

CHICAGO

**GCIA**  
GARY/CHICAGO  
INTERNATIONAL AIRPORT

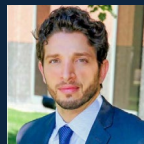
# 60+/- ACRE REDEVELOPMENT SITE

4401-4451 W 5<sup>th</sup> AVENUE | GARY, IN

60 ACRE REDEVELOPMENT SITE NEAR CHICAGO/GARY INTERNATIONAL AIRPORT



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# Table Of Contents

03 INVESTMENT  
HIGHLIGHTS

06 LOCATION  
DESCRIPTION

10 AGENT  
REPRESENTATION





# INVESTMENT HIGHLIGHTS



**ASKING PRICE**  
BEST OFFER



**ZONING**  
BUSINESS  
GENERAL SERVICE



**YEAR BUILT**  
1955



**BUILDING SIZE**  
149,780 +/- SF



**LOT SIZE**  
62.11 ACRES



**PROPERTY TYPE**  
RETAIL DEVELOPMENT  
LAND



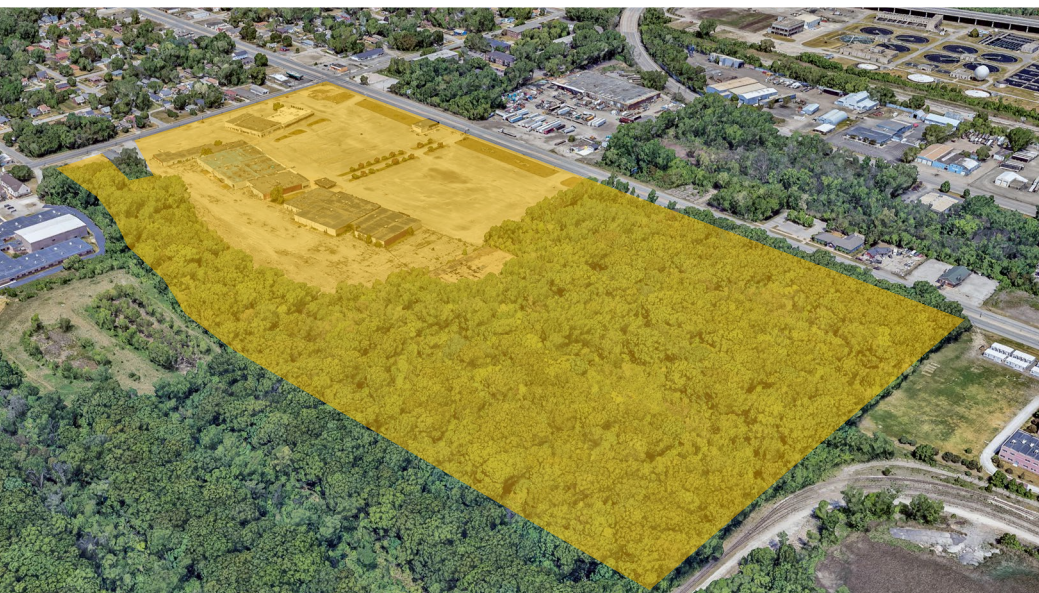
# PROPERTY OUTLINE



OFFERING MEMORANDUM  
TRI-CITY PLAZA | GARY, IN



# AERIAL VIEWS





# LOCAL DESCRIPTION



**Gary, Indiana** is emerging as a strategic location for real estate investment, particularly near the Gary/Chicago International Airport. The city is undergoing a significant transformation, driven by infrastructure upgrades and economic development initiatives that are positioning it as a key logistics and industrial hub in the Midwest.

The Gary/Chicago International Airport has seen substantial investment in recent years, with over \$24 million allocated to enhance its cargo capabilities. This includes the construction of a new cargo apron, a deicing facility, and a Jet-A fuel pipeline. The airport has also acquired 60 acres for expanded cargo operations, with the first phase of development already underway. A new \$12 million aviation hangar and a \$1.7 million FAA grant for a modern air traffic control tower further underscore the airport's growing importance. With the second-longest runway in the region, the airport is now equipped to handle large international cargo aircraft, making it a magnet for logistics operations.

