



BUCKTOWN

LAKE VIEW

LINCOLN PARK



FOUNDRY PARK

**1901**  
Elston Avenue  
Chicago, IL 60642

**1500**  
Cortland Street  
Chicago, IL 60642



**1901**  
Elston Avenue  
— & —  
**1500**  
Cortland Street

Chicago, IL

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**HIGH EXPOSURE LAND/  
DEVELOPMENT OPPORTUNITY**



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## Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

## Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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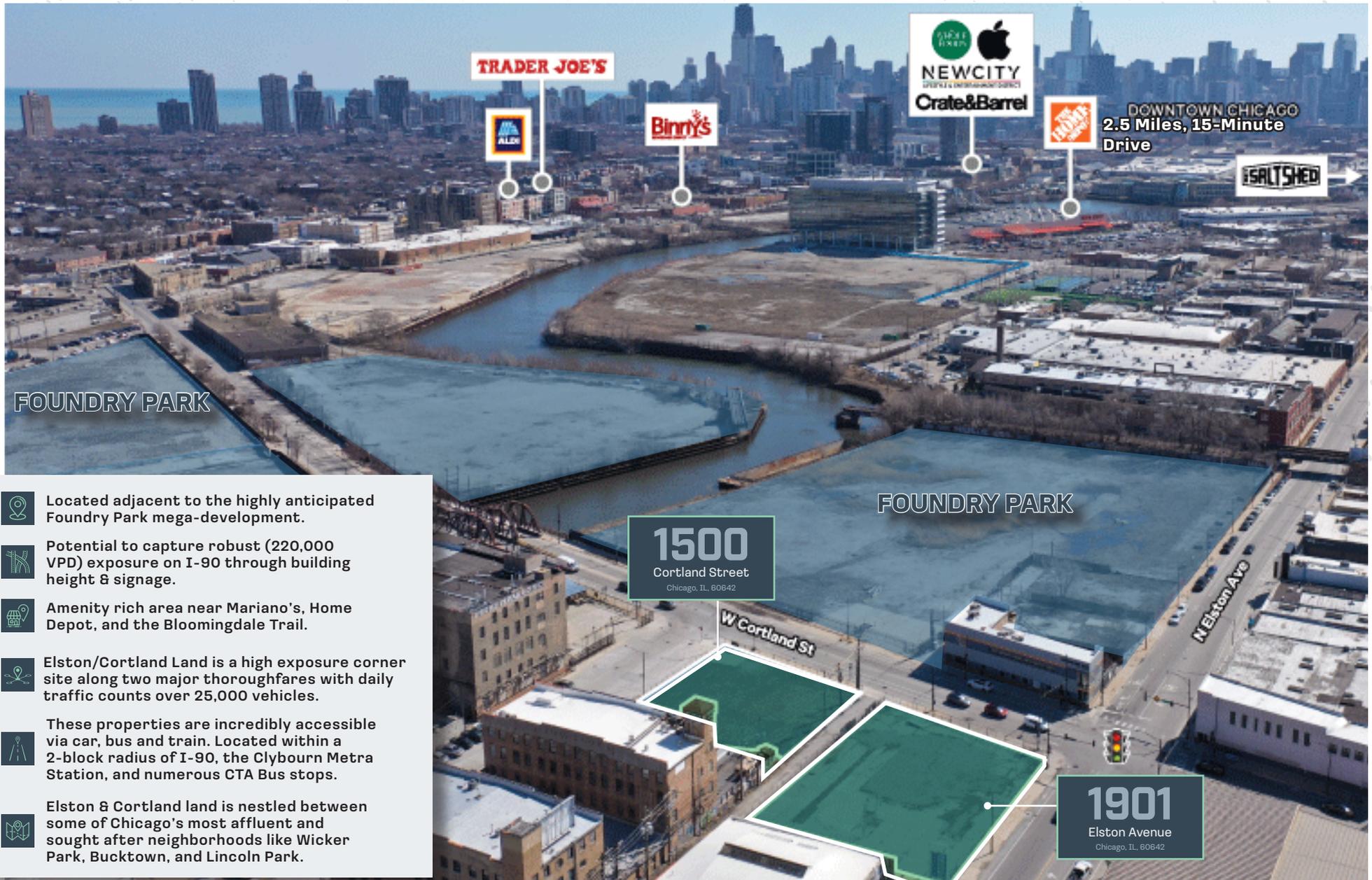
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**1901**  
Elston Avenue  
— & —  
**1500**  
Cortland Street

# EXECUTIVE SUMMARY

CBRE, as exclusive advisor, is pleased to announce the opportunity to acquire 1901 Elston Ave and 1500 Cortland Street in Chicago, IL ("Property" or "Site"). This 30,028 SF land opportunity is being offered to qualified investors and developers to obtain fee simple interest in the property.



