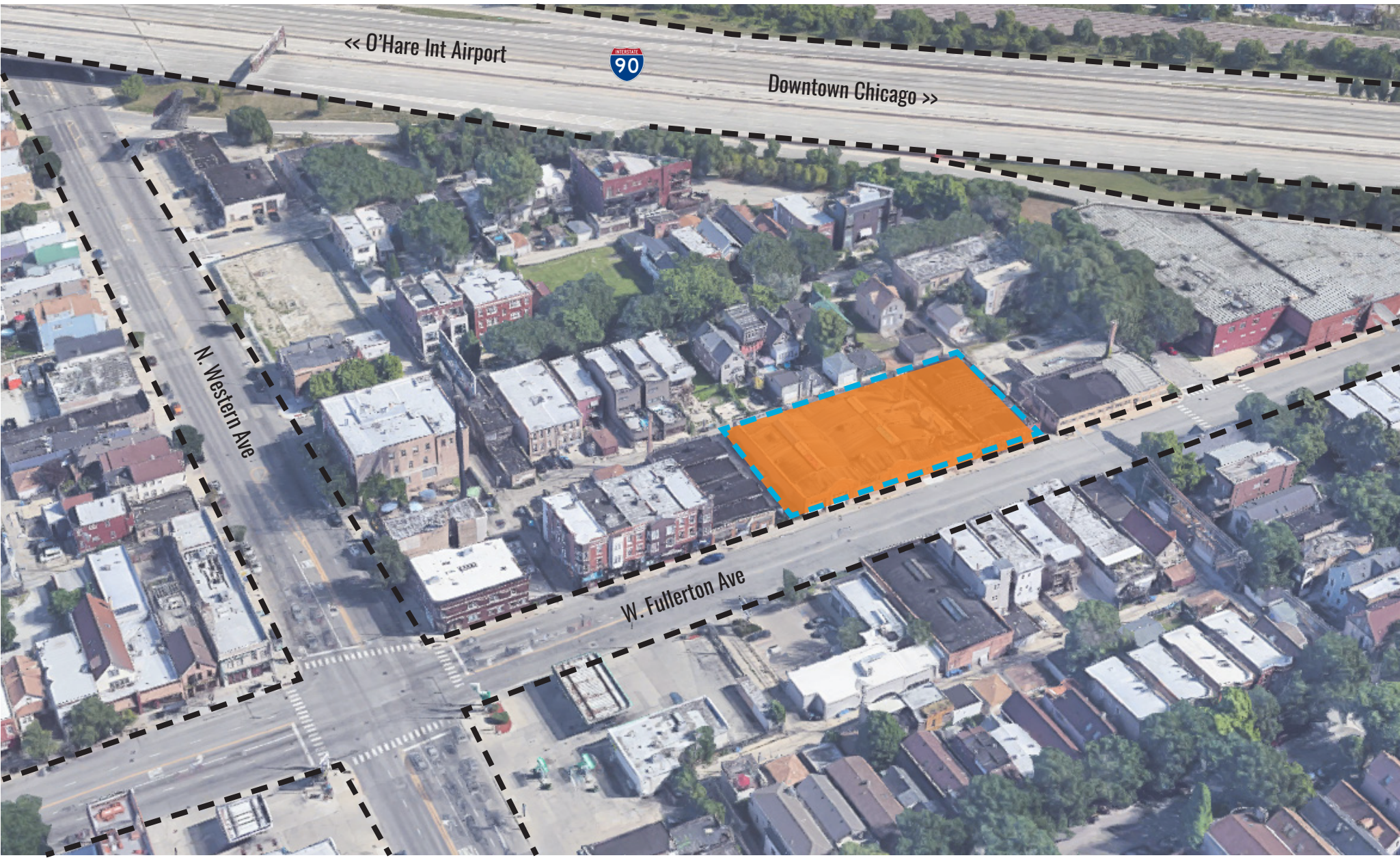


2312-34 W Fullerton, Chicago, IL 60647

Rarely Available 26,750 SF Development Site in Bucktown



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EXECUTIVE SUMMARY

Rarely available 26,750 SF development site in Bucktown. Located one block west of the Kennedy Expressway this property offers coveted visibility and traffic counts. The property's proximity to Western Avenue makes it TOD eligible. Just minutes from Sterling Bay's new Lincoln Yards Development, Lathrop Homes and the Midtown Athletic Club, the property is on the border of Bucktown and Logan Square. Site has been cleared and cleaned with a NFR letter available upon request.

