

# For Sale

## Retail Development Site

179th & Wolf Road  
Orland Park, IL



*\* Conceptual Image*

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	<b>\$349,000</b>
<b>PRICE/SF:</b>	\$4.35
<b>LOT SIZE:</b>	1.84 Acres
<b>BUILDABLE ACRES:</b>	1.15 Acres
<b>FRONTAGE:</b>	166'
<b>INGRESS/EGRESS:</b>	2
<b>ZONING:</b>	BIZ

## PROPERTY HIGHLIGHTS

- *Adjacent to McDonald's*
- *Great Area Co-tenants*
- *166' of Frontage With Two Access Points*
- *1.15 Acres Buildable*
- *Excellent Demographics*
- *Perfect for QSR*
- *Drive-Thru Potential*

## PROPERTY DETAILS

<b>SALE PRICE</b>	<b>\$349,000</b>
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### LOCATION INFORMATION

<b>BUILDING NAME</b>	Orland Park Retail Pad Site
<b>STREET ADDRESS</b>	11101 W 179th Street
<b>CITY, STATE, ZIP</b>	Orland Park, IL 60467
<b>COUNTY</b>	Cook
<b>MARKET</b>	Chicago
<b>SIDE OF THE STREET</b>	South

### BUILDING INFORMATION

<b>BUILDING SIZE</b>	0 SF
<b>NUMBER OF LOTS</b>	1
<b>BEST USE</b>	Retail/Office

### PROPERTY INFORMATION

<b>PROPERTY TYPE</b>	Land
<b>PROPERTY SUBTYPE</b>	Retail
<b>ZONING</b>	BIZ
<b>LOT SIZE</b>	1.84 Acres
<b>APN #</b>	27-32-302-003-0000
<b>LOT FRONTAGE</b>	166 ft

### TAXES & VALUATION

<b>TAXES (2023)</b>	\$8,326.70
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## PROPERTY DESCRIPTION



## PROPERTY DESCRIPTION

This 1.84-acre land parcel (1.15 acres buildable) offers a rare opportunity for retail or office development in a high-traffic, amenity-rich corridor of Orland Park. Positioned between McDonald's and Tech Credit Union, the site features 166 feet of frontage along 179th Street, with direct ingress/egress from 179th Street and additional access via Fountain Circle. Surrounded by a strong mix of national, regional, and local tenants—including Walgreens, Starbucks, McDonald's, Aldi, Jewel-Osco, Anytime Fitness, Subway, and more—the property benefits from excellent visibility and a steady flow of customer traffic driven by dense residential rooftops and thriving nearby businesses.

