

E Sauk Trail



State St

Miller Rd

225th St



**SALE**

# ±11.57 AC Land Development Opportunity | OZ | SBA HUBZone Incentives

**22560 MILLER ROAD AND 22505 STATE  
STREET**

Steger, IL 60475

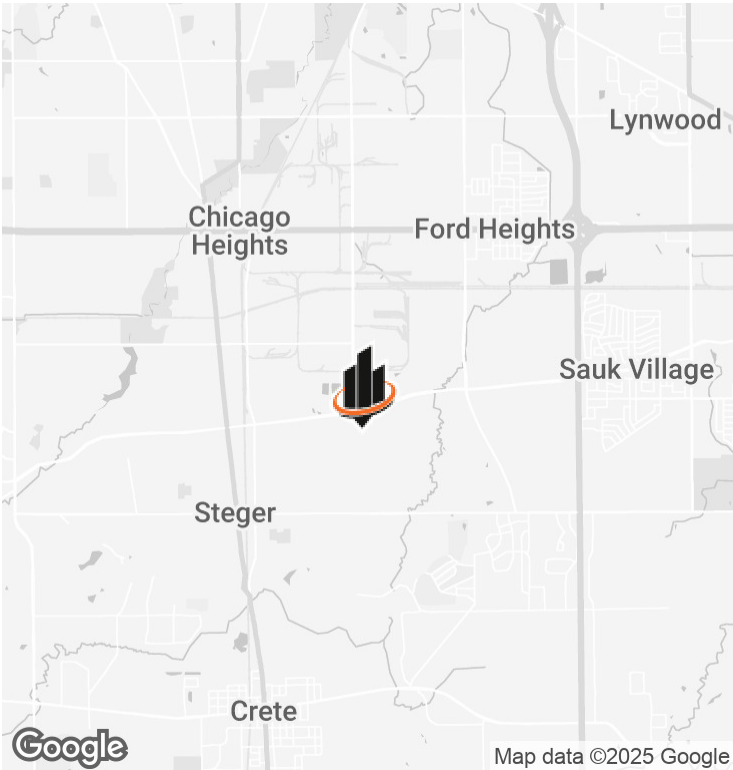
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,150,000
LEASE RATE:	\$3,000.00 per month (Gross)
LOT SIZE:	+/- 11.57 Acres
ZONING:	TBD (Vacant Residential)
PRICE/SF:	\$2.28/SF
COOK COUNTY PIN:	32-34-108-037; -038

OFFERING DESCRIPTION

SVN Chicago Commercial is pleased to exclusively represent this expansive ±11.57-acre land site with 150’ of frontage on State Street in Steger, Illinois. The property offers multiple possibilities for development, including residential or industrial. It currently features a 30’x40’ pole barn with 14’ ceilings and a 14’x14’ drive-in door, providing ample space for storage or manufacturing operations. Additionally, a 30’x45’ hoop house is included on the site, catering to agricultural, horticultural, or cannabis pursuits. Bloom Township, Opportunity Zone, and SBA HubZone incentives apply.

