

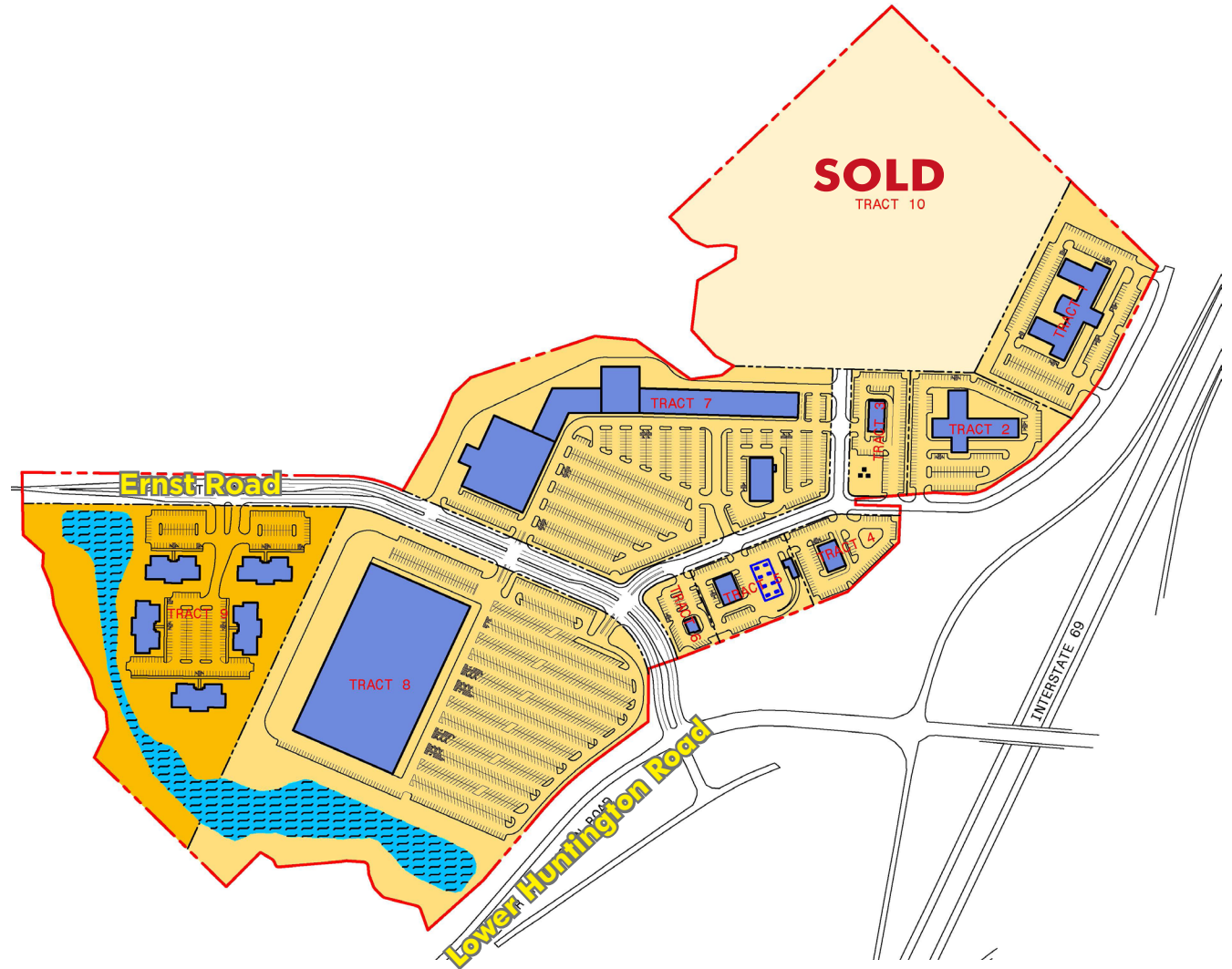


PRAIRIE CENTRE DEVELOPMENT

Interstate 69 at Exit 299
Fort Wayne, Indiana 46809

Property Highlights

- Mixed-use development with 65+ acres of commercial, retail, office, and hospitality sites
- All public utilities to site; off-site stormwater detention provided
- Multiple zoning for flexibility
- Located in Southwest Fort Wayne, just off of I-69 at Exit 299
 - › 1.5 miles north of General Motors, Vera Bradley, One Resource Group
 - › 3 miles west of Fort Wayne International Airport



BARRY STURGES

CEO | Managing Director
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BRAD STURGES

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Property Description

Prairie Centre is located off I-69, at Exit 299 and lies just 1.5 miles north of the General Motors production facility and 3 miles west of Fort Wayne International Airport. Combine this great location with adjacent planned single-family development (Prairie Crossing & Prairie Meadows), and Prairie Centre can get you closer to your future business than ever before.

A map of Fort Wayne, Indiana, and its surrounding areas. The map shows major highways including I-69, I-469, I-27, I-30, I-90, and US-33. Key locations labeled include Fort Wayne, New Haven, Brierwood Hills, Arcola, Dunn Mill, Crestwood, Brookside Estates, Leo-Cedarville, Grabill, Harlan, Cuba, Milan Center, Zulu, Maples, Monroeville, Boston Corner, Williams, Hoagland, Yoder, Ossiian, Zanesville, Aboite, Ellisville, Roanoke, Roanoke Station, and Mahon. A green star is placed on the map near the intersection of I-69 and I-469, indicating a location of interest. The map also shows various smaller roads and landmarks like the Wabash River.

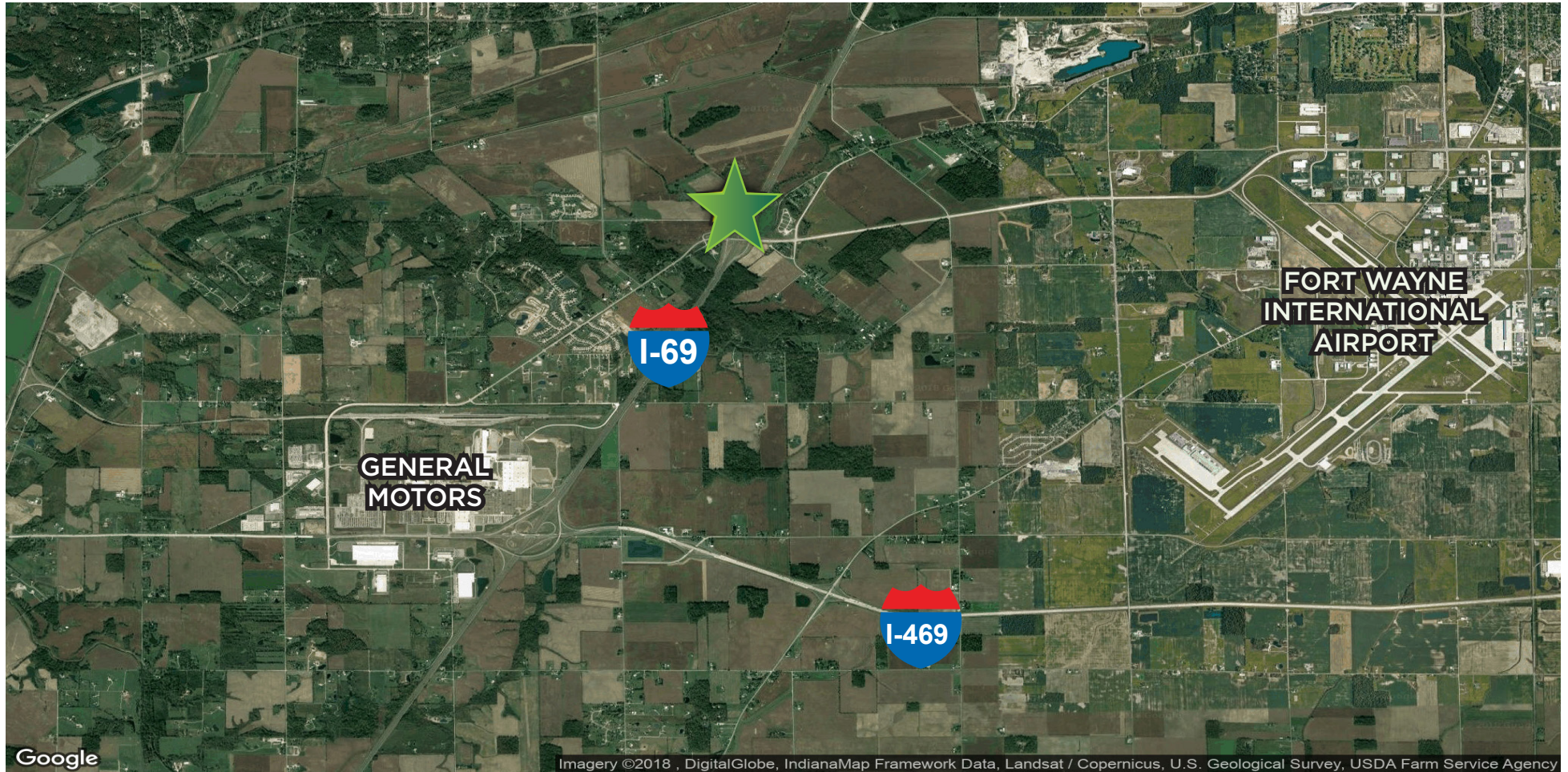
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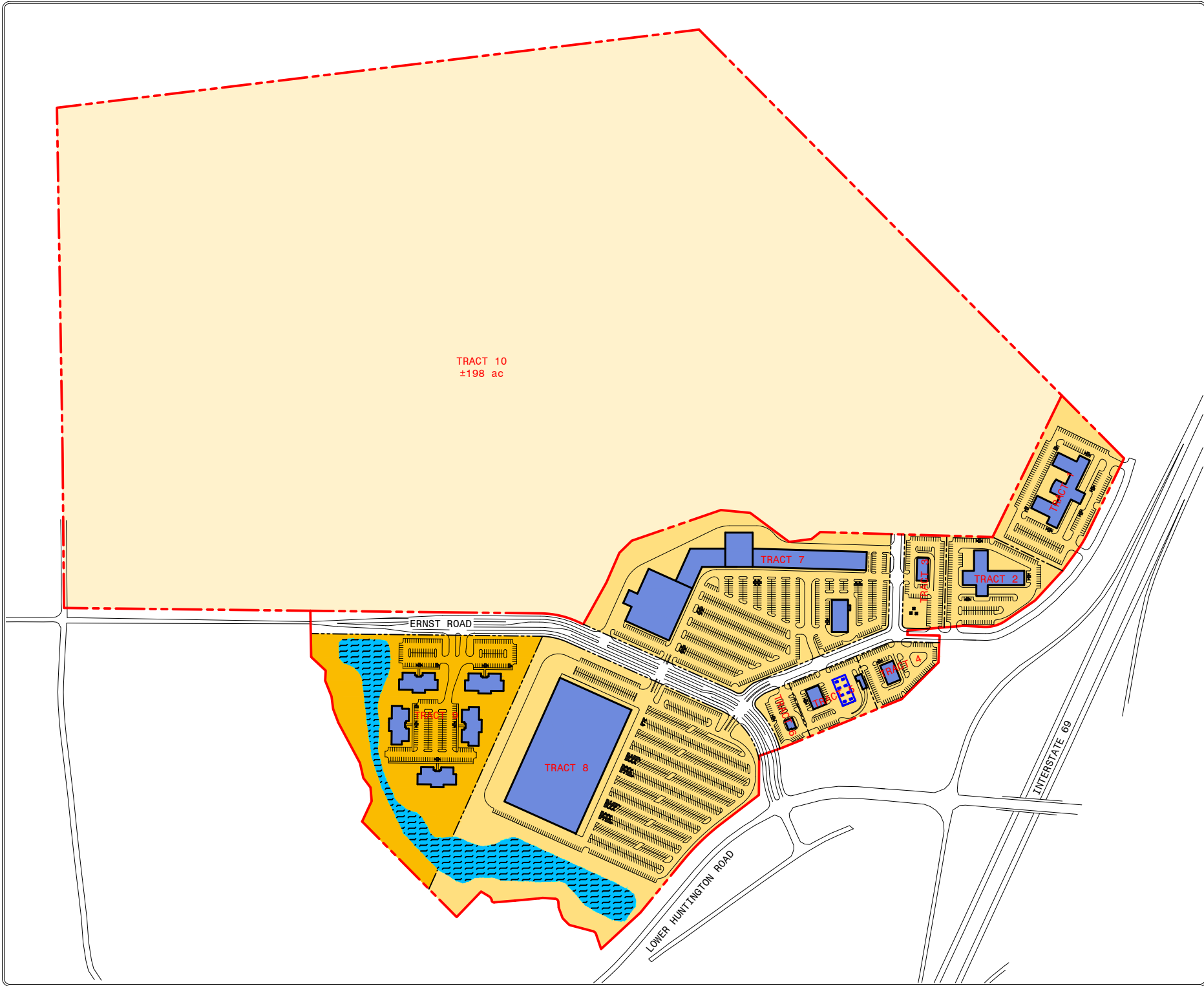
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PRAIRE CENTRE

