

# 1217

East Thacker Street

DES PLAINES, ILLINOIS



Jones Lang LaSalle Americas (Illinois), L.P. ("JLL")



# 1217

East Thacker Street

Graceland Ave

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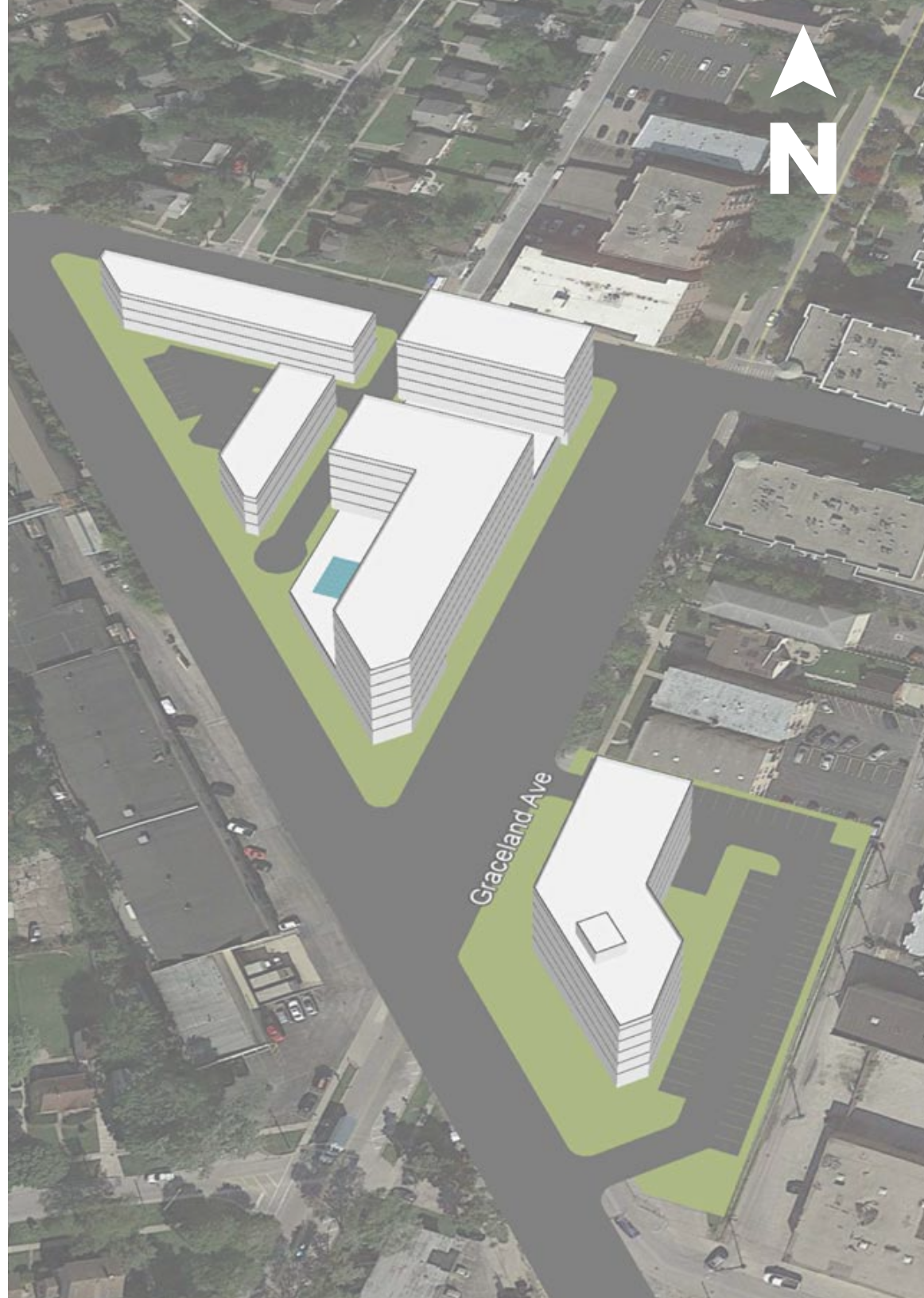
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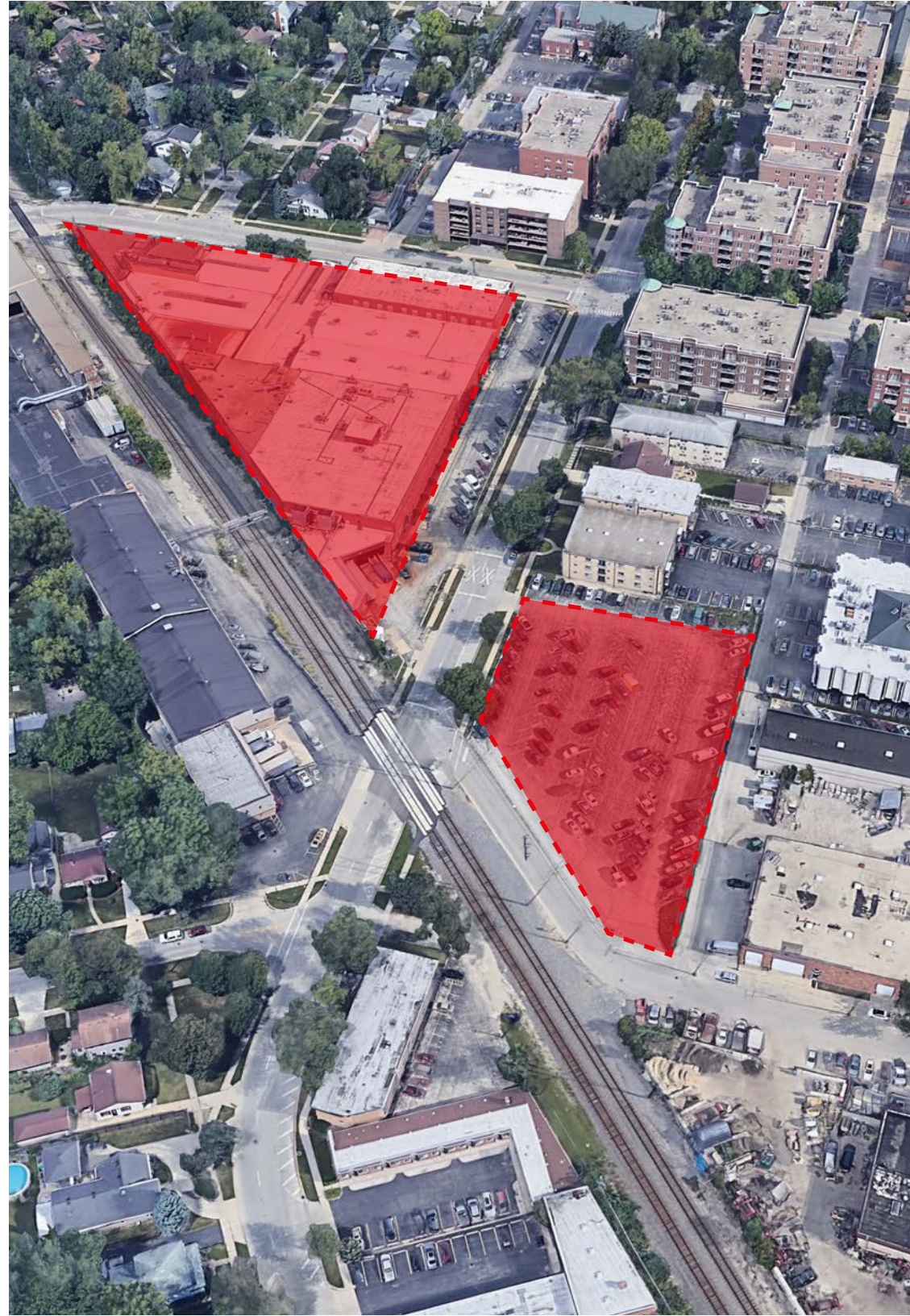
## EXECUTIVE SUMMARY