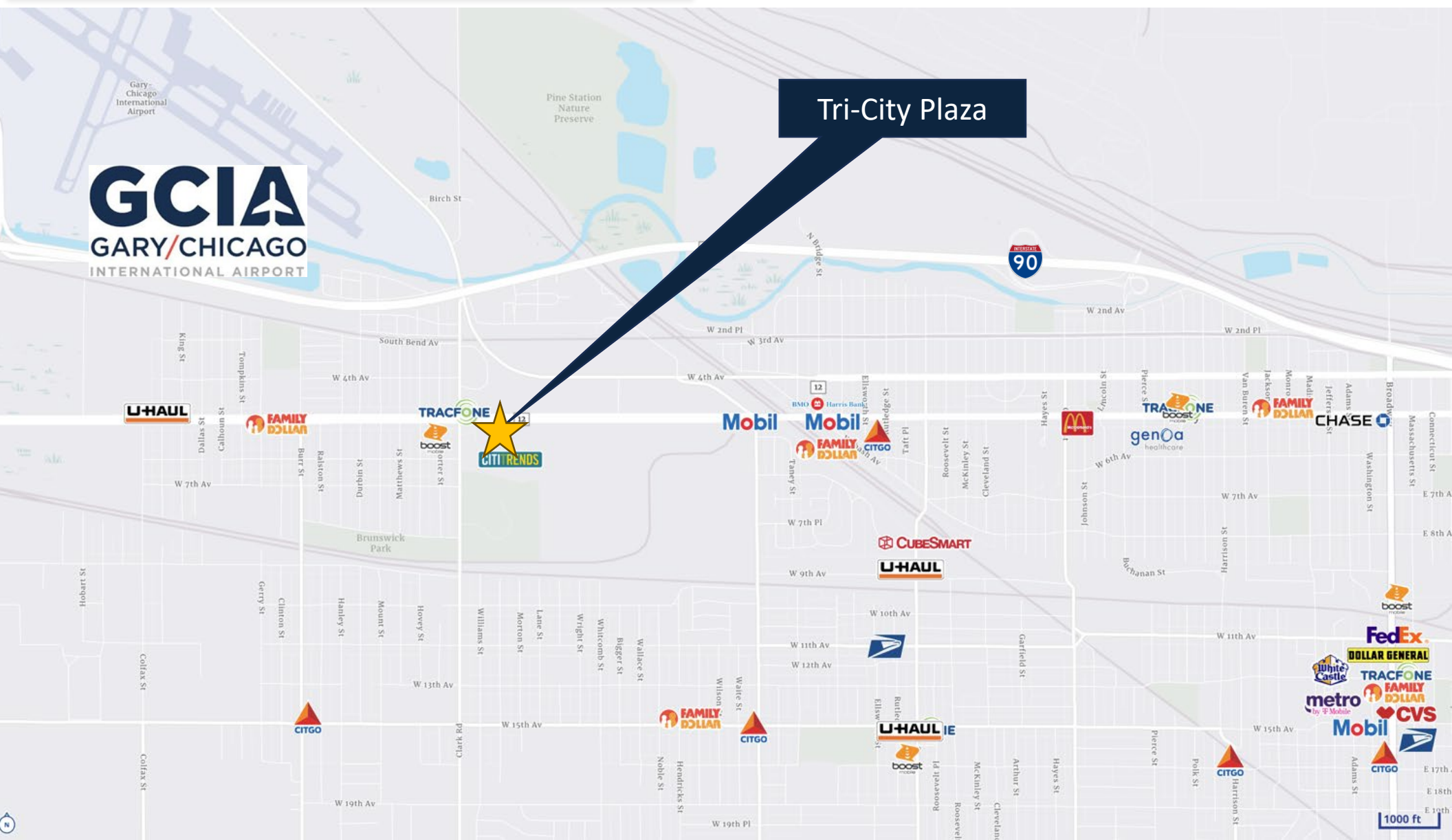
Gary's economic landscape is anchored by major employers such as U.S. Steel's Gary Works, one of the largest steel mills in North America, and UPS, which has established cargo operations at the airport. The city's proximity to Chicago—just 25 miles away—provides access to a vast labor pool and consumer market, enhancing its appeal for industrial and commercial development.

Investors will also find a supportive environment in Gary, with a range of incentives designed to attract redevelopment. These include Tax Increment Financing districts, Opportunity Zones, Industrial Recovery Tax Credits, and Redevelopment Tax Abatements. The Indiana Economic Development Corporation actively supports projects that align with the state's focus on infrastructure and logistics, offering additional resources and guidance.

This property's location near the airport places it at the center of Gary's revitalization efforts, making it an ideal candidate for logistics, warehousing, light manufacturing, or mixed-use redevelopment. With strong municipal backing and a clear trajectory of growth, Gary presents a compelling opportunity for forward-thinking investors.



# LOCAL OVERVIEW





# LOCAL OVERVIEW





# LOCATION DEMOGRAPHICS

Current Year Summary	1 mile radius	3 mile radius	5 mile radius
Total Population	5,754	37,765	113,482
Total Households	2,285	15,665	46,008
Total Family Households	1,393	8,997	27,244
Average Household Size	2.52	2.40	2.45
Median Age	39.1	38.2	37.1
Population Age 25+	3,786	24,858	74,926
2010-2020 Total Population: Annual Growth Rate (CAGR)	-0.65%	-1.15%	-0.98%

Current Year Income & Household Summary	1 mile radius	3 mile radius	5 mile radius
Median Household Income	\$42,036	\$40,316	\$49,644
Average Household Income	\$55,976	\$55,290	\$65,899
Per Capita Income	\$22,335	\$22,837	\$26,701

Current Year Summary Business Data	1 mile radius	3 mile radius	5 mile radius
Total Businesses	105	926	3,266
Total Daytime Population	5,177	38,774	111,393
Daytime Population: Workers	1,374	14,303	43,962
Daytime Population: Residents	3,803	24,471	67,431

## IN 5-MILE RADIUS



POPULATION  
113K+

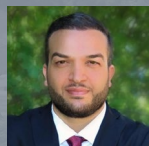


TOTAL  
HOUSEHOLDS  
46K+

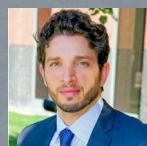


AVERAGE  
INCOME  
\$65K+





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- 2) You will hold it and treat it in the strictest of confidence
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller; and
- 4) You understand and agree that any financial analysis uses industry standard assumptions and actual financial returns may vary.

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