

**FOR SALE**

**DEVELOPMENT SITE**  
**GATEWAY TO THE CITY OF CHICAGO**

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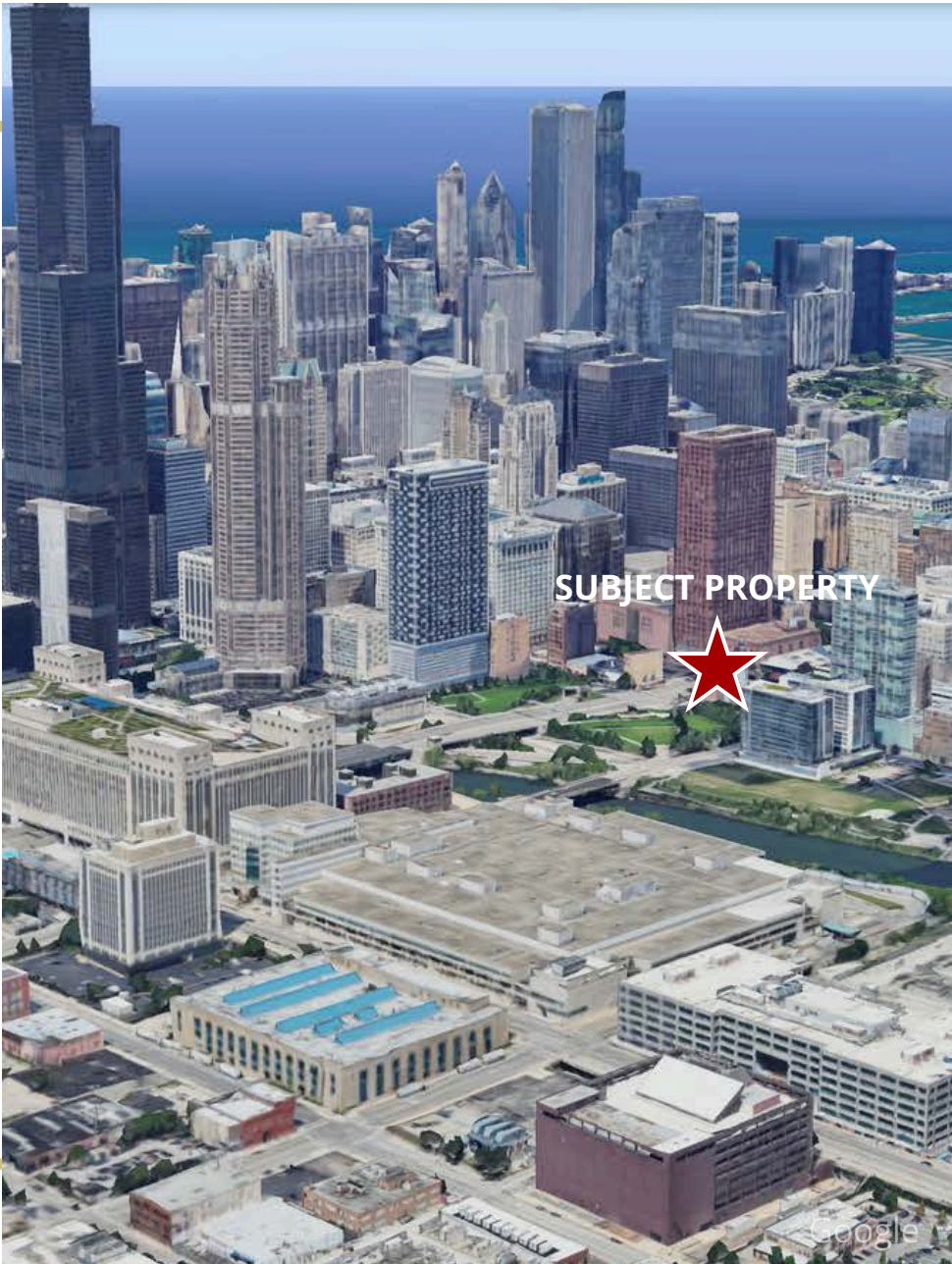
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**REAL ESTATE**

