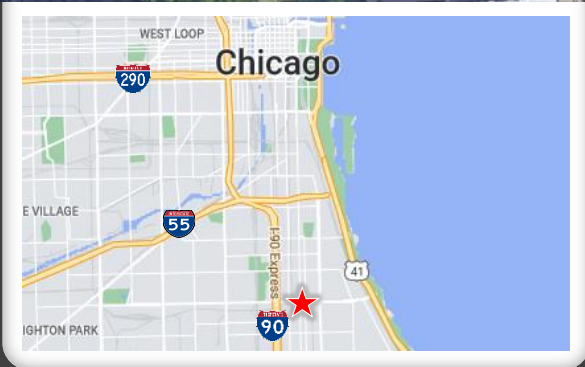


Opportunity Zone development parcel adjacent to the CTA Green Line station in Chicago's Bronzeville neighborhood

BRONZEVILLE

OPPORTUNITY ZONE DEVELOPMENT LAND FOR SALE
+/- 31,200 SF (with 15,000 sf former Youth Center)

CITY SUPPORT TO B3 ZONING FOR RIGHT DEVELOPMENT DEAL



- 31,200 sf site located at the NE corner of S. Michigan Ave. and E. 40th St. in historic Bronzeville.
- Adjacent to CTA Green Line station and 3 blocks to I-94
- Includes +/- 15,000 sf former Elliott Donnelley Youth Center and +/- 15,000 sf gated playground.
- Opportunity to renovate the existing building or redevelop the property to suit your needs.
- M1-3 Zoning currently with potential for B3 zoning change.

Chicago/Bronzeville Opportunity Zone Development Land



Legend:

- ⊗ Storm CB
- ⊗ Water Fire Hydrant
- ⊗ Utility Pole
- ⊗ Electric MH
- ⊗ Electric Light Pole
- ⊗ Gas Meter
- ⊗ Sign Post

GREMLEY & BIEDERMANN

A DIVISION OF
PLCS Corporation

License No. 04-005122

PROFESSIONAL LAND SURVEYORS

4325 NORTH ELSTON AVENUE, CHICAGO, IL 60630

TELEPHONE: (773) 695-5102 Fax: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM

Plat of Survey

LOTS 13, 14, 15 AND 16 IN BLOCK 1 IN PRIOR & HOPKINS SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY AREA= 30,703 SQ.FT. OR 0.70 ACRES

GRAPHIC SCALE



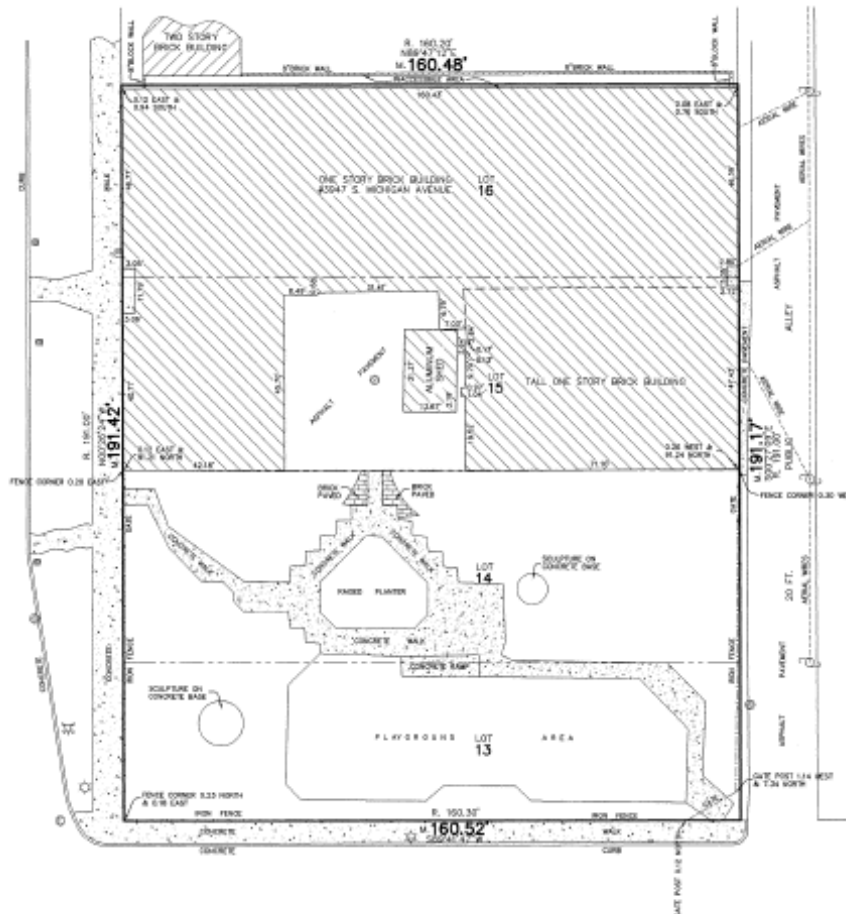
AVENUE

S. MICHIGAN

E. 40TH.

(RECORD 98 FT. PUBLIC R.O.W.)

