncle Bill's Pet Center. The site is adjacent to Mike's Car Wash and Quick Pro Car Care.

This land site is 5.75 total acres with 2.82 acres usable. The site includes a detention pond and a full easement to the lighted intersection in the Village at Time Corners.



### Traffic Counts

### VPD

West Jefferson Blvd. 30,300

Getz Road 7,900

Source: City of Fort Wayne

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# COMMERCIAL LAND FOR SALE

Property Name Jefferson Land - 6309 W.  
Address 6309 W. Jefferson Blvd.  
City, State, Zip Fort Wayne, IN 46804  
County Allen  
Township Wayne  
Parcel No. 02-12-18-176-002.000-072  
2017 Tax/Payable 2018 \$12,986.00



## SITE DATA

Site Acreage 6.5  
Zoning & Description NC, Neighborhood Center  
Nearest Interstate 3 miles to I-69  
Traffic Count 37,900 VPD

## UTILITIES

Electric Supplier AEP  
Natural Gas Provider NIPSCO  
Water & Sewer Provider City Utilities / Aqua Source  
High Speed Data Available

## AVAILABLE LOTS

Lot Number	Size	Price
Parcel 1	0.75 AC	SOLD
Parcel 2	5.75 AC	\$1,200,000

## SALE INFORMATION

Price Remaining Parcel: \$1,200,000  
Terms Cash at Closing

## ADDITIONAL INFORMATION

This site is fully developed with a detention basin, utilities on-site, and shovel-ready. 2.82 acres of remaining Parcel 2 is buildable and net of the detention pond. Property has direct access onto W. Jefferson Blvd., along with a full easement to the lighted intersection in the Village at Time Corners. Perfect site for retail, office, or medical use.

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