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**4 BLOCKS NORTH OF "78 CHICAGO" - THE POTENTIAL SITE FOR  
CHICAGO BEARS, CHICAGO WHITE SOX, AND CHICAGO FIRE**





## GATEWAY TO THE CITY

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- WELL-ZONED DEVELOPMENT OPPORTUNITY NEAR DOWNTOWN CHICAGO
- HIGH VISIBILITY LOCATION STEPS FROM CENTRAL BUSINESS DISTRICT
- DX-12 ZONED FULL CITY BLOCK DEVELOPMENT SITE
- OPPORTUNITY TO HAVE THE POTENTIAL FOR A CLEAN 349 UNIT MULTIFAMILY DEVELOPMENT WITHOUT A PLANNED DEVELOPMENT OR ZONING VARIANCES NEAR A MASSIVE STUDENT POPULATION

## KEY HIGHLIGHTS

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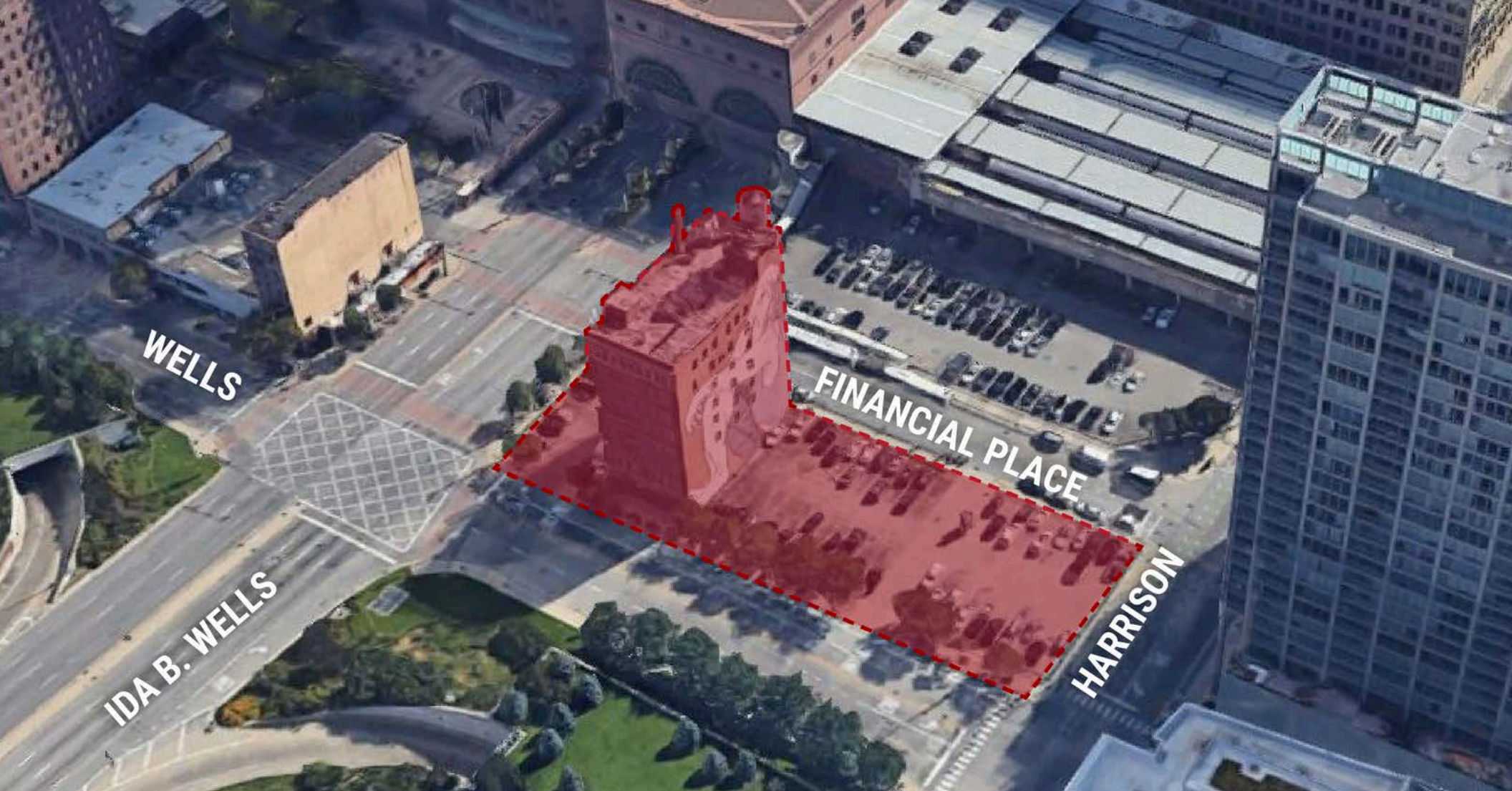
- Located directly off of 1-290 and 1-90, on the corner of Ida B. Wells Dr. and S. Wells St.
- Convenient access to public transportation
- Neighboring the Chicago Board of Trade

**PETER C. CACCIATORE**  
Designated Managing Broker  
*Subject Property is Agent Owned*

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## DETAILS:

**Property Description:** Eight-story timber loft building and adjacent parking lots

**Building Size:** +/- 34,592 SF Above Grade | **Land Area:** +/-28,870 SF | **Current Zoning:** DX-12

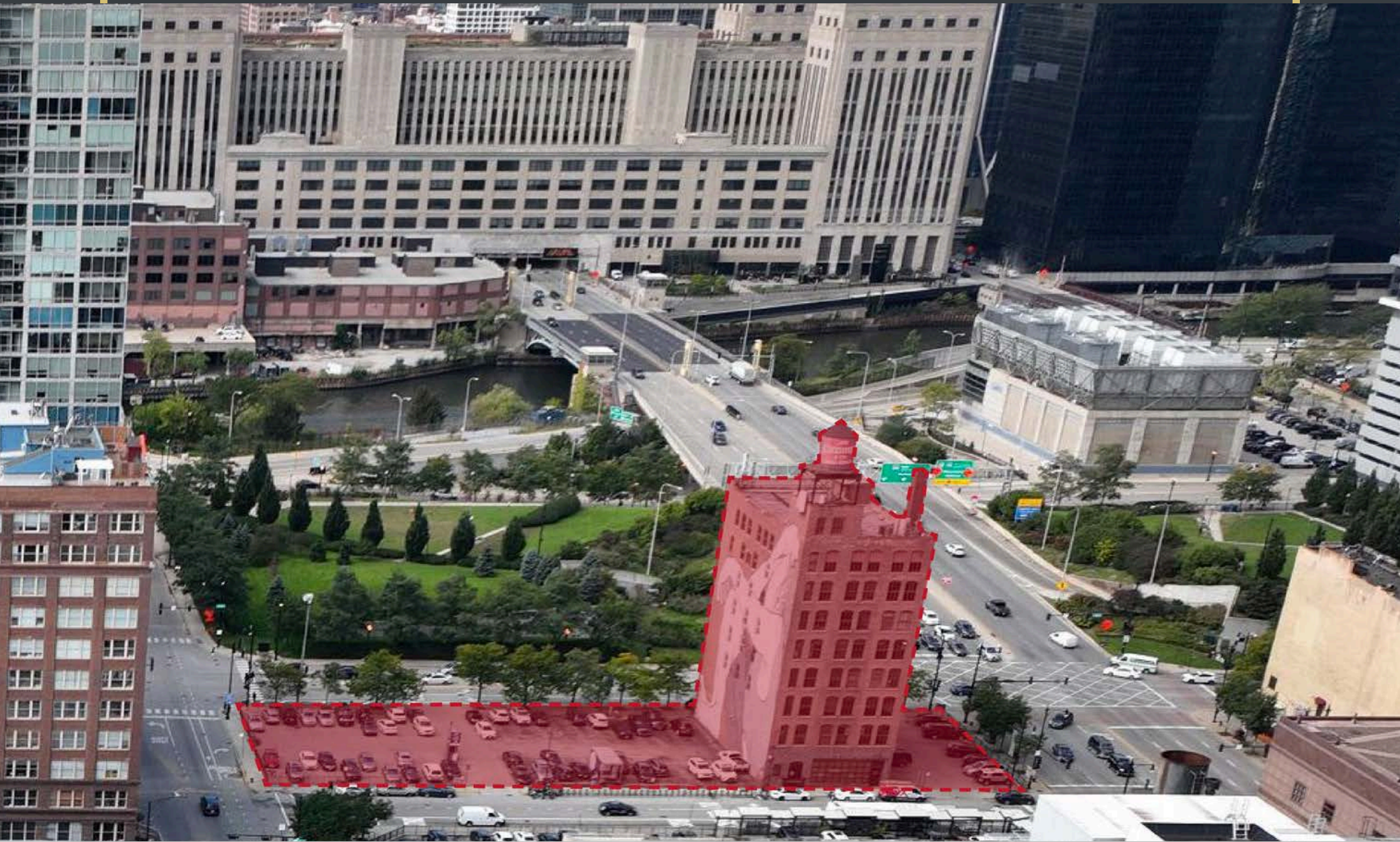
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# 527 S. WELLS ST.



