



**MoHall Commercial**  
& Urban Development



**1206 W 127TH ST,  
CALUMET PARK, IL 60827**

**OFFER MEMORANDUM**



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# Executive Summary



**Price: \$75,000**

**Property Address:**

1206 W 127th St,  
Calumet Park, IL 60827

**PIN Numbers:**

25-29-328-042-0000

**Property Type:**

Commercial Structure

**Year Built:**

1961

**Lot Size:**

2,500 sq.ft



# Property Overview

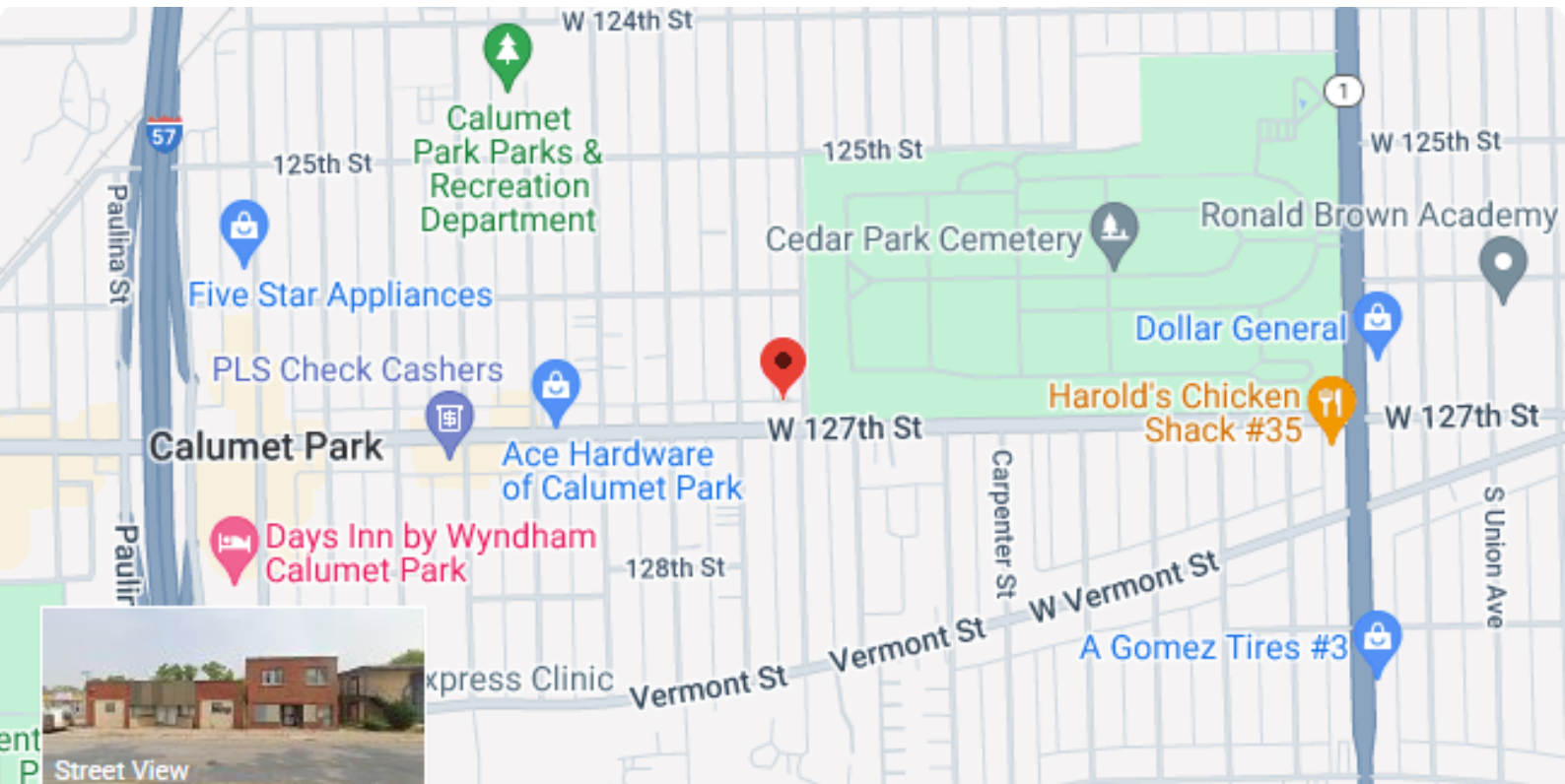


## Investment Highlights

- **Prime Location:** Situated in Calumet Park, just south of Chicago, 1206 W 127th St offers convenient access to major highways (I-57 and I-294) and public transportation, making it highly attractive for commuters and renters alike.
- **Growing Market:** Calumet Park has seen steady appreciation in property values, with ongoing demand for affordable housing near Chicago. The area's affordability and proximity to the city make it an appealing choice for investors looking for growth potential.
- **Strong Rental Demand:** With its strategic location and easy access to public transit, rental properties in Calumet Park are in consistent demand. Investors can expect stable occupancy rates and solid rental yields, especially for single-family and multi-unit homes.
- **Affordable Entry Point:** Compared to the Chicago metro area, Calumet Park offers lower entry prices, making it ideal for first-time investors or those looking to diversify their portfolios without high upfront costs.
- **Value Appreciation:** The area is expected to experience moderate long-term value appreciation due to its infrastructure improvements, strong community amenities, and proximity to downtown Chicago. This positions the property for both short-term cash flow and long-term capital gains.
- **Nearby Amenities:** The property is close to parks, schools, shopping centers, and recreational areas, enhancing its appeal to both tenants and potential buyers, while providing a comfortable suburban lifestyle with urban conveniences.



# Location Summary



1206 W 27th St is located in Calumet Park, IL, a well-connected suburb just south of Chicago. The property enjoys easy access to major highways, public transportation, parks, schools, and shopping. With its close proximity to both local amenities and downtown Chicago, it offers the perfect blend of suburban comfort and urban convenience.

## Traffic Volume:

- W 127th St & Laflin St: 20,985 (2015)
- W 127th St & I-57 NE: 104,780 (2022)

## Transportation:

- Public Transit: 2-minute drive to Ashland Avenue Station (Metra Electric Line)
- Highway Access: Quick access to I-57 and I-294 for easy commuting
