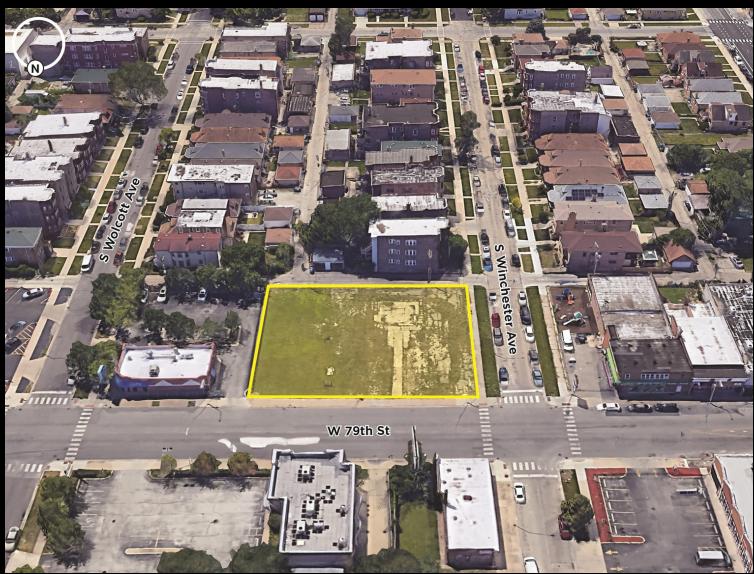


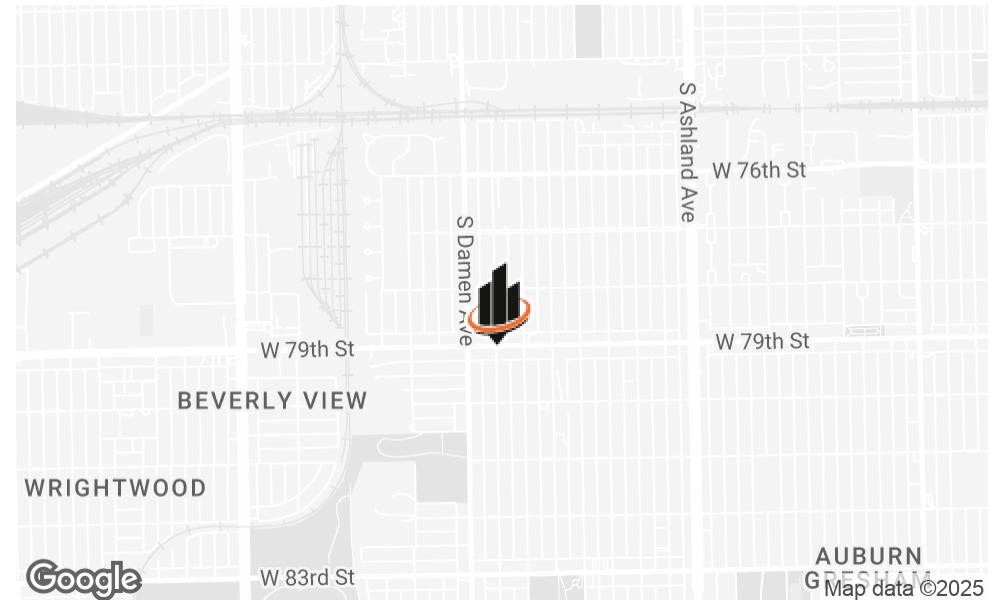
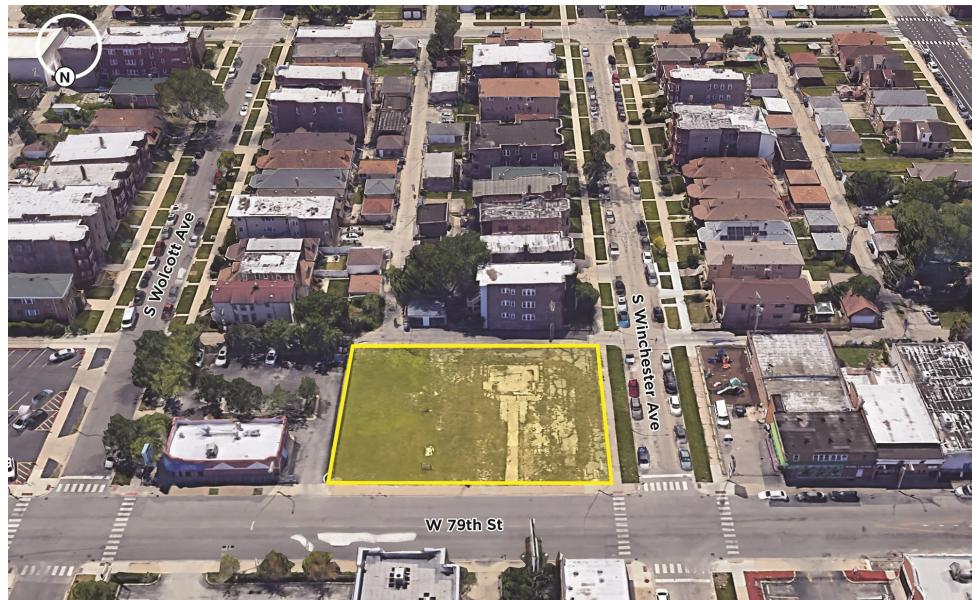
For Sale



1925 W 79TH ST, CHICAGO, IL

19,665 SF Land Site
Corner Location
TIF District
Motivated Seller

PROPERTY SUMMARY



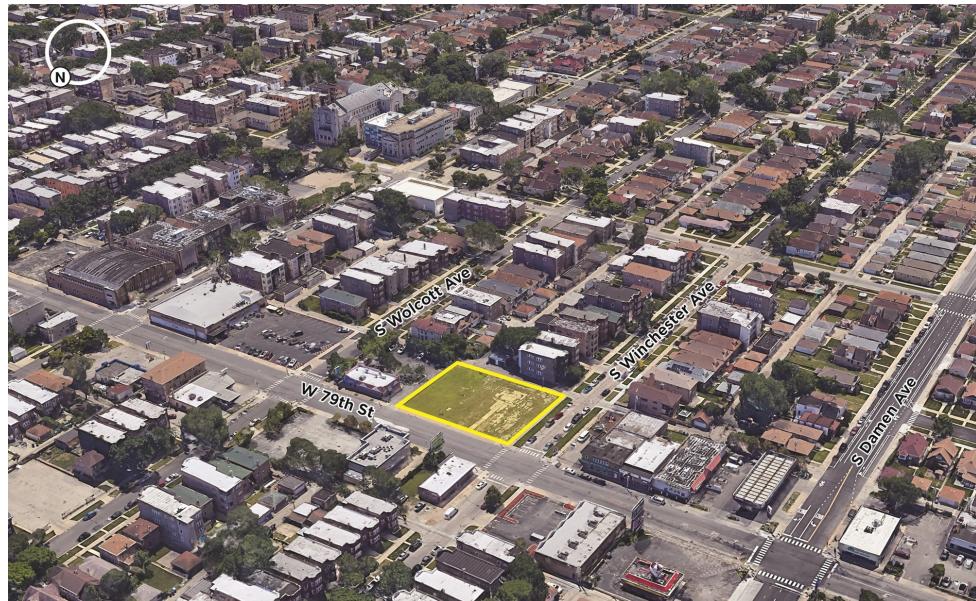
OFFERING SUMMARY

SALE PRICE:	\$150,000
PRICE PER SF:	\$8.33
LOT SIZE:	19,665 SF
ZONING	B1-1

PROPERTY HIGHLIGHTS

- **79th Street Frontage**
- **Multiple PINs**
- **11,800 VPD**
- **TIF District Location**