LOWER HUNTINGTON ROAD & INTERSTATE 69 – FT. WAYNE, IN

File Name: PRAIRE_CENTRE_S

DEVELOPMENT
PLAN

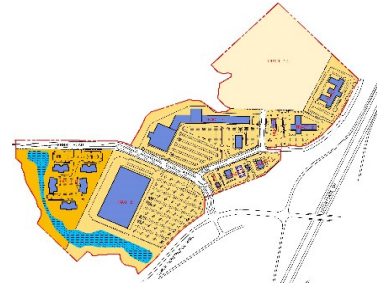
NOT TO SCALE

09-16-16



COMMERCIAL LAND FOR SALE

Property Name Prairie Centre
Address 9616 Lower Huntington Road
City, State, Zip Fort Wayne, IN 46809
County Allen
Township Lafayette
Parcel No. Multiple



SITE DATA

Site Acreage 262.35 AC
Zoning & Description See Additional Information
Nearest Interstate I-69
Traffic Count 34,000 VPD

UTILITIES

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

AVAILABLE LOTS

Lot Number	Size	Zoning
1	5 AC	C-2D
2	2.96 AC	C-2D
3	1.38 AC	C-2D
4	1.5 AC	C-2D
5	1.8 AC	C-2D
6	.86 AC	C-2D
7	15.75 AC	C-2D
8	1.38 AC	C-2D
9	15.6 AC	C1A, Professional & Personal Services

SALE INFORMATION

Price See Agent
Terms Cash at Closing

ADDITIONAL INFORMATION

- Lot sizes are flexible to accommodate user's needs
- Design build-sites also available
- ZONING:
 - C-2D - Regional Shopping Center
 - C-1A - Professional & Personal Services

CONTACT US

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CEO	President
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Fort Wayne, IN 46802
SturgesProperty.com
260 424 8448



From compliance, to survey work, to site preparation, we partner with you to create a blueprint for success. Our team of experienced professionals help you make informed decisions, and implement a plan that makes it work. From zoning and use studies, through every step of the pro forma and financing process, we work with you to build locations that will place your business on solid ground.



Barry Sturges, CPM®

Chief Executive Officer
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

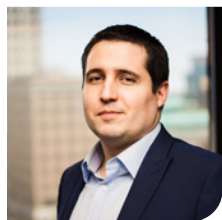
As President, Brad's role includes oversight of financial, operational, marketing, business development, and overall strategy. He also manages the Brokerage Division and represents several private clients for the acquisition and disposition of investment property.



Cynthia Wilkin

Sturges Development
Vice President of Sales & Marketing
cwilkin@sturgesfw.com

Cynthia Wilkin negotiates lot sales for residential projects and maintains strong relationships with local home builders and Realtors. She also handles permitting, procures bids from contractors, and oversees the progress of our residential developments.



Ryan Doerffler, CPA

Chief Financial Officer
ryan.doerffler@sturgespg.com

Ryan Doerffler has over ten years of experience in finance and holds a Bachelor's in Business Administration from Valparaiso University. He formerly held the position of Senior Manager of Corporate Finance at a Chicago-based property development company.



Cat Windmiller

Brokerage & Marketing Coordinator
cat.windmiller@sturgespg.com

Cat assists the Office Team by gathering research, preparing documentation and agreements, and developing professional marketing brochures and proposals. Cat also oversees company-wide marketing efforts.