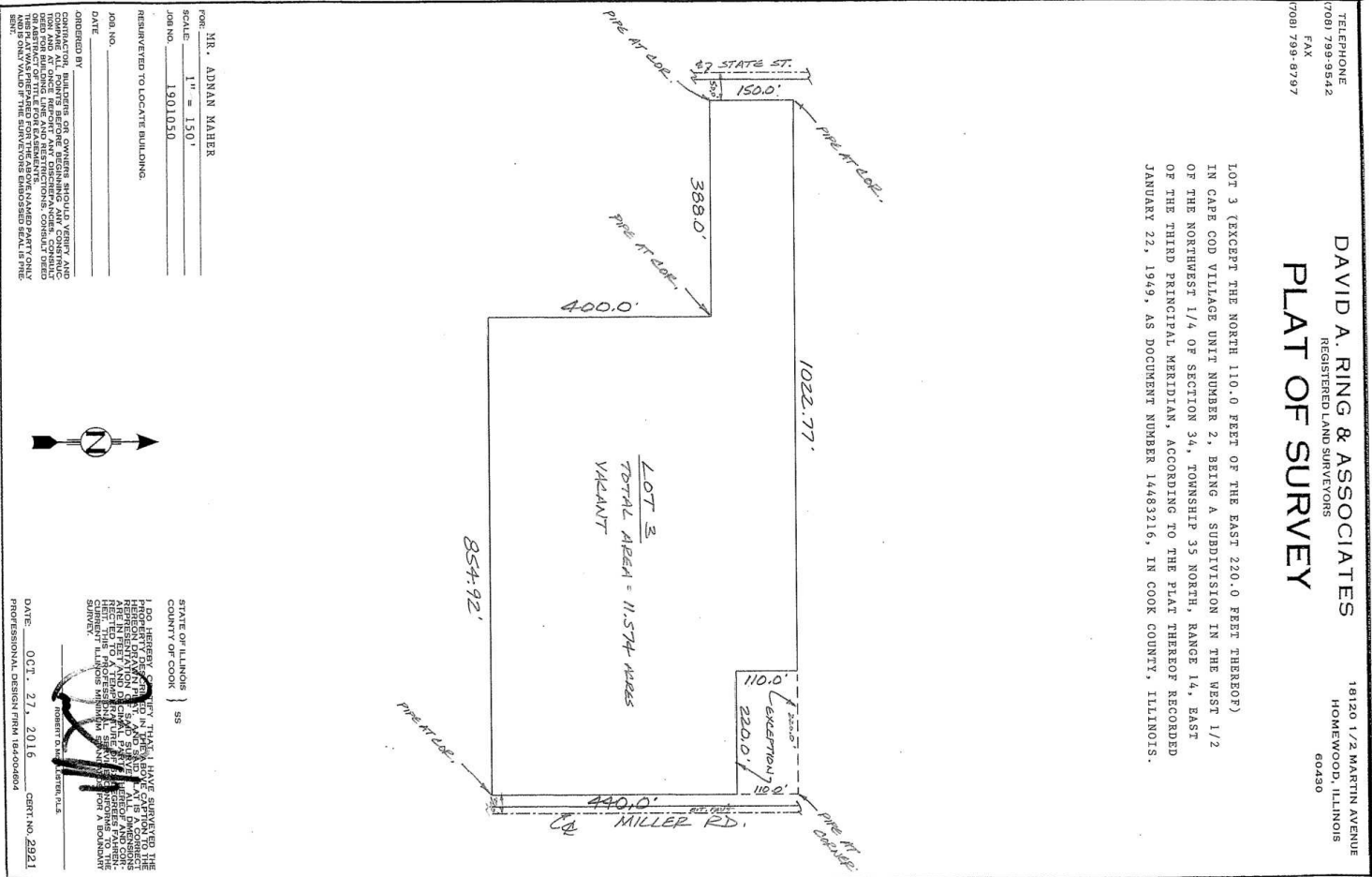
OFFERING HIGHLIGHTS

- ±11.57 AC Land Site with 150’ Frontage on State Street
- Opportunity Zone GEOIDIO #17031829700 (Non-Rural)
- SBA Qualified HubZone | Bloom Township Tax Incentives
- Suited for residential or industrial development
- 30’x40’ Pole Barn on site with 14’ ceilings & 14’x14’ DID
- 30’x45’ Hoop House on site | Flexible Zoning

