

# BRAD STINSON

Fort Wayne's BIGGEST Realtor

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April 24, 2026

Allen County Board of Zoning Appeals / Plan Commission  
200 E Berry St #150  
Fort Wayne, IN 46802

Re: Opposition to Proposed Quarry / Industrial Use

Members of the Board:

My name is Brad Stinson, and I am a licensed real estate agent with North Eastern Group Realty who has been actively listing and selling homes in southwest Fort Wayne for the past 30 years. Real estate has been a family business for us, including my sister Lori and my late parents, Judi and Phil, who together helped form the Stinson Team of Realtors. Our residential real estate experience is extensive, having collectively sold a home every three days since 1986. During our careers, we have been involved in the sale of approximately 5,000 homes in Allen County and the surrounding areas. A significant portion of our business has been in and around Aboite Township and the Southwest Allen County Schools area, including subdivisions such as The Hamlets, Prairie Meadows, and Azbury Park, along with nearby neighborhoods in close proximity to the subject property. We are currently affiliated with Joe Zehr and Kim Ward as owners of North Eastern Group Realty. While an opinion is ultimately just that, it is based on a series of assumptions that I will outline. The conclusions reached are grounded in our combined 70+ years of experience as successful practitioners in the sale and purchase of residential real estate throughout the greater Fort Wayne area.

I am writing to express my opposition to the proposed quarry and associated industrial uses based on what I see every day working directly with buyers and sellers in this market.

In southwest Fort Wayne, buyers are extremely selective, and location factors drive decisions as much as the house itself. When I am showing homes, buyers routinely ask about nearby uses—traffic, noise, future development, and anything that could affect their quality of life or resale value. If there is something perceived as negative, it becomes the focus immediately.

Uses like a quarry—with blasting, truck traffic, dust, and large industrial structures—are among the most difficult conditions to overcome in a residential sale. In my experience, once a buyer becomes aware of something like this nearby, the showing is effectively over. They either cut the showing short or they move on to another property entirely.

This is not just about a potential reduction in value. The bigger issue is that homes become significantly harder to sell at all.



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From a practical standpoint, here is what I would expect to happen if this project is approved:

- Buyer traffic to nearby homes will drop
- Listings will sit on the market longer than competing homes in other parts of southwest Fort Wayne
- Price reductions will become necessary to attract interest
- Deals will fall through during inspection or due diligence once buyers learn more about the surrounding use
- Agents will begin directing buyers away from the area altogether

I have seen situations where a single external factor—far less impactful than a quarry—has caused buyers to walk away from otherwise desirable homes. In today's market, buyers have options, and they will choose a similar home in a different location rather than accept a perceived risk.

In fact, if I were to take a listing in a subdivision like The Hamlets, Prairie Meadows, or Azbury Park after this type of use is approved nearby, I would feel obligated to advise my client that they should expect fewer showings, longer time on market, and a likely reduction in price compared to similar homes elsewhere in southwest Fort Wayne. That is not a position any homeowner wants to be in, and it is a direct result of land use decisions like the one being considered here.

Southwest Fort Wayne has been one of the strongest residential markets in the region, in large part because of its reputation for quality neighborhoods, schools, and overall livability. Much of the demand in this area is expected to be growth tied to the development of the IU Health hospital corridor, as buyers specifically seek out this part of the county for its residential character. Introducing a heavy industrial use of this nature into the area will change that perception, and once that perception shifts, it is very difficult to reverse.

I would also note that this impact does not stop at the homes immediately adjacent to the site. Word travels quickly in the real estate community, and areas become labeled in ways that affect buyer behavior well beyond the immediate vicinity.

As someone who works directly with buyers and sellers, I can say with confidence that this type of use will have a real and negative impact on the ability to sell homes in this area.

For these reasons, I respectfully ask that you deny the requested rezoning and variances.  
Sincerely,



Brad Stinson  
North Eastern Group Realty  
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Fort Wayne, IN 46845