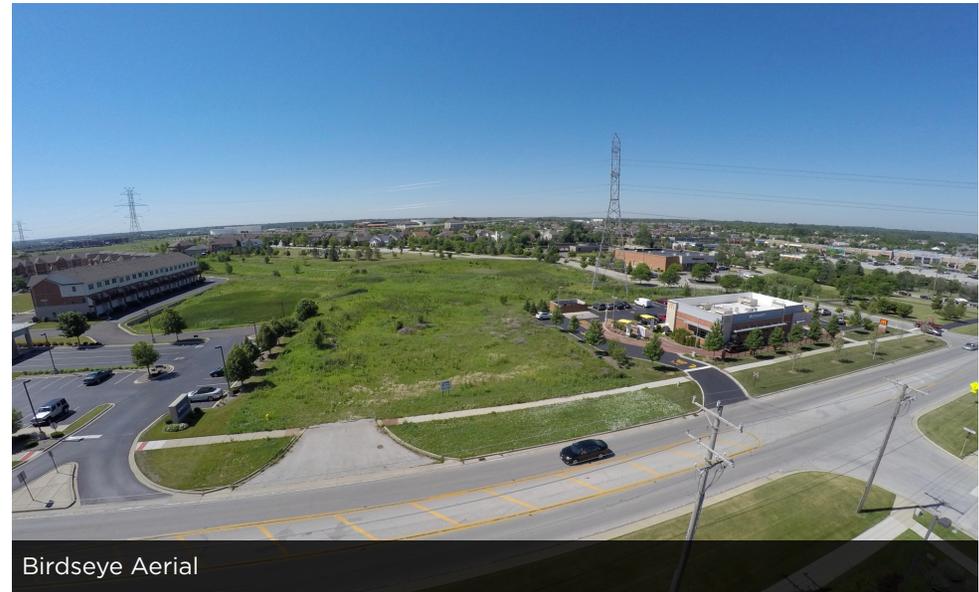
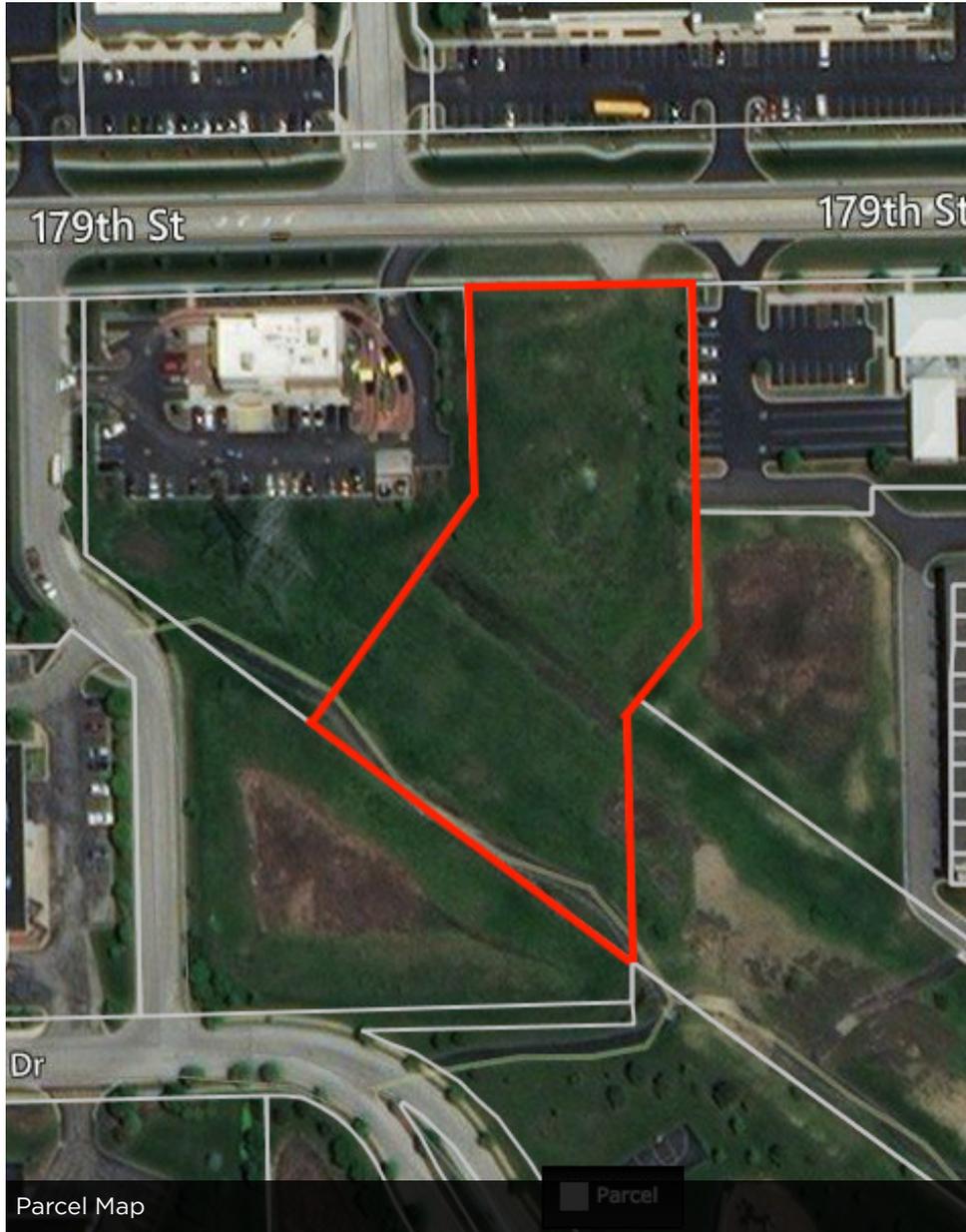
Ideal for users or developers seeking a well-located site in one of the southwest suburbs' most active commercial corridors.

## LOCATION DESCRIPTION

Strategically positioned just east of the signalized intersection of Wolf Road and 179th Street, this parcel is located in the thriving southwest corridor of Orland Park. Nestled between McDonald's and Tech Credit Union, the site benefits from immediate proximity to a strong mix of national, regional, and local retailers, including Walgreens, Jewel-Osco, Starbucks, Aldi, and more.

Wolf Road serves as a heavily traveled north-south arterial with over 12,000 vehicles per day, offering a key alternative to Route 45. The site also offers easy access to Southwest Highway (IL Route 7), a major thoroughfare connecting Orland Park to Worth, Lockport, and Joliet.