PROPERTY DESCRIPTION

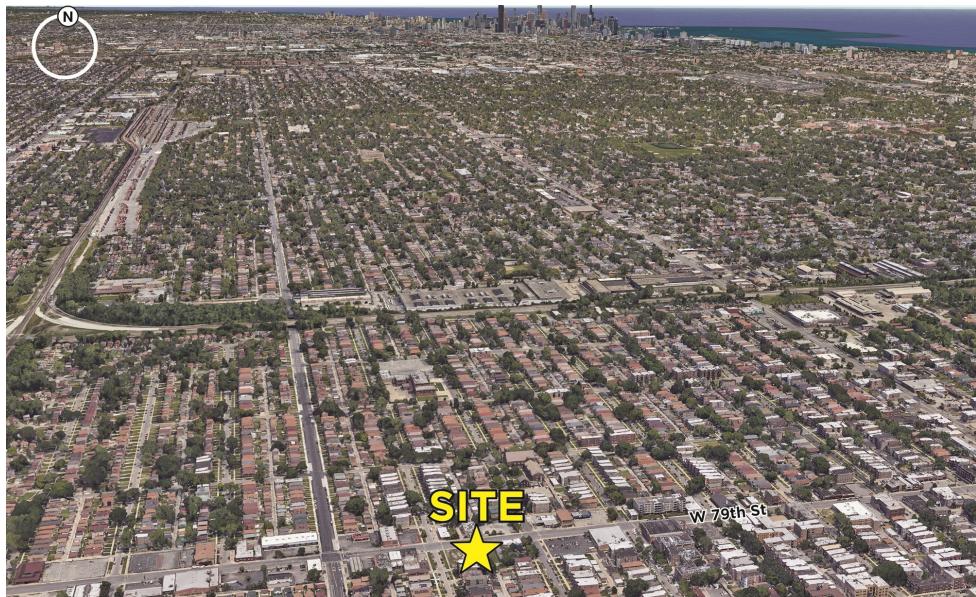


PROPERTY DESCRIPTION

19,665 SF of land with frontage onto 79th Street in Chicago's Auburn Gresham neighborhood. This property is comprised of 6 PINs, carries a B1-1 zoning designation, and is located inside of a TIF district. With a VPD count over 11,000 and a location between high-traffic S Damen Ave and S Ashland Ave, this land site boasts high visibility that could be parlayed into a successful location for a wide variety of business types.

LOCATION DESCRIPTION

Auburn Gresham, located on Chicago's South Side, is a vibrant and culturally rich neighborhood known for its strong sense of community. Bordered by 79th Street to the north, 87th Street to the south, Racine Avenue to the east, and the CSX railroad tracks to the west, it offers a mix of residential areas with historic bungalows, two-flats, and apartments, catering to a diverse population. The neighborhood thrives with local businesses, restaurants, and shops, alongside schools, churches, and community centers that enrich daily life. Auburn Gresham's active neighborhood associations and cultural events celebrate its deep community roots, contributing to its dynamic and welcoming atmosphere within Chicago.



PROPERTY DETAILS

SALE PRICE	\$150,000
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LOCATION INFORMATION

STREET ADDRESS	1925 W 79th St
CITY, STATE, ZIP	Chicago, IL 60620
COUNTY	Cook
SIDE OF THE STREET	South