- Airport: 24-minute drive to Chicago Midway International Airport

## Nearby Amenities:

- Shopping: Less than 10 minutes to Rivercrest Shopping Center
- Parks & Recreation: Close proximity to Whistler Woods and Calumet Woods
- Schools: Within a short distance to Calumet Park Elementary and other local schools



# Market Overview

The real estate market in Calumet Park has experienced steady growth, benefiting from its strategic location near Chicago while maintaining affordable housing options. The area offers a mix of single-family homes, multi-unit properties, and investment opportunities.

**Home Values:** Over the past year, property values in Calumet Park have seen modest appreciation, driven by demand for affordable homes near major urban centers like Chicago. The median home price is below the Chicago metro average, making it attractive for first-time homebuyers and investors alike.

**Rental Market:** Rental properties in the area maintain a stable demand due to its proximity to public transportation and major highways, appealing to both commuters and local residents. Investors often see strong rental yields, especially with single-family homes and multi-family units.

**Development:** With easy access to highways, public transit, and nearby shopping centers, Calumet Park continues to attract new homeowners and developers. The nearby presence of large-scale retail centers and green spaces enhances its appeal for both residential and commercial growth.

**Outlook:** Given its location, affordable prices, and ongoing infrastructure improvements, Calumet Park is projected to continue experiencing healthy demand and moderate appreciation, making it a promising area for long-term investment.





## **MoHall Commercial** & U r b a n D e v e l o p m e n t

Mohall Commercial and Urban Development is a forward-thinking real estate development firm dedicated to revitalizing urban landscapes and fostering commercial growth. With a focus on sustainability and community engagement, Mohall specializes in transforming underutilized spaces into vibrant hubs of economic activity and social interaction. Their portfolio includes a diverse range of projects, from modern office spaces and retail centers to mixed-use developments that seamlessly blend residential, commercial, and recreational areas. By prioritizing innovative design, high-quality construction, and strategic location selection, Mohall aims to create dynamic environments that meet the evolving needs of businesses and communities alike. Committed to excellence and sustainability, Mohall Commercial and Urban Development is a leader in shaping the future of urban living and commercial success.