



19,098 SF
DEVELOPMENT SITE

2300 W MADISON STREET
CHICAGO, ILLINOIS

C1-3 By-Right Zoning!

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CBRE

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

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ALL PARCEL LINES ON AERIALS AND SITE PLAN ARE APPROXIMATELY.

EXECUTIVE SUMMARY



CBRE, AS SOLE AND EXCLUSIVE AGENT, IS PLEASED TO ANNOUNCE THE OPPORTUNITY TO ACQUIRE 2300 W MADISON ST., CHICAGO, IL. THE PROPERTY IS BEING OFFERED TO QUALIFIED INVESTORS AND DEVELOPERS TO ATTAIN FEE SIMPLE INTEREST IN THIS WELL POSITIONED DEVELOPMENT SITE.

GREAT CORNER LOCATION

2300 W Madison St. is a 19,098 sf development site. The property is located at the hard corner, signalized intersection of Madison St and Oakley Blvd, on the northwest corner. The infill location is one block from Western Ave, directly across the street from a Pete's Fresh Market completed in 2014, and approximately 1 mile west of Fulton Market/West Loop.

SUITABLE SIZE AND BY RIGHT ZONING

The property is suited for vertical development, with an efficient rectangular shape and large sufficient 19,098 sf footprint. The C1-3 zoning allows for an array of uses including, but not limited to, residential, mixed-use, retail, and office. The zoning allows for a 57,300 SF of floor area (parking does not count towards floor area) and up to 50 residential units, "by-right". No affordable housing is required for a by-right zoning project.

Walkable to United Center And The New 1901 Project!

PROPERTY HIGHLIGHTS

- **Asking Price:** \$2,550,000
- **±19,089 sqft**
- **Zoning:** CI-3
- **Permitted Uses:**
 - Residential
 - Commercial
 - See page 6 for Zoning Summary
- **Located in the Near West Side of Chicago**
- **Ward:** 27, Alderman Burnett
- **Approximately 3 blocks west of the United Center**
- **Traffic Counts:**
 - 6,200 vehicles per day on W Madison St
 - 19,300 vehicles per day on Western Ave
- **Parcel Numbers:** 17-07-328-039, 17-07-328-040, 17-07-328-041, 17-07-328-042
- **Taxes:** \$4,473 (2023)
- **Please call broker for additional information**



PROPERTY SURVEY

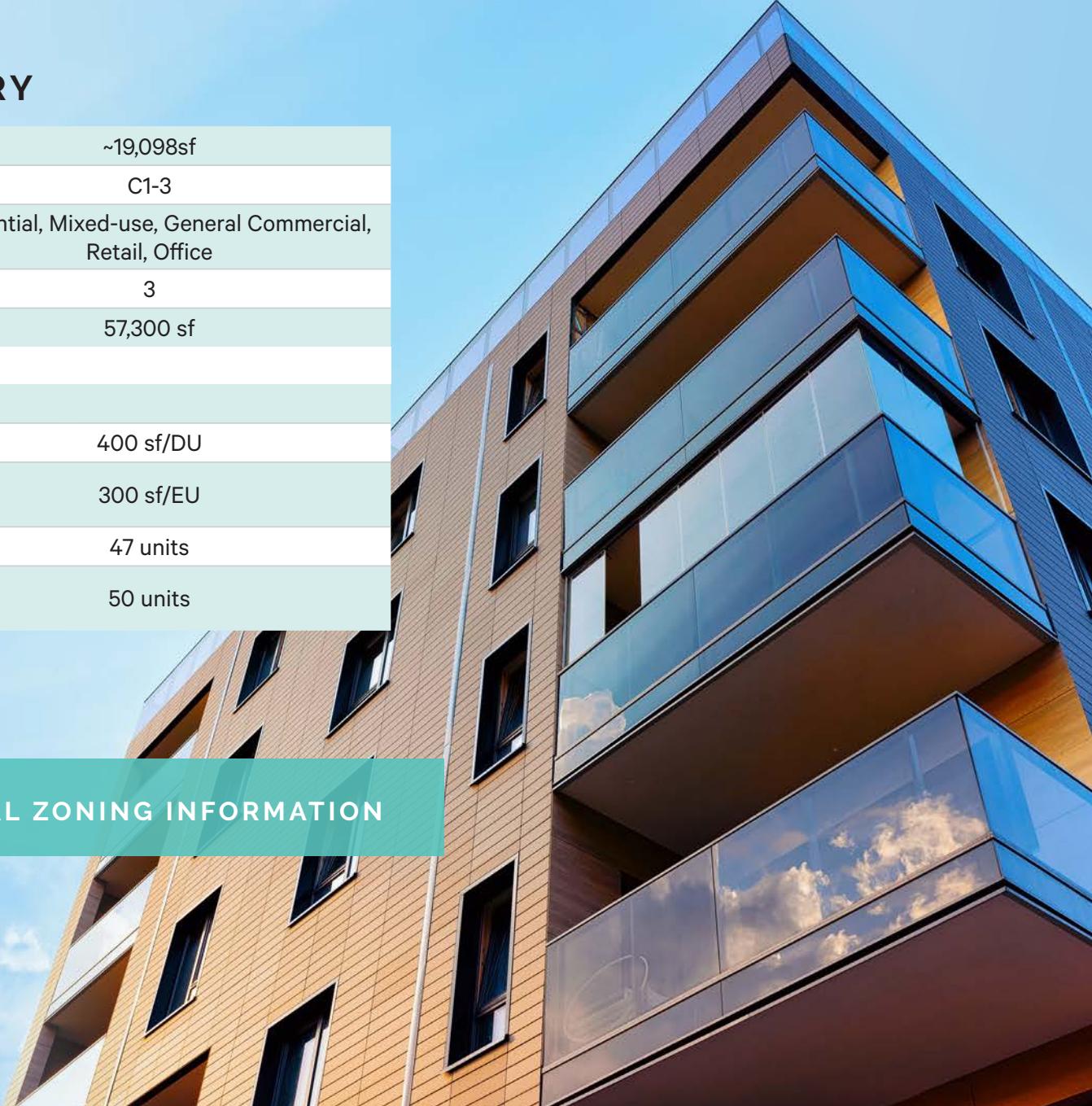


BY-RIGHT ZONING SUMMARY

Size	~19,098sf
Zoning	C1-3
Uses (notable, but not limited to)	Residential, Mixed-use, General Commercial, Retail, Office
FAR	3
Total Buildable Floor Area SF Allowed	57,300 sf
For Residential Projects:	
Lot Area Per Dwelling Unit	400 sf/DU
Lot Area Per Efficiency Unit (Max 20% of Project)	300 sf/EU
Max Dwelling Units Allowed	47 units
Maximum Units, Blended With Efficiency Units	50 units