Jones Lang LaSalle Americas (Illinois), L.P. ("JLL"), as sole and exclusive agent for owner, has been retained to offer for sale to qualified investors the opportunity to acquire a prime 188,903 square foot development parcel located at 1217 E. Thacker Street in Des Plaines, Illinois ("The Property").

The Property is located close to downtown Des Plaines, a northeastern suburb of Chicago, and is situated within the Des Plaines/Arlington Heights Corridor. This corridor has become one of the more attractive suburban submarkets of Chicago for new construction. The submarket is a target for developers due to its many encompassing cities with walkable downtowns, as well as public transportation to Chicago's Central Business District.

1217 E. Thacker Street is proximal to the Des Plaines Metra Station, which provides convenient access to downtown Chicago and other nearby suburbs. Daily weekday ridership on the Union Pacific Northwest Line totals over 1,200 inbound passengers.

The future development of the Property will maximize value through developing a mid-rise apartment and townhome project while capitalizing on the Property's well-connected, transit served location.





# 1217

East Thacker Street

## PROPERTY OVERVIEW

### PROPERTY SUMMARY

Address	1217 E. Thacker Street
Submarket	Des Plaines/Arlington Heights Corridor
Current Use	Industrial/Office
Land Area	188,903 sf   4.34 acres
Zoning	M-2/C-3
Real Estate Taxes	\$199,007
Demographics (1-Mile)	Population: 19,922 Households: 8,978 Median HH Income: \$64,338
Demographics (3-Mile)	Population: 129,184 Households: 49,728 Median HH Income: \$69,622

1217 E. Thacker directly benefits from the continued investment in the Des Plaines/Arlington Heights Corridor. The limited existing Class A product in the submarket poses an opportunity for a developer to capitalize on the large scale and well-connected location of the Property with a ground up multifamily project.



# Conceptual Development Strategies

## Townhomes (Site I)

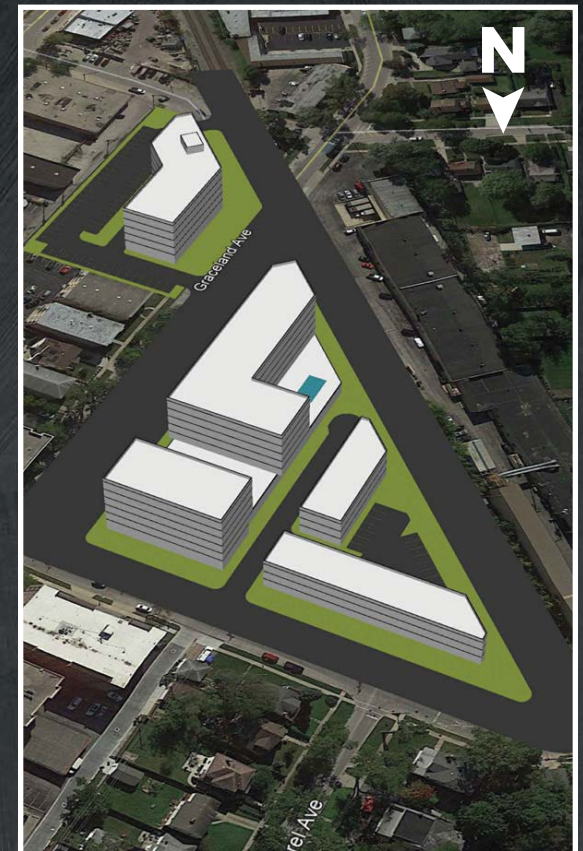
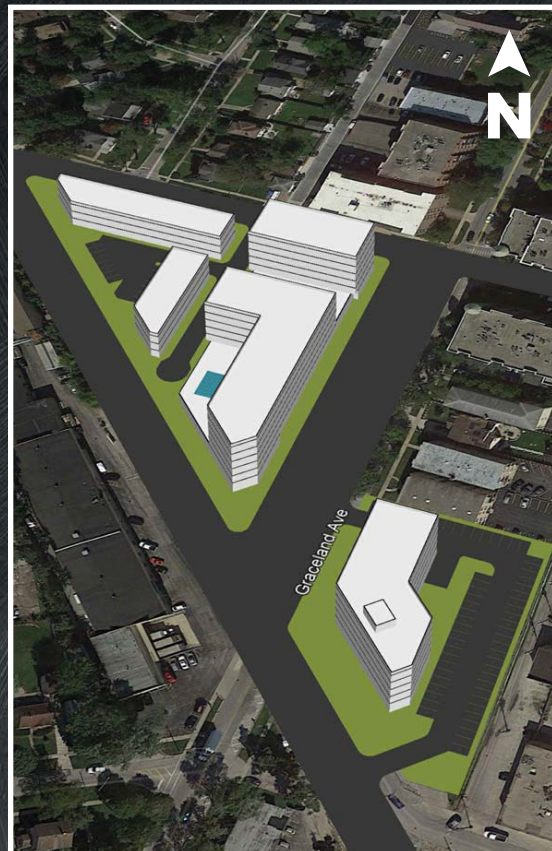
- ▶ 19 Townhomes
- ▶ 2,909 SF Average Unit Size
- ▶ 19 Parking Stalls

## North Building (Site II)

- ▶ 148 Apartment Units
- ▶ 846 SF Average Unit Size
- ▶ 96 Parking Stalls

## South Building (Site III)

- ▶ 73 Apartment Units
- ▶ 857 Average Unit Size
- ▶ 70 Parking Stalls



## Zoning

The Property is situated in two different zoning districts: M-2 and C-3. The purpose of these two districts is General Manufacturing and General Commercial, respectively. A zoning change is required to allow residential use on the portion of the site currently zoned M-2.

The assumed acceptable zoning change that an investor might seek would be to rezone the Property to the R-4 district. The purpose of the R-4 Central Core District is to provide a location for high-density multifamily dwellings in and around the downtown area. The amended zoning allows for the development of 221 apartments and 19 townhomes designed by the BKV Group.



# Amenity Map

## Restaurant

- 1 Brew Lounge
- 2 Mehanata
- 3 The Beacon Tap
- 4 The Tiki Terrace
- 5 Dung Gia
- 6 Sugar Bowl
- 7 Dotombori
- 8 Giordano's
- 9 Elk's Lodge
- 10 The Choo Choo
- 11 Des Plaines Pancake House

## Grocery

- 12 Shop & Save Market
- 13 Jewel-Osco
- 14 Butera Market
- 15 Malincho Market & Deli
- 16 ALDI

## Recreational

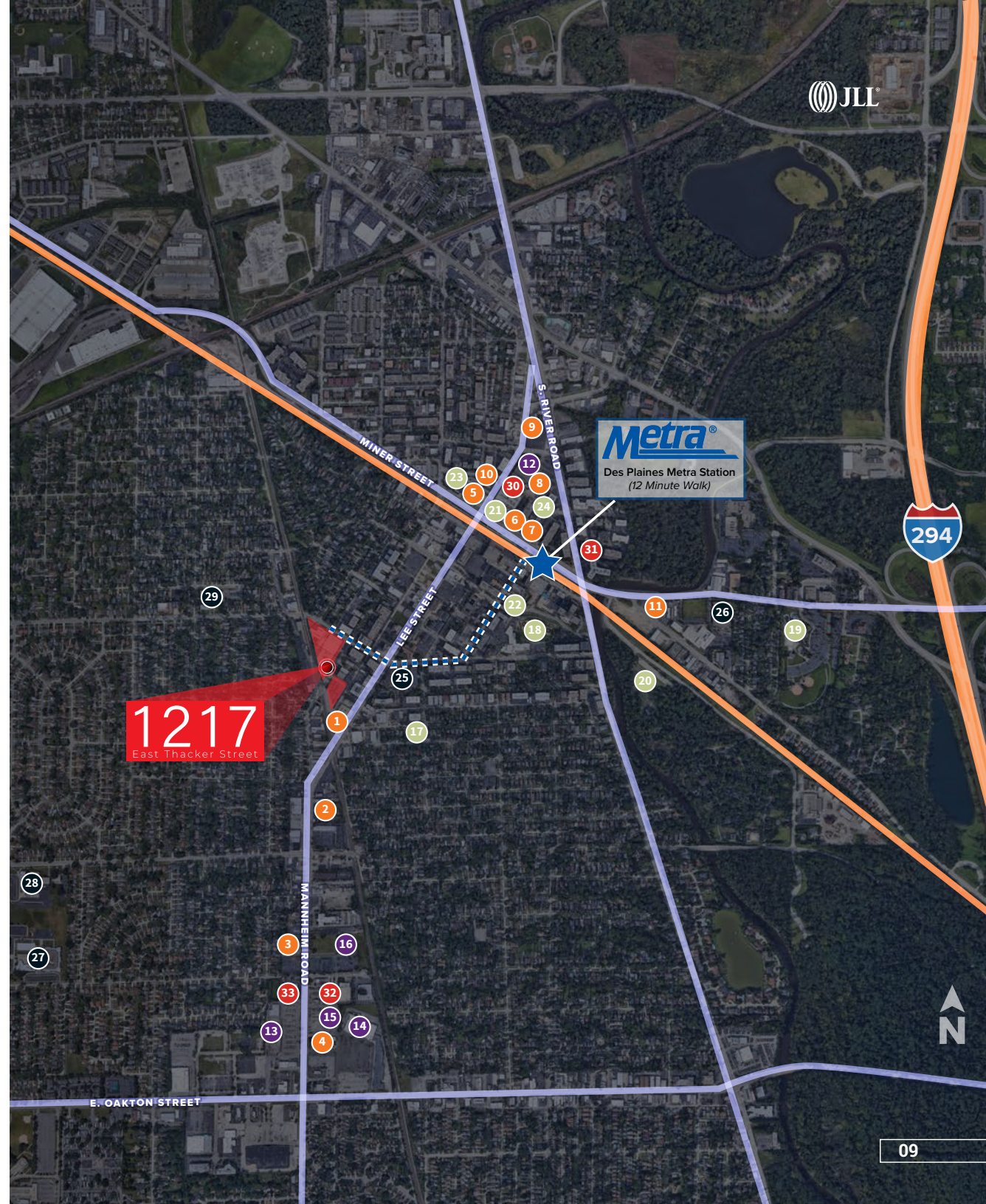
- 17 Centennial Park
- 18 Central Park
- 19 Mystic Waters Aquatic Center
- 20 Northwestern Woods
- 21 Des Plaines Theatre
- 22 Des Plaines History Center
- 23 Des Plaines Civic Center
- 24 Gracie Barra

## School

- 25 Plato Academy
- 26 Science & Arts Academy
- 27 Forest Elementary
- 28 Algonquin Middle School
- 29 Willows Academy

## Shopping

- 30 Metropolitan Square Mall
- 31 Gowns
- 32 Discovery
- 33 Oak Leaf Commons



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