



Stellhorn Commons
SEC Maysville Rd & Stellhorn Rd
Fort Wayne, IN 46815

Northeast Fort Wayne Retail Development Opportunity

Stellhorn Commons development covers ±6.2 acres in a rapidly growing area of Northeast Fort Wayne. The property is surrounded by several new residential development, including Communities of Sweetgrass, which will break ground in 2026. Chapel Ridge and Maysville Pointe shopping centers are less than one mile to the north, as well as I-469. These lots are well-suited for commercial projects, making it an exceptional investment opportunity for those looking to take advantage of the area's growth potential.

Property Highlights

- ▶ ±6.6 AC - divisible
- ▶ Easy access to I-469 & SR 37
- ▶ **FOR SALE: \$8 - \$10/SF RETAIL LOTS**
- ▶ *Contact Broker for entire parcel.*



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Nearby Businesses

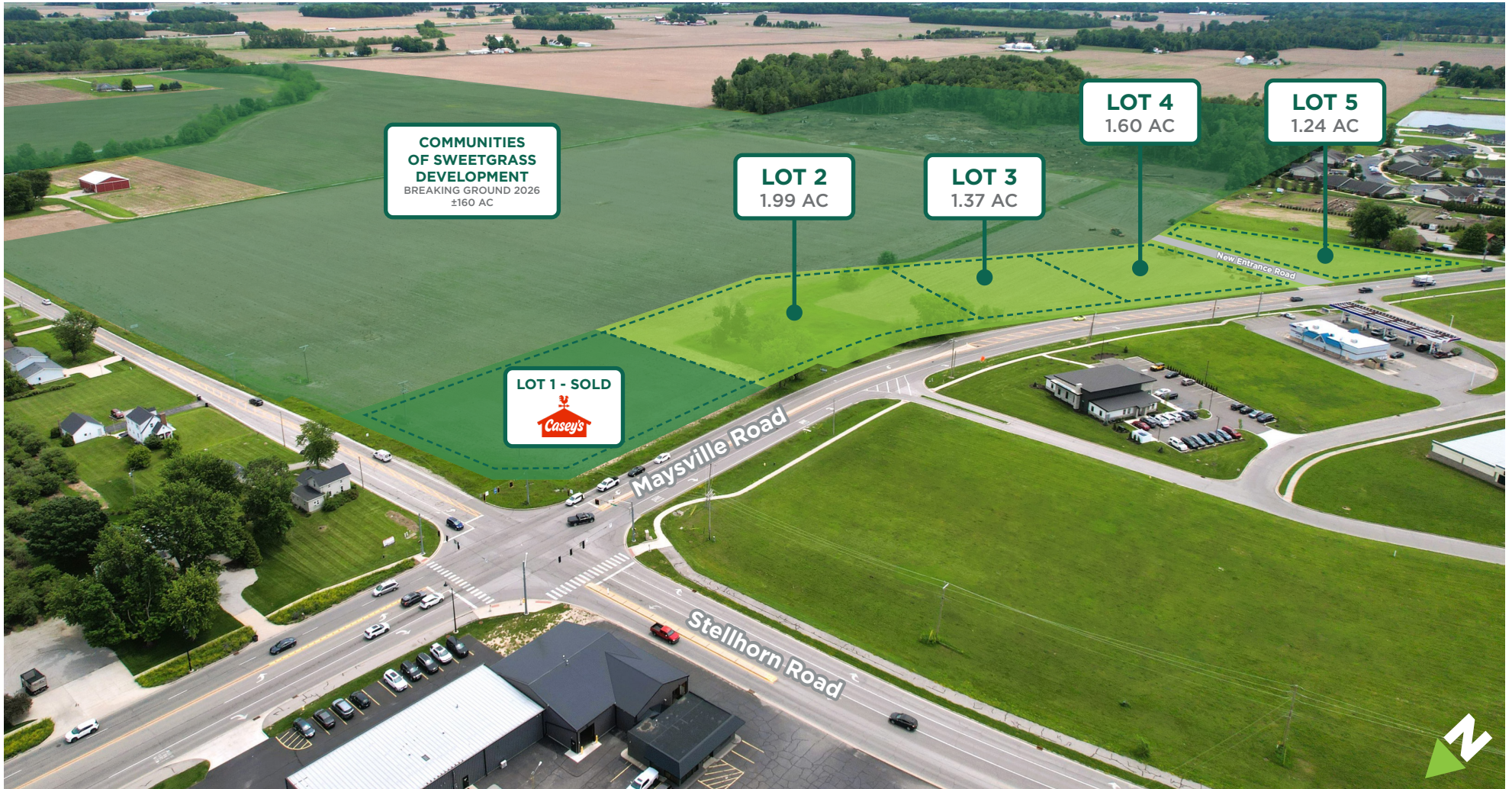
1. Midwest America Federal Credit Union
2. 3Rivers Federal Credit Union
3. Fort Wayne Storage
4. Marathon
5. Marshalls
6. Michaels
7. Dollar Tree
8. Kohl's
9. Walmart
10. Buffalo Wild Wings
11. Subway
12. Wendy's
13. Mike's Carwash
14. Dairy Queen
15. Arby's
16. Starbucks
17. Cracker Barrel Old Country Store
18. Lake City Bank
19. Bob Evans
20. Taylor Chapel Ministries & Preschool
21. Steak 'n Shake
22. Applebee's Grill + Bar
23. Meijer
24. Menards
25. Sherwin-Williams Paint Store
26. Jefferson Middle School

