

Land For Sale

3050 SHEFFIELD AVENUE, HAMMOND, IN 46320



2.1 Acres I-2 Zoning

Cline Ave (toll road)

Sheffield Ave

INDIANA
912

Cline Ave (toll road)

Cline Ave (toll road)

For more information, please contact:

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$425,000
Price / SF:	\$3.47
Lot Size:	2.81 Acres
Zoning:	I-2
APN:	45-02-13-401-005.000-023

PROPERTY HIGHLIGHTS

- I-2 Zoning (Heavy Industrial)
- Excellent location that features close proximity to Illinois
- Opportunity for owner user or business to develop
- Low Indiana taxes
- Located near Indiana Harbor and the NWI Oil Refineries



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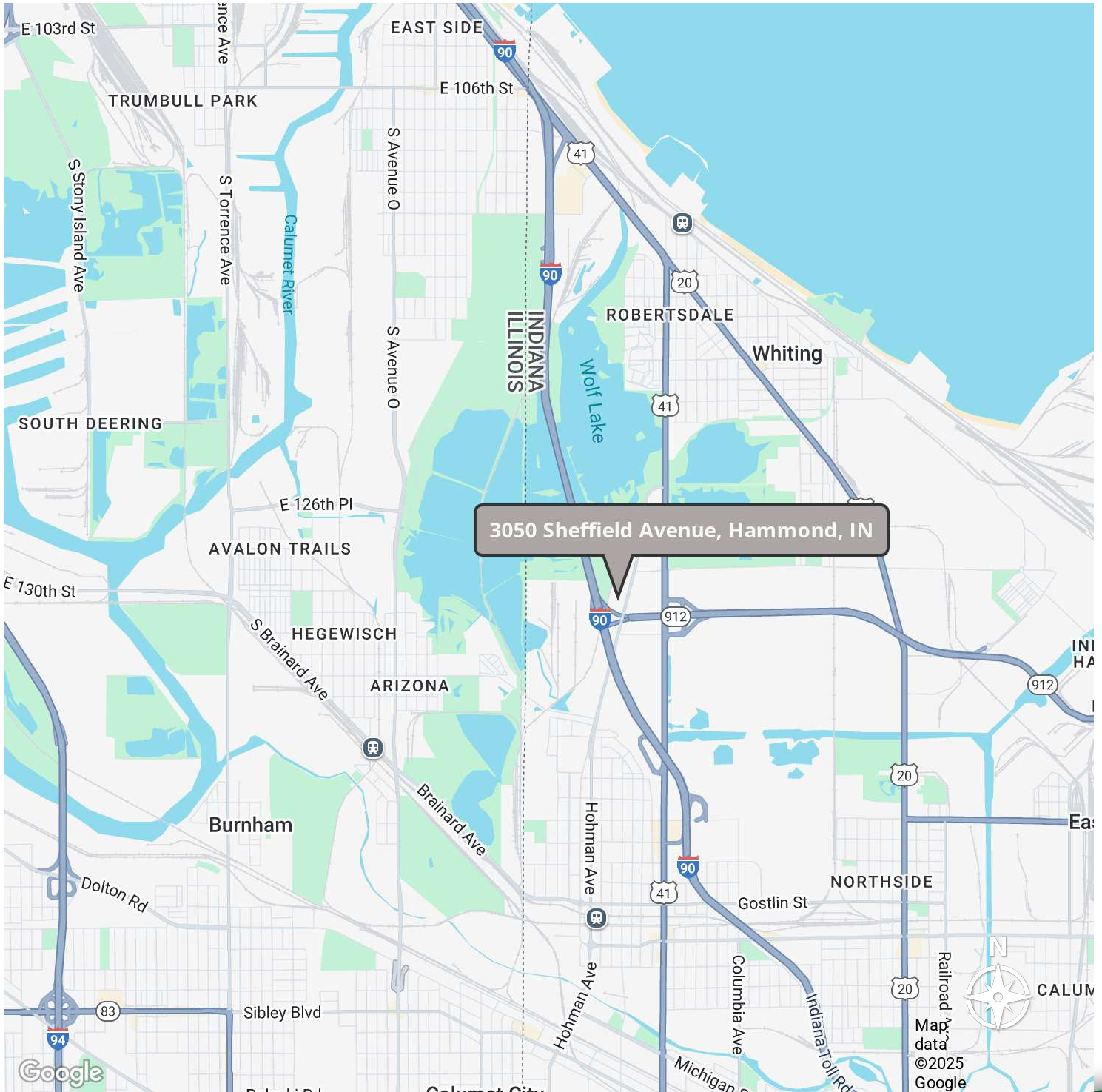
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REGIONAL MAP



