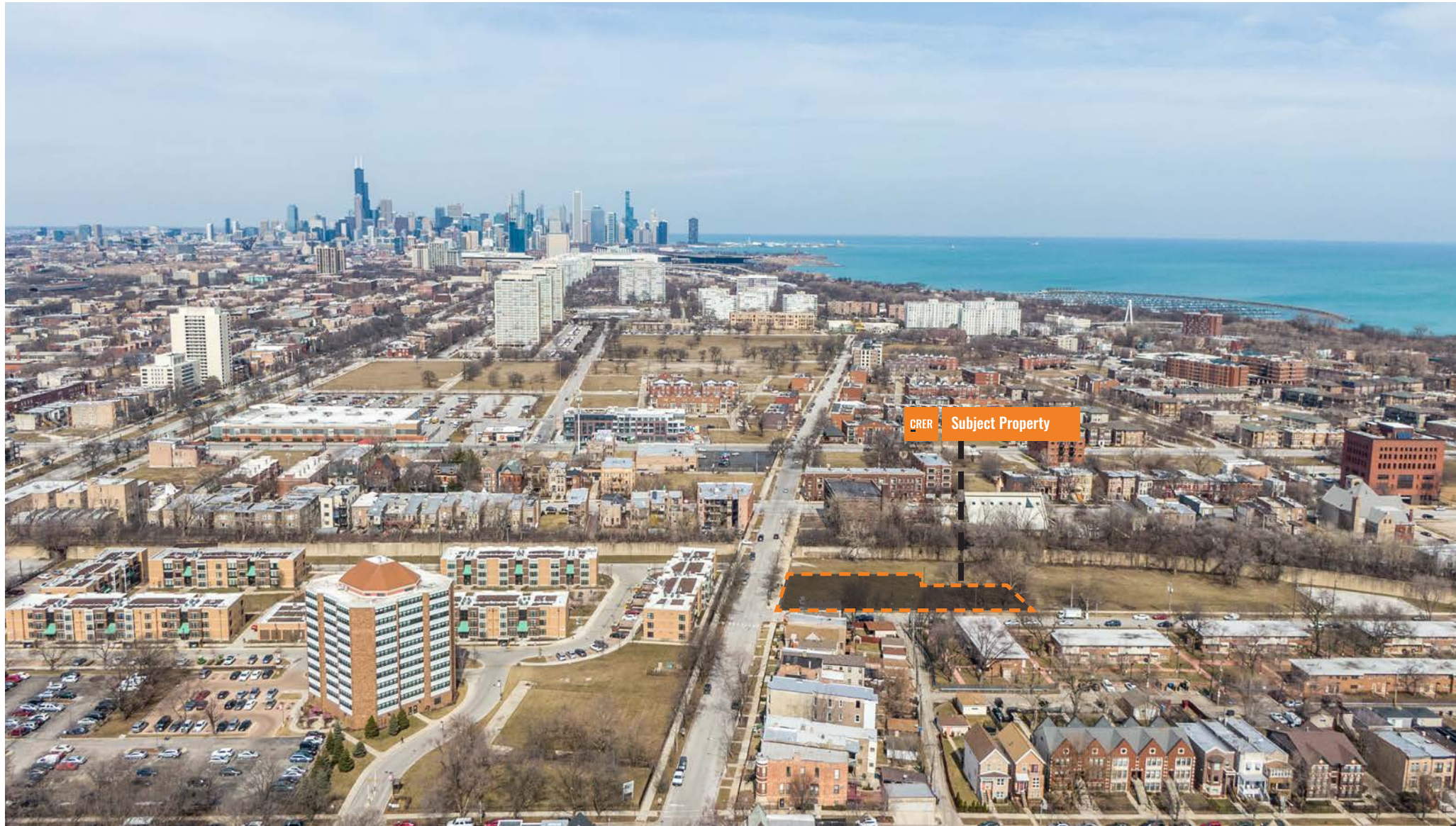


530 E 40th Street, Chicago IL 60653

Land For Sale - Offering Memorandum

CRER

20,259 SQ. FT. OF LAND IN CHICAGO'S BRONZEVILLE NEIGHBORHOOD



Steven Rapoport

Senior Director

(847) 863-2707 StevenR@CRER.com

CRER

Chicago Real Estate Resources, Inc.

800 W. Diversey Pky, Chicago IL 60614 (773) 327-9300 www.crer.com



530 E 40th Street, Chicago IL 60653

Land For Sale - Offering Memorandum



PROPERTY DETAILS

<u>PRICE:</u> \$829,000	<u>FULL ADDRESS:</u> 530 E 40th St, Chicago, IL 60653	<u>PIN #:</u> 20-03-207-021-0000	<u>LAND USE:</u> Vacant Land	<u>ZONING:</u> RT-4	<u>TAXES:</u> \$7,836
<u>SITE SIZE:</u> 20,259 Sq. Ft.	<u>WARD:</u> 4TH	<u>ALDERMAN:</u> Sophia King	<u>TIF DISTRICT:</u> Located within 47th/King TIF	<u>OPPORTUNITY ZONE:</u> Located within an Opportunity Zone	

PROPERTY DETAILS

CRER is proud to offer land for sale in booming Bronzeville, along Chicago’s Lakefront.

Ownership will consider a development contingency from experienced developers. The property is situated in both an opportunity zoning and TIF district.

This offering provides a unique opportunity to build on a prime site that is walking distance to both the CTA train and the beach along with offering easy access to Lake Shore Drive and I(90).

Bronzeville is in the midst of a development boom including the \$3.8 billion dollar Bronzeville Lakefront mixed use development (former Michael Reese Hospital site). Flourishing demand for housing is driven by the proximity to transportation, the lakefront and the Loop.

ZONING MAP



530 E 40th Street, Chicago IL 60653

Land For Sale - Offering Memorandum

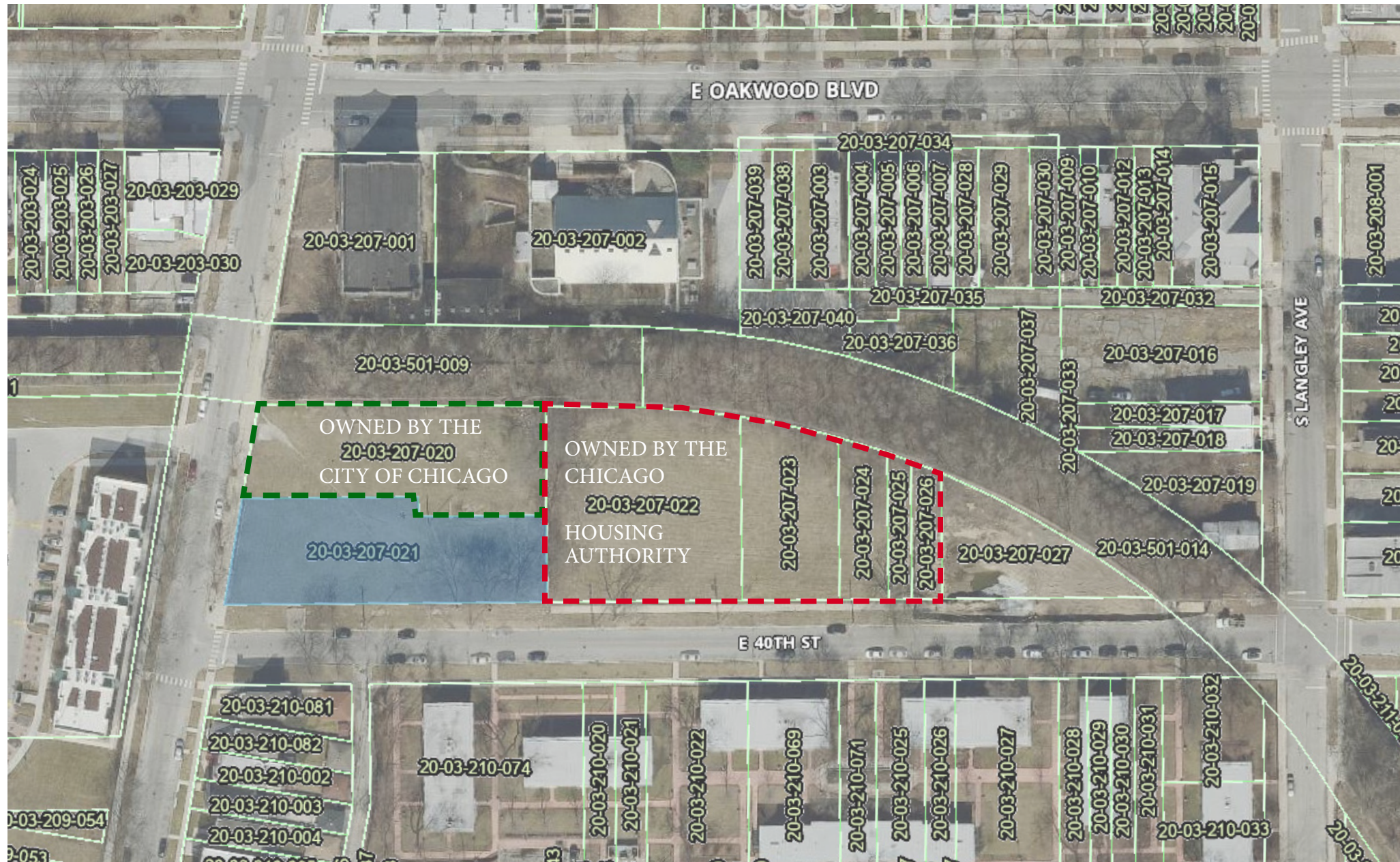


PROPERTY PHOTOS



Land For Sale - Offering Memorandum

ZONING MAP



530 E 40th Street, Chicago IL 60653

Land For Sale - Offering Memorandum



PROPERTY AERIALS



530 E 40th Street, Chicago IL 60653

Land For Sale - Offering Memorandum



PROPERTY AERIALS

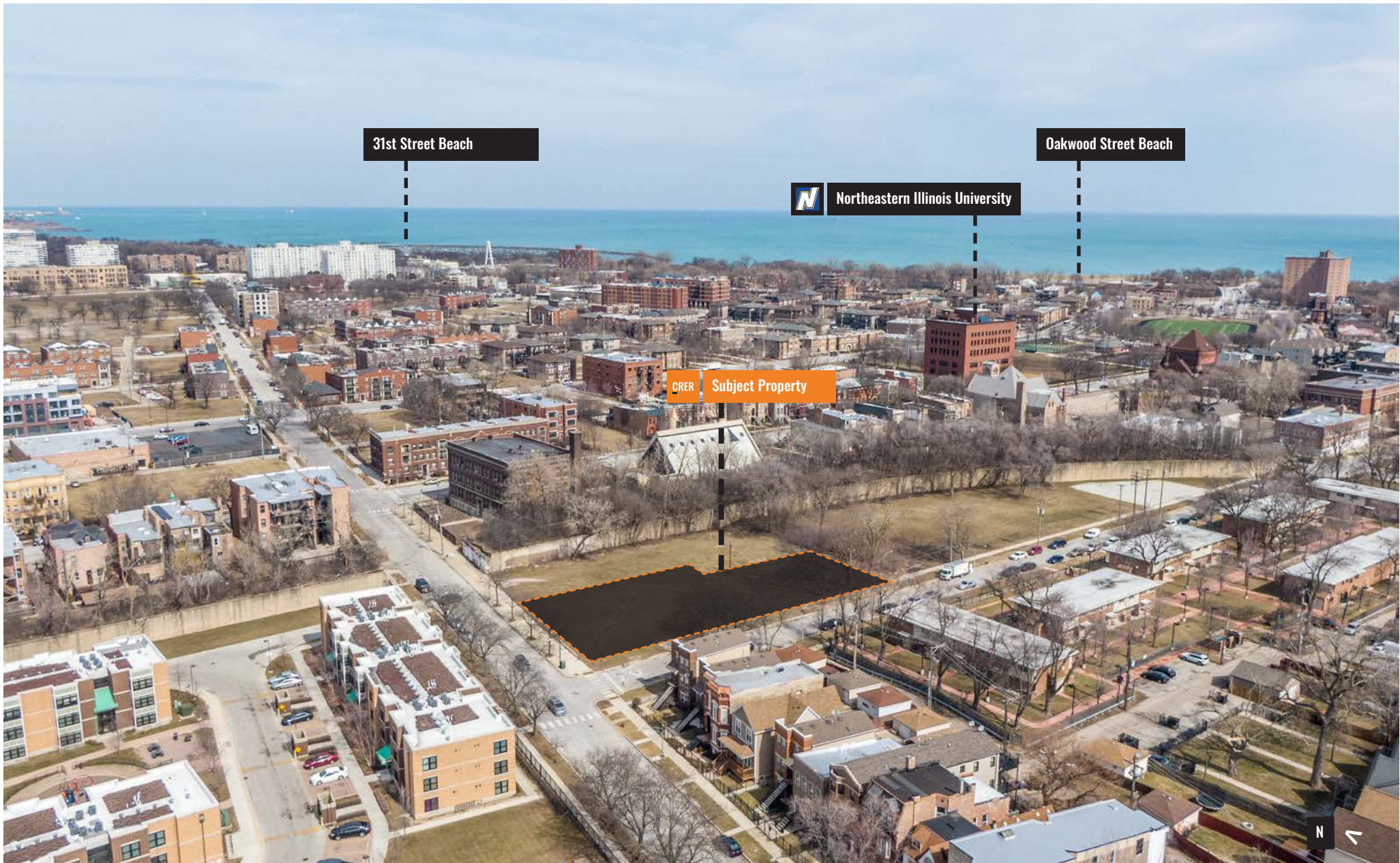


530 E 40th Street, Chicago IL 60653

Land For Sale - Offering Memorandum



PROPERTY AERIALS

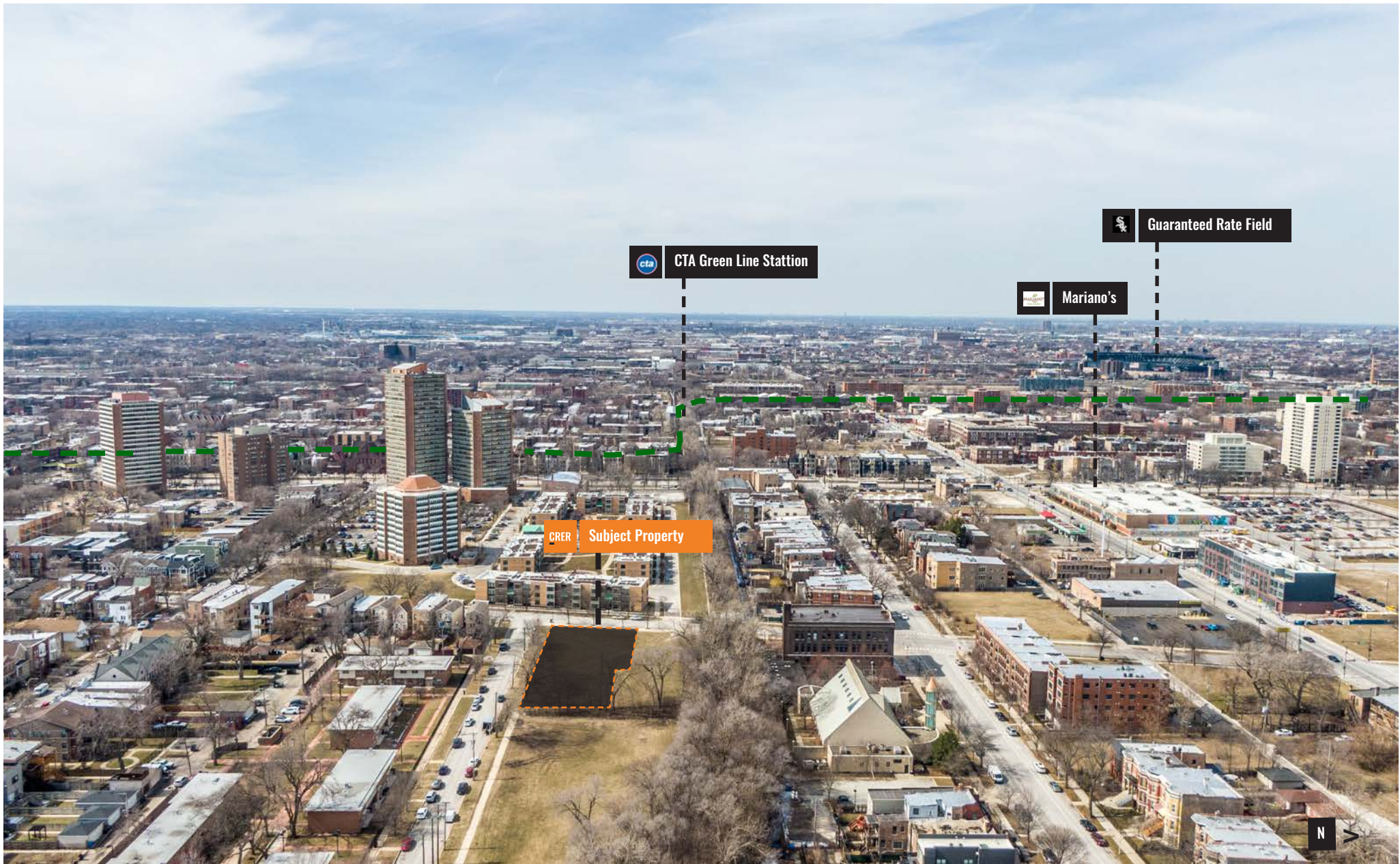


530 E 40th Street, Chicago IL 60653

Land For Sale - Offering Memorandum



PROPERTY AERIALS



CRER

Page 9

530 E 40th Street, Chicago IL 60653

Land For Sale - Offering Memorandum



AREA MAP



530 E 40th Street, Chicago IL 60653

Land For Sale - Offering Memorandum



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2021 Total Population	37,833	218,315	625,231
2026 Population	38,460	220,699	628,178
Pop Growth 2021-2026	+ 1.66%	+ 1.09%	+ 0.47%
Average Age	38	38	37
2021 Total Households	16,765	92,906	258,708
HH Growth 2021-2026	+ 0.89%	+ 0.83%	+ 0.96%
Median Household Inc	\$34,220	\$46,283	\$56,464
Avg Household Size	2.10	2.20	2.20
2021 Avg HH Vehicles	1.00	1.00	1.00
Median Home Value	\$314,102	\$309,805	\$304,853
Median Year Built	1961	1957	1960

530 E 40th Street, Chicago IL 60653

Land For Sale - Offering Memorandum



