

HAZEL CREST PORTFOLIO

OFFERING MEMORANDUM

Hazel Crest, Il. 60429



MoHall Commercial
& Urban Development

EXECUTIVE SUMMARY

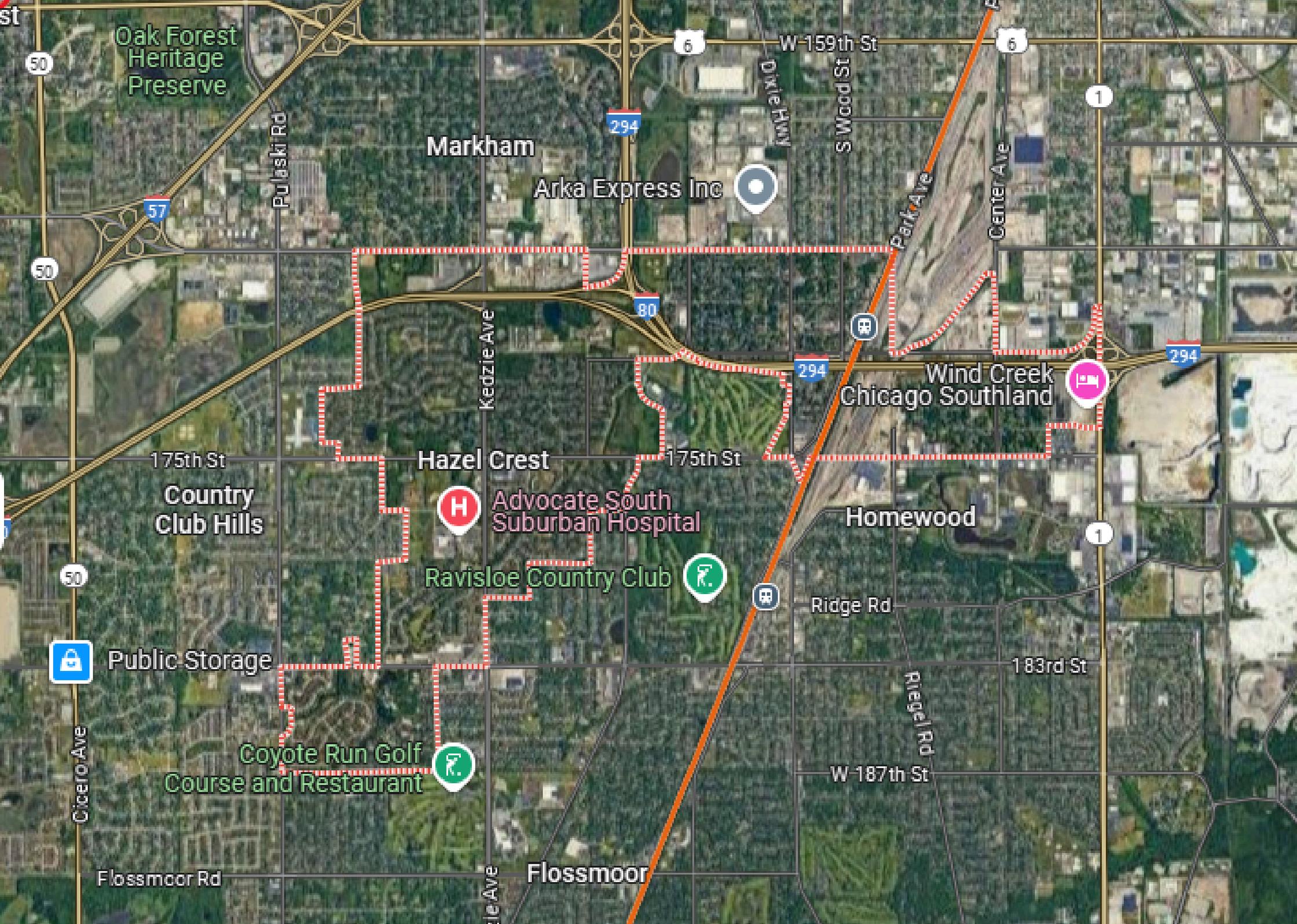
Hazel Crest, Illinois, is a thriving suburban community located just 25 minutes south of downtown Chicago. The properties at 16858 Park Ave (\$60,000), 17093 Jodave Ave (\$25,000), 1735 W. 170th (\$30,000), 1739 W. 170th (\$30,000), and 2014 170th (\$75,000) represent a remarkable investment opportunity in a market poised for growth. These properties, situated in a convenient and culturally rich environment, offer exceptional value and strong potential for returns in residential or mixed-use development.

Hazel Crest is experiencing a revitalization fueled by its strategic location, the development of the Hazel Crest Arts District, and the proximity to major transportation hubs, including the Metra Electric Line. These factors position the properties as prime real estate investments that capitalize on affordable pricing and future market appreciation.

Hazel Crest is home to a diverse population, with a mix of young professionals, growing families, and retirees. The area has seen an increase in median household income and a rise in residents with higher education degrees. This growing demographic, combined with the area's affordability relative to nearby urban centers, positions Hazel Crest as an attractive market for housing, retail, and mixed-use developments.

- Median Age: 35-40 years old.
- Median Household Income: \$55,000-\$75,000.
- Education Level: Increasing percentage of college-educated residents.
- Family-Oriented Community: A high percentage of family households, with a growing number of children.