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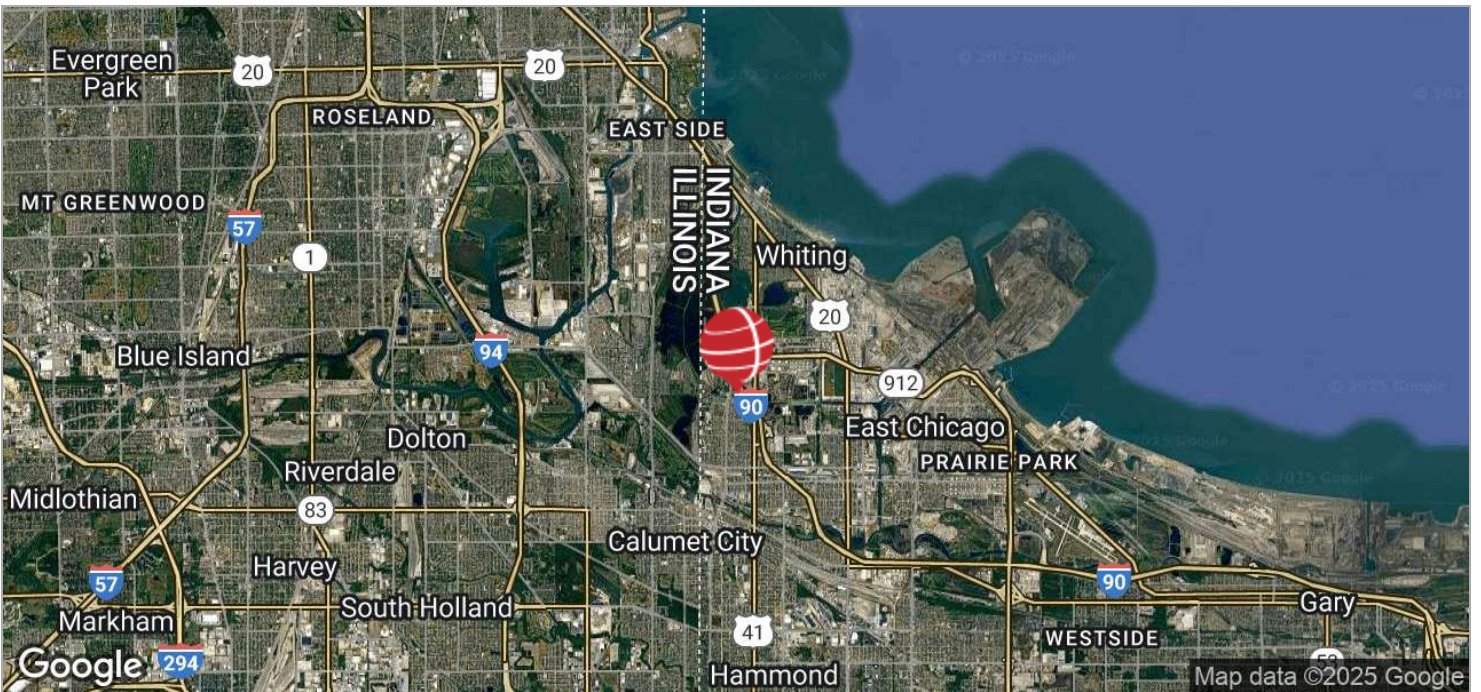
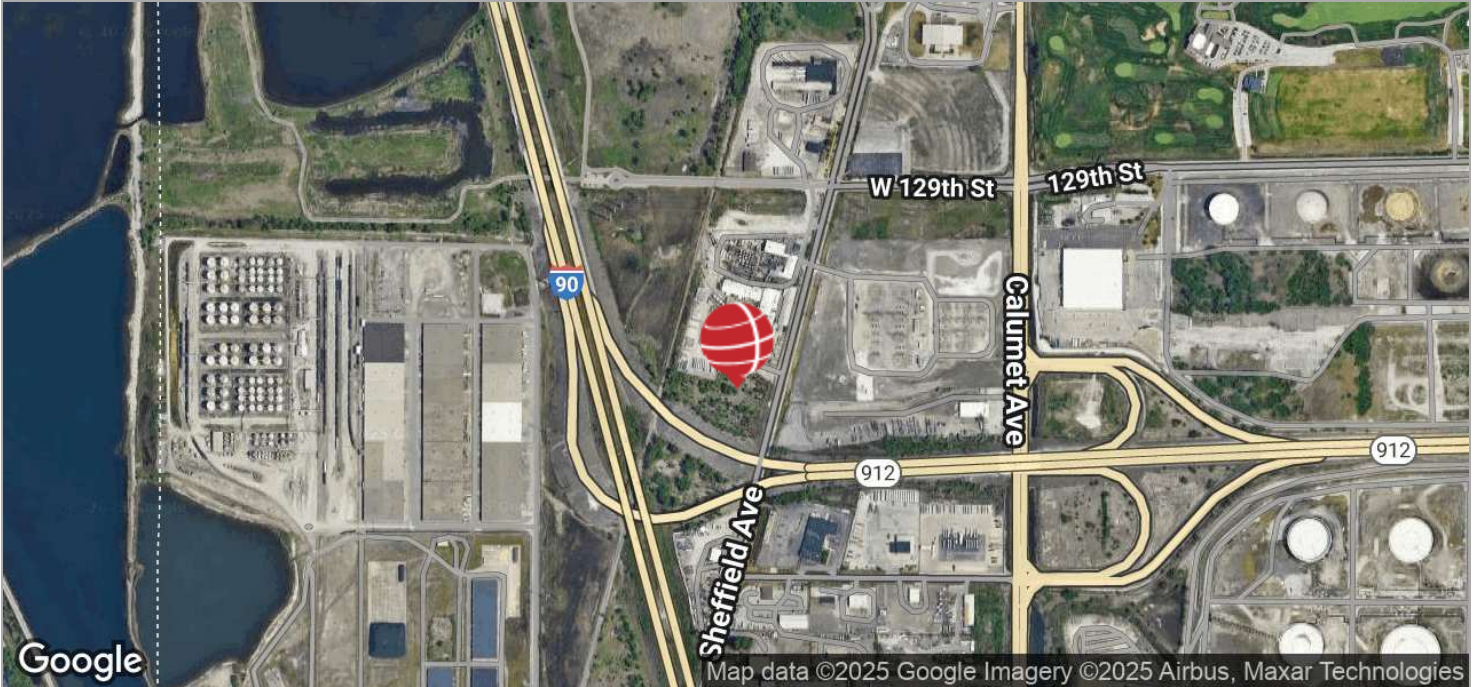
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LOCATION MAPS



