

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$990,000
Price / SF:	\$0.82
Price / Acre:	\$35,714
Lot Size:	27.72 Acres
Zoning:	R-2
23' Pay 24' RE Taxes:	\$9,542.61
Frontage:	35th/Arbogast
Utilities:	At site

PROPERTY OVERVIEW

Land available suited for a variety of uses. Currently zoned R2 and could potentially be zoned light industrial via rezoning process. 1,279' of frontage on Arbogast and 884' of frontage on 35th Street. 2023 pay 2024 taxes for all five parcels \$9,542.61.

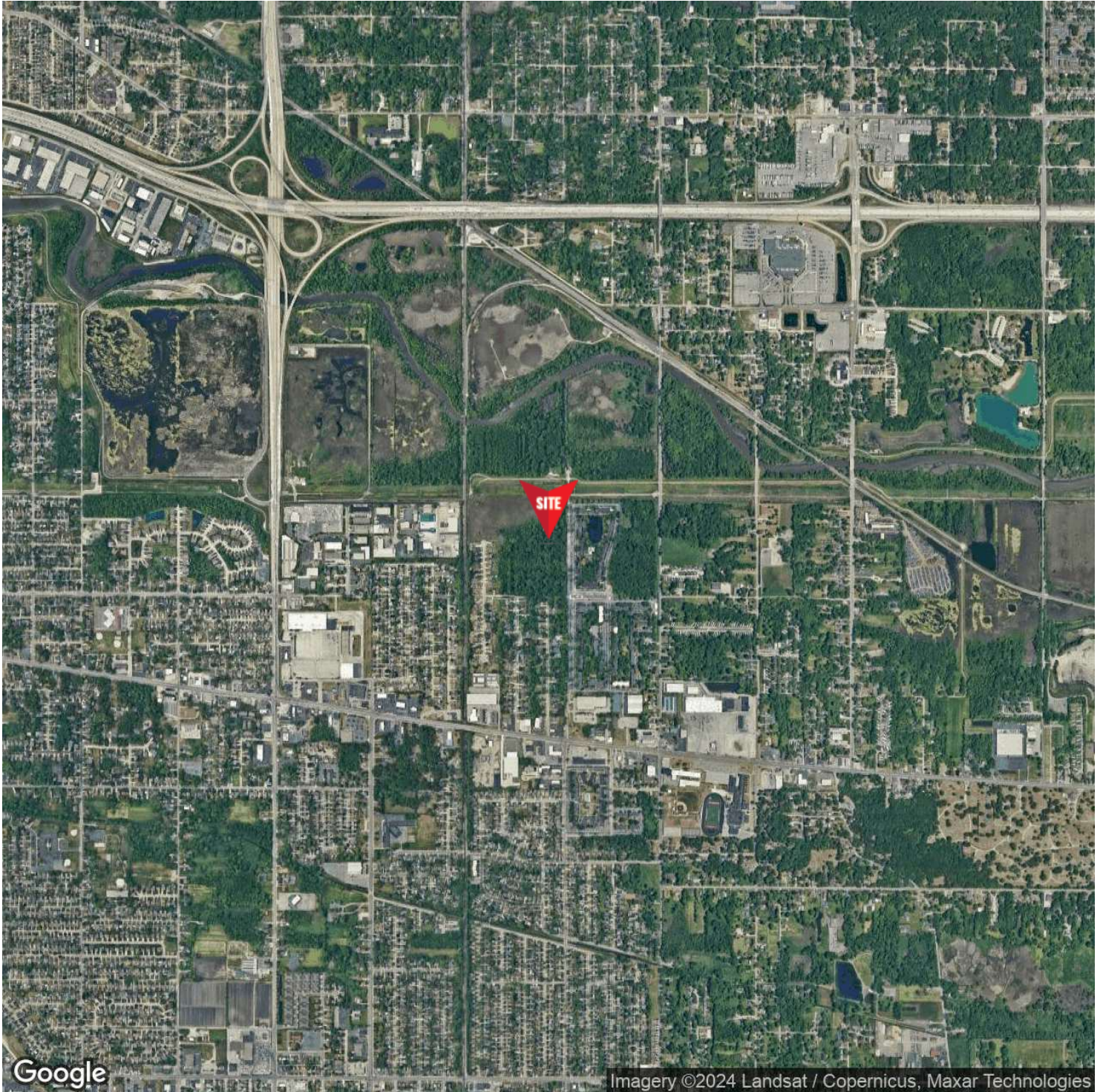
LOCATION OVERVIEW

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:

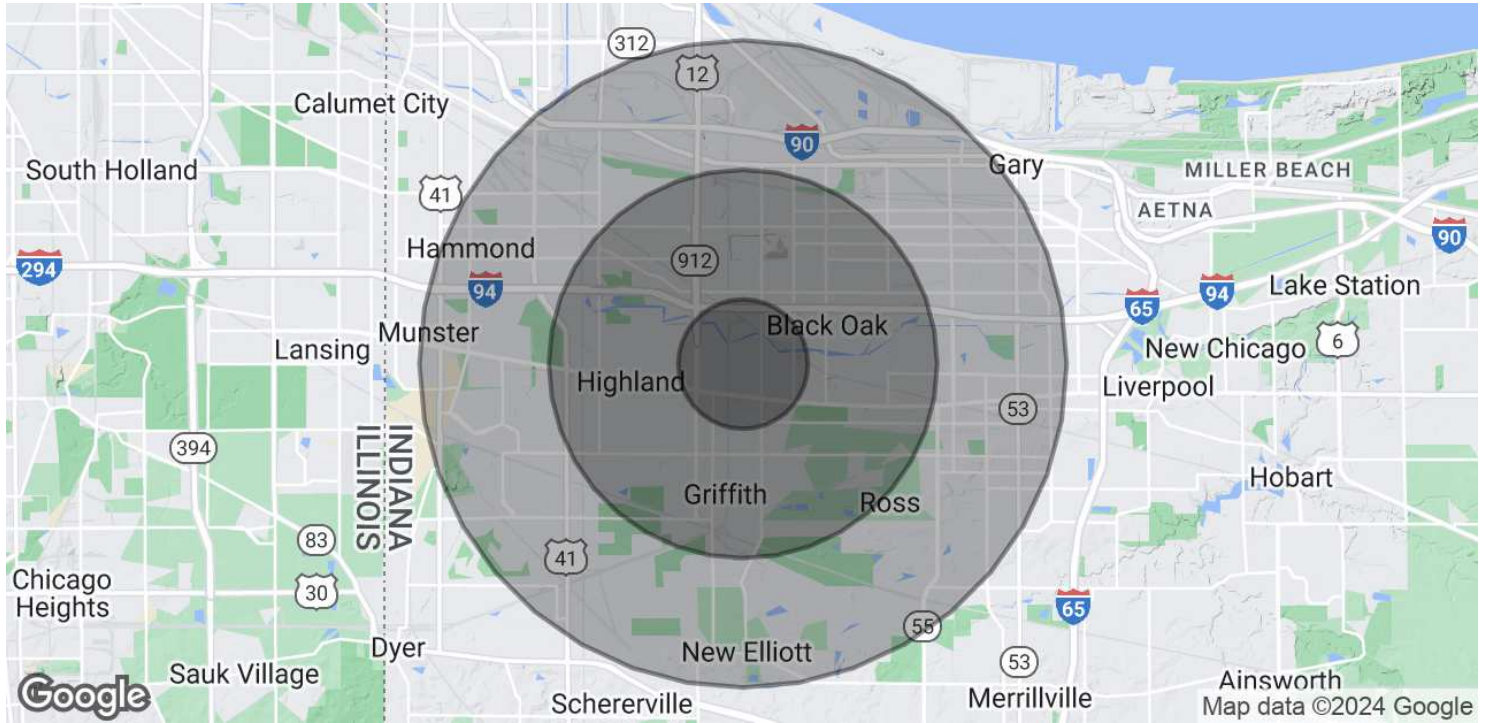
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DEMOGRAPHICS MAP & REPORT



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