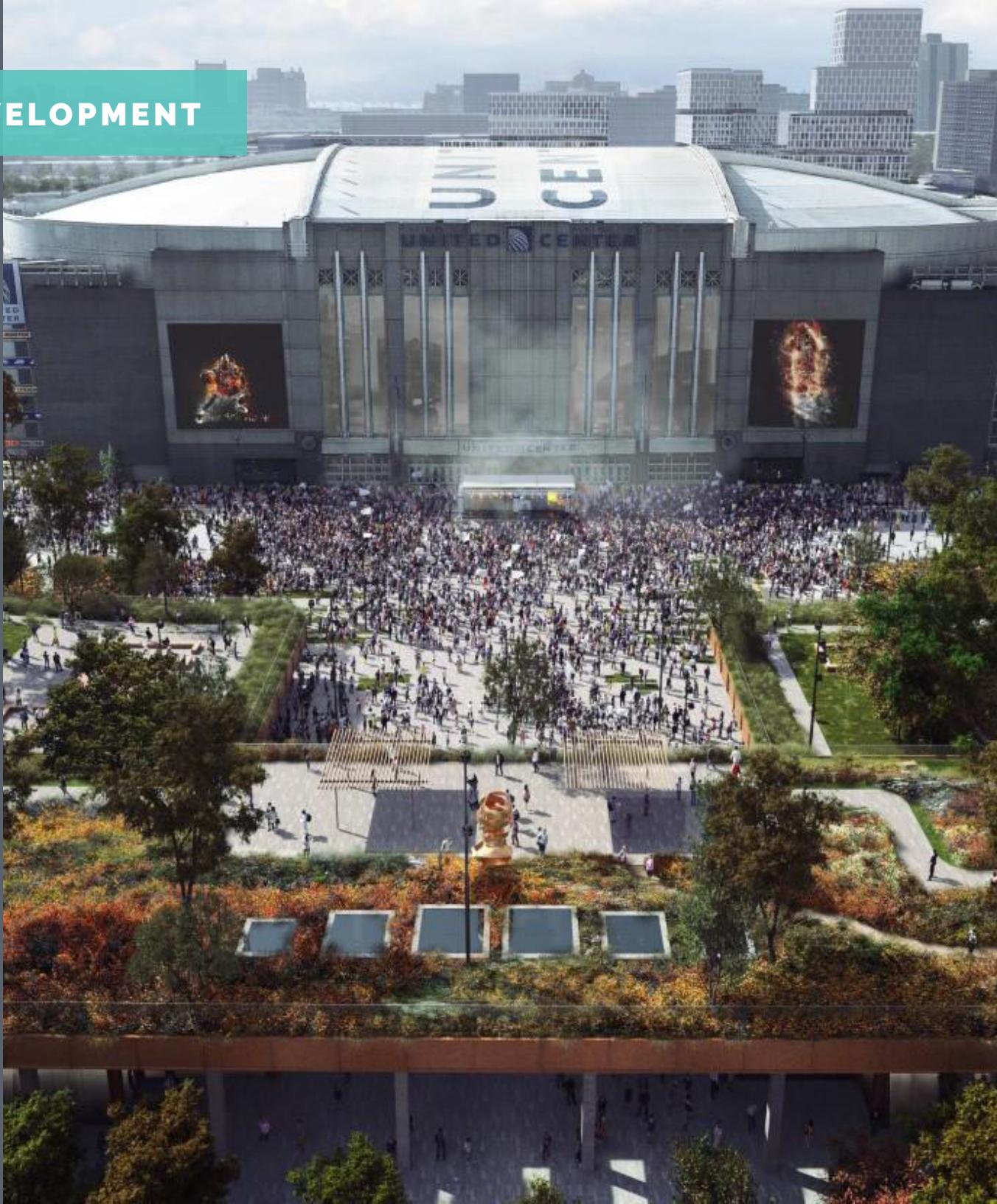
CLICK TO VIEW ADDITIONAL ZONING INFORMATION



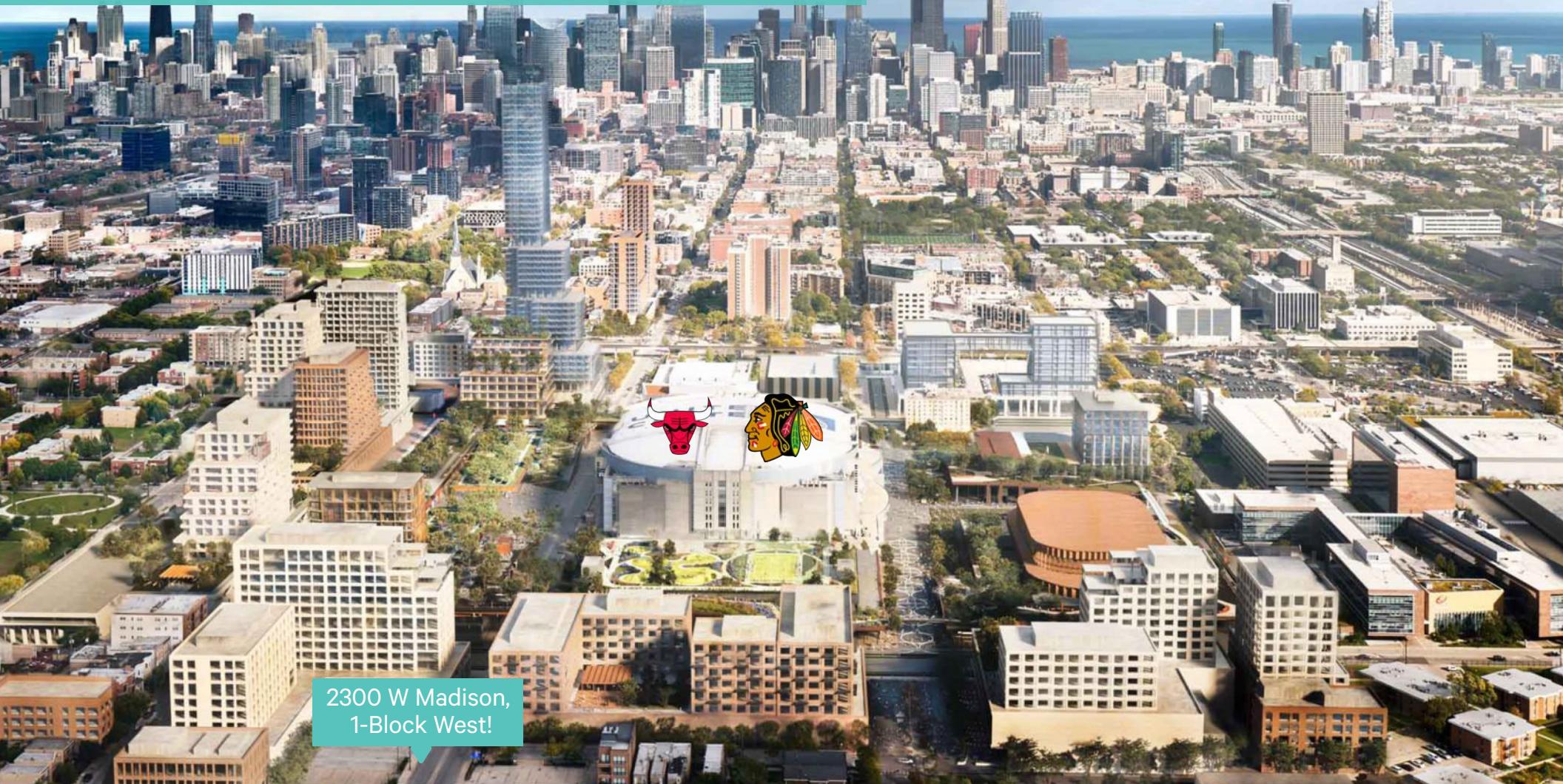
UNITED CENTER LAND DEVELOPMENT

Michael Reinsdorf (owner of the Bulls ) and Danny Wirtz (owner of the Blackhawks ), recently announced a large mixed-use development project, spanning 55 acres of land surrounding the historic arena. Dubbed "The 1901 Project", this project will contain housing, retail, entertainment and public open space.

A phased development, this project will include a 6,000 seat theater-style music hall, a premier venue hosting music, arts and cultural events. Approximately 10 acres will be dedicated to an elevated park, providing large green space for public recreational and community gathering space. Significant improvements will be made to parking and transportation, providing easy transit in and out of this West Side project. Densities have not been revealed yet, but plans do call for a hotel development as well as significant retail space to be included.



CONCEPT PLANS FOR THE 1901 PROJECT!



