

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$990,000
Price / SF:	\$0.82
Price / Acre:	\$35,714
Lot Size:	27.72 Acres
Zoning:	R-2
24' Pay 25' RE Taxes:	\$9,000.66
Frontage:	35th/Arbogast
Utilities:	At site

PROPERTY OVERVIEW

Land available suited for a variety of uses. 1,279' of frontage on Arbogast and 884' of frontage on 35th Street. 2024 pay 2025 taxes for all five parcels \$9,000.66.

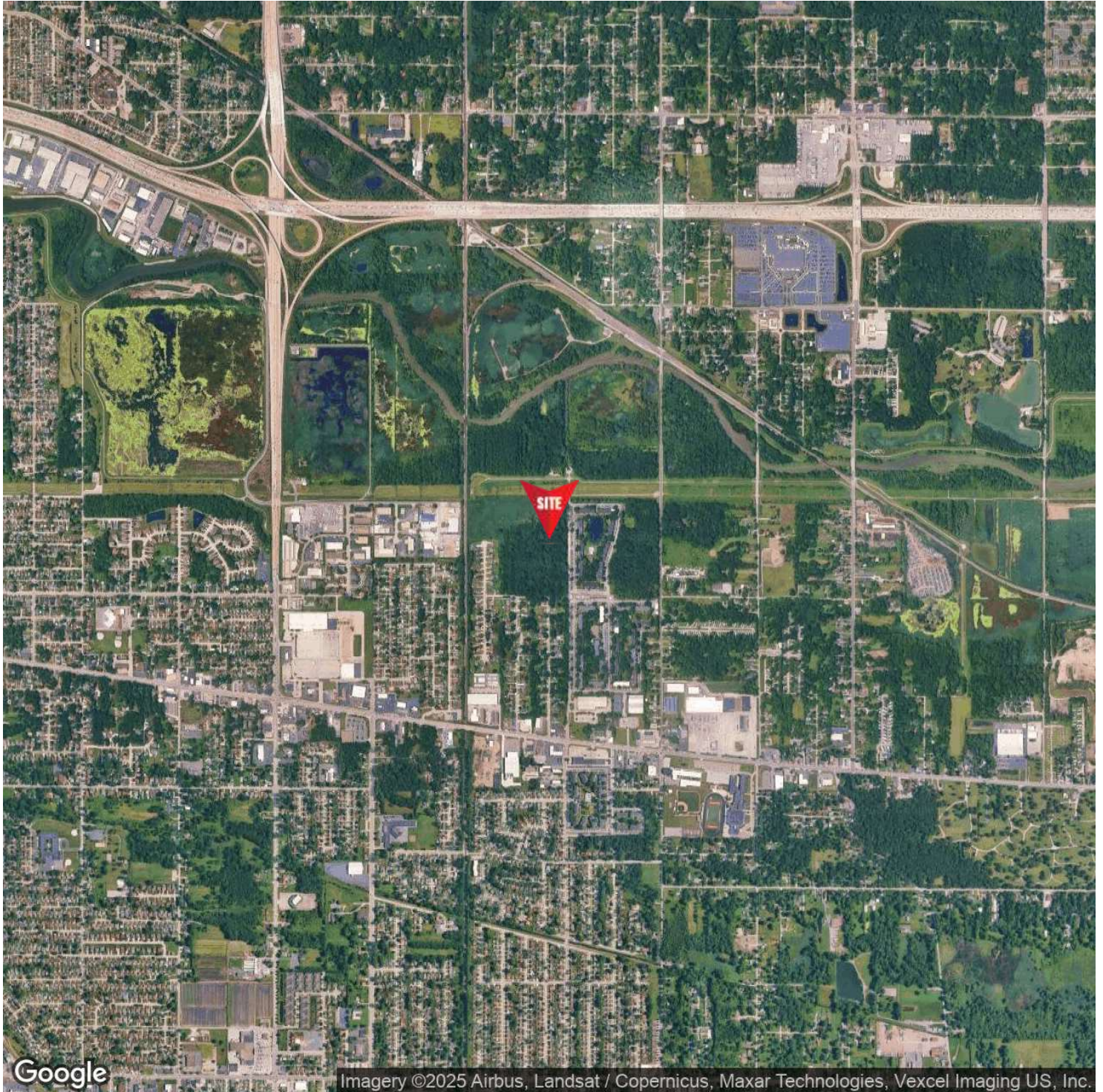
LOCATION OVERVIEW

Located near Little Calumet River. On south side of I-94. 3 blocks North of East Ridge Rd., 1 mile East of Cline Avenue, 2 miles southeast of 80/94 interchange. 30 minute drive to Chicago. Located near Pepe's Mexican Restaurant, Culvers, Popeyes, Menards, Jiffy Lube, AutoZone and Griffith BMW.

