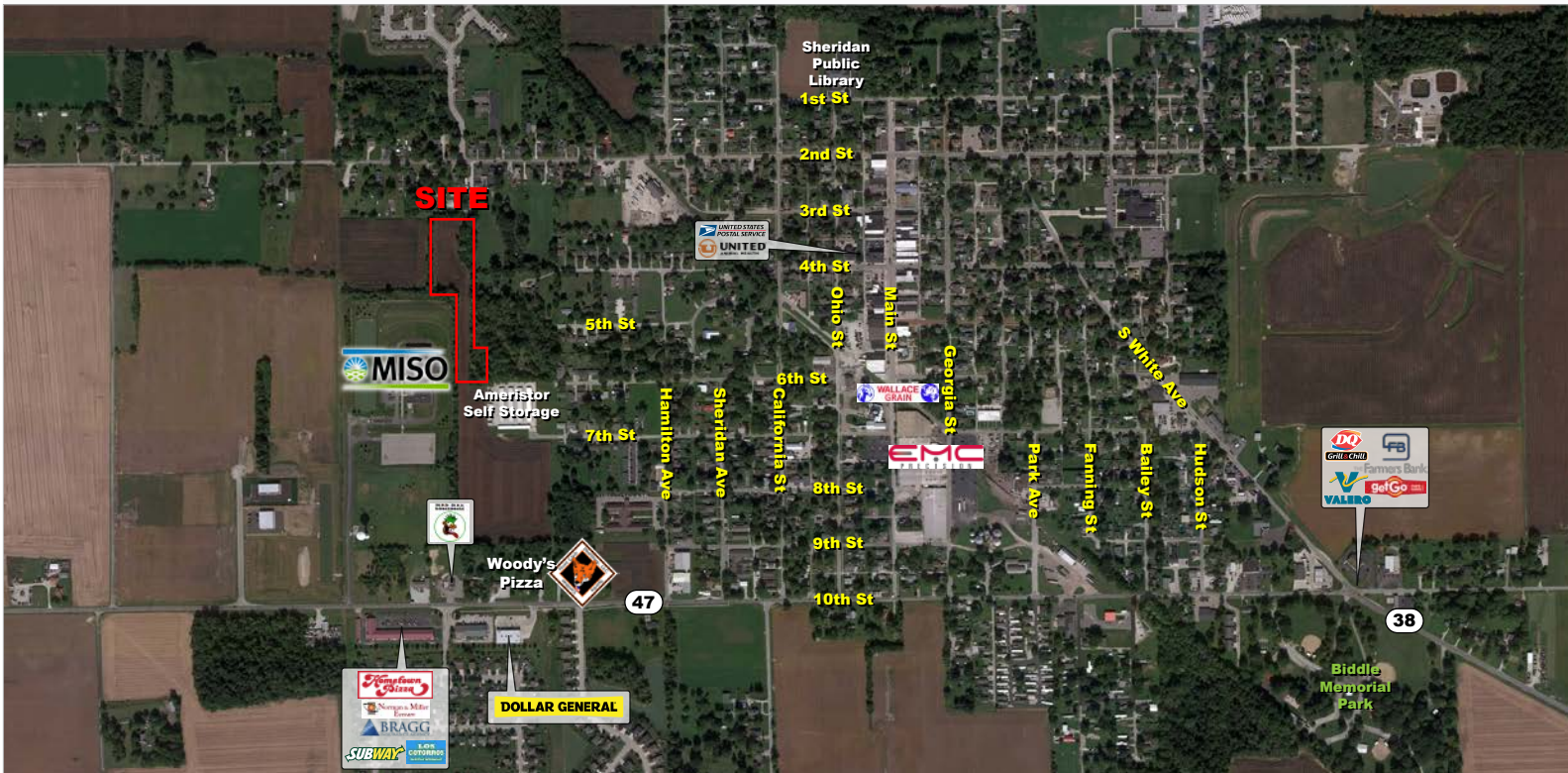


# Development Land

# For Sale

0 W 6th St, Sheridan, IN 46069

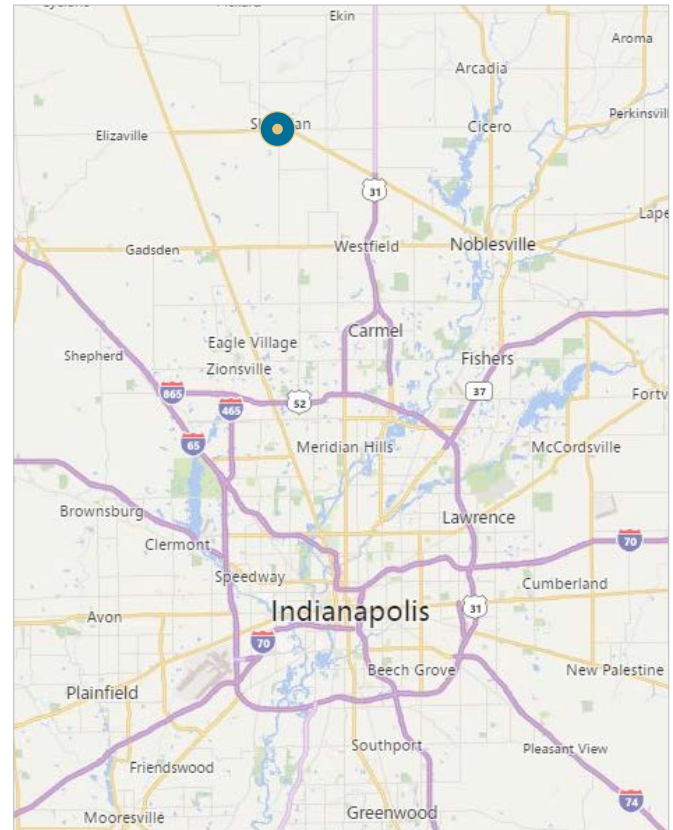


## PROPERTY OVERVIEW

- 4.64 Acre site
- Sale Price: \$325,000
- Currently Zoned PUD-R2 (IOS-Industrial possible)
- Approved and appropriately sized for a 38 Unit Multi Family residential PUD development
- Located within the Sheridan Industrial TIF District
