



Rare Urban Development Opportunity

3140 Fairfield Avenue

Fort Wayne, IN 46807



Prime Urban Development Land For Sale

Rare opportunity to acquire ± 3.9 acres of development land with prominent frontage along Fairfield Avenue in the middle of Fort Wayne's established urban core. Development-ready sites of this size and location are increasingly difficult to find, making this property an exceptional opportunity for commercial, mixed-use, multifamily, or neighborhood-serving development.

The property is zoned C2 - General Commercial and R2 - Residential, offering flexibility for a variety of development concepts. All major public utilities are available to the site, helping reduce development costs and accelerate project timelines.

Property Highlights

- ▶ ± 3.9 acres of development land
- ▶ Excellent frontage on Fairfield Avenue
- ▶ Located within a HUD Qualified Census Tract
- ▶ Direct access to a Citilink bus route
- ▶ 1 mile south of downtown Fort Wayne
- ▶ **FOR SALE: \$1,300,000**

BARRY STURGES

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NEAL BOWMAN, SIOR

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PHILIP HAGEE

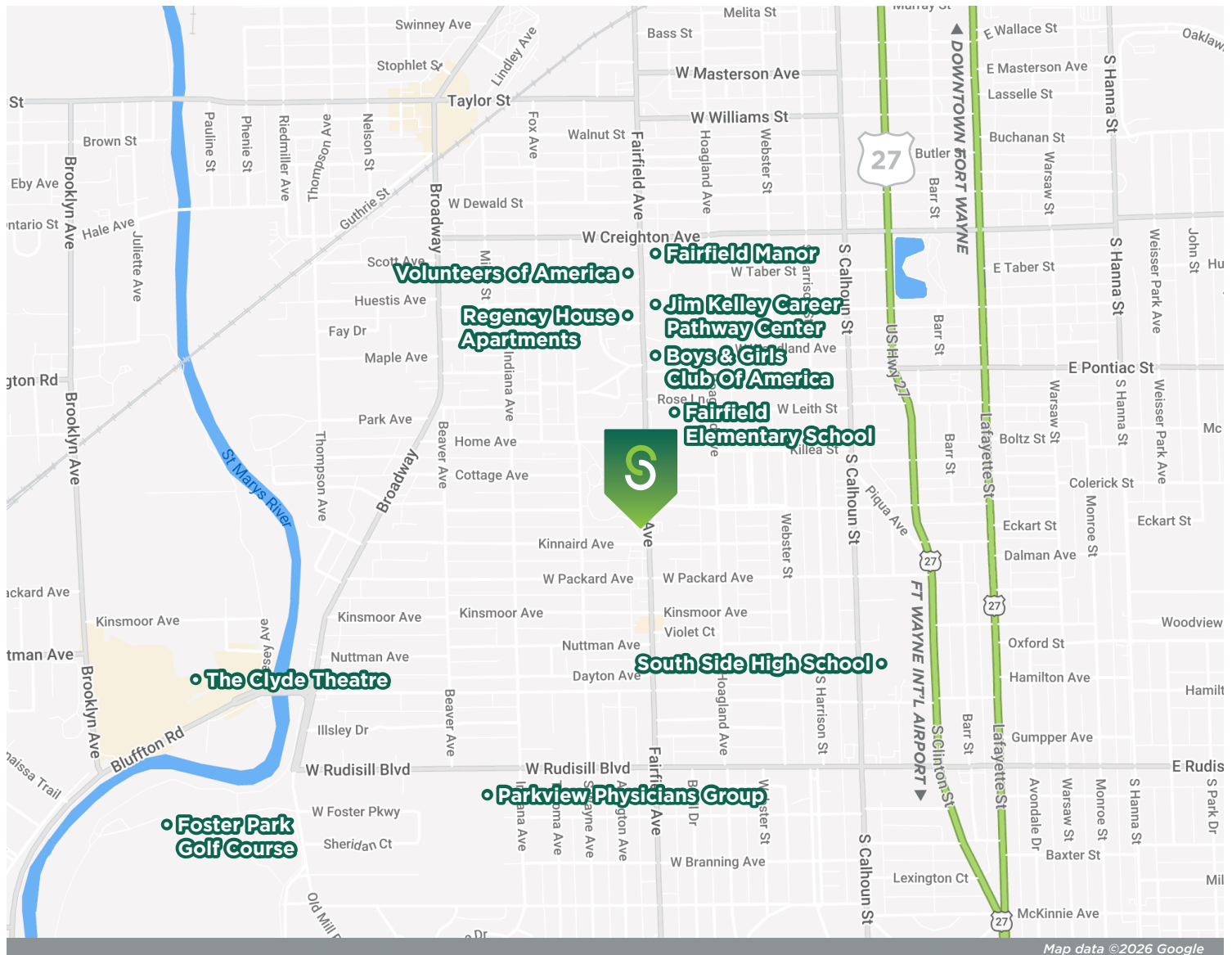
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Fantastic Location