PROPERTY DETAILS

List Price: \$3,150,000

Lot Size: 26,750 SF

Zoning: M1-2

Ward: 32nd - Alderman Waguespack

ZONING ANALYSIS

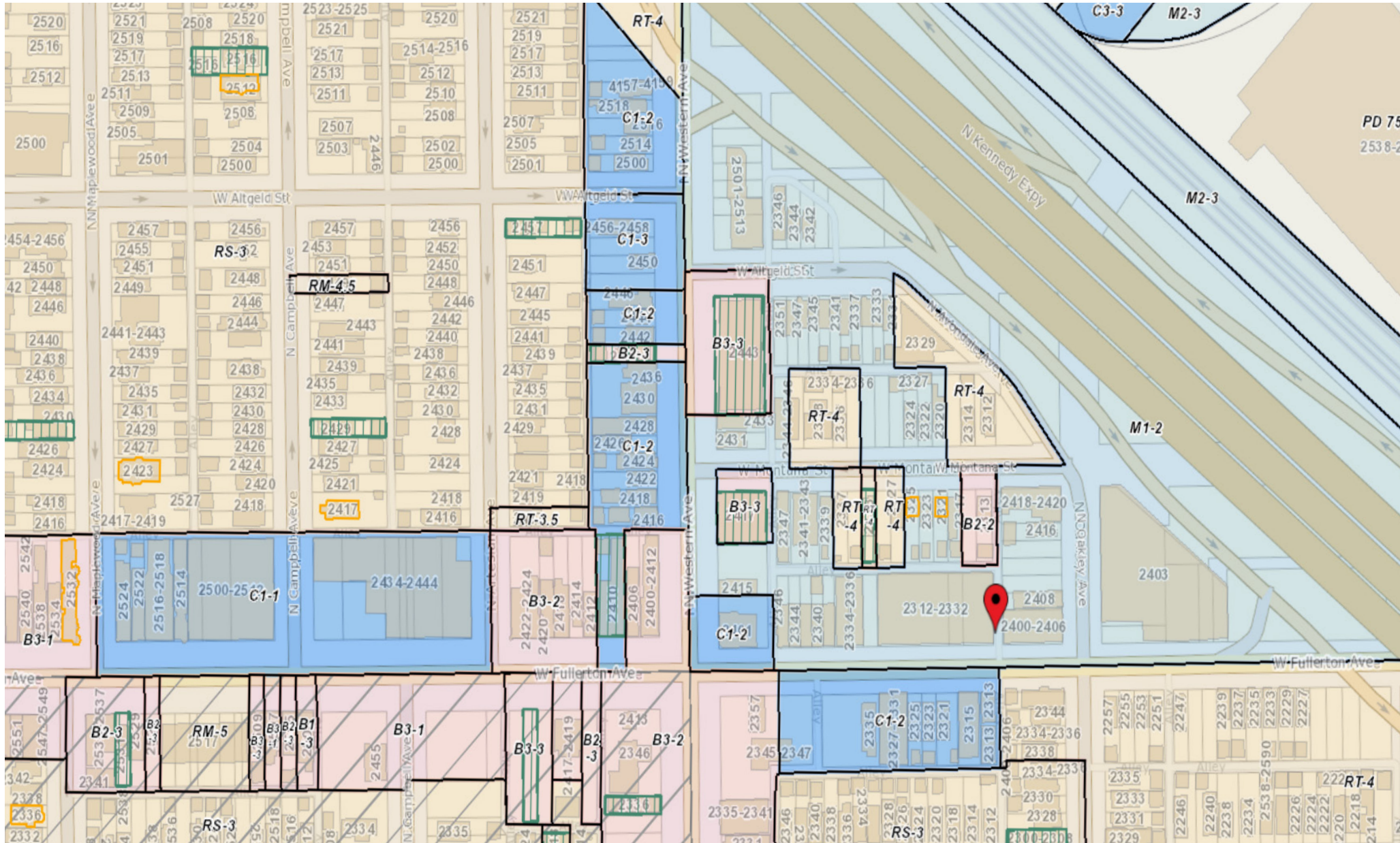
	AS-OF-RIGHT	TOD QUALIFIED PROJECT
Zoning Classification	M1-2	B/C-3
Lot Size	26,750 SF	26,750 SF
FAR	2.2	3.5
Max Area per FAR	58,850 SF	93,625 SF
Max # of Efficiency Units		Not applicable for projects with 660 ft of CTA bus line corridor
Off Street Parking Requirement		50-100% reduction of required 1:1 ratio

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ZONING MAP



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AREA DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2021 Total population	52,467	525,883	1,221,651
2026 Population	51,996	514,919	1,210,180
Pop Growth 2021-2026	(0.90%)	(2.08%)	(0.94%)
Average Age	34	35	36
2021 Total Households	22,461	231,339	526,760
HH Growth 2021-2026	(1.69%)	(2.34%)	(0.79%)
Median Household Inc	\$116,550	\$92,463	\$81,977
Avg Household Size	2.20	2.10	2.20
2021 Avg HH Vehicles	1.00	1.00	1.00
Median Home Value	\$473,512	\$431,890	\$374,515
Median Year Built	1947	1948	1952

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AERIAL PREVIEW



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and some submitted subject to error and omission.

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CRER

LATHROP HOMES

Lathrop
CHICAGO | EST 1938



Lathrop Homes

31 existing multifamily buildings on a 34 acre site bordered by the Chicago River, N. Leavitt St, N. Clybourn Ave, and N. Damen Ave.