Oak Forest Heritage Preserve

Markham

Arka Express Inc

W-159th St

Pulaski Rd

Dixie Hwy

S Wood St

Park Ave

Center Ave

175th St

Country Club Hills

Hazel Crest

Advocate South Suburban Hospital

175th St

Wind Creek Chicago Southland

Homewood

Ravisloe Country Club

Ridge Rd

183rd St

Public Storage

Coyote Run Golf Course and Restaurant

Riegel Rd

W-187th St

Flossmoor Rd

Flossmoor

PROPERTIES



16858 PARK AVE
Price: \$60,000

Discover the potential of this 2,436 sq. ft. renovation opportunity in the heart of Hazel Crest. Featuring two versatile storefronts, an overhead door, and rear parking, this property is perfect for unique commercial concepts like retail, creative studios, or service hubs.

Located just 2 blocks from the Metra station and 3 blocks from Illinois Toll Road 294, it offers unmatched convenience and connectivity. Bring your vision to life in this prime location!

- Price: \$60,000
- Bldg SF: 2,436
- Lot Size SF: 6,150



1735 W. 170TH
Price: \$30,000

Seize the opportunity to revitalize this 700 sq. ft. corner property in the heart of Hazel Crest. Once a small BBQ restaurant, this highly visible location offers unmatched exposure to passing traffic and locals alike.

Though previously affected by fire, the property is a blank slate, ready for restaurant operators to bring their culinary vision to life. Its compact size allows for efficient customization, making it an ideal starting point for a vibrant dining destination.

With Hazel Crest's growth and strategic location, this property is perfect for restaurateurs ready to meet the community's appetite for quality cuisine.

- Price: \$25,000
- Bldg SF: 700
- Lot Size SF: 6,745

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17093 JODAVE AVE
Price: \$25,000

Unleash the potential of this prime property in the heart of Hazel Crest, ready for a visionary restaurateur to reimagine and revitalize. With a solid foundation and existing infrastructure, it offers the perfect canvas to bring your culinary vision to life.

Transform this space into a dynamic dining destination and make your mark on the local culinary scene. With the right touch, this property can become a cherished establishment, blending your creativity with the community's appetite for innovation. Don't miss this opportunity to craft something extraordinary!

- Price: \$30,000
- Bldg SF: 2,500
- Lot Size SF: 2,500



1739 W. 170TH
Price: \$30,000



2014 170TH
Price: \$75,000

Unlock the potential of this 1,500 sq. ft. property in the heart of Hazel Crest, ready to be reimaged as a neighborhood convenience hub. Formerly a trusted stop for essentials, this prime location offers easy access for both residents and passersby, ensuring strong community engagement.

While the property requires renovation, its existing layout and history as a convenience store simplify the transformation into a modern retail space. Seize this opportunity to revitalize a vital community resource and create a go-to destination for everyday needs in this charming village.

- Price: \$75,000
- Bldg SF: 1,500
- Lot Size SF: 5,300



LOCATION & MARKET OVERVIEW

Hazel Crest, a vibrant suburb of Chicago, boasts a prime location in Cook County. It is known for its excellent connectivity, cultural assets, and family-friendly environment. The Metra Electric Line connects Hazel Crest directly to downtown Chicago, making it an attractive choice for commuters and investors seeking urban convenience at suburban pricing.

Key Market Metrics:

- Median Home Price: Below Cook County average, offering affordability.
- Rental Market: Strong demand with a consistent occupancy rate of over 90%.
- **Population Growth:** Stable population with an upward trend in younger demographics and professionals.

ECONOMIC REVIEW

Hazel Crest is a part of the thriving Southland region, with proximity to major employment hubs such as Chicago and neighboring suburbs. Key economic drivers include:

- **Proximity to I-80, I-294, and I-57:** Facilitating logistics and commuter traffic.
- **Metra Accessibility:** Enhances economic integration with downtown Chicago.
- **Local Businesses:** A growing number of small businesses and cultural initiatives, such as the Hazel Crest Arts District.



DEMOGRAPHIC PROFILE

Hazel Crest is home to a diverse population, with a mix of young professionals, growing families, and retirees. The area has seen an increase in median household income and a rise in residents with higher education degrees. This growing demographic, combined with the area's affordability relative to nearby urban centers, positions Hazel Crest as an attractive market for housing, retail, and mixed-use developments.

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INVESTMENT HIGHLIGHT

- **Affordable Entry Points:** Properties priced from \$25,000 to \$75,000.
- **Prime Location:** Located in Hazel Crest, a growing community with significant future development.
- **Diverse Potential:** Ideal for residential, mixed-use development, or commercial purposes.
- **Access to Transportation:** Close to major highways and public transportation.
- **Strong Local Economy:** Hazel Crest's economy is experiencing growth, with new projects and developments on the horizon.
- **Expanding Demographics:** Hazel Crest is seeing an influx of young professionals and families, offering opportunities for both housing and retail space.

Illinois



Major Nearby Developments



Wind Creek Chicago Southland Casino

Located in East Hazel Crest and Homewood, is a transformational development for the South Suburban region. This \$440 million project spans approximately 70 acres and is designed to offer a premier gaming and entertainment experience. Scheduled to open in late 2024, the casino is expected to become a major economic driver for Hazel Crest and surrounding areas.



Hazel Crest Arts District

A dedicated cultural hub fostering community activities, artistic endeavors, and cultural events. This burgeoning district is a cornerstone of Hazel Crest's revitalization, featuring public art installations, galleries, and performance spaces that attract both residents and visitors. Its development is expected to significantly enhance property values and create a vibrant community atmosphere.



South Suburban Commercial Expansion

Hazel Crest benefits from the ongoing growth of nearby retail and office developments in the South Suburban region. These projects include new shopping centers, office parks, and mixed-use developments that bring job opportunities, drive local economic growth, and support the surrounding residential market. The expansion strengthens Hazel Crest's position as a desirable destination for both residents and businesses.



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