ADDITIONAL PHOTOS



LOCATION MAP



For Information Contact:

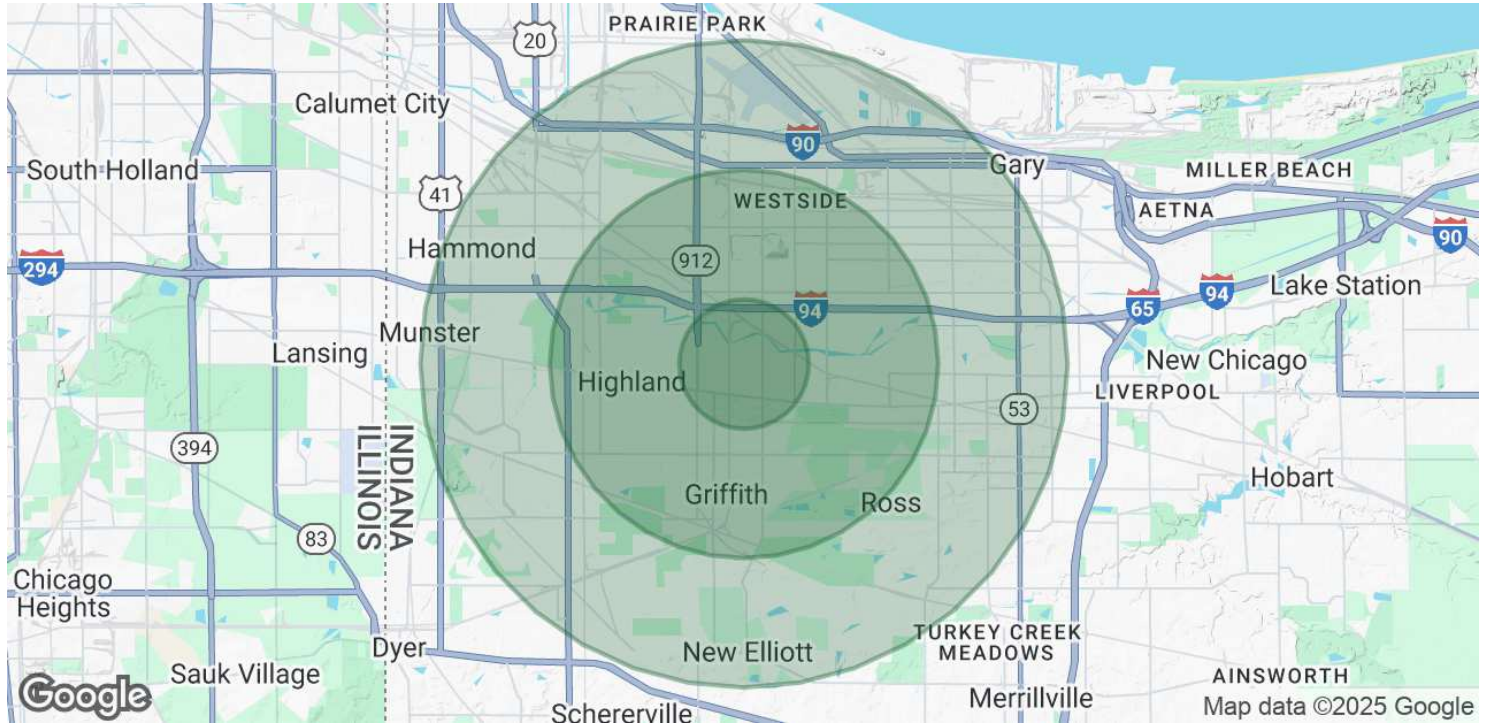
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,333	66,861	163,054
Average Age	33.6	37.5	38.6
Average Age (Male)	34.0	35.1	36.3
Average Age (Female)	33.1	39.2	40.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,318	25,248	62,759
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$55,443	\$55,958	\$56,498
Average House Value	\$111,249	\$148,560	\$157,858

* Demographic data derived from 2020 ACS - US Census