- Utilities are near and adjacent to the site
- 2 Access easements have been recorded (One connecting to 6th St. and the other to 7th St.)

## DEMOGRAPHICS

2023	1-Mile	3-Mile
Est. Population	2,882	3,916
Est. Households	1,114	1,492
Median HH Income	\$52,670	\$54,604



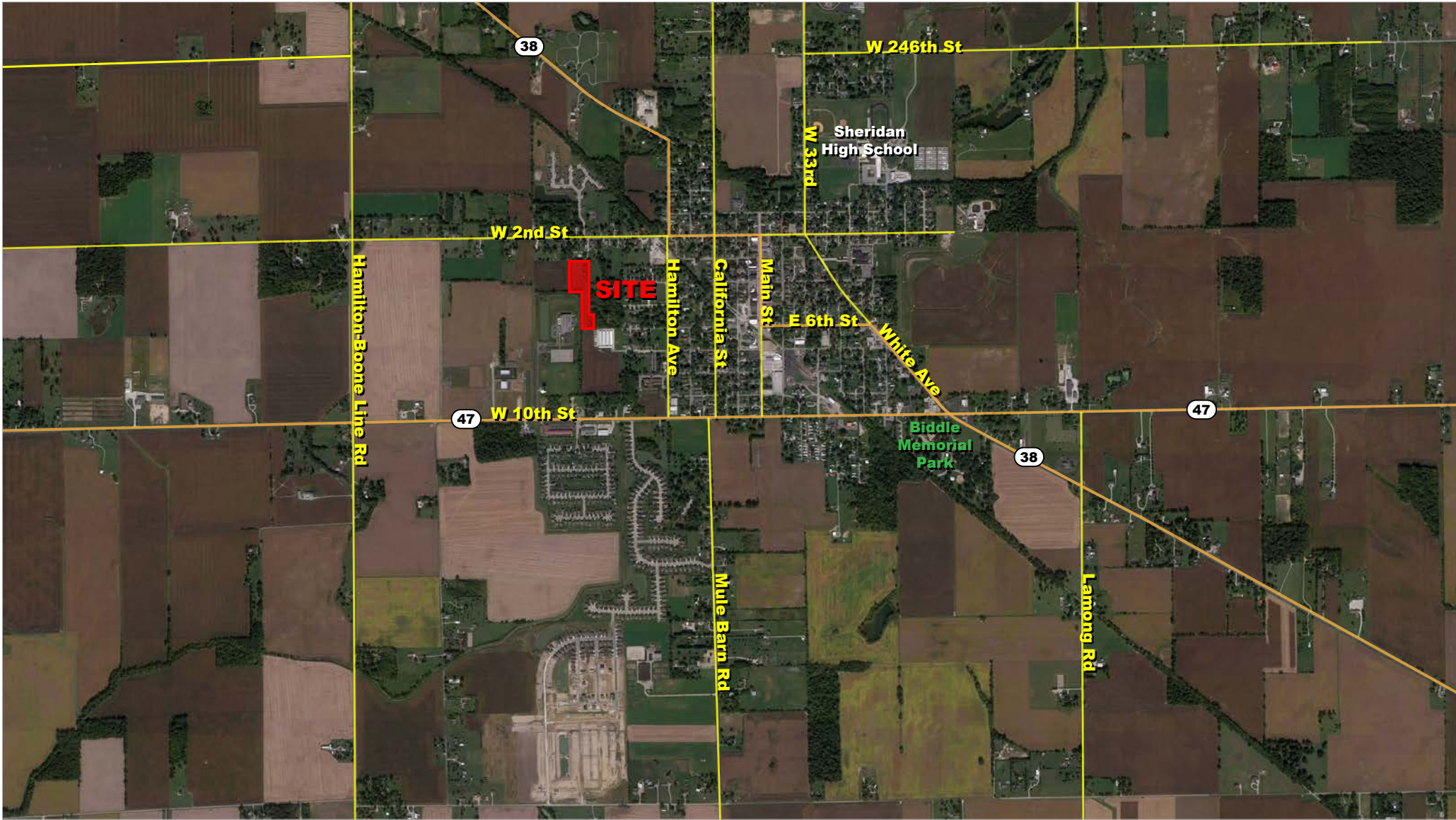
Adam D'Angelo  
 Jackson Investment Group  
 adangelo@jacksonig.com  
 317-205-5250



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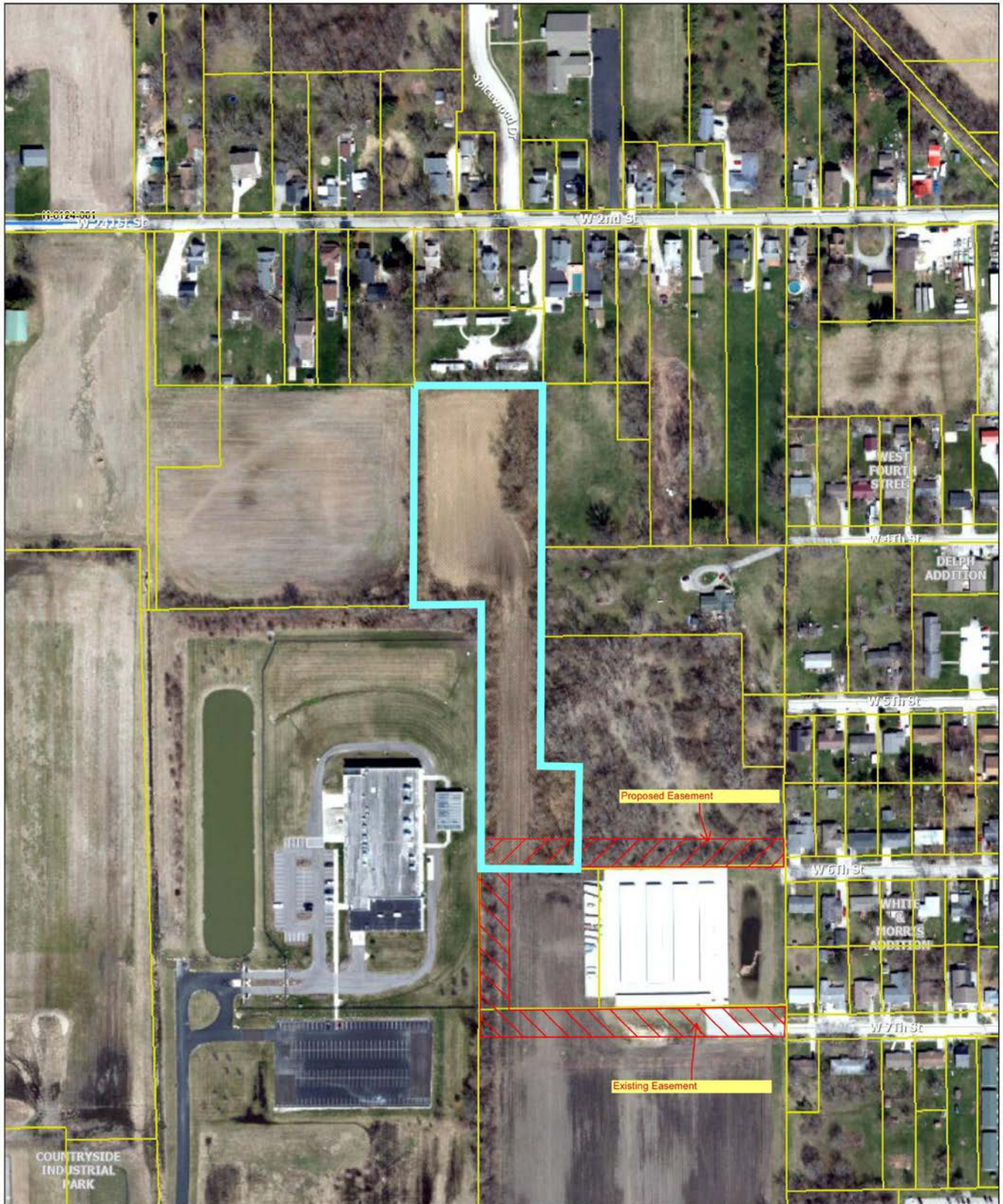
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## Potential Site Plan