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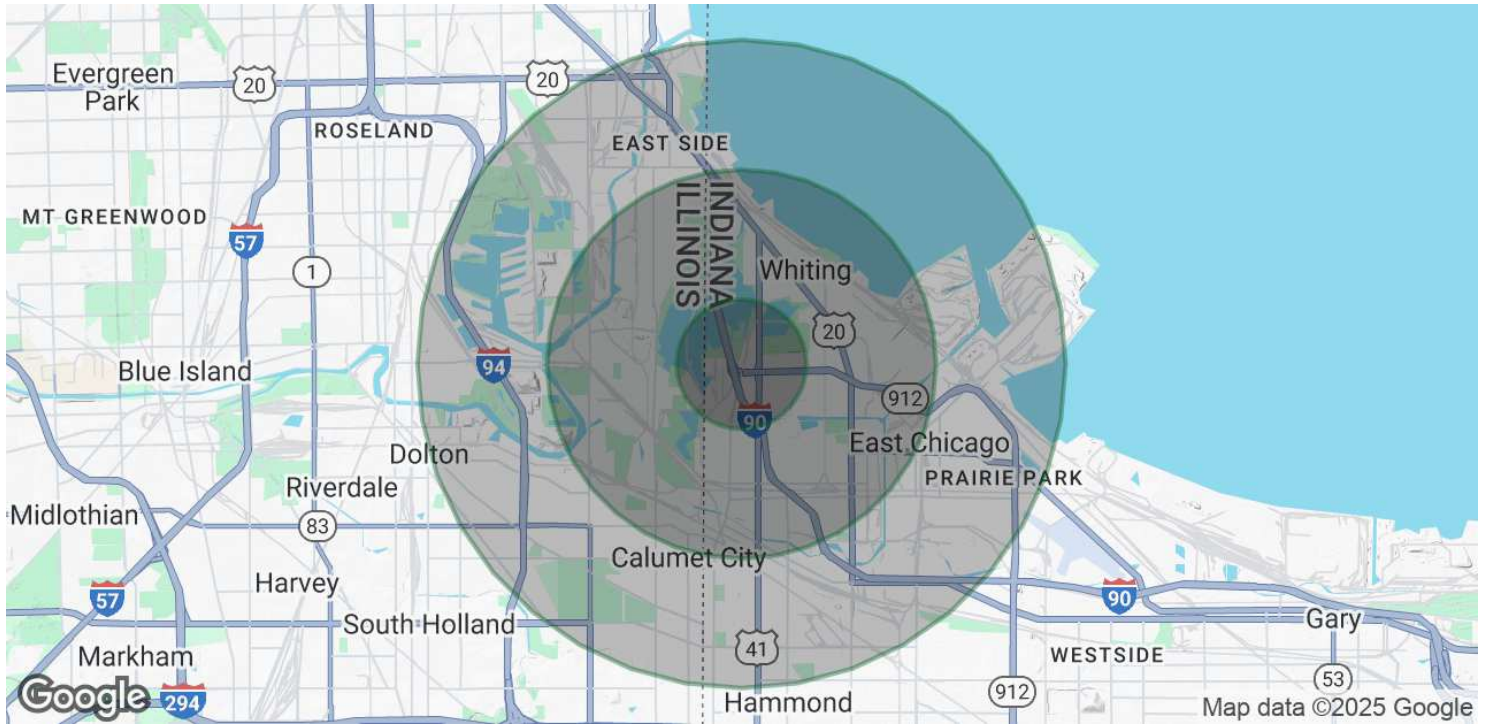
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,341	63,840	180,821
Average Age	40.3	36.1	35.7
Average Age (Male)	41.4	34.8	34.0
Average Age (Female)	43.4	38.2	37.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,068	26,955	78,001
# of Persons per HH	2.2	2.4	2.3
Average HH Income	\$53,130	\$52,341	\$48,399
Average House Value	\$108,499	\$106,958	\$99,991

* Demographic data derived from 2020 ACS - US Census

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