FOUNDRY PARK

FOUNDRY PARK

-  Located adjacent to the highly anticipated Foundry Park mega-development.
-  Potential to capture robust (220,000 VPD) exposure on I-90 through building height & signage.
-  Amenity rich area near Mariano's, Home Depot, and the Bloomingdale Trail.
-  Elston/Cortland Land is a high exposure corner site along two major thoroughfares with daily traffic counts over 25,000 vehicles.
-  These properties are incredibly accessible via car, bus and train. Located within a 2-block radius of I-90, the Clybourn Metra Station, and numerous CTA Bus stops.
-  Elston & Cortland land is nestled between some of Chicago's most affluent and sought after neighborhoods like Wicker Park, Bucktown, and Lincoln Park.

**1500**  
Cortland Street  
Chicago, IL, 60642

**1901**  
Elston Avenue  
Chicago, IL, 60642

# PROPERTY HIGHLIGHTS



Addresses: 1901 Elston Ave & 1500 Cortland St



Elston Land Size: 17,832 SF



Cortland Land Size: 12,196 SF



Total Land Size: 30,028 SF



PINs: 14-32-119-011 & 14-32-119-009



Current Zoning: M3-3



Ward: 23rd Alderman Waguespack



Taxes: \$17,957 (2022 payable in 2023)