7+

Billion Dollar Private
Investment

55+

Acres of Private Assets with
Mixed-Use Development

6,000

Person Capacity
Venue for Entertainment

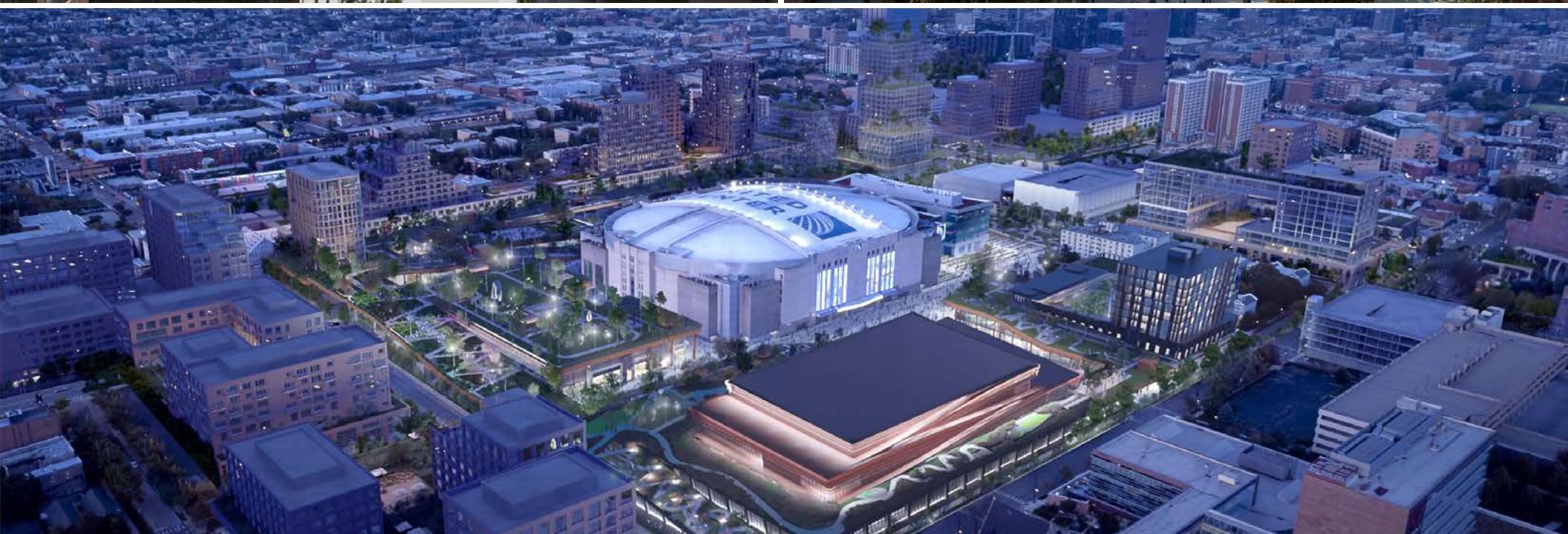
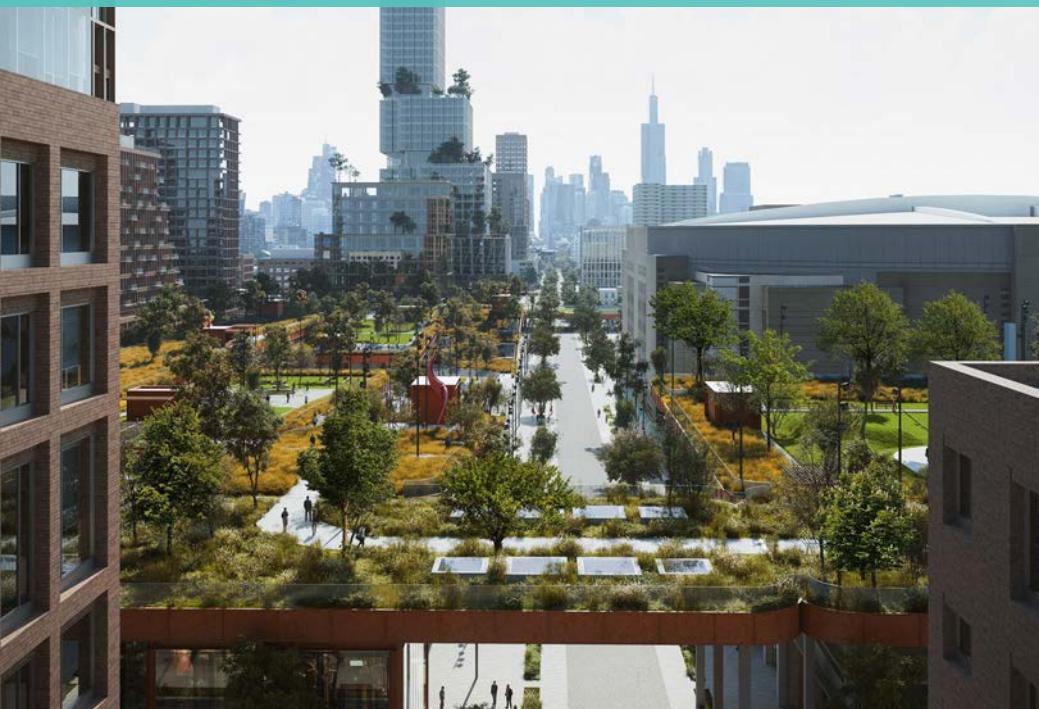
9,400+