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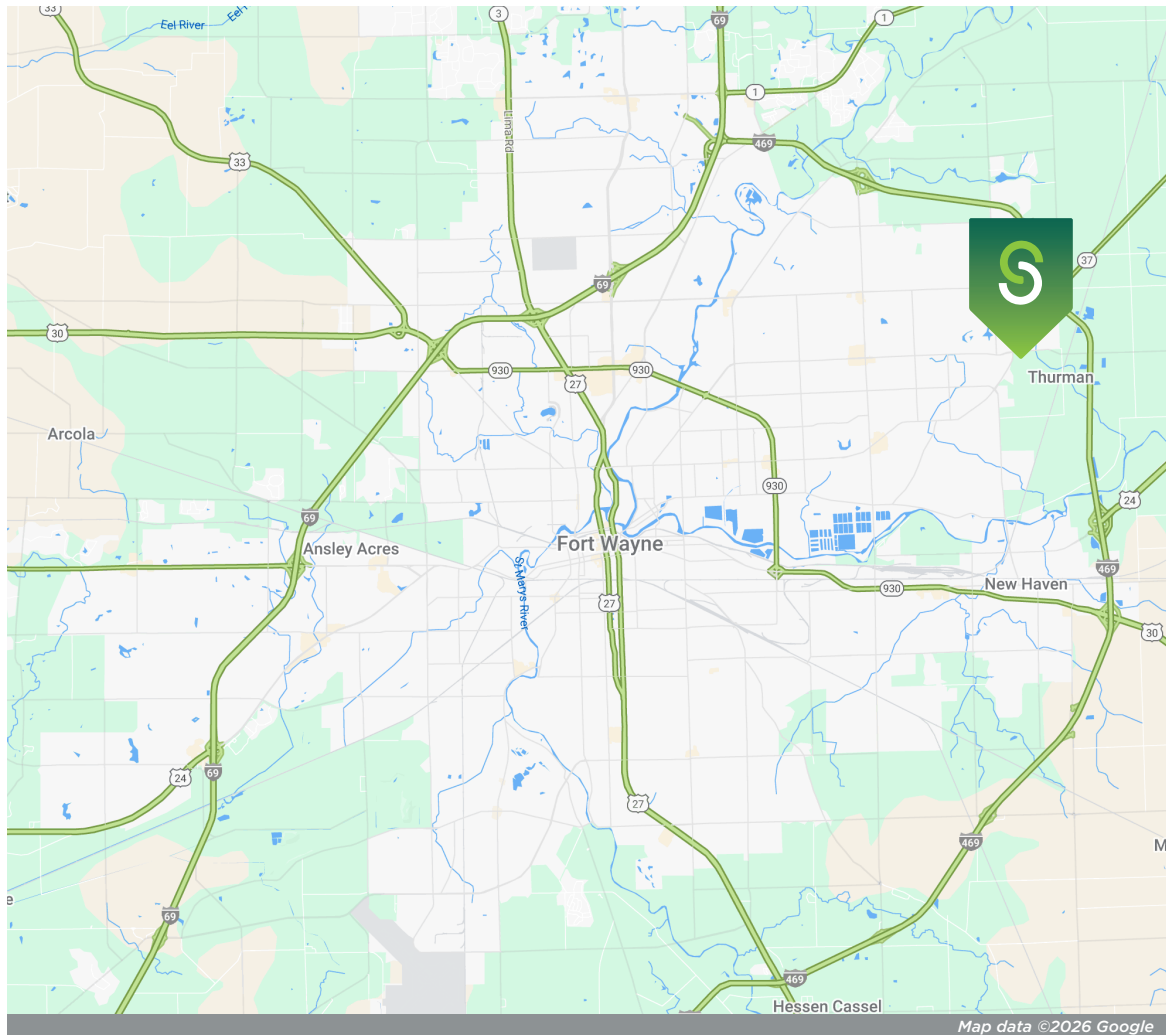


