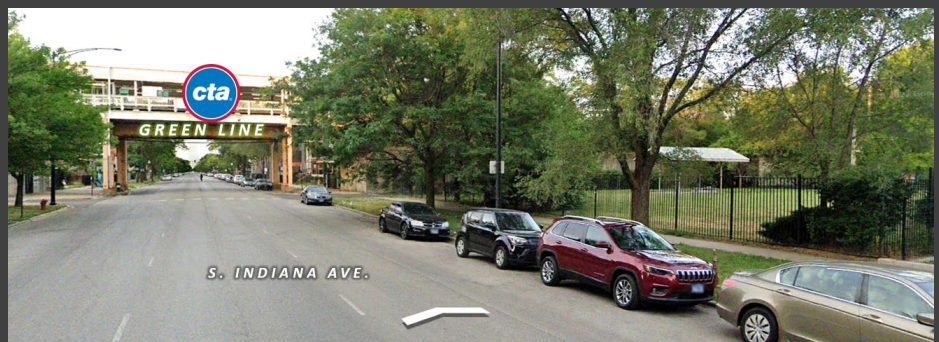
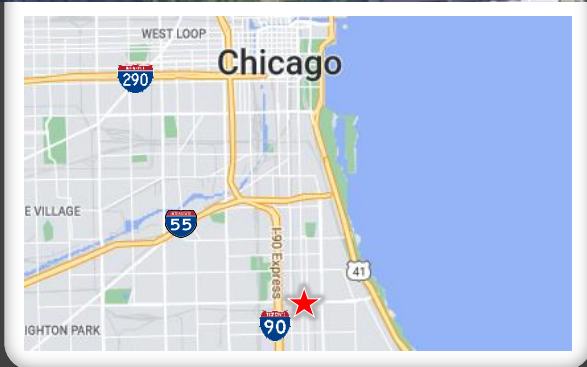
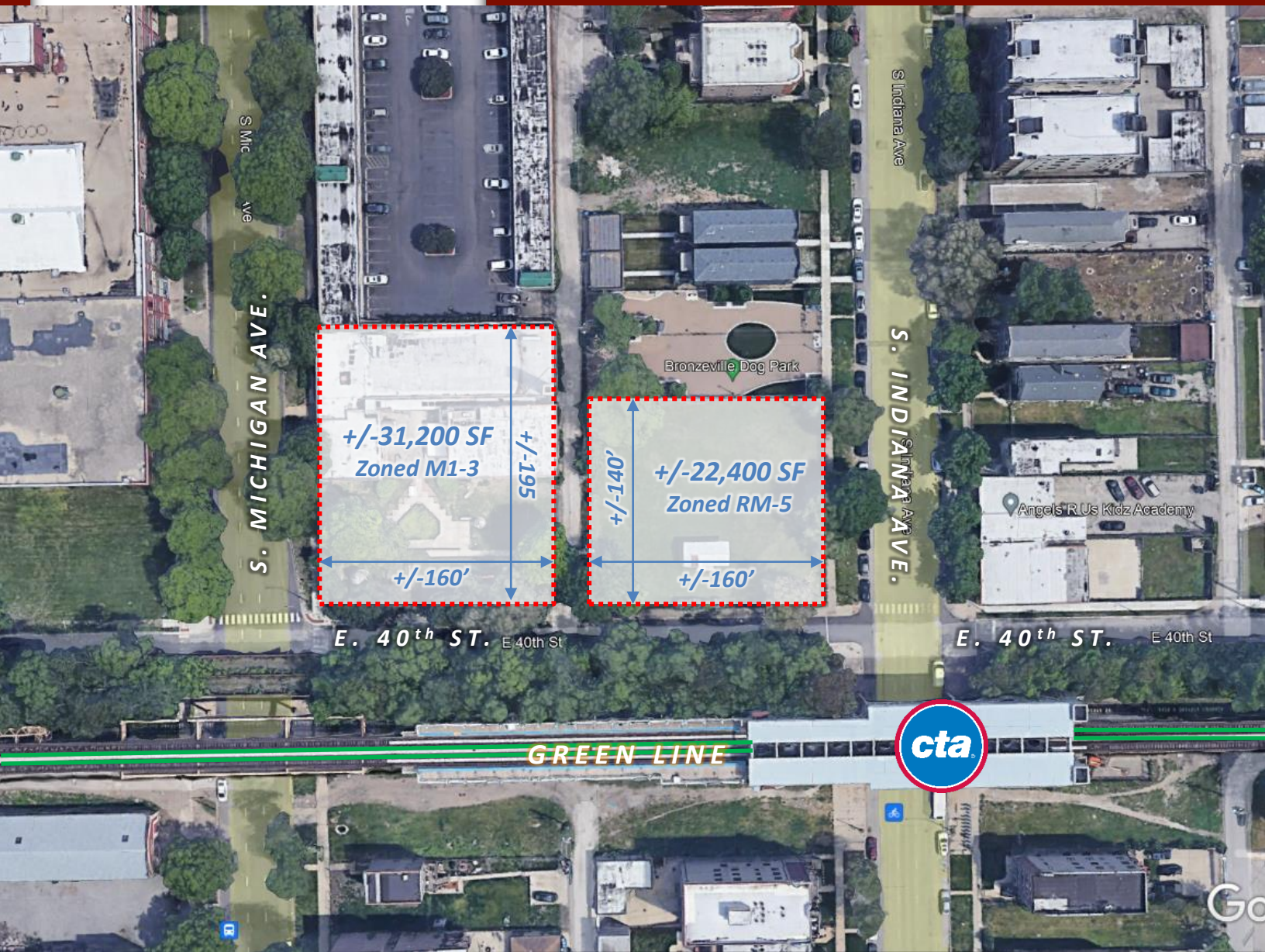