STREET



ORDERED BY: STEWART ARCHITECTS	DATE: 09/28/11
ADDRESS: 3417 S. MICHIGAN AVENUE CHICAGO, ILLINOIS	PROJECT: DRAWING NO.
GREMLEY & BIEDERMANN	
A DIVISION OF PLCS Corporation	
LICENSURE: IL-045122	
PROFESSIONAL LAND SURVEYORS	
4325 NORTH ELSTON AVENUE, CHICAGO, IL 60630	
TELEPHONE: (773) 695-5102 Fax: (773) 286-4184 Email: INFO@PLCS-SURVEY.COM	
ORDER NO: 2011-15630-001	DATE: SEPTEMBER 23, 2011
	SCALE: 1" = 20' FEET
	PAGE NO: 1 OF 1

SURVEY NOTES:

Note R. & M. circles Record and measured distances respectively.

Distances are marked to feet and hundredths thereof. Compare all points BEFORE building by some one at once report any differences BEFORE damage to done.

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.

NO dimensions shall be assumed by scale measurement upon this plat.

Monumentation or witness points were not set at the standards request.

Unless otherwise noted between the Bearing, Distance, Elevation, Datum and Coordinate Datum if used is ASGS2011.

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State of Illinois
County of Cook

We, GREMLEY & BIEDERMANN, INC. hereby certify that we have surveyed the above described property and that the plat hereon shown is a correct representation of said survey conducted to a temperature of 62° Fahrenheit.

Field measurements completed on September 28, 2011.

Signed on Oct 10, 2011

By:

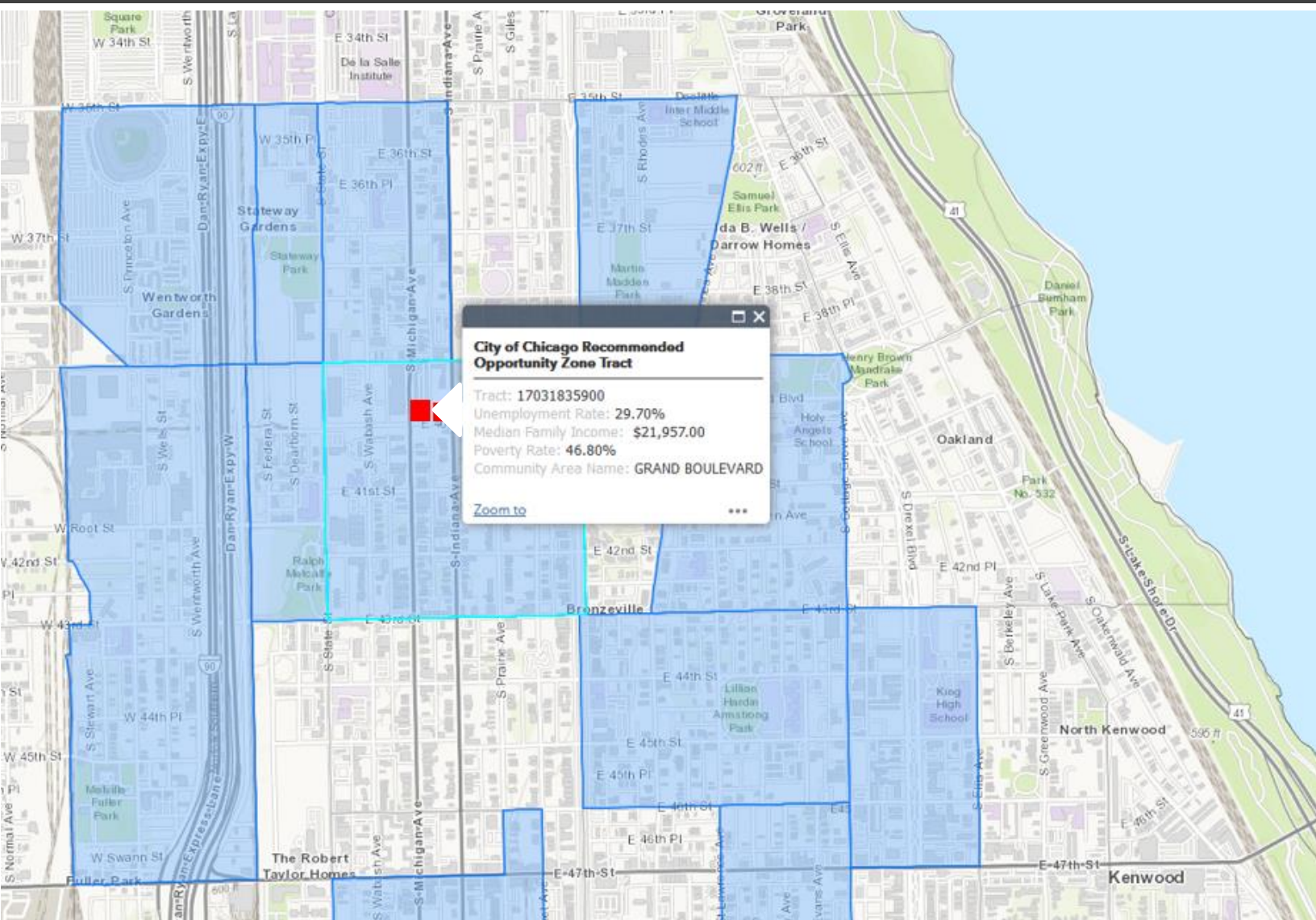


Professional Illinois Land Surveyor No. 2802

My license expires November 30, 2012

This professional service conforms to the current Illinois minimum standards for a boundary survey.

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.

