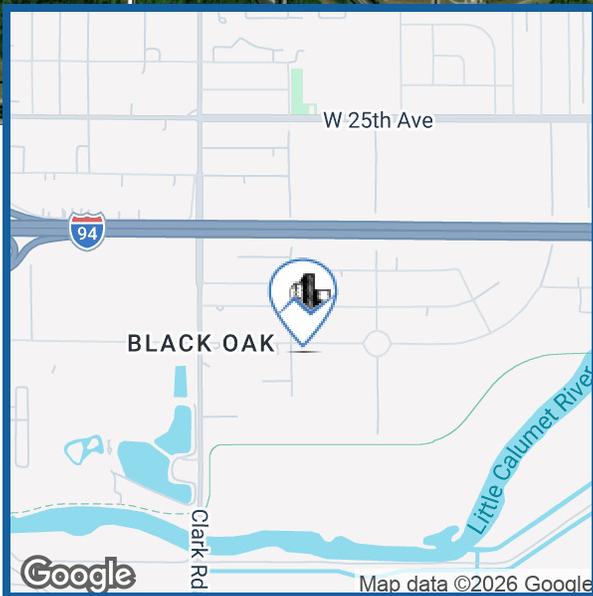


# Multiple Parcels

Gary, IN



## FOR SALE |

### PROPERTY HIGHLIGHTS

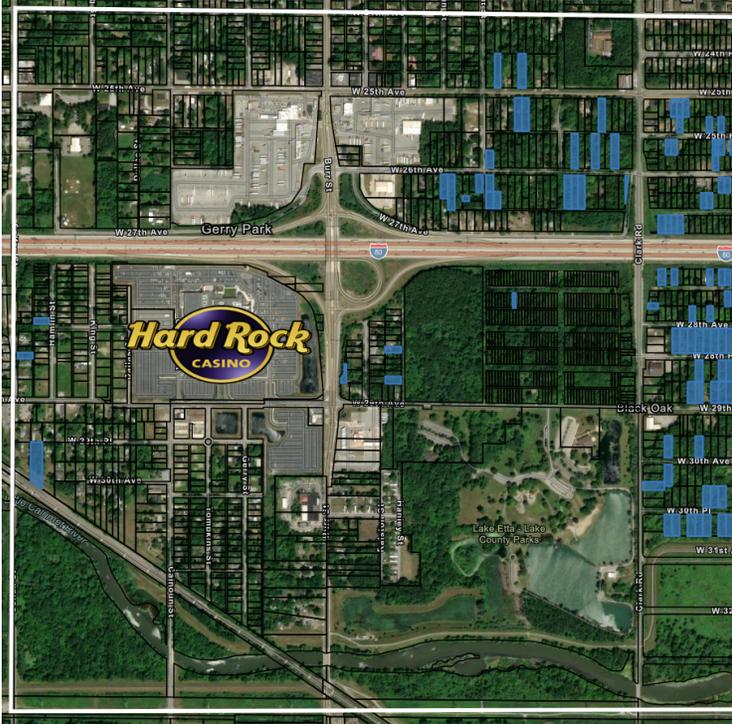
- 75.21-acre assemblage opportunity
- 275 parcels
- Across from the Hard Rock Casino
- Right off Burr & I80/94
- Proposed stadium development area

### FOR MORE INFORMATION

Ryan Peters  
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# Multiple Parcels

Gary, IN



## OFFERING SUMMARY

Sale Price:	Subject to Offer
Lot Size:	75.21 Acres
Size Range:	.071 to 1.5

## PROPERTY OVERVIEW

The offering consists of approximately 275 individual parcels totaling 75.21 acres (3,276,091 square feet) located at the Burr Street & I-80/94 interchange. Parcels range in size from approximately 0.017 acres to 1.5 acres and are not fully contiguous. Current zoning is R2.

## LOCATION OVERVIEW

These parcels are located immediately off the Burr Street exit of I-80/94 in Gary, Indiana – directly across from the Hard Rock Casino Northern Indiana. The site is within the area the City of Gary has publicly identified as a potential Chicago Bears stadium location, positioning the property at the center of future regional redevelopment discussions.