Residential Units

1,309

Hotel Rooms

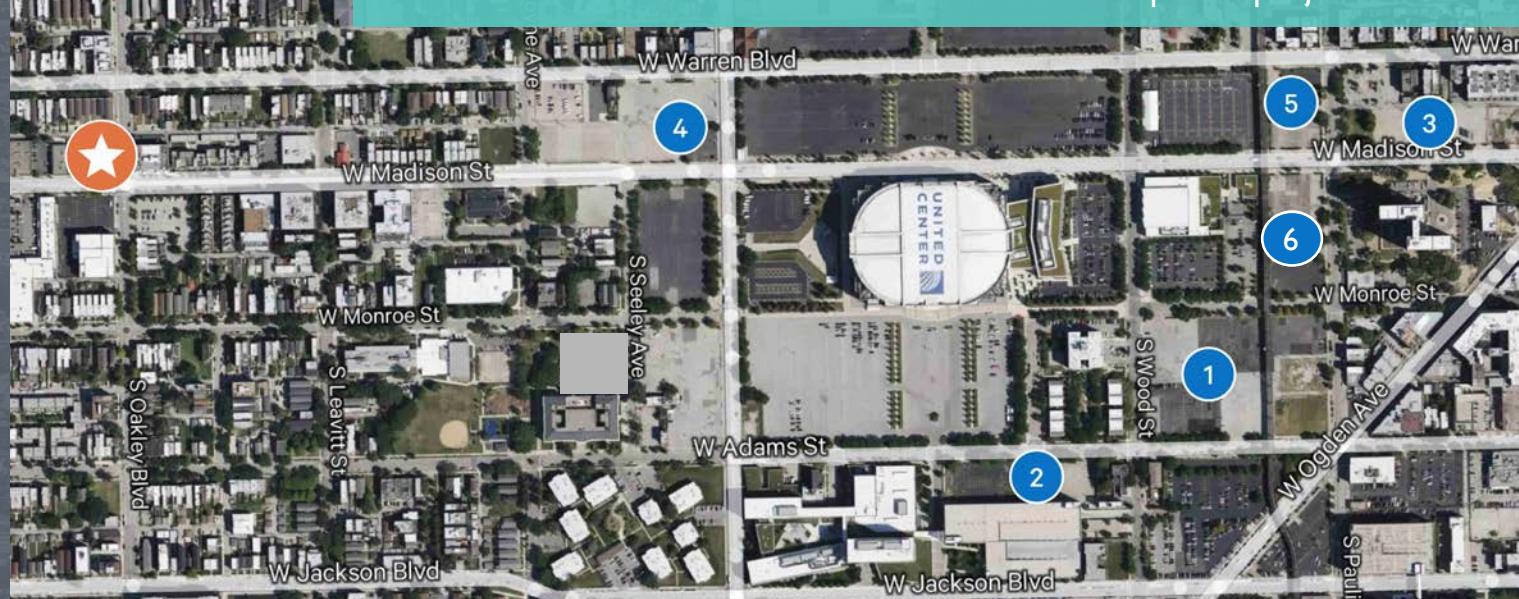
THE 1901 CONCEPTUAL RENDERINGS



#	ADDRESS
1	1727 West Adams Street
2	Adams Street at Honore Street
3	1644 West Madison
4	NWC of Damen and Madison
5	Madison/Paulina/Monroe/CTA Tracks
6	2100 West Monroe

RECENT UNITED CENTER LAND SALES

Recent land assemblage by the Reinsdorf & Wirtz families to create the massive 1901 mixed-use entertainment development project

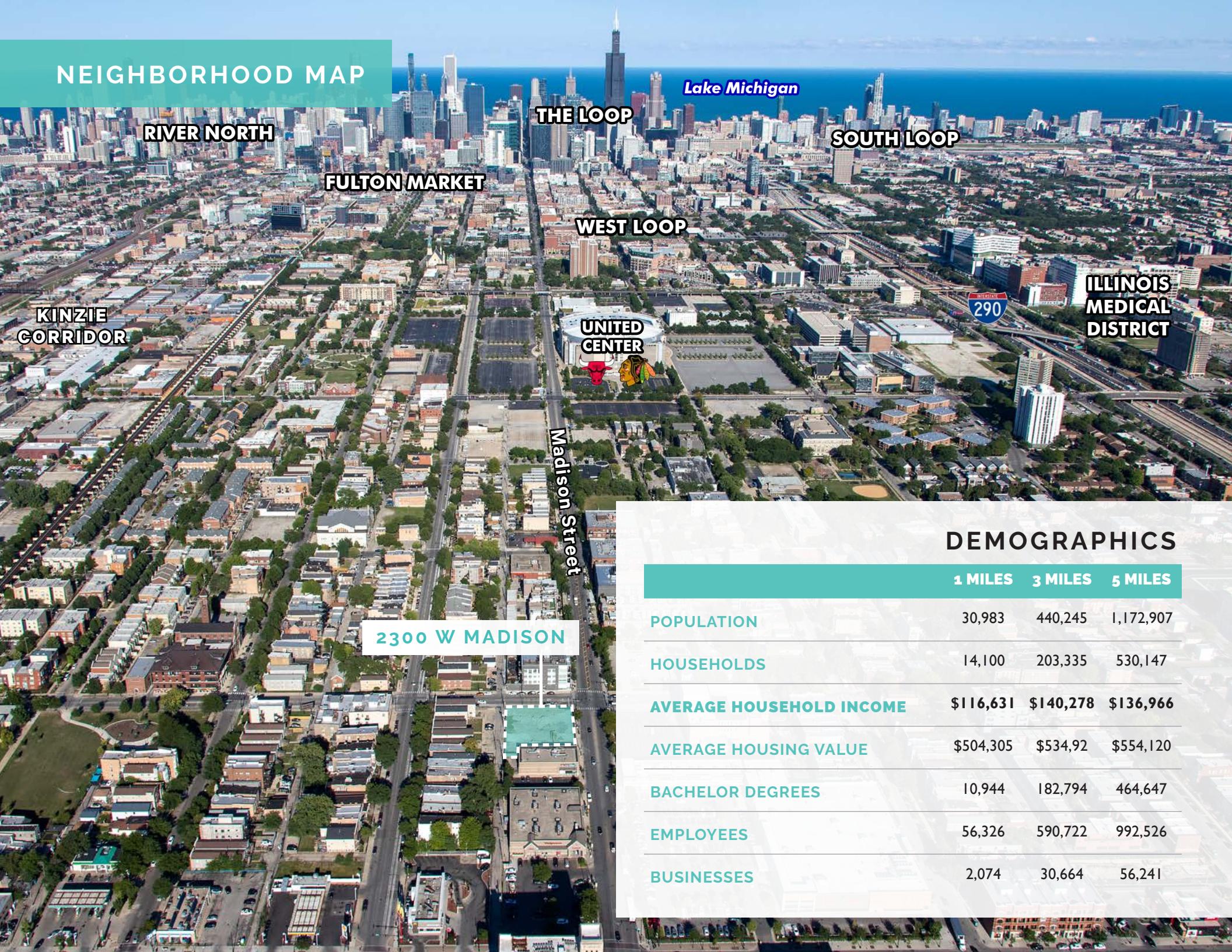


#	ADDRESS	ZONING	LAND SIZE AC	LAND SIZE SF	SALE PRICE	PRICE PER LAND SF	SALE DATE
1	1727 West Adams St	CI-3	1.35	58,806	\$17,248,000	\$293.30	07/2023
2	Adams St at Honore St	PD 1217	1.43	62,360	\$13,500,000	\$216.48	01/2025
3	1644 West Madison	CI-3	1.61	70,132	\$12,000,000	\$171.11	12/2023
4	NWC of Damen & Madison	BI-3	1.71	74,670	\$10,800,000	\$144.64	01/2025
5	Madison/Paulina/Monroe/CTA Tracks	CI-3	0.88	38,333	\$7,400,000	\$193.05	02/2025
6	2100 West Monroe	BI-3	0.38	16,553	\$2,500,000	\$151.03	08/2022

TRANSPORTATION MAP



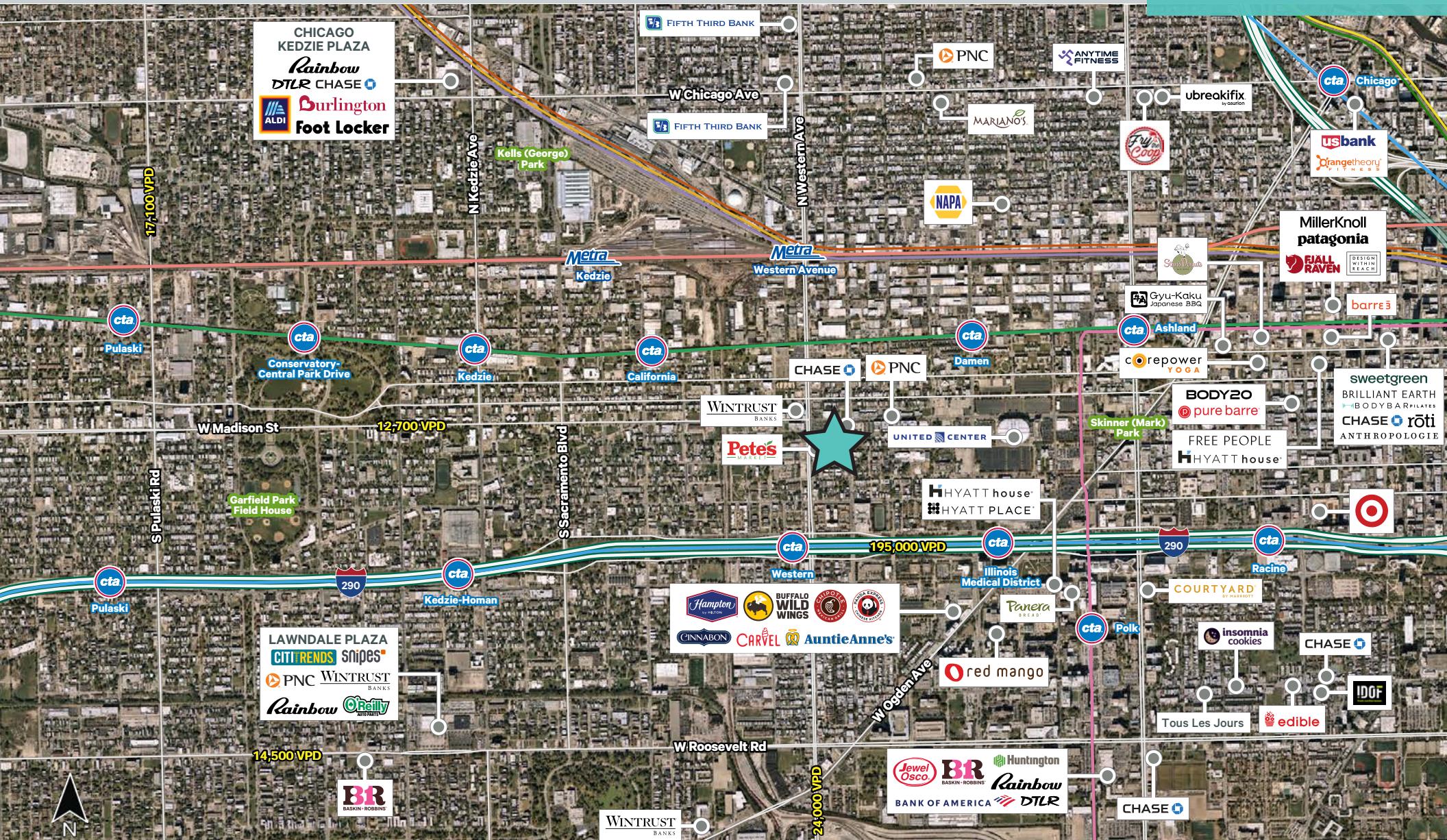
NEIGHBORHOOD MAP



DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
POPULATION	30,983	440,245	1,172,907
HOUSEHOLDS	14,100	203,335	530,147
AVERAGE HOUSEHOLD INCOME	\$116,631	\$140,278	\$136,966
AVERAGE HOUSING VALUE	\$504,305	\$534,92	\$554,120
BACHELOR DEGREES	10,944	182,794	464,647
EMPLOYEES	56,326	590,722	992,526
BUSINESSES	2,074	30,664	56,241

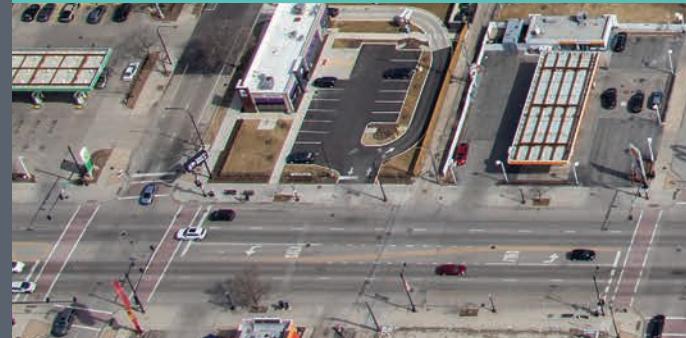
RETAIL MAP



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



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