ADDITIONAL PHOTOS



# AERIAL MAP

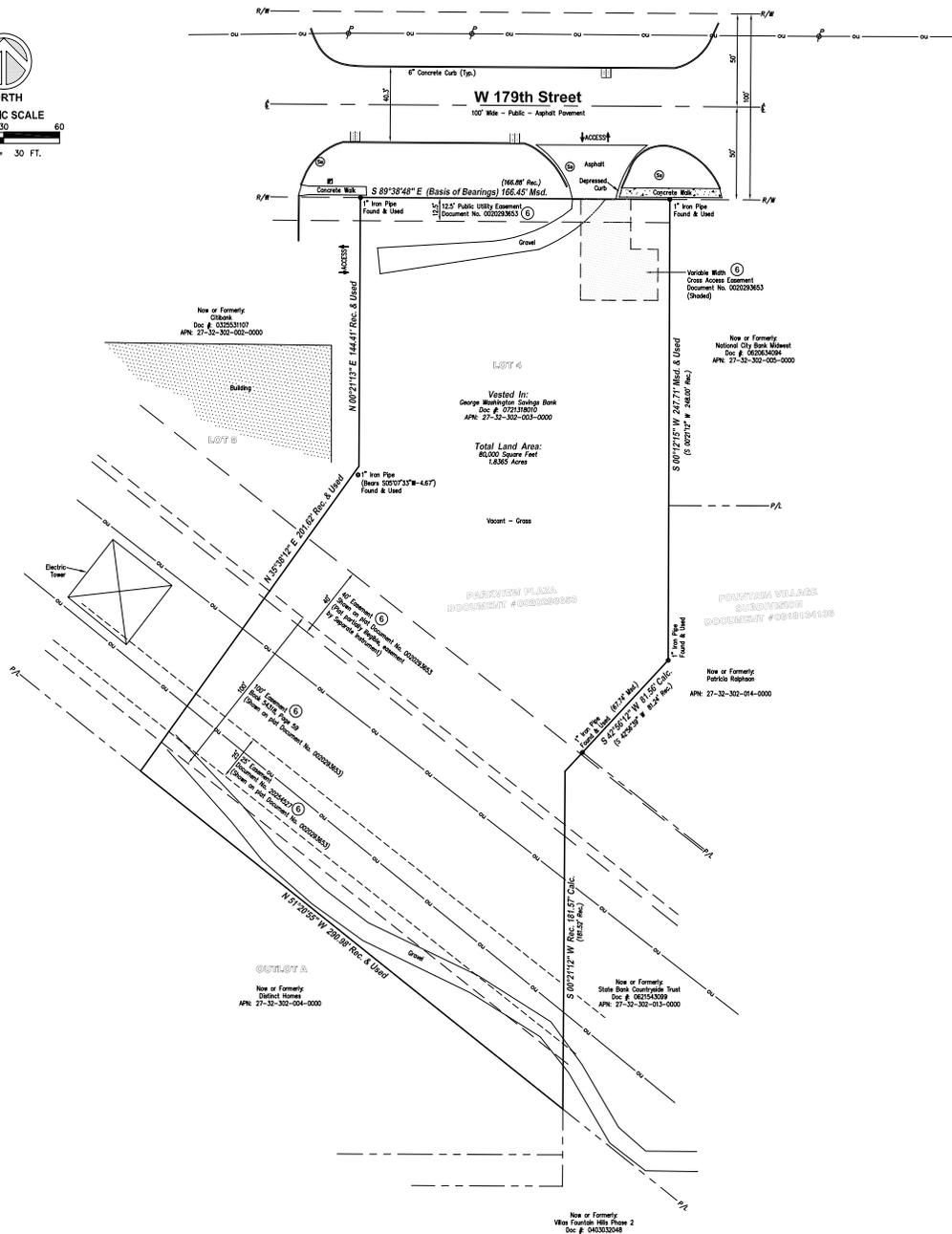


# RETAILER MAP





**NORTH**  
GRAPHIC SCALE  
30  
1 INCH = 30 FT.



**REPUBLIC TITLE COMPANY  
COMMITMENT NO. RTC83487 - SCHEDULE A:**

LOT 4 IN PARKVIEW PLAZA, BEING A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**REPUBLIC TITLE COMPANY  
COMMITMENT NO. RTC83487 - SCHEDULE B, SECTION II:**

Numbers correspond with Schedule B exception items contained in the above referenced Title Commitment.

6. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS SET FORTH IN THE PARKVIEW PLAZA SUBDIVISION RECORDED AS DOCUMENT 0020293653.

AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON

7. JOINT DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND OF CERTAIN RECIPROCAL RIGHTS AND EASEMENTS RECORDED OCTOBER 17, 2002 AS DOCUMENT 0021137002.

