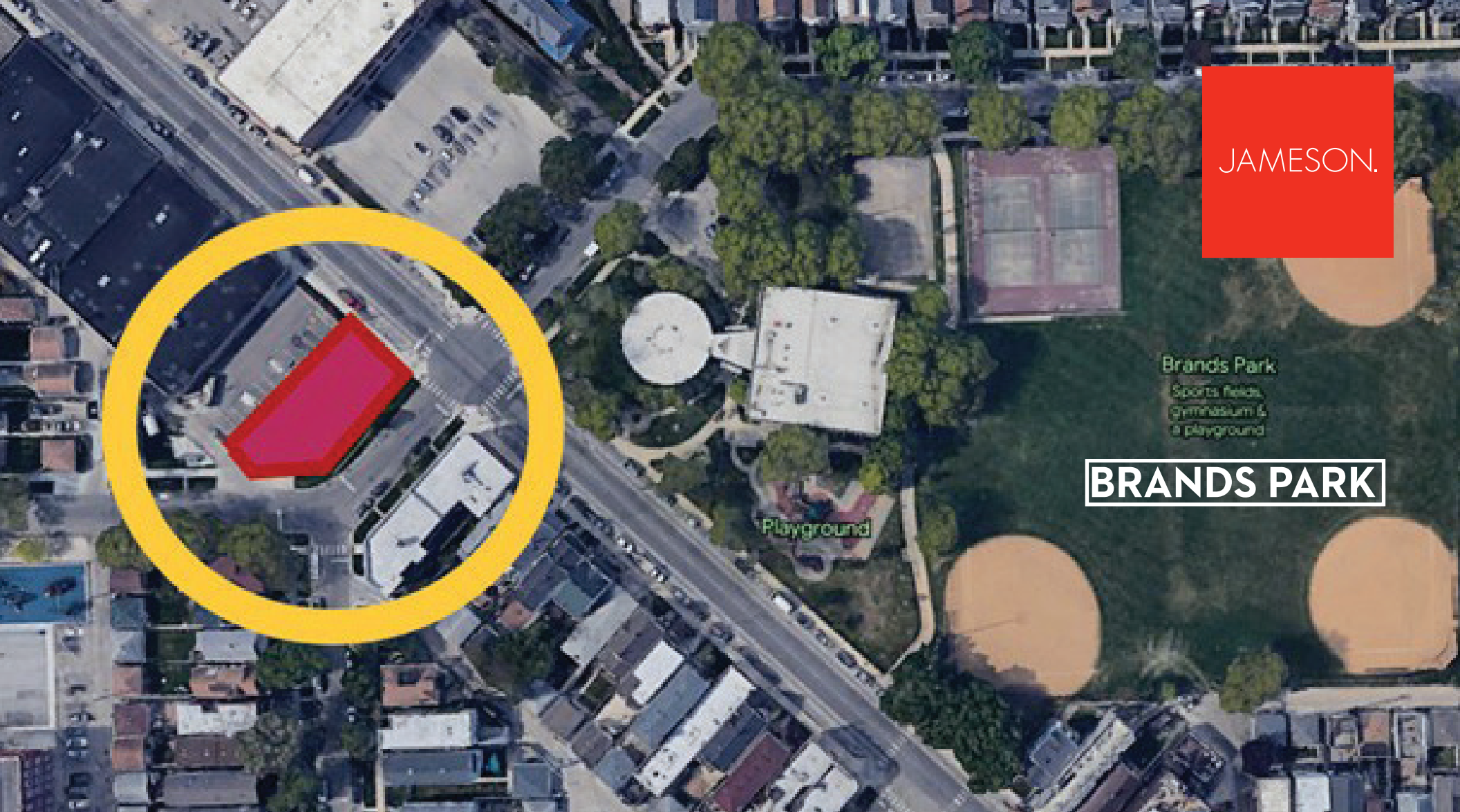




JAMESON.

Brands Park
Sports fields,
gymnasium &
a playground

BRANDS PARK

Playground

**HIGH ID CORNER SITE LOCATED IN THE HEART OF ALBANY PARK &
READY FOR DEVELOPMENT**

**3300 N. