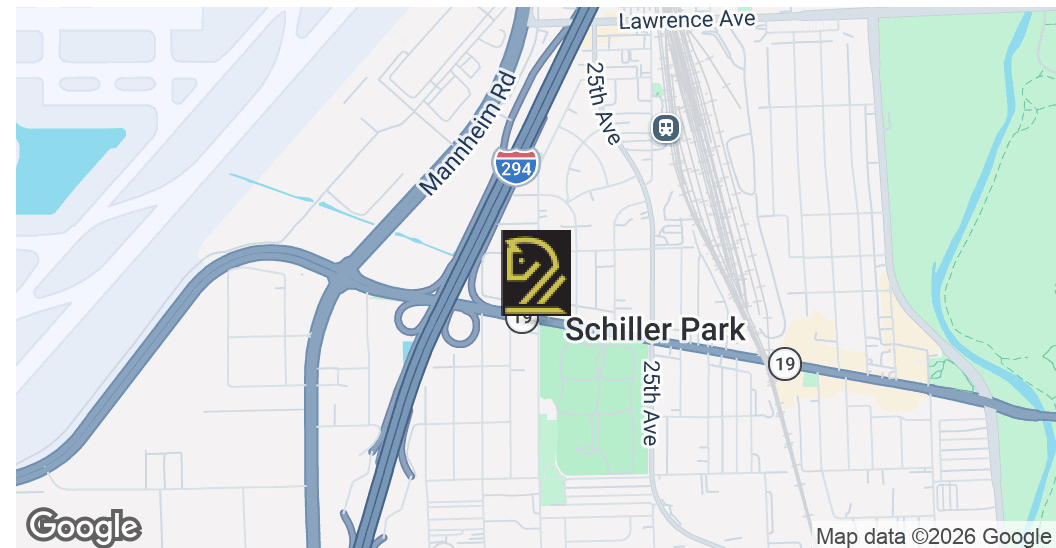


Development Opportunity

9991 Irving Park, Schiller Park, IL 60176



Offering Summary

Sale Price:	\$1,999,000
Lot Size:	103,318 SF
Price / Acre:	\$842,800
Year Built:	1968
Zoning:	C-2 & R-2
Traffic Count:	33,600

Property Overview

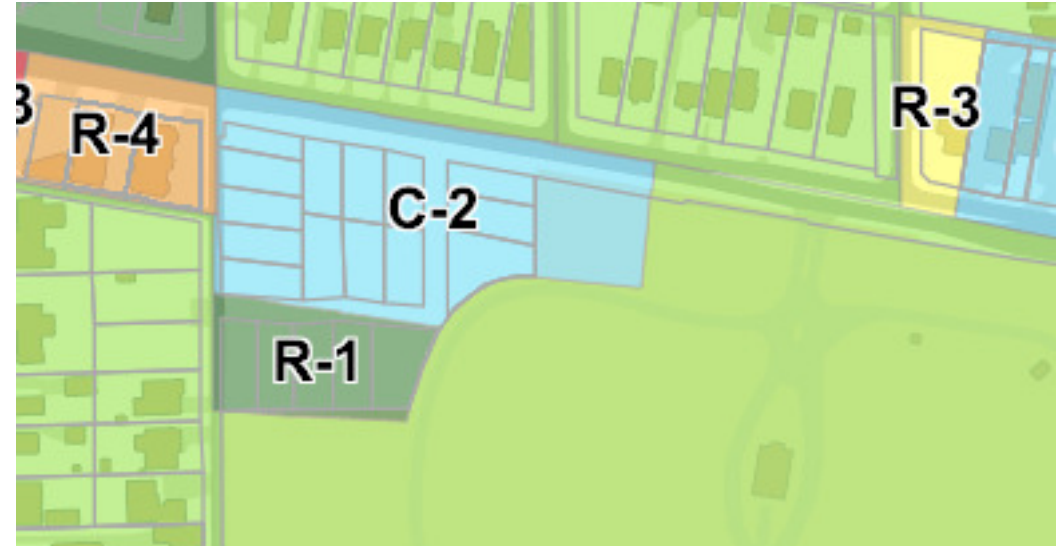
Bulk buy opportunity, developers welcome! Opportunity to purchase and develop approximately 2.37 Acres of unimproved land in Schiller Park, IL. The majority of the land is currently C-2, while a portion of the site is zoned R-1. The c-2 designation allows for a wide array of uses! Former development plan potentially transferable, inquire for more information.

Property Highlights

- 14/19 lots Zoned C-2
- 5/19 lots Zoned R-1
- High traffic counts along Irving Park Rd.
- Potential to rezone all 19 lots
- Located just East from I-294
- Opportunity Zone

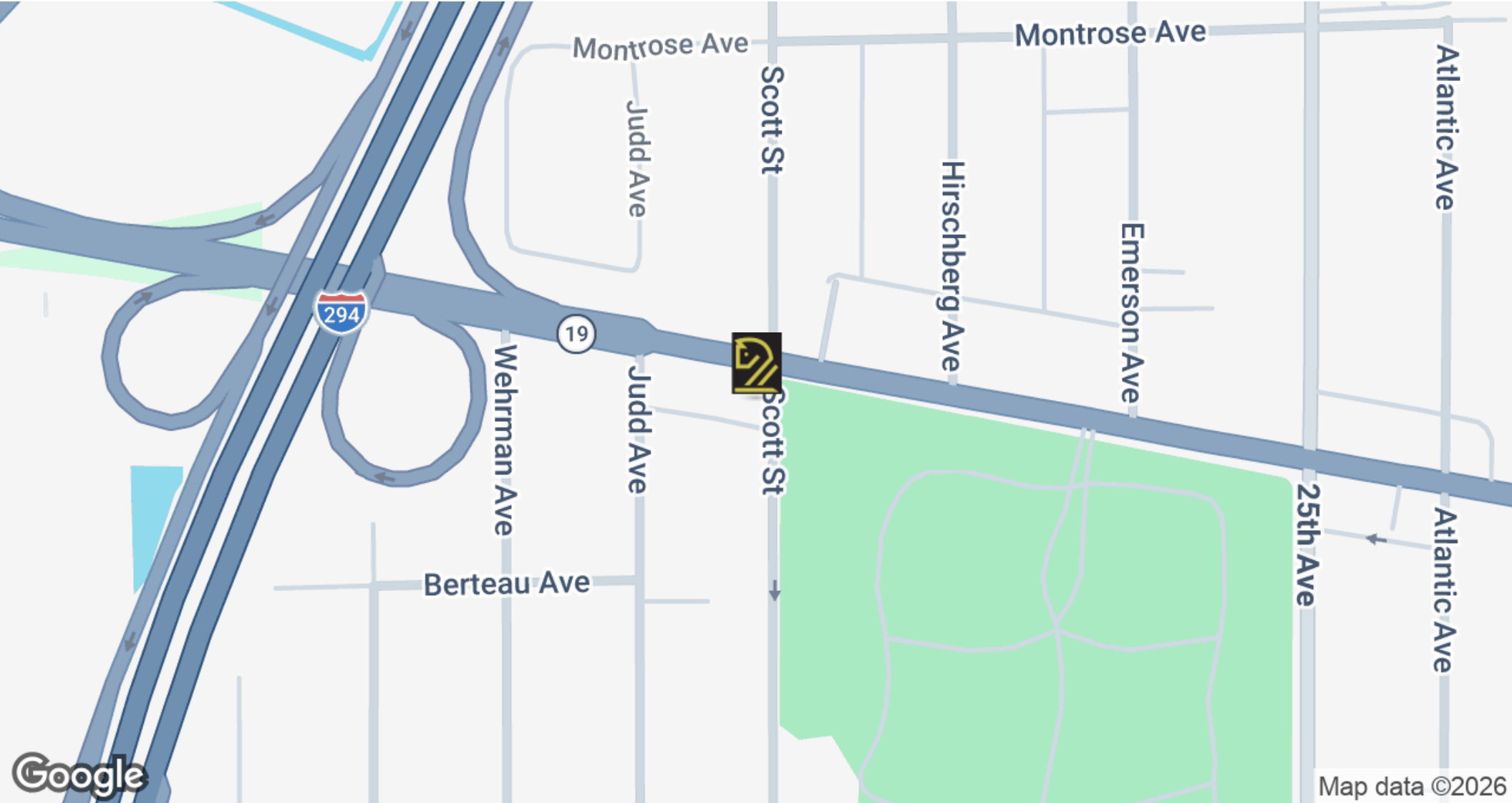
19 Land Lots - Development Site

9991 Irving Park, Schiller Park, IL 60176



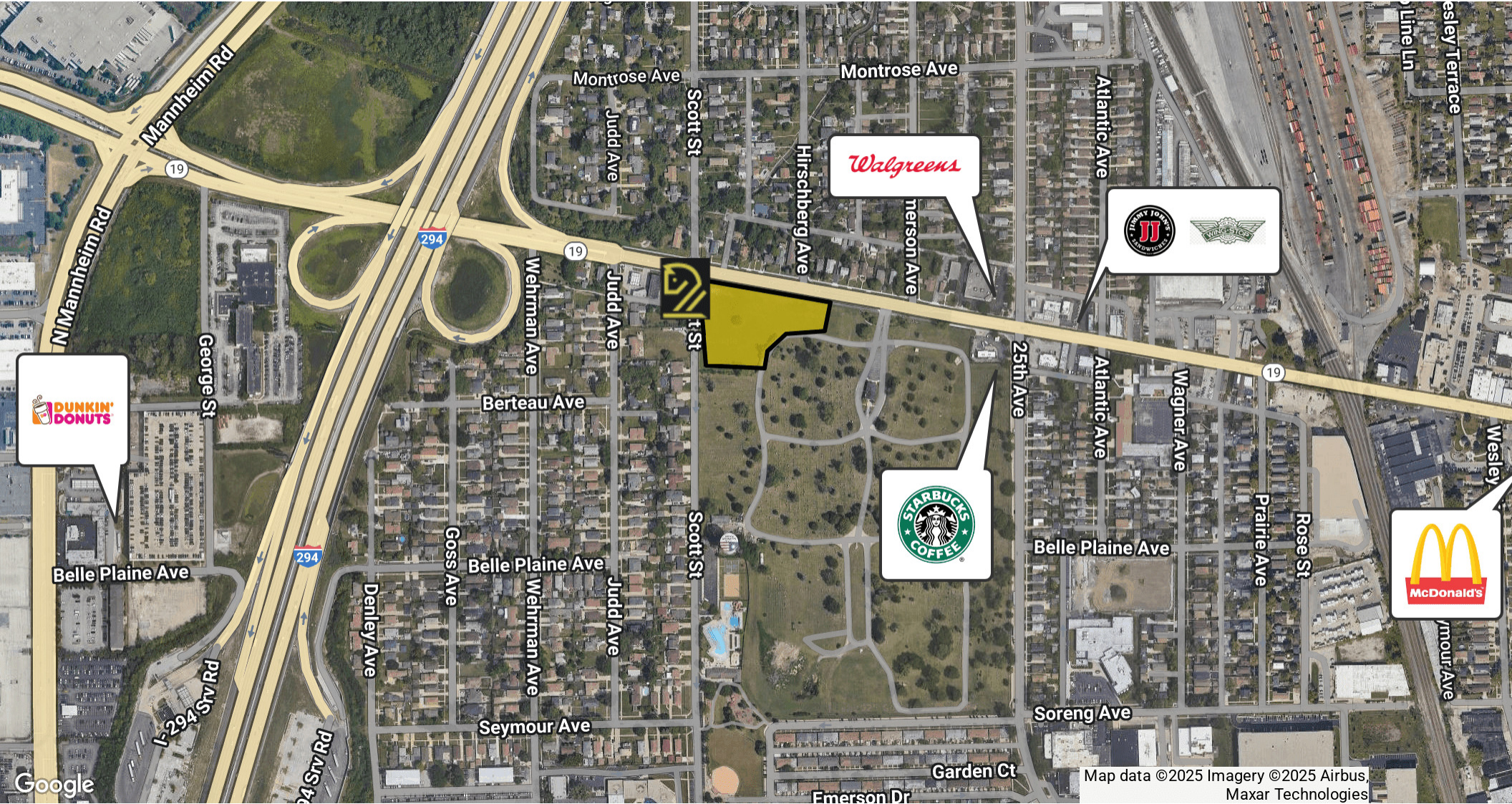
19 Land Lots

9991 Irving Park, Schiller Park, IL 60176



19 Land Lots

9991 Irving Park, Schiller Park, IL 60176



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19 Land Lots

9991 Irving Park, Schiller Park, IL 60176



Population	1 Mile	5 Miles	10 Miles
Total Population	11,574	368,531	1,916,210
Average Age	39.5	40.4	39.2
Average Age (Male)	38.6	38.9	38.2
Average Age (Female)	40.7	41.7	40.3

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	4,406	141,963	751,126
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$72,382	\$88,313	\$90,806
Average House Value	\$233,312	\$276,822	\$305,028

2020 American Community Survey (ACS)

