

Land For Sale

**CATON**  
COMMERCIAL  
REAL ESTATE GROUP



# I-57 & I-80 DEVELOPMENT OPPORTUNITY - INDUSTRIAL -

4840 171ST STREET, TINLEY PARK, IL 60478



## I-57 & I-80 DEVELOPMENT OPPORTUNITY - INDUSTRIAL



### OFFERING SUMMARY

Sale Price: \$826,000

Lot Size: 3.16 Acres

Zoning: Unincorporated

PINs: 28-28-408-007  
28-28-408-013

Taxes (2023): \$11,342.73

### PROPERTY HIGHLIGHTS

- Truck Parking allowed
- Gas station or truck stop with gaming allowed
- Gravel lot allowed with no improvements required
- Well and Septic or annexation into Country Club Hills
- Plans in place for future stop light at the corner of 171st and Cicero
- Located in an Opportunity Zone
- Class 8 incentive available
- Easy access to utilities
- High Traffic Count - 18,100 VPD

### LOCATION OVERVIEW

Directly across the street from Industrial Park (Amazon fulfillment center). Less than half a mile from I-57, less than 1 mile from I-80. Over 450 ft. of frontage on Cicero Ave.



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