



**SEQUOIA**  
INVESTMENT GROUP, LLC

# Investment Opportunity

2849–3139 W 51st Street

± 158,582 SF available (3.60 acres)



# Amazon buys Central Steel plant

## The Real Deal

"Amazon Buying Massive Steel Plant in Redevelopment Play," March 3, 2021.

Amazon acquired a 70-acre industrial site on Chicago's Southwest Side, signaling strong demand for large-scale redevelopment land as part of its ongoing logistics and distribution expansion in the region.

# Property Overview.

Located at 2849–3139 W 51st Street, Chicago's Brighton Park neighborhood.

Total site area: 158,582 SF (3.60 acres)

For Residential or Retail development.

Zoning: C1-1 and RS-3

May be purchased as a whole or by individual blocks (9 blocks total).

Outdoor storage permitted.

Great access to public transportation and expressways.



ZONED C1-1

Section A | 9,400.58 SF

Section B | 33,328.28 SF

Section C | 33,326.14 SF

Section D | 37,076.63 SF

ZONED RS-3

Section E | 18,837.69 SF

Section F | 11,254.39 SF

Section G | 3,756.29 SF

Section H | 5,708.77 SF

Section I | 5,995.38 SF

# Property Overview.

44 land parcels in Chicago, consisting of 34 C1-1-zoned lots and 10 RS-3-zoned lots.

The lots are organized into nine distinct sections (A,B,C,D,E,F,G,H,I), allowing for flexible acquisition and phased development.

Sections A–D are C1-1 zoned, comprising neighborhood commercial lots with individual section sizes ranging from approximately 9,401 SF to 37,077 SF.

Sections E–I are RS-3 zoned, designated for single-family residential use, with section sizes ranging from approximately 3,756 SF to 18,838 SF.

Lot	Track	Zoned	Section	Size (SF)
1	Track 28	C1-1	A	3,133.53
2	Track 28	C1-1	A	3,133.53
3	Track 28	C1-1	A	3,133.53
4	Track 29	C1-1	B	3,122.45
5	Track 29	C1-1	B	3,122.45
6	Track 30	C1-1	B	3,121.97
7	Track 31	C1-1	B	3,121.64
8	Track 32	C1-1	B	3,121.32
9	Track 33	C1-1	B	3,120.99
10	Track 34	C1-1	B	3,120.67
11	Track 35	C1-1	B	3,120.19
12	Track 35	C1-1	B	3,120.19
13	Track 36	C1-1	B	5,236.42
14	Track 37	C1-1	C	3,120.71
15	Track 37	C1-1	C	3,120.71
16	Track 38	C1-1	C	3,120.65
17	Track 39	C1-1	C	3,120.61
18	Track 40	C1-1	C	3,120.57
19	Track 41	C1-1	C	3,120.53
20	Track 42	C1-1	C	3,120.48
21	Track 42	C1-1	C	3,120.48
22	Track 43	C1-1	C	4,180.71

Lot	Track	Zoned	Section	Size (SF)
23	Track 43	C1-1	C	4,180.71
24	Track 44 P7	C1-1	D	3,121.20
25	Track 44 P7	C1-1	D	3,121.20
26	Track 44 P5	C1-1	D	3,121.00
27	Track 44 P5	C1-1	D	3,121.00
28	Track 44 P4	C1-1	D	3,120.84
29	Track 44 P3	C1-1	D	3,120.74
30	Track 44 P1	C1-1	D	3,120.64
31	Track 44 P2	C1-1	D	3,823.84
32	Track 44 P2	C1-1	D	3,823.84
33	Track 44 P2	C1-1	D	3,823.84
34	Track 44 P6	C1-1	D	3,758.49
35	Track 45	RS-3	E	15,691.98
36	Track 46	RS-3	E	3,145.71
37	Track 47	RS-3	F	3,751.46
38	Track 47	RS-3	F	3,751.46
39	Track 47	RS-3	F	3,751.46
40	Track 48	RS-3	G	3,756.29
41	Track 49	RS-3	H	2,854.38
42	Track 49	RS-3	H	2,854.38
43	Track 50	RS-3	I	2,997.69
44	Track 50	RS-3	I	2,997.69

**158,582**



**AVAILABLE**  
RESIDENTIAL LOTS FOR SALE

CHICAGO MIDWAY  
INTERNATIONAL AIRPORT

JEWEL OSCO

PULASKI STATION

AMAZON

BNSF RAILWAY

SIDNEY SAWYER  
SCHOOL

PETE'S FRESH  
MARKET

ALDI

KEDZIE STATION

BMO BANK

CENTRAL STEEL & WIRE

DAVITA KIDNEY CARE

CHICAGO PARK DISTRICT



# Location Overview.

Positioned in the core of Chicago's Southwest Side, the property offers immediate access to I-55 (Stevenson Expressway)

**3.6 MILES**  
to Chicago Midway  
International Airport

**10 MINUTES**  
to Full Interchange at  
I-55 & Pulaski Rd



# Location Overview.

Convenient connectivity to I-294, providing efficient links to Downtown Chicago, Midway Airport, and the broader regional transportation network.

## 0.8 MILES

to an Amazon Fulfillment Center

## 30 MINUTES

to Downtown Chicago



	1 MILE RADIUS	3 MILE RADIUS
<b>MEDIAN AGE</b>		
2025	28.6	30.4
<b>AVERAGE HOUSEHOLD INCOME</b>		
2025	\$56,458	\$54,870
<b>MEDIAN HOME VALUE</b>		
2025	\$182,767	\$173,546



MEDIAN AGE  
**28.6**



AVERAGE HOUSEHOLD  
INCOME  
**\$56,458**



MEDIAN HOME VALUE  
**\$182,767**

# Demographic Overview.

**Young Workforce:** Median age of 28.6 indicates a robust, active labor pool within a 1-mile radius.

**Stable Community:** Consistent household income levels demonstrate a reliable local economic base.

**Workforce Retention:** Accessible home values support a sustainable cost of living for employees.



Residential concept



Retail concept

Imagine. Build. Invest.



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Get in Touch  
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