

MILLENNIUM PROPERTIES R/E *9.55-Acre Land Site In Northwest Indiana Location*

1900 Clark Rd., Gary, Indiana

\$250,000



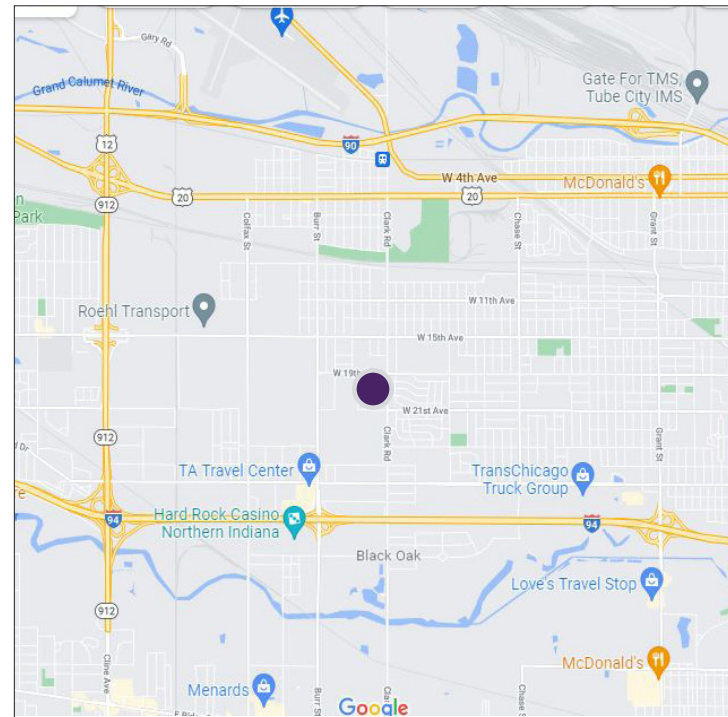
Property Highlights

- 9.55-acre, prime development site
- Located in Northwest Indiana just off the major expressways of I-80/94 and I-65
- Easy vehicular access or the South Shore train line to Downtown Chicago
- Potential uses includes an office complex, hotel, health/fitness center, banquet hall/recreation facility, senior living facility and more
- Nearby attractions: Hard Rock Casino, Purdue University, Indiana University NW, Target, McDonald's, Food 4 Less, Cracker Barrel and numerous residential developments
- Zoning: B3-1
- Taxes (2020): \$9,774.24

Property Overview

Located in Lake County, Gary, Indiana, near U.S. Route 20 and I-94 expressway, a 9.55 acre commercial development site is available for sale. This development site is in a great location, adjacent to 72-unit Rosewood Apartment complex and is in close proximity to several schools and a vibrant business community. The parcel was formerly a senior living facility several years ago. The property is just minutes away from Clark Road Station in Gary, Purdue University Calumet, Indiana University North West and Ivy Technical Community College - Northwest. Great opportunity for a developer.

Gary, Indiana is just 30 miles outside of Chicago attractions. Gary boasts the convenience of public transportation, proximity to freeways and Interstate 90, as well as several schools in the area, including Purdue University and Indiana University Northwest.



| DEMOGRAPHICS | 1 Mile | 3 Mile | 5 Mile |
|----------------|----------|----------|----------|
| Population | 8,668 | 52,704 | 141,293 |
| Households | 3,305 | 20,801 | 54,498 |
| Average Income | \$30,312 | \$35,147 | \$43,288 |

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