The surrounding corridor already functions as a major destination hub, drawing consistent traffic from Chicago, Lake County, and Southwest Michigan. Interstate 80/94 carries significant daily commuter and commercial traffic while Burr Street serves as a primary north-south connector into downtown Gary, Miller Beach, and the Lake Michigan shoreline.

With immediate interstate visibility, proximity to the Illinois state line, and adjacency to a high-performing entertainment anchor, the assemblage is strategically positioned for hospitality, mixed-use, retail, parking, residential redevelopment, or long-term land banking.

## FOR MORE INFORMATION

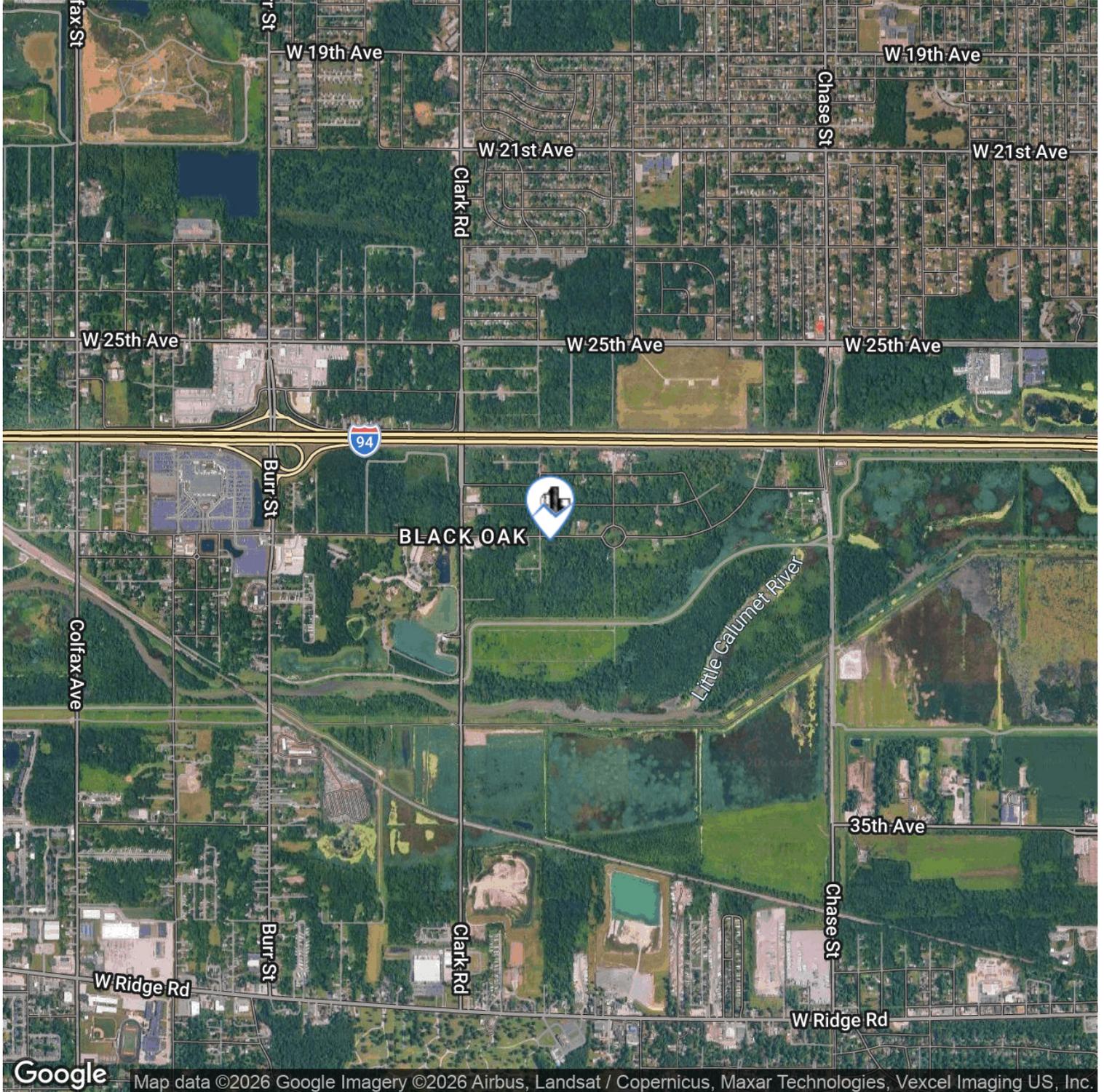
Ryan Peters  
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# 4297 West 29th Avenue