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Proposed 78 Chicago

## NEAR PROPOSED 78 CHICAGO PROJECT

*There are 77 neighborhoods in Chicago. This will be the 78th.* Set along a half-mile of riverfront, The 78 is a remarkable 62-acre site that will fuse new homes, cultural events, academia, sports and entertainment and outdoor recreational spaces into a groundbreaking new neighborhood.



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# AERIAL



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# SURVEY

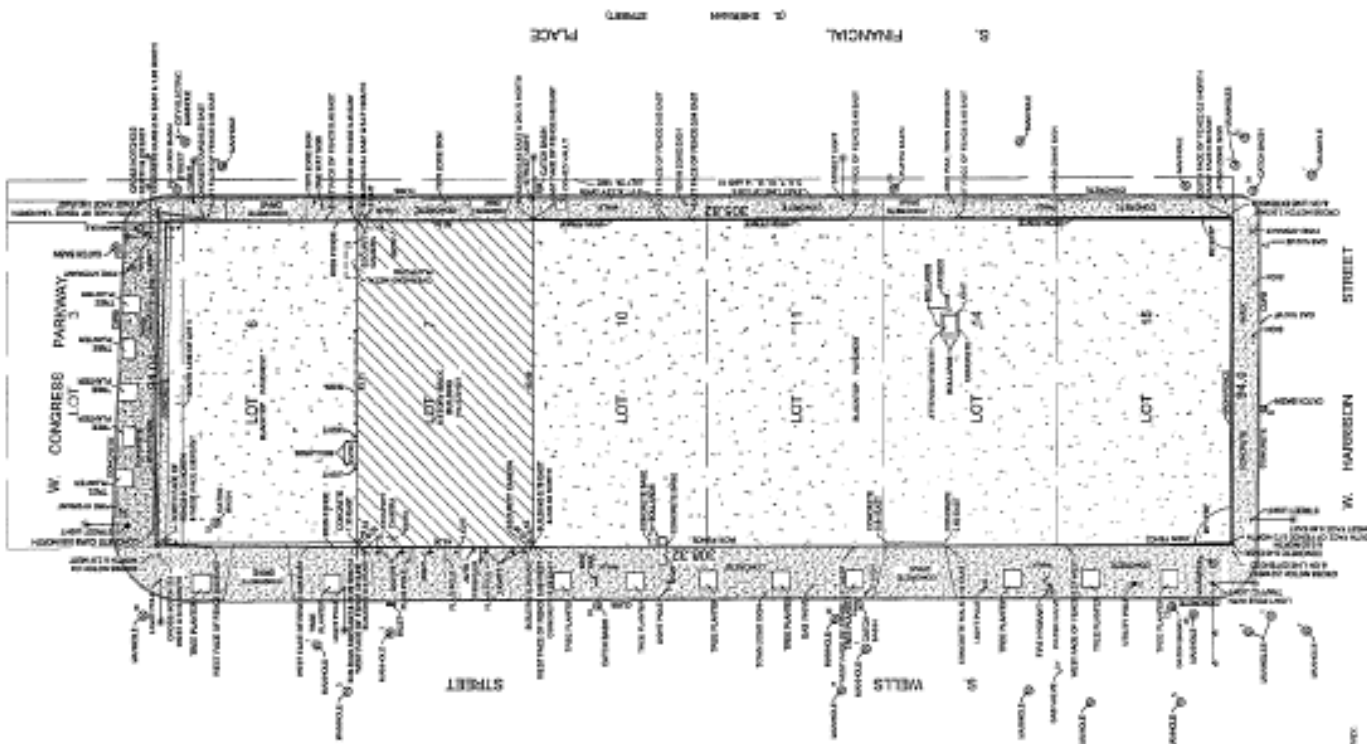
## CERTIFIED SURVEY, INC.