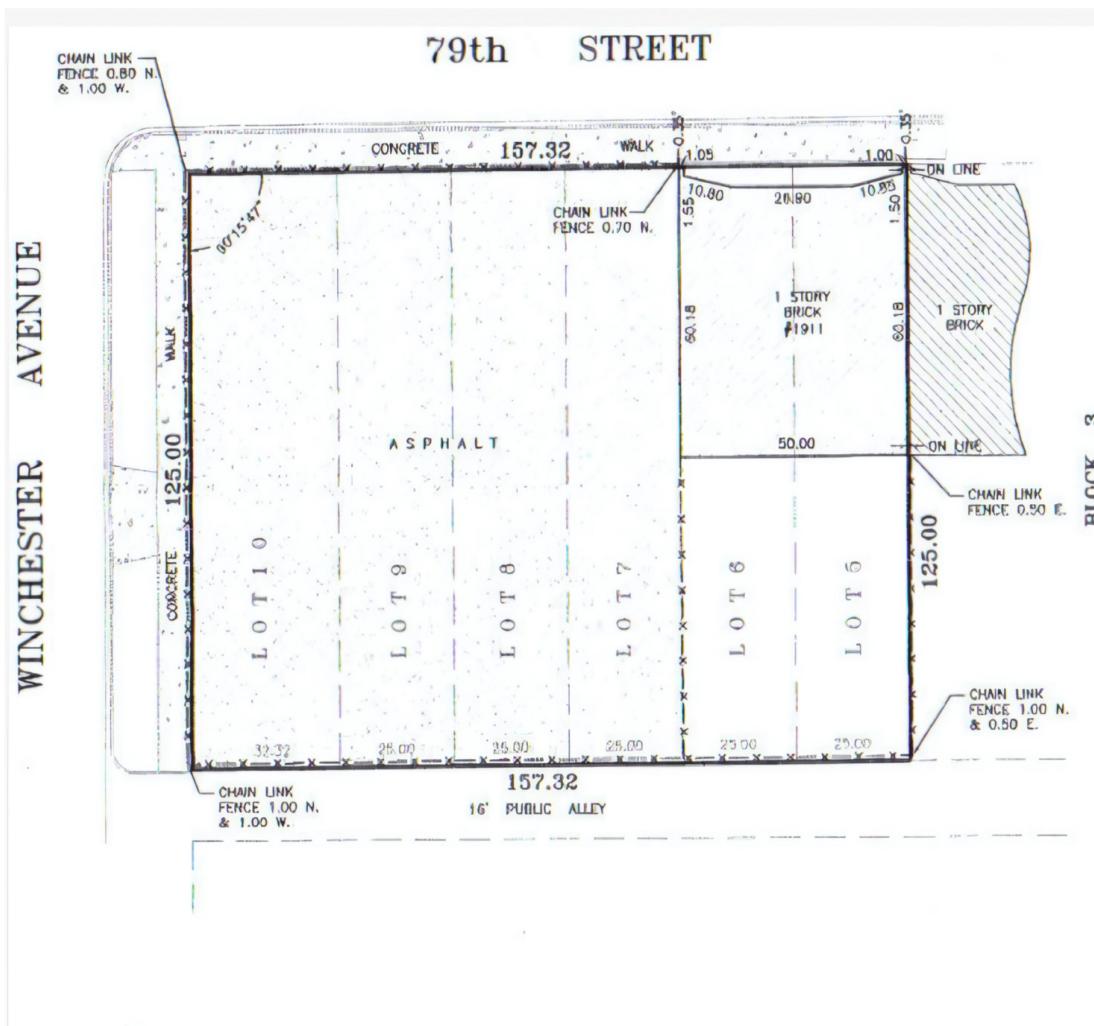
PROPERTY INFORMATION

PROPERTY TYPE	Land
ZONING	B1-1
LOT SIZE	19,665 SF
APN #	20-31-201-001-0000 / 002 / 003 / 004 / 005 / 006

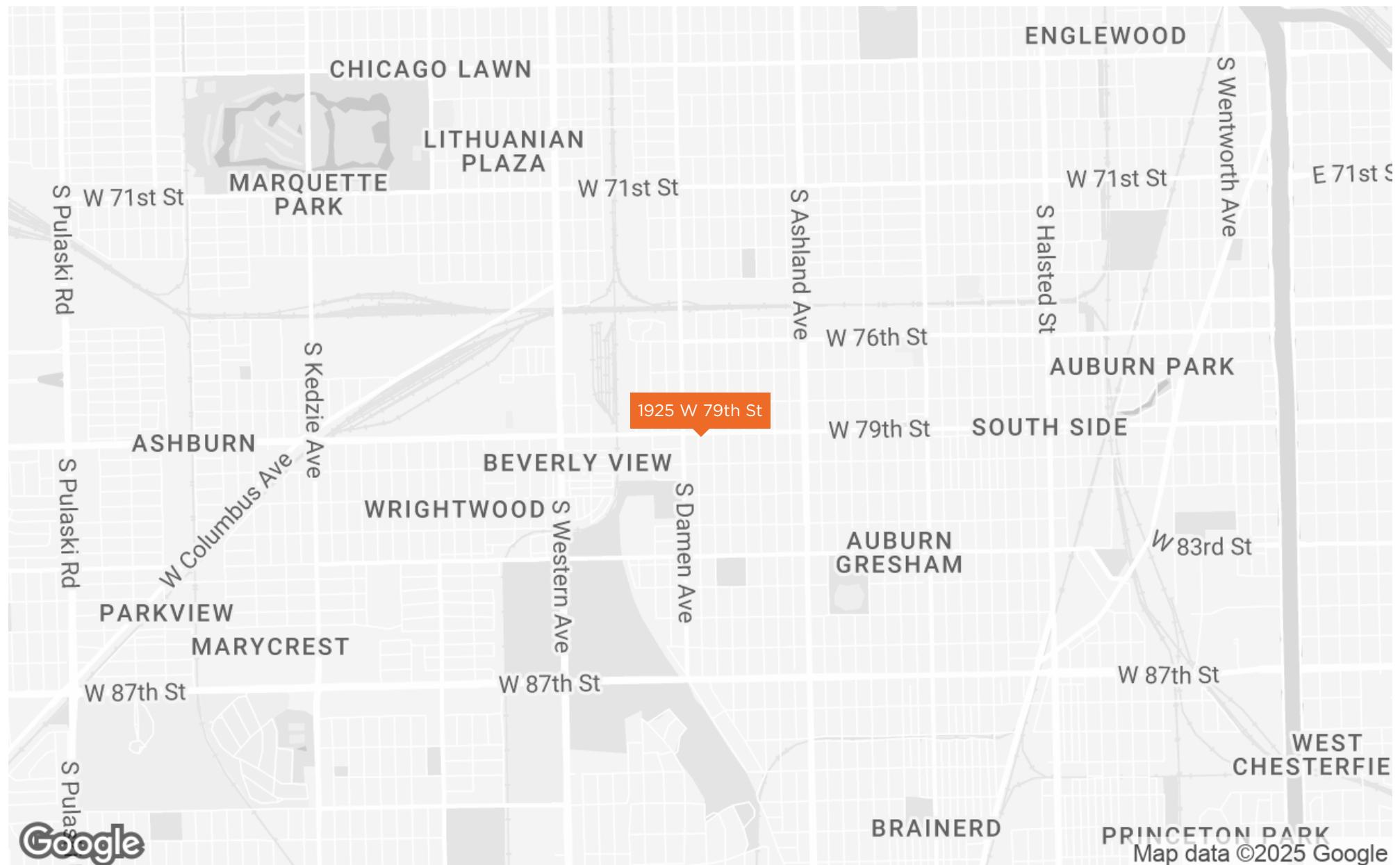
TAXES & VALUATION

TAXES (2024)	\$4,496.13
TAXES PSF	\$0.23
ASSESSED VALUE	\$176,990.00

PLAT OF SURVEY