TRANSPORTATION

TRANSIT / SUBWAY

	43rd Street Station (Green Line)	19 min walk	0.9 mi
	Indiana Station (Green Line)	19 min walk	1.0 mi

COMMUTER RAIL

	Halsted Station Commuter Rail (Burlington Northern–Santa Fe Railway Line)	9 min drive	4.3 mi
	Chicago LaSalle Station Commuter Rail (Rock Island District Line)	9 min drive	5.0 mi

AIRPORT

	Chicago O'Hare International Airport	35 min drive	23.0 mi
	Chicago Midway International Airport	17 min drive	9.01 mi

ABOUT STEVEN RAPOPORT



Steven Rapoport

Senior Director

(847) 863-2707

StevenR@CRER.com

Chicago Real Estate Resources, Inc.
800 W. Diversey Pkwy., #300
Chicago, IL 60614
www.CRER.com

As a broker with Chicago Real Estate Resources and lifelong resident of the Chicago area, Steven has completed over 375 real estate sales and leasing transactions over the past 10 years. His primary focus is listing mid-market investment properties in the City of Chicago ranging in value from \$500,000 to \$5,000,000.

Steven earned recognition as a designated Certified Commercial Investment Member (CCIM). The CCIM designation is the industry's most prestigious Commercial Real Estate certification with a high caliber curriculum and experience requirement that has been met by only 6% of commercial practitioners nationwide. As a testament to the exclusivity of this designation within a 20-mile radius of downtown Chicago, there are currently only 55 commercial Real Estate Brokers holding the CCIM designation. CCIM members successfully complete thousands of transactions annually, representing more than \$200 billion in value.

For the past six consecutive years Steven was recognized amongst an elite few as a top producer by CommercialForum a division of the Chicago Association of Realtors. There are over 2,700 members eligible for these awards and only 2% are able to produce the high volume of sales to rank as one of the best Chicagoland Commercial Brokers for the year.

Early in his career, Steven worked as a licensed Real Estate Appraiser where he appraised multi-family, commercial, industrial, office, mixed-use, retail, vacant land, and residential properties throughout the Chicago area. The insight and connections obtained by his time working as a real estate appraiser have proven to be a valuable resource for helping his commercial brokerage clients achieve goals.

Prior to his career in real estate, Steven earned his BA degree from the University of Iowa. Steven maintains active membership as a CCIM, National Association of Realtors & Chicago Association of Realtors.

530 E 40th Street, Chicago IL 60653

Land For Sale - Offering Memorandum

CRER

VISIT CRER.COM FOR MORE DETAILS



Steven Rapoport

Senior Director

(847) 863-2707 StevenR@CRER.com

CRER

Chicago Real Estate Resources, Inc.

800 W. Diversey Pky, Chicago IL 60614 (773) 327-9300 www.crer.com