1848 Broadwater Drive, Suite 148, Park Ridge, IL 60068 Phone: (631) 336-4800 Fax: (631) 261-0796

Email: [info@certifiedsurvey.com](mailto:info@certifiedsurvey.com)

### PLAT OF SURVEY

THIS PLAT OF SURVEY WAS PREPARED BY THE SURVEYOR FROM A FIELD SURVEY MADE BY HIMSELF OR UNDER HIS CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING ACT OF 1900, AS AMENDED, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, STATE OF ILLINOIS, AND THE RULES AND REGULATIONS OF THE PROFESSIONAL ENGINEERING BOARD, STATE OF ILLINOIS.



CONTOUR MARKS IN TERRAIN COULDS

10	10'
20	20'
30	30'
40	40'
50	50'
60	60'
70	70'
80	80'
90	90'
100	100'

NOT TO SCALE UNLESS OTHERWISE NOTED

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ORDER NO. 151655 (V)  
DATE NOVEMBER 11, 2015  
DRAWN BY: JAMES CACCIATORE & CO.



CERTIFIED SURVEY, INC. IS AN EQUAL OPPORTUNITY FIRM. WE DO NOT DISCRIMINATE ON THE BASIS OF RACE, GENDER, RELIGION, NATIONAL ORIGIN, ANCESTRY, COLOR, SEX, OR HANDICAP IN ANY OF OUR SERVICES. IF YOU ARE AN INDIVIDUAL WITH A DISABILITY AND YOU ARE HAVING DIFFICULTY ACCESSING OUR WEBSITE, PLEASE CONTACT US AT (631) 336-4800.

*Jos. Cacciatore*  
Professional Engineer  
No. 123456  
State of Illinois

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## INCREDIBLE VIEWS AND SETBACKS



## ESTABLISHED MULTIFAMILY & STUDENT HOUSING SUB-MARKET

- ★ Surrounded by market rate multifamily
- ★ Walking distance to big student population

## CENTRALLY LOCATED WITH PRIME ACCESSIBILITY

- ★ Immediate access to and from I-90/94
- ★ One block from CTA LaSalle Blue Line Train Station
  - Two blocks to Central Business District
  - Two blocks from all CTA train lines
  - 15 minute walk to Grant Park
  - 20 minute walk to Millennium Park
  - Across the street from a dog park

## NEARBY MULTIFAMILY DEVELOPMENTS



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# PRINTER'S ROW AND SOUTH LOOP RESTAURANTS & ENTERTAINMENT

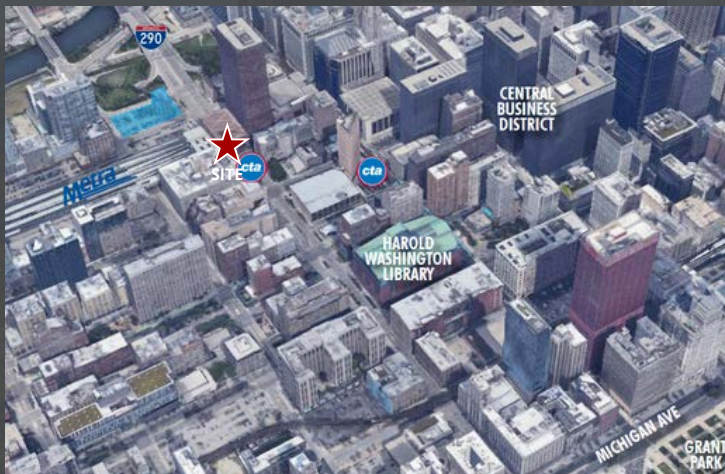


90th Meridian Kitchen & Bar

# LOCATED BETWEEN 2 MAJOR DEVELOPMENTS:

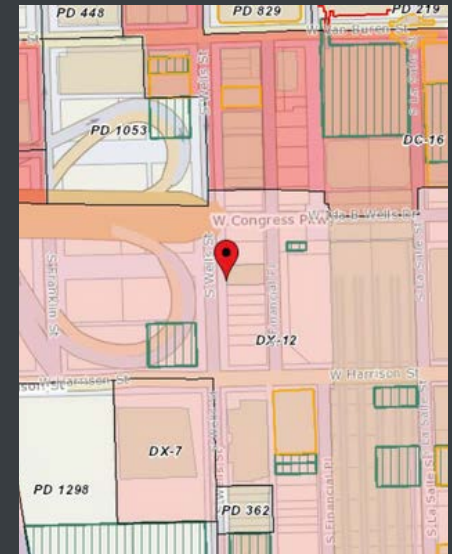
- ★ Google's planned renovation of the Thompson center at Lake St. & LaSalle St.
- ★ U of I's planned Discovery Partners Campus In the South loop at Roosevelt Rd. and Clark St.

# STEPS TO METRA AND CTA TRAIN STATIONS



# WHY THIS DEVELOPMENT?

- ➔ STRONG DX-12 ZONING
- ➔ ESTABLISHED MULTIFAMILY MARKET
- ➔ AWAY FROM 10,000+ PENDING UNITS IN WEST LOOP/FULTON MARKET
- ➔ INCREDIBLE ACCESSIBILITY:
  - TRANSIT ORIENTED DEVELOPMENT
  - ALL MAJOR HIGHWAYS
  - CHICAGO CBD (1BLOCK)
- ➔ MAY NOT TRIGGER 20% ARO
- ➔ HEAVY STUDENT POPULATION



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## LARGE STUDENT POPULATION

The property is situated near the state's largest concentration of college students, infusing the Printer's Row neighborhood with an eclectic and vibrant atmosphere. The southern portion of the central business district, extending to 9th Street, holds numerous colleges and universities, including:

- Columbia College
- DePaul University
- DeVry University
- East West University
- Kendall College
- Kent Law School
- National Louis University
- Robert Morris University
- Roosevelt University
- School of the Art Institute Chicago
- University of Illinois

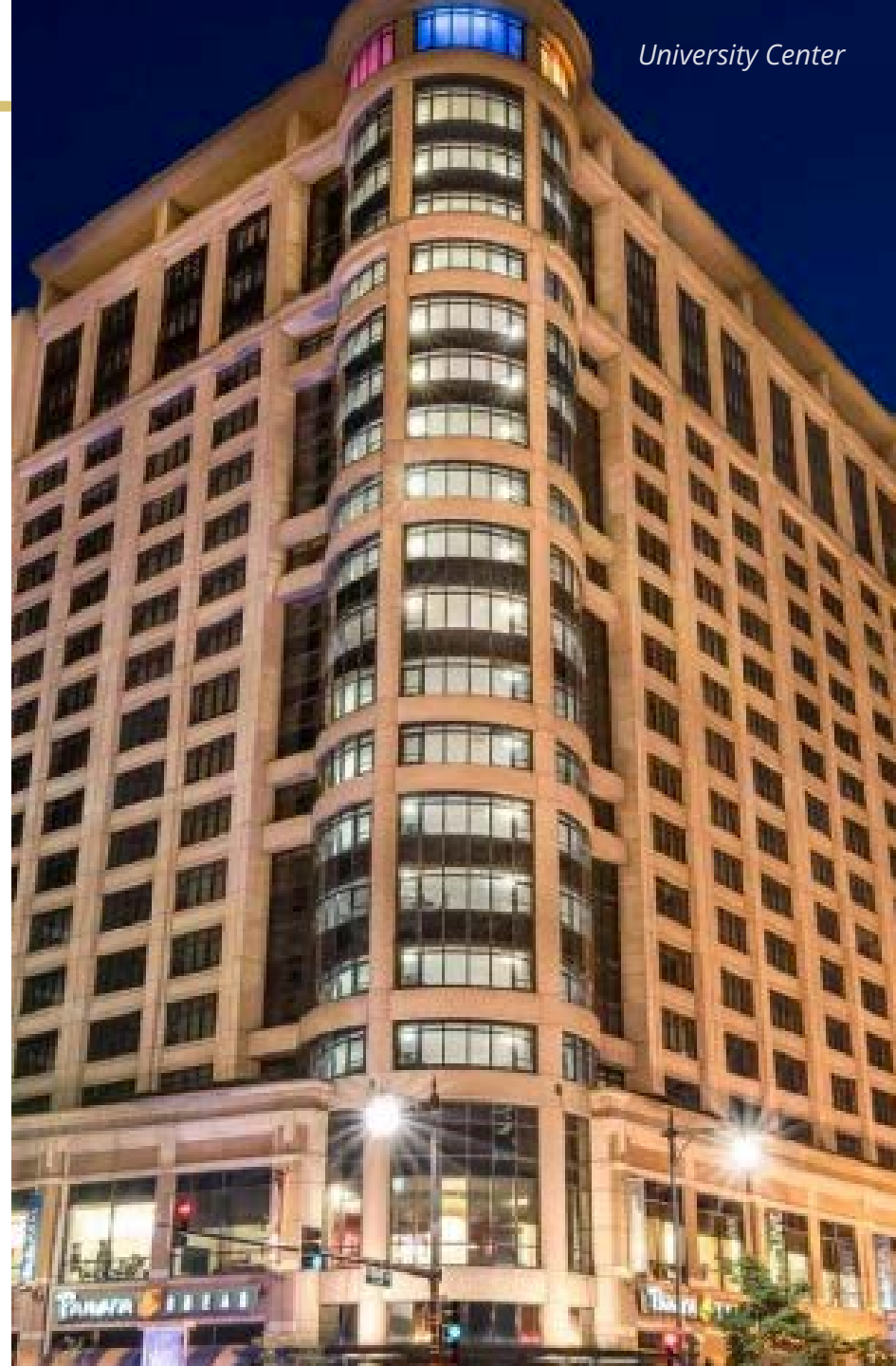


DEPAUL  
UNIVERSITY

R ROOSEVELT  
UNIVERSITY

Columbia  
COLLEGE CHICAGO

SAIC



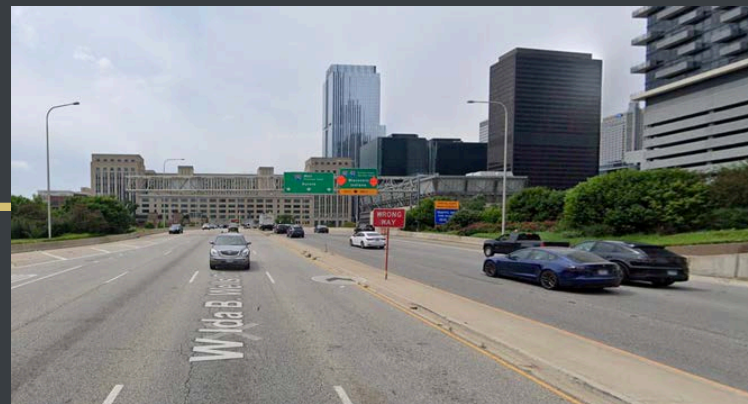
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# PHOTO GALLERY



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## CONTACT ME:

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