REGIONAL MAP



RETAILER MAP

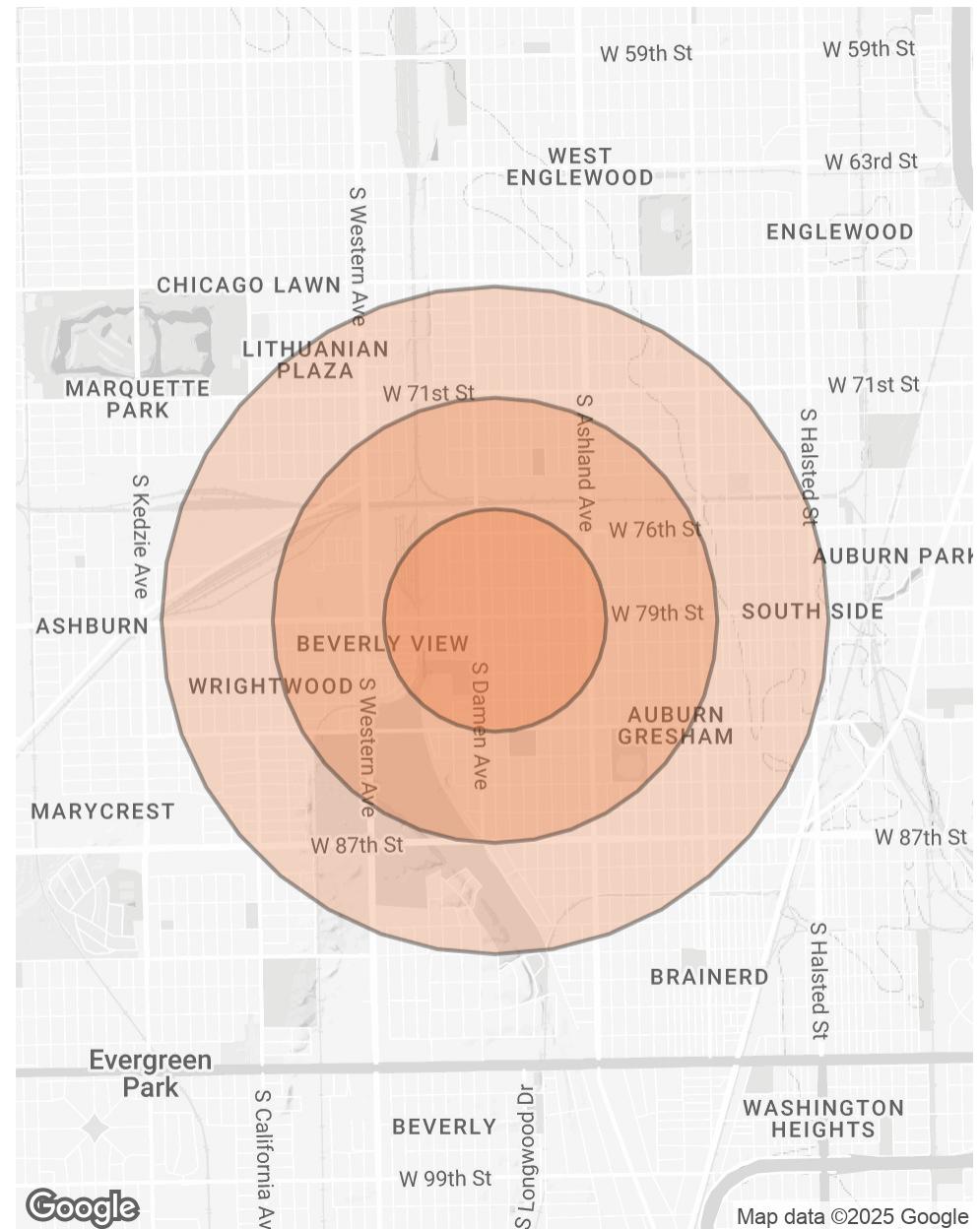


DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	9,749	30,304	67,784
AVERAGE AGE	43	42	41
AVERAGE AGE (MALE)	41	40	39
AVERAGE AGE (FEMALE)	45	44	43

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	3,850	12,032	25,959