Gary, IN



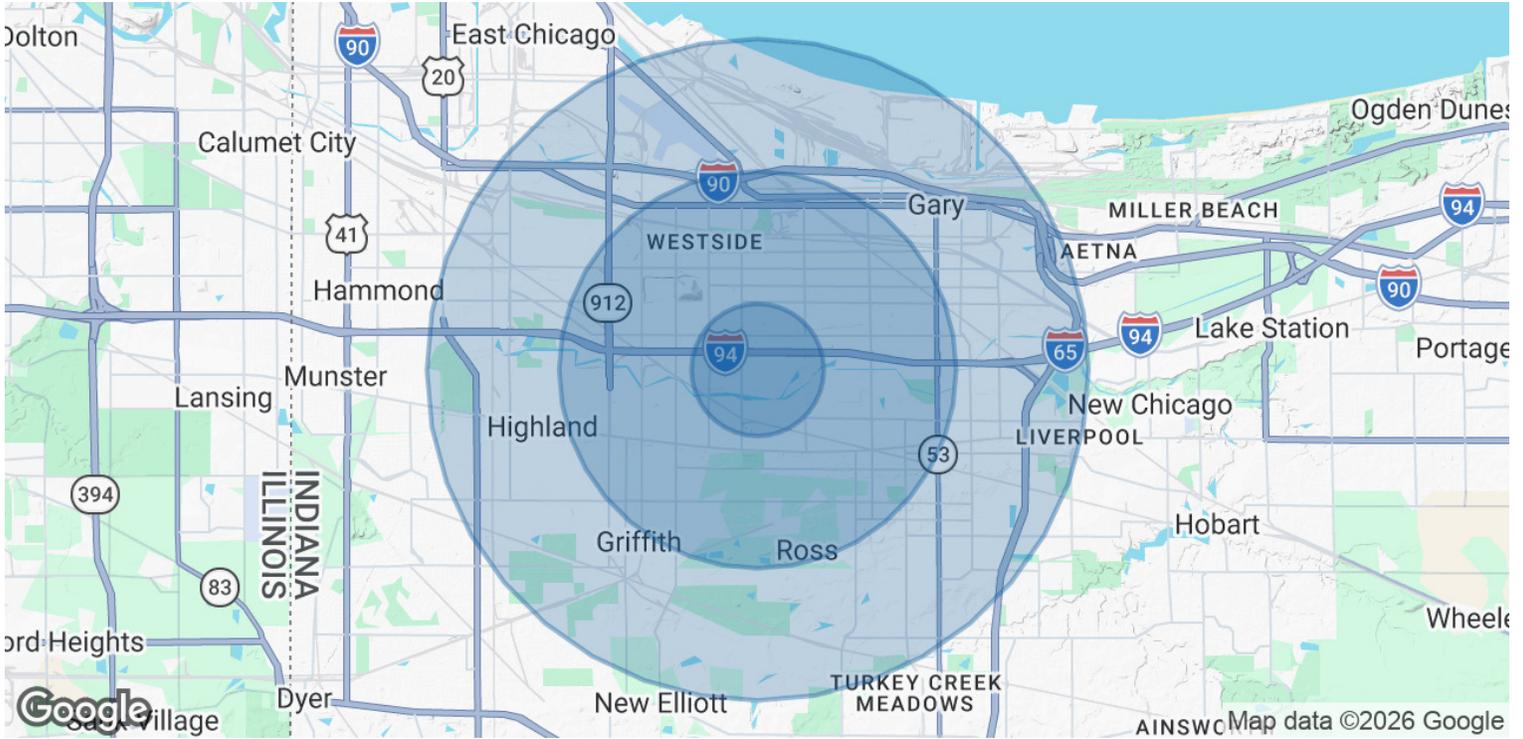
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# 4297 West 29th Avenue

Gary, IN



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,722	56,717	145,213
Average Age	37	40	40
Average Age (Male)	35	38	38
Average Age (Female)	39	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,072	23,356	59,317
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$48,461	\$61,199	\$70,743
Average House Value	\$138,264	\$167,866	\$183,659

Demographics data derived from AlphaMap

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