3140 Fairfield Avenue is located approximately one mile south of Downtown Fort Wayne and has convenient access to several major employment centers, retail amenities, healthcare providers, and regional transportation corridors. The site is located directly along a Citilink bus route, which provides public transportation access for residents, employees, and visitors.

Additionally, the property is located within a HUD Qualified Census Tract (QCT), which offers developers the opportunity to pursue financing programs, tax credit allocations, and other incentives available for qualifying projects.

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Site Plan - ±3.9 AC



Site plan dimensions are estimated. Contact Broker for details.

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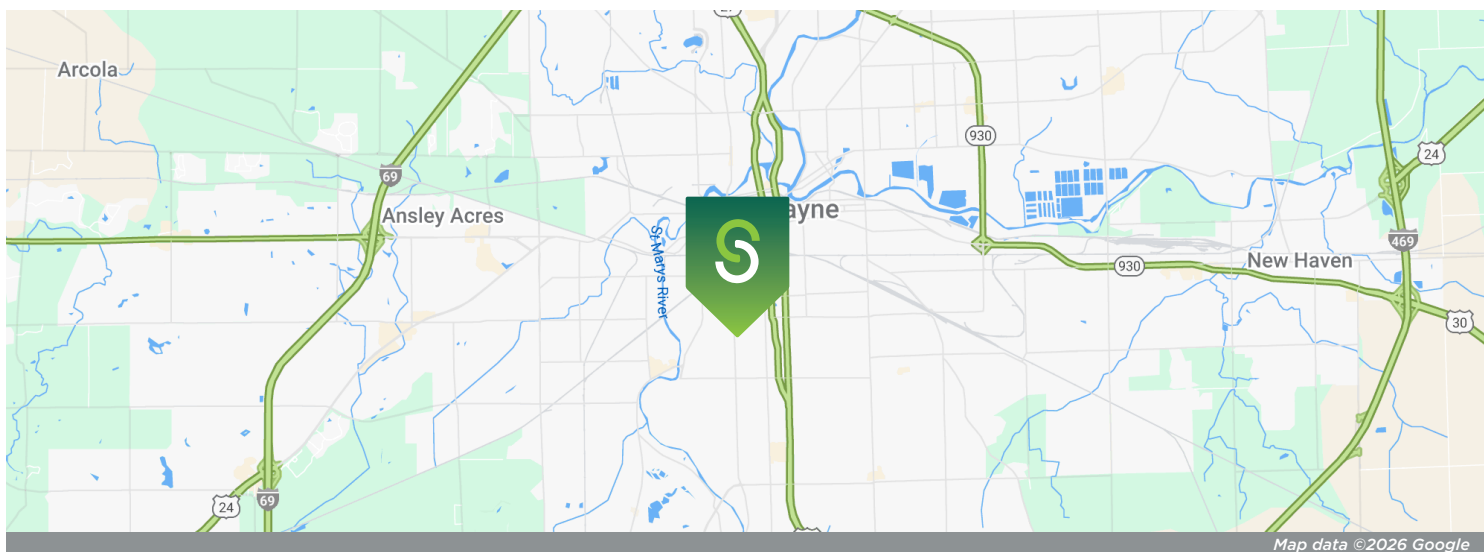
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PROPERTY INFORMATION

Address	3140 Fairfield Ave
City, State, Zip	Fort Wayne, IN 46807
County	Allen
Township	Wayne
Parcel Number	02-12-14-129-003.001-074
2025 Tax/Payable 2026	N/A (Owned by non-profit)



SALE INFORMATION

Price	\$1,300,000
Terms	Cash at close

ADDITIONAL INFORMATION

- Located within HUD QCT
- Direct frontage on Citilink bus route

SITE DATA

Site Acreage	±3.9 AC
Zoning & Description	C2 - General Commercial
Nearest Interstate	I-69 - 5 miles
Traffic Count	9,869 VPD - Fairfield Ave

UTILITIES

Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne

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