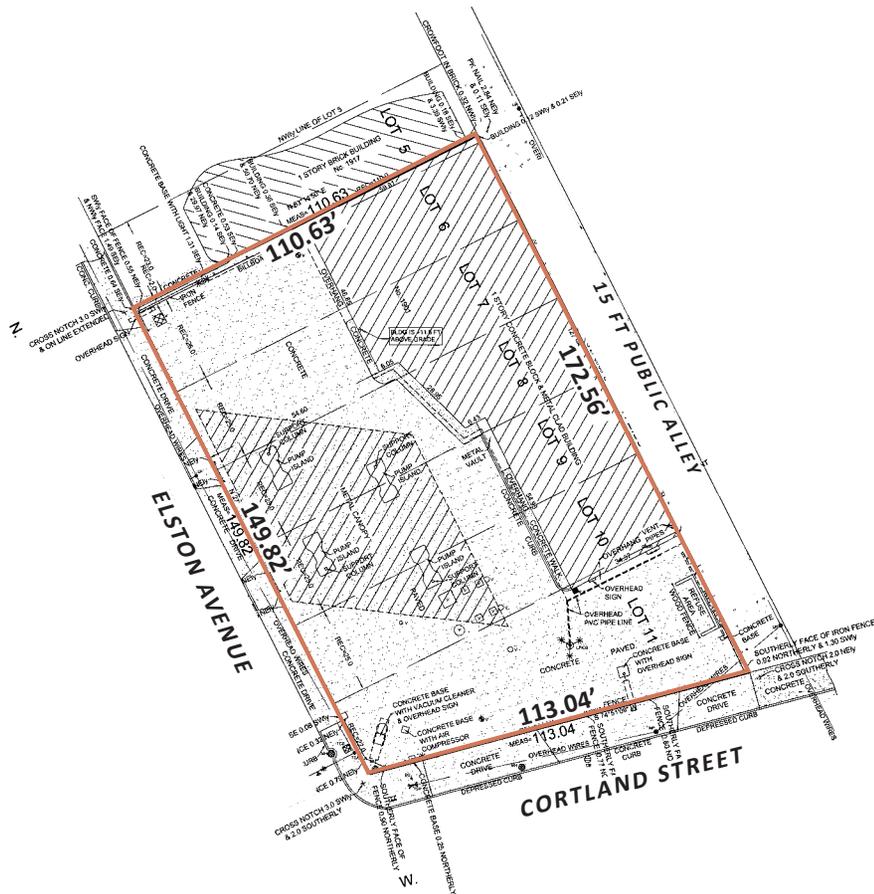


Price: Subject to offer

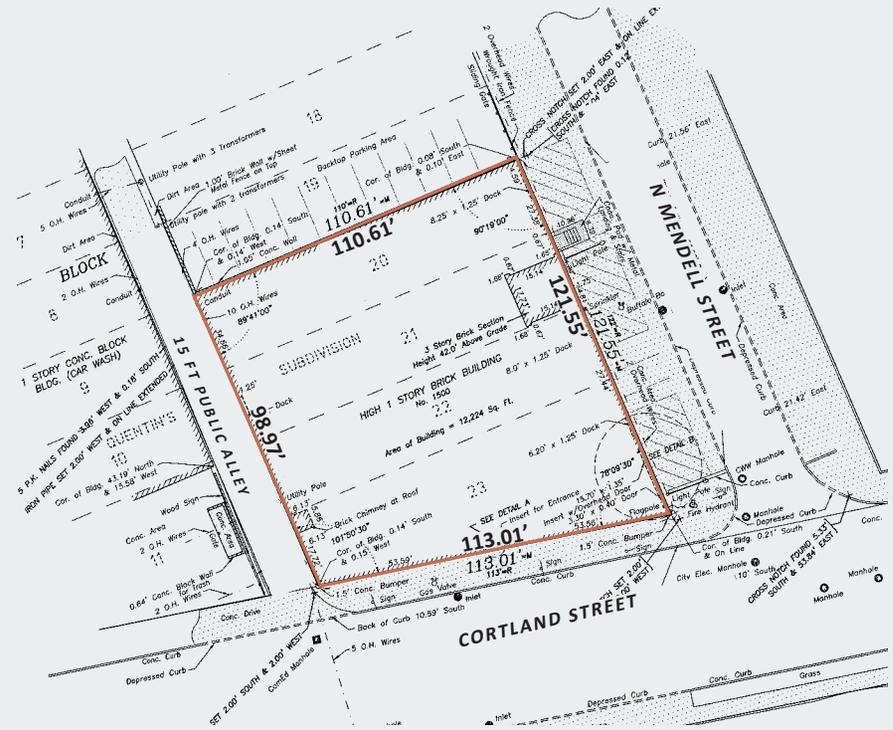


# SURVEYS

1901-15 Elston: 17,832 SF



1500 Cortland: 12,196 SF



Combined Land Size: 30,028 SF

# ZONING SUMMARY

Total Land/Footprint Size	30,028 SF
Zoning	M3-3, Heavy Industrial District
Permitted Uses (Notable, but not limited to)	Industrial, Retail, Restaurant (Drive-Through is a Special Use), Office, Storage, Automotive (Service and Sales), and Cannabis
Floor to Area Ratio (FAR)	3
Buildable Floor Area Allowed	90,084 SF



# NEIGHBORING SITE AVAILABLE

Neighboring site at 1907 N Mendell is also available for sale. The site features a 58,000 SF loft office building. Please contact a member of our team for marketing materials & more information.

**1907**  
N Mendell Street  
Chicago, IL, 60642

**1901**  
Elston Avenue  
Chicago, IL, 60642

**1500**  
Cortland Street  
Chicago, IL, 60642

FOUNDRY PARK

# NEIGHBORHOOD MAP & FOUNDRY PARK

LAKE VIEW

DEPAUL UNIVERSITY

LINCOLN COMMON

LINCOLN PARK

The Properties are located adjacent to Foundry Park, Chicago's most exciting new neighborhood.