A 4-phase, \$75M renovation/redevelopment project, Lathrop will consist of 1,116 residential units (market rate, affordable, and CHA household) and 11 acres of open green space when complete.

Phase 1 was completed and opened in October 2019, and includes 414 residential units, a new neighborhood cafe, a riverwalk with a dock and kayak launch, a riverfront dog park. This also included the reopening of Lathrop's 2-acre Great Lawn, originally designed by legendary landscape architect Jens Jensen.

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LINCOLN YARDS



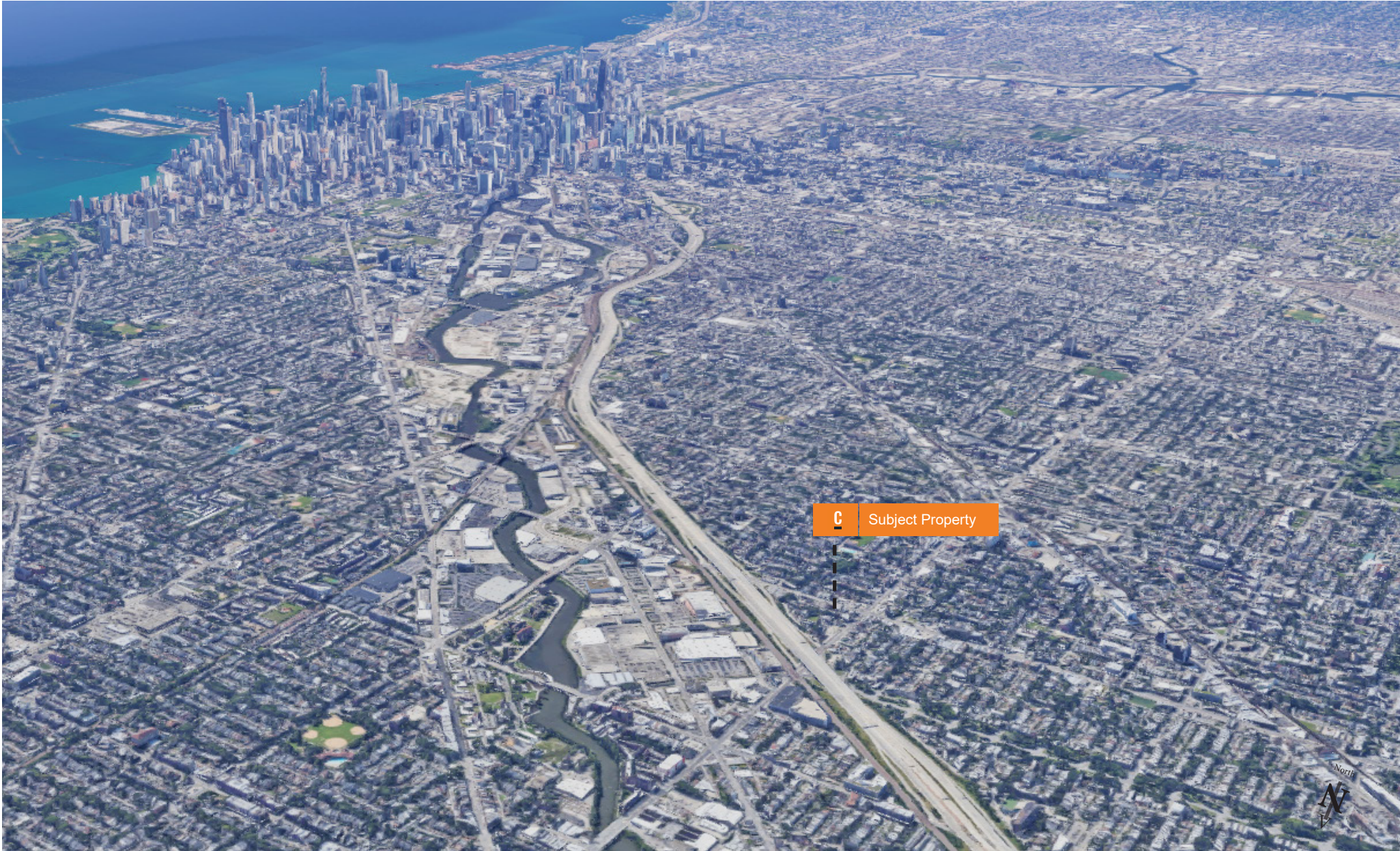
Lincoln Yards

Lincoln Yards, a vibrant new mixed-use development that will connect Chicagoans to over 50 acres of riverfront sitting between some of the city's most iconic neighborhoods: Bucktown, Wicker Park and Lincoln Park. The development of Lincoln Yards presents a defining moment for Chicago to improve a vast, underutilized parcel of land to benefit residents, businesses and visitors.

Lincoln Yards' goal is to create an active community centered around walkability, mixed use, diversity and expanded open space. It will bring new jobs, shops, restaurants, homes, workplaces and parks to the area. It will also bring new infrastructure and enhance existing access to public transportation.

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