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Excellent Location

Stellhorn Commons development is able to serve a large population of neighboring communities from rural Allen County and Ohio. This development site is approximately 14 miles east of the Ohio state line and 50 miles south of the Michigan border.

The property is near Chapel Ridge and Maysville Pointe shopping centers with tenants including Walmart, Kohl's, PetSmart, Marshalls, Meijer, Menards, and many other major businesses and restaurants. The site also has easy access to I-469, US 24, US 30, and SR 37.

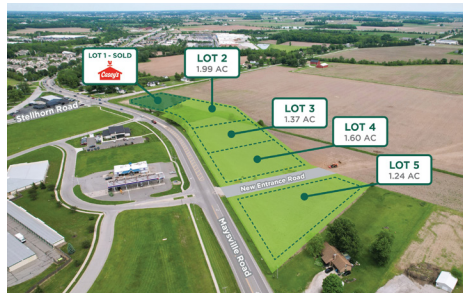
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PROPERTY INFORMATION	
Address	10000 Stellhorn Rd
City, State, Zip	Fort Wayne, IN 46815
County	Allen
Township	St. Joseph
Parcel Numbers	Multiple

SALE INFORMATION	
Price	TBD
Terms	Cash at Closing

UTILITIES	
Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne
High Speed Data	Available

AVAILABLE LOTS				
Lot Number	Lot Size	Price PSF Range	Total Price Range	Notes
• Entire	±6.2 AC	TBD	Contact Broker	Zoned SC - Shopping Center Can be combined or subdivided
• Lot 2	1.99 AC	\$8.00 - \$10.00	\$693,475 - \$866,844	Zoned SC - Shopping Center Can be combined or subdivided
• Lot 3	1.37 AC	\$8.00 - \$10.00	\$477,418 - \$596,772	Zoned SC - Shopping Center Can be combined or subdivided
• Lot 4	1.60 AC	\$8.00 - \$10.00	\$557,568 - \$696,960	Zoned SC - Shopping Center Can be combined or subdivided
• Lot 5	1.24 AC	\$8.00 - \$10.00	\$432,115 - \$540,144	Zoned SC - Shopping Center Can be combined or subdivided

SITE DATA	
Site Acreage	±6.2 AC
Zoning & Description	SC - Shopping Center
Nearest Interstate	I-469 - 1.0 mi
Traffic Count	42,000 VPD (Area Counts)

ADDITIONAL INFORMATION	
•	Several lots available; can combine
•	Near the Chapel Ridge and Maysville Pointe shopping centers
•	Highly visible area
•	Excellent development opportunity

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