**Developers:** JDL & Kanye Anderson

**Architect:** HPA

**Foundry Park Use:** Residential, retail, hotels, and office

**Density:** 2,800 residential units, 200 hotel keys, ±350,000 SF of office, and additional retail scattered throughout the project

FOUNDRY PARK

Chicago River - North Branch

1500

Cortland Street  
Chicago, IL, 60642

1901

Elston Avenue  
Chicago, IL, 60642

FOUNDRY PARK

N Elston Ave

W Cortland St

# WORLD CLASS EDUCATION LESS THAN 1 MILE AWAY



**20,917**  
TOTAL ENROLLMENT



**3,400+**  
EMPLOYEES



**\$44,460**  
AVG. TUITION

## National Recognition

**#13** Best College  
Locations in America

**#15** Best Catholic  
Colleges in America

## State Recognition

**#1** Best College  
Locations in Illinois

**#3** Best College  
Athletics in Illinois

**#1** Best Catholic  
Colleges in Illinois

**#5** Top Private  
Universities in Illinois

**#3** Colleges with the  
Best Student Life in  
Illinois

**#10** Colleges with the Best  
Academics in Illinois

Source: Us News & World Report & Niche.com



# DEMOGRAPHICS

Within a 3 Mile Radius of 1901 Elston Avenue and 1500 Cortland Street



Population  
**565,560**



Households  
**296,914**



Average Household Income  
**\$174,719**



Business  
**32,582**



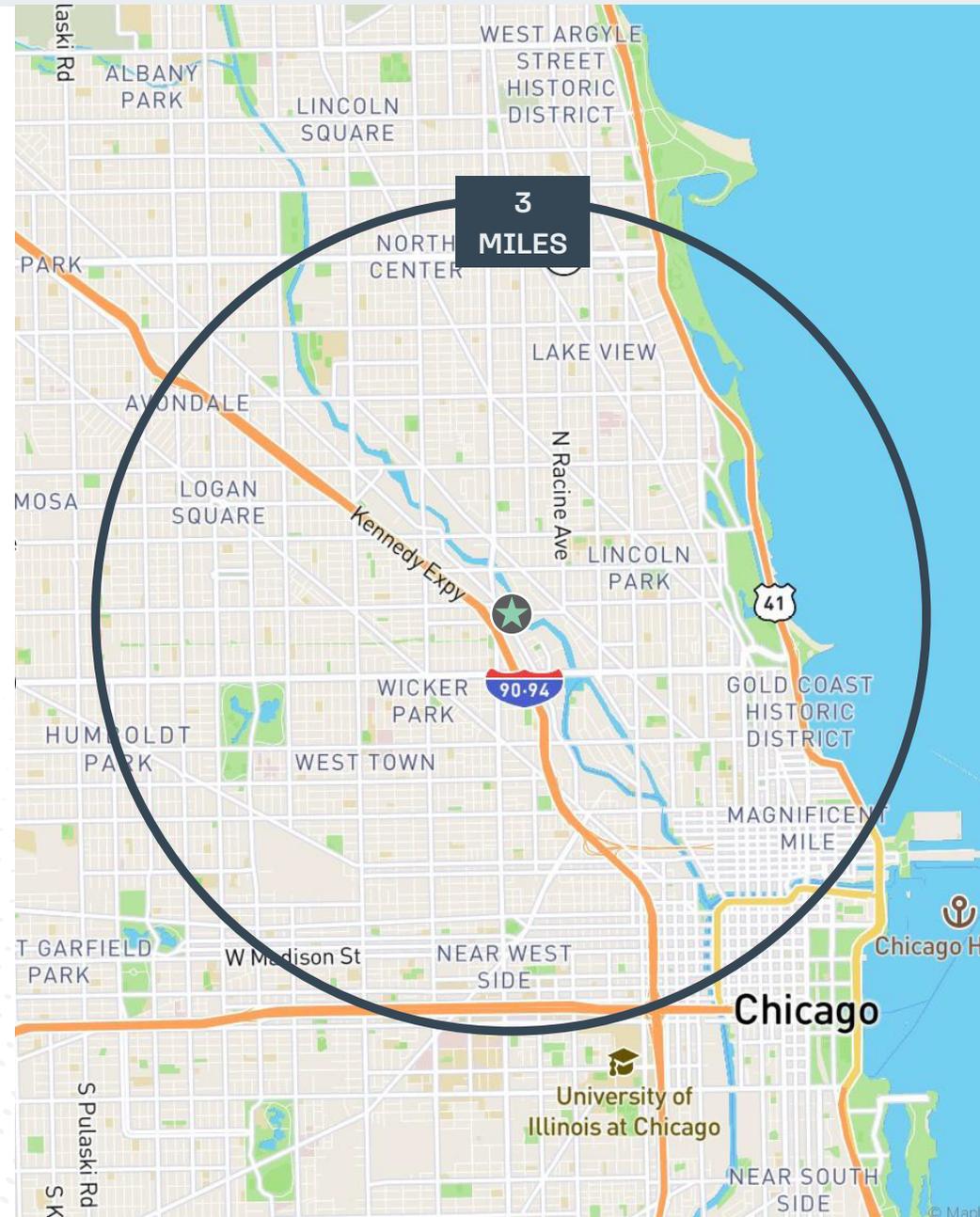
Ages between 20-49  
**340,342**



Employees  
**573,283**



Percentage of Bachelor's Degree or Higher  
**76.9%**



# CHICAGO OVERVIEW

Off any corner, L stop or avenue, bringing people together—to cheer, to marvel, to feel