BRONZEVILLE

OPPORTUNITY ZONE DEVELOPMENT LAND FOR SALE
+/- 31,200 SF and +/-22,400 SF

Two Opportunity Zone
development parcels adjacent to
the CTA Green Line station in
Chicago's Bronzeville neighborhood



Chicago/Bronzeville Opportunity Zone Development Land

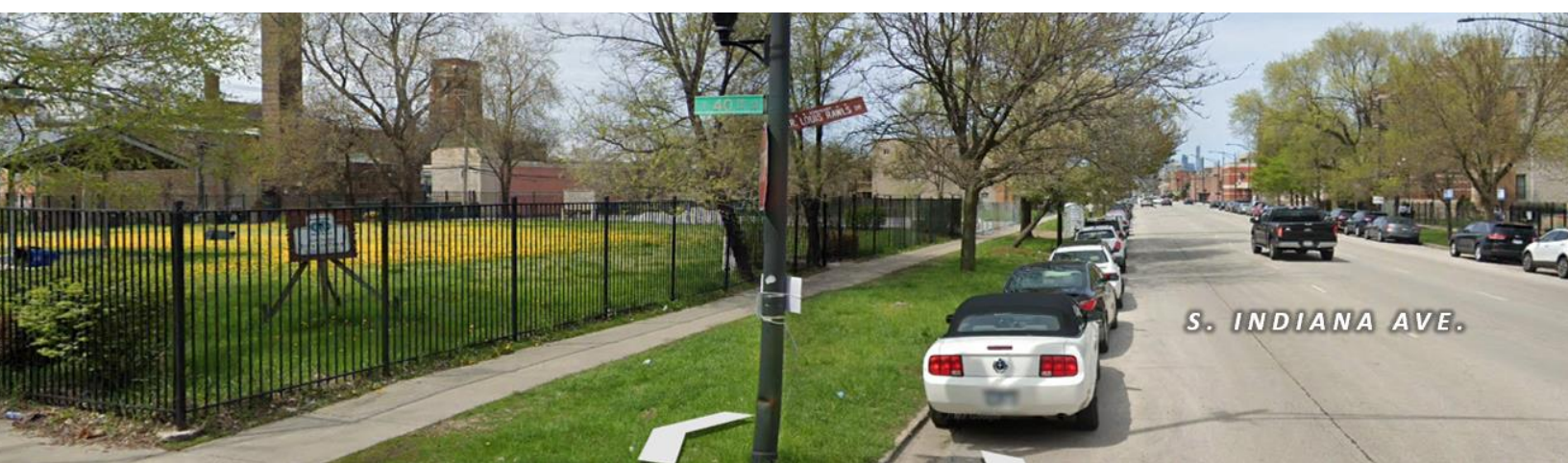
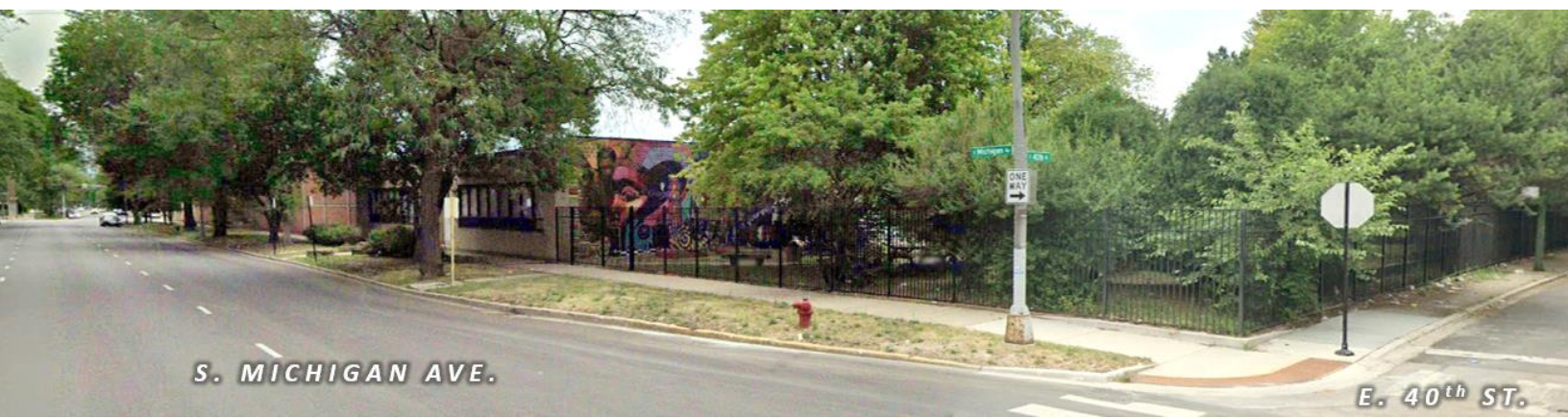
3950-3954 S. Indiana Ave.
+/- 22,400 SF Zoned RM-5