AFFECTS THE SUBJECT PROPERTY - CONTAINS NO PLOTTABLE ITEMS

**MISCELLANEOUS NOTES:**

- There is direct access to the subject property via W 179th Street, a public right-of-way. There is access to the subject property per an Ingress and Egress easement set forth in Document No. 002107602 from W 179th Street, a public right-of-way.
- The locations of all utilities shown on the survey are from visible surface evidence only.
- The posted address on site is 11101 W 179th Street.
- At the time of this survey there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
- At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, ramp or sanitary landfill.
- At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
- At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
- The Property surveyed and shown hereon is the same property described in Schedule A of Republic Title Company Title Commitment No. RT03487 with an effective date of September 9, 2010.

**BASIS OF BEARING:**

The meridian for all bearings shown hereon is the North line of subject property, known as being South 89°38'48" East, per plat Document No. 0020293653 of Cook County Records.

**ENCROACHMENTS:**

At the time of survey there were no visible encroachments onto or beyond the subject property.

**FLOOD ZONE:**

By aerial map location and graphic plotting only, the subject property appears to lie entirely in Zone X (Areas determined to be outside the OZE annual chance floodplain) according to the Flood Insurance Rate Map for the County of Cook, Community Panel No. 1703100684, Effective Date August 19, 2008.

**ZONING:**

Zoning Classification: (---) (zoning description)  
Permitted Use:  
Building Footcubes: Front-Set, Side-Set, Street Side-Set, Rear-Set  
Maximum Building Height: ---  
Parking Ratio: (description)  
Source:

**PARKING:**

No Parking Spaces on vacant land.



**CERTIFICATION:**

The undersigned hereby certifies to President Asset Management, L.P., George Washington Savings Bank, and Republic Title Company, that this Survey was made on the ground as per the field notes on this Survey, and (i) correctly shows the boundary lines, dimensions, and area of the land indicated hereon, (ii) correctly shows the location of all existing improvements, monuments, and other visible items on such land, and (iii) correctly shows the location and dimension of all easements, ditches, streets, roads, rights-of-way, and other matters of record, of which the undersigned has been advised, affecting such land according to the legal description in such easements and other matters (with instruments, book and page number indicated), except as shown, there are no visible easements, rights-of-way, party walls, or conflicts, and there are no visible encroachments on or upon adjoining premises, streets, or alleys by any of such improvements or monuments, and there are no visible encroachments on or upon such land by buildings, structures, or other improvements situated on adjoining premises; and no part of the subject property lies within the 100-year flood plain or flood prone area or a floodway of any body of water and none of the above-described property lies within a "flood prone area" as defined by the U. S. Department of Housing and Urban Development pursuant to the Flood Disaster Protection Act of 1973, except as shown on this Survey.

By: James M. McNeely, LS  
George Professional Land Surveyor No. 2301  
Shade covered by this Signature & Seal: Sheet 1 of 1  
For and on behalf of Millman Surveying, Inc.  
Date of Survey: February 1, 2011

Certification Defined: The use of the word "certify" or "certification" by a licensed Professional Land Surveyor, in the practice of land surveying, constitutes an expression of professional opinion regarding those facts of findings which are subject of the certification, and does not constitute a warranty or guaranty, either express or implied. (\*per section 67.35.5 of the Business and Professions Code)

**SYMBOL LEGEND**

R/W	- Right-of-Way
P/L	- Adjoining Property Line
—	- Centerline
(X)	- Schedule B-Section II Item
N	- Number
Calc.	- Calculated
Meas.	- Measured
Rec.	- Recorded
⊙	- Monumentation Found as Noted
⊕	- Catch Basin
⊖	- Sanitary Manhole
⊕	- Utility Pedestal (As Noted)
⊕	- Utility Pole
—	- Overhead Utilities
▨	- Building Area

**ALTA/ACSM LAND TITLE SURVEY  
PREPARED FOR:**

**PRESCIENT ASSET  
MANAGEMENT LLP**  
2600 Douglas Road, Suite 800  
Coral Gables, Florida 33134

**Asset # 10184001143**  
11101 W 179th Street  
City of Orlando Park  
County of Cook  
State of Illinois

Drawn By: APB Project Manager: NWW  
Date: 2/1/11 Scale: 1"=30'  
Checked: XXX Sheet: 1 of 1

REVISION NOTES

By	Date	Comment

National Commercial Division  
MSI Site No.: 21059

**MILLMAN SURVEYING, INC.**  
1020 E. HADDONFIELD ST., SUITE 11  
MILLIKEN, COLORADO 80131  
Phone: (800) 520-1010  
Fax: (303) 342-0834

# SVN TEAM



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## 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.