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$67,190	\$67,473	\$67,696
AVERAGE HOUSE VALUE	\$185,156	\$207,411	\$214,617

Demographics data derived from AlphaMap



Map data ©2025 Google

BIOS



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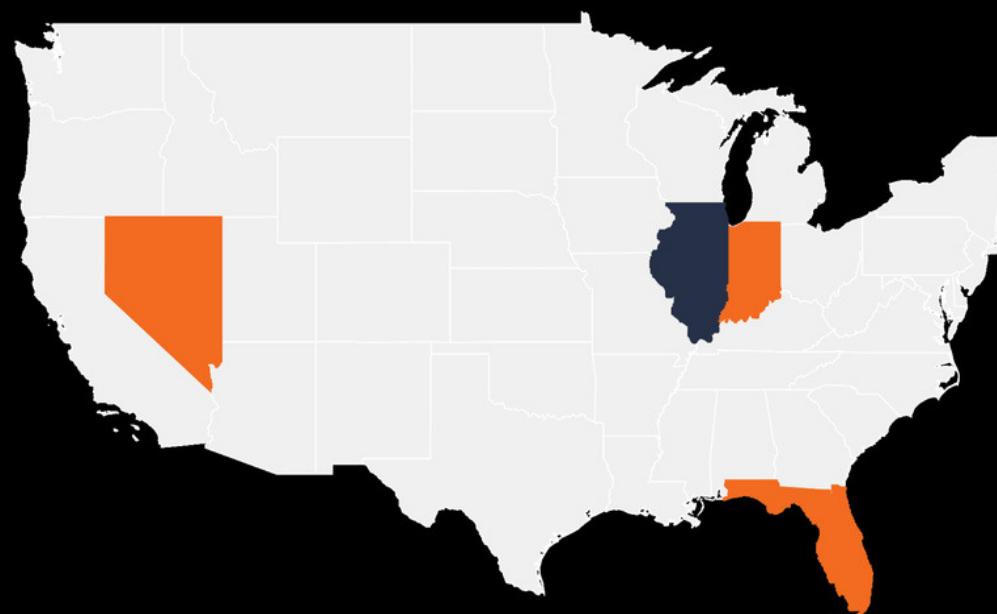
Proven Success

400 +

Transactions

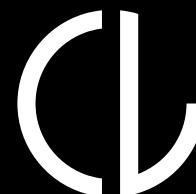
OUT-OF-STATE CLOSINGS

Portage, IN
Hammond, IN
Ft. Lauderdale, FL
Las Vegas, NV



ILLINOIS CITIES & TOWNS

Arlington Heights
Beecher
Bloomingdale
Brookfield
Buffalo Grove
Burr Ridge
Calumet City
Chicago
Chicago Heights
Cicero
Countryside
Crown Point
Crystal Lake
Evanston
Frankfort
Franklin Park
Gurnee
Hinsdale
Hoffman Estates
Homer Glen
Homewood
Huntley
Huntley
Johnsburg
La Grange
Lake Forest
Lake Zurich
Lynwood
McHenry
Melrose Park
Mokena
Morris
Mundelein
North Chicago
Northbrook
Oak Forest
Oak Park
Orland Park
Plainfield
River Grove
Riverside
Rolling Meadows
Schaumburg
South Barrington
Tinley Park
Waukegan
Western Springs
Willowbrook
Woodstock



CAWTHON LABRIOLA GROUP
SVN CHICAGO COMMERCIAL

MEET THE TEAM

Biography



Samuel Silveira
Associate Advisor

Samuel Silveira is an associate advisor for the multifamily and mixed use asset classes with SVN | Chicago Commercial.

Sam has developed an expertise in his fields of focus through his prior experience in property management for both the multifamily and retail asset classes. Sam's diversified asset class experience allows him to give invaluable insight on both the macro and microeconomic factors in an ever-changing real estate market. Sam looks to provide a stellar customer service experience to all potential clients in the Chicagoland area, while taking pride in his ability to form long standing relationships that are tailored to individual investor objectives.

Sam was born and raised in Oakland, California, spending the first 20 years of his life out West. He graduated from Roosevelt University in downtown Chicago, initially coming to the city on an athletic scholarship for baseball. Sam earned a Bachelor's degree of Science in Business Administration, with a concentration in real estate from Roosevelt's Marshall Bennett Institute of Real Estate.

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samuel.silveira@svn.com



Paul Cawthon
Senior Vice President

Paul Cawthon serves as a Senior Vice President for SVN | Chicago Commercial. He specializes in multi-family, sale and leasing of retail, as well as commercial development property. The Cawthon-Labriola team are specialists in the Pilsen neighborhood, with 150+ transactions completed in the neighborhood.

Prior to joining SVN he served as a senior commercial associate with the Chicago office of Inland Real Estate Brokerage, Inc. A business owner for over 15 years, Mr. Cawthon capitalizes on his entrepreneurial skills and experience by offering his clients in-depth analysis of real estate products and financial solutions for their real estate investments. During his extensive real estate career Cawthon has won numerous real estate awards for his achievements.

In 2019 Paul Cawthon & Angelo Labriola of the Cawthon-Labriola Group were awarded the President's Circle Award and were a part of the top 2% of all SVN Advisors Internationally and the top 5% in 2020. Cawthon and Labriola of the Cawthon-Labriola Group of SVN | Chicago Commercial have been ranked in the top 7% of all SVN Advisors internationally since 2016. In addition to President's Circle, Cawthon and Labriola have been awarded the Achievers Award 4 years running and are Certified Specialist in Multi-Family.

Paul resides with his family in Burr Ridge and in his spare time likes to spend time with his wife, Reda and their two daughters, Sedona and Savanna.

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Angelo Labriola
Senior Vice President

Angelo Labriola serves as a Senior Vice President for SVN | Chicago Commercial, specializing in the sale of multi-family, mixed-use, development land, retail and industrial property. The Cawthon-Labriola team are specialists in the Pilsen neighborhood, with over 150 transactions completed in the neighborhood.

Prior to joining SVN he served as a commercial associate with the Chicago office of Inland Real Estate Brokerage, Inc. During his career Labriola has won numerous real estate awards for his achievements, both in-office and through the Chicago Association of Realtors.

In 2019 Paul Cawthon & Angelo Labriola of the Cawthon-Labriola Group were awarded the President's Circle Award and were a part of the top 2% of all SVN Advisors Internationally and the top 5% in 2020. Cawthon and Labriola of the Cawthon-Labriola Group of SVN | Chicago Commercial have been ranked in the top 7% of all SVN Advisors internationally since 2016. In addition to President's Circle, Cawthon and Labriola have been awarded the Achievers Award 5 years running and are Certified Specialists in Multi-Family.

He earned his B.S. in Finance with a minor in Economics and a focus in Real Estate from DePaul University in Chicago.

Mr. Labriola currently resides in Oak Park, enjoys the game of soccer, and spends as much of his spare time as he can with his wife, two children, and his dog.

312.676.1870

DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.