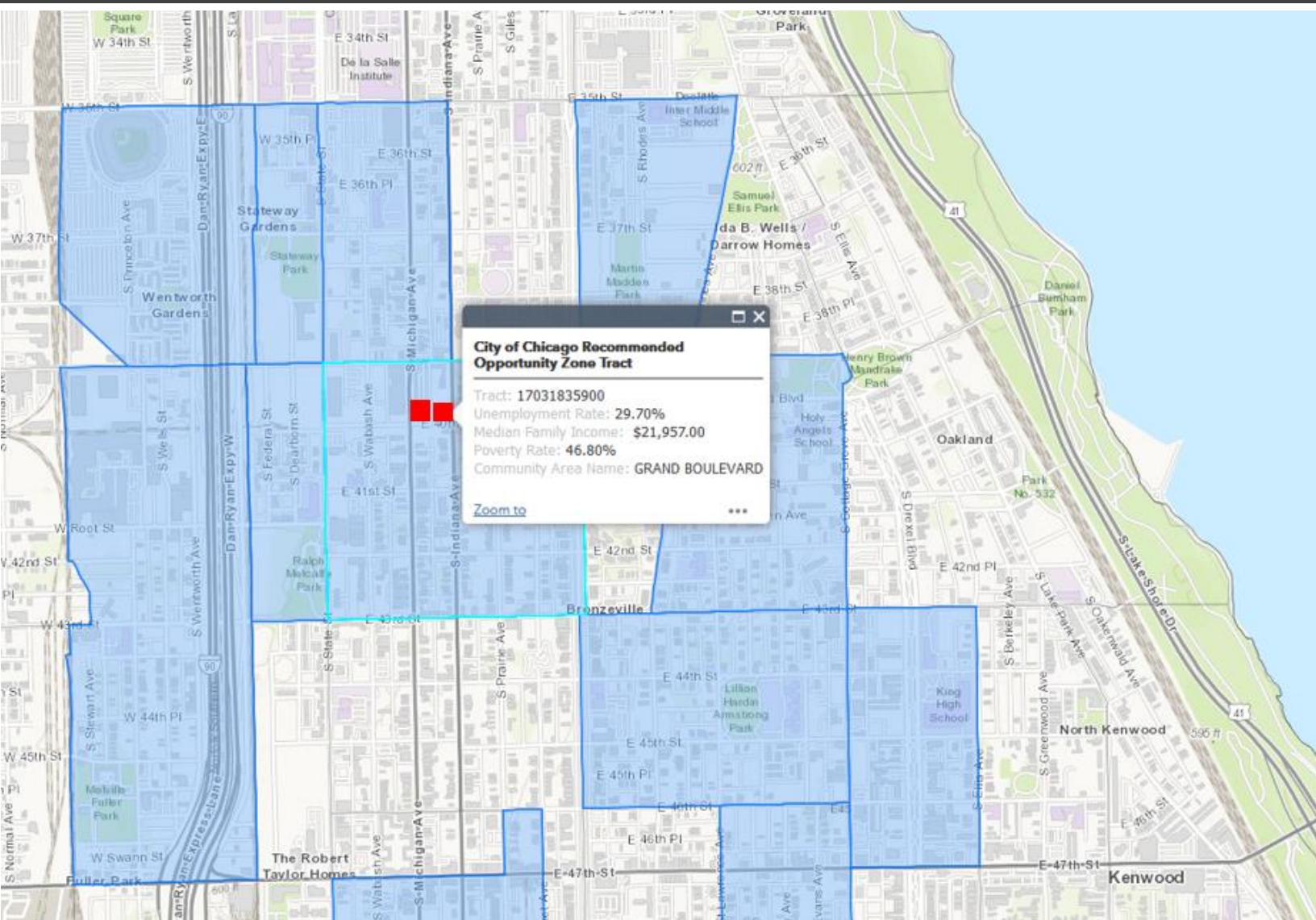
3947-3953 S Michigan Ave.
+/- 31,200 SF Zoned M1-3
This site includes the former
Elliott Donnelley Youth Center
and Playground



Chicago/Bronzeville Opportunity Zone Development Land



Chicago/Bronzeville Opportunity Zone Development Land



The State of Illinois is participating in the **Opportunity Zone** program, offered through the Tax Cuts and Job Act signed into law on December 22, 2017.

An Opportunity Zone is an economically-distressed community area where new investments may be eligible for preferential tax treatment. Community areas qualify as Opportunity Zones if they have been nominated by the state and certified by the U.S. Treasury. Opportunity Zones must be created within low-income communities as defined by Section 45D(e) of the Internal Revenue Code—census tracts with a poverty rate of at least 20 percent or where the median family income does not exceed 80 percent of statewide median income. A maximum of 25 percent of a state's low-income census tracts may be designated as Opportunity Zones.

Opportunity Zone investments provide potentially significant tax benefits to investors who re-invest capital gains into long-term investments into communities designated for economic development. This solution is useful for accredited investors who have substantial capital gains, a desire to realize them in a tax-efficient manner, and a commitment to socially-impactful investments.

Chicago/Bronzeville Opportunity Zone Development Land

History lines the streets in Chicago's landmark Bronzeville neighborhood.

Dubbed the city's "Black Metropolis," this south side community served as the headquarters for African American cultural and entrepreneurial innovation for most of the early 20th century. Just walk down the Bronzeville Walk of Fame to get a glimpse of local resident's contributions in jazz, blues, gospel, literature, journalism, and beyond. Immerse yourself in this neighborhood's strong sense of pride in its influential history and cultural scene.

That legacy is still alive today in Bronzeville, where you'll find a vibrant array of art galleries, cafes, restaurants, and restored mansions dotting the streets. This is the neighborhood for history and culture fans interested in spending a day steeped in an artsy vibe.