Voted **best city in the U.S.**  
for the seventh-straight year

Source: Condé Nast Traveler



Named the **2nd best food  
and drink city** in the world

Source: Time Out Magazine



Ranked **#1 architecture lover  
destination** in North America

Source: Buildworld



**153**

Spoken  
Languages



**114**

Music and  
Film Fests



**62**

Museums and  
Historical Centers



**8**

Professional  
Sports Teams



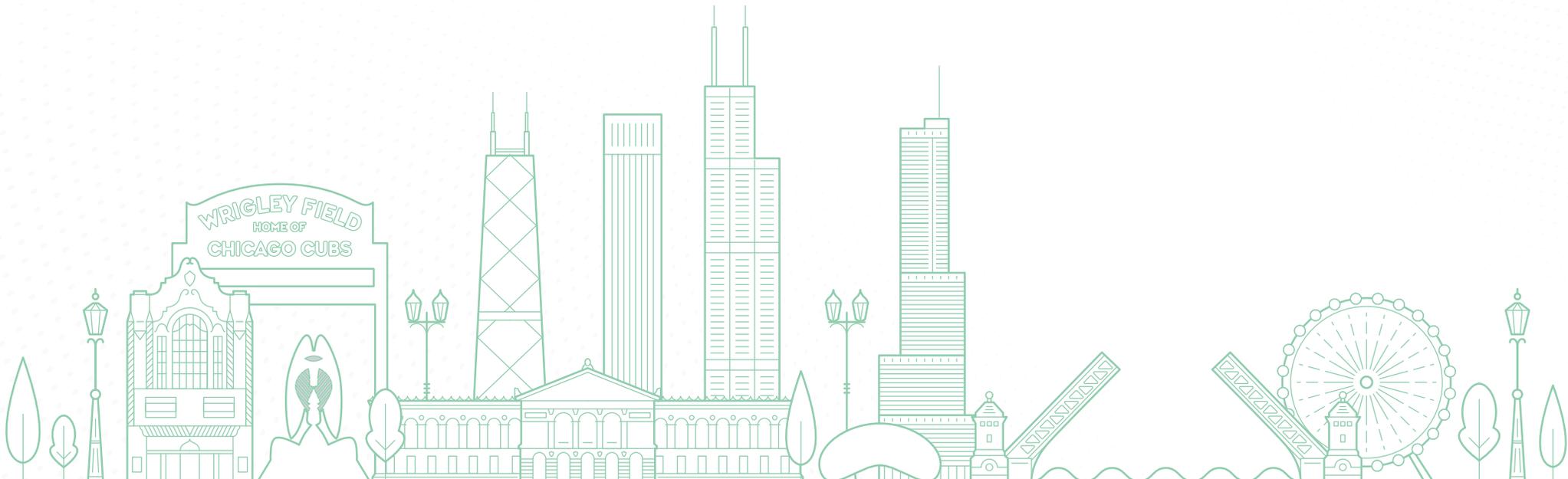
**50+**

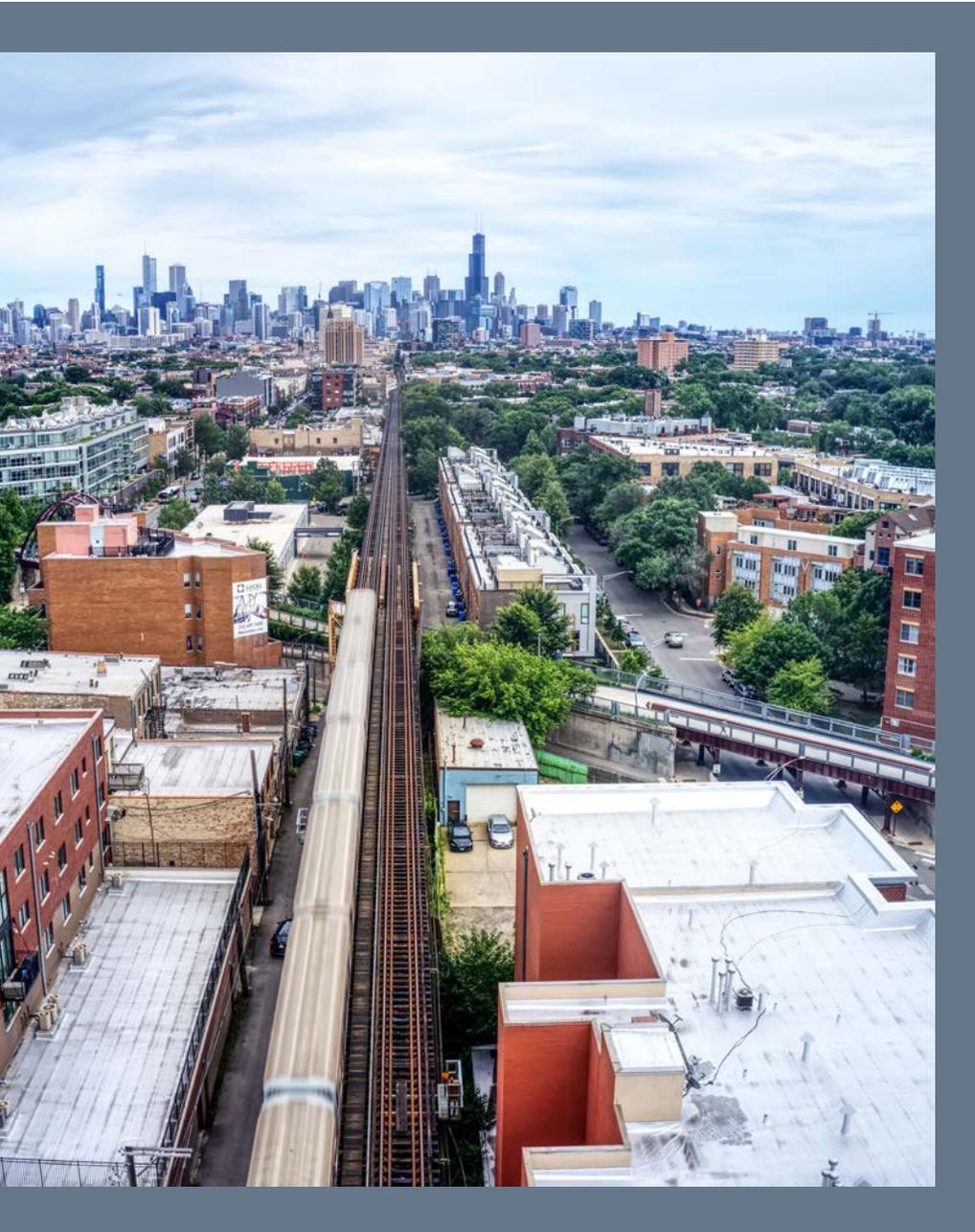
James Beard  
Winners



**500+**

Theaters and Live  
Music Venues





# OFFER GUIDELINES

Please reach out to CBRE for any questions or interest as it relates to this offering. If interested in the acquiring the property, please submit an LOI with the following (but not limited to) details included:

- Offer price
- Earnest money deposit amount
- Due diligence period and total timing to close
- Required contingencies – if any.
- General description of intended use, plans for the site
- Financial strength
- Please put all offers in writing and submit to CBRE

# 1901 Elston Avenue & 1500 Cortland Street



FOUNDRY PARK

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1500

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Chicago, IL, 60642

## Broker Contact Info

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