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PLAT OF SURVEY



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RETAILER MAP

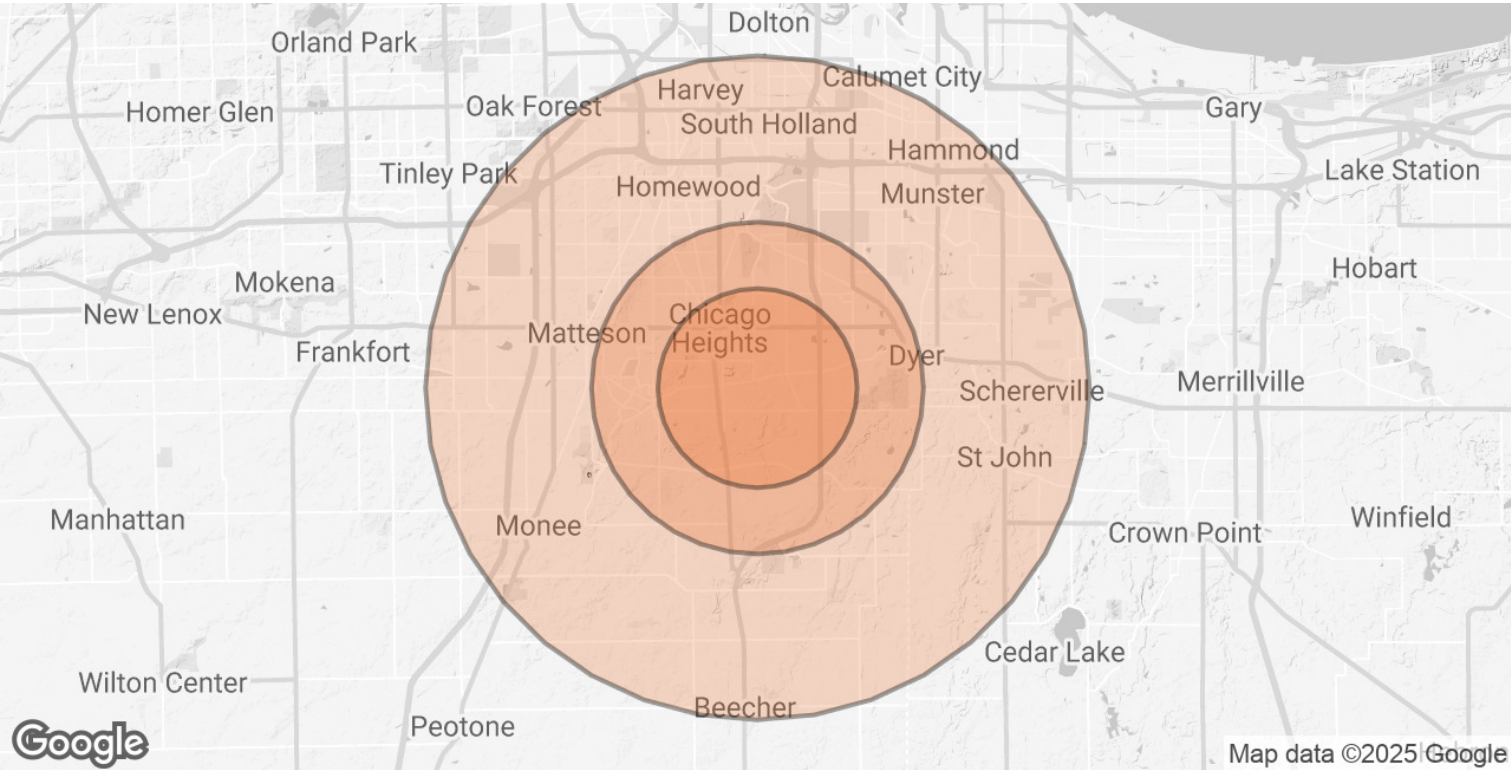


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DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	46,672	105,952	493,940
AVERAGE AGE	39	40	42
AVERAGE AGE (MALE)	38	39	40
AVERAGE AGE (FEMALE)	40	42	43

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	17,180	39,794	190,497
# OF PERSONS PER HH	2.7	2.7	2.6
AVERAGE HH INCOME	\$76,081	\$84,926	\$98,977
AVERAGE HOUSE VALUE	\$177,359	\$187,746	\$245,908

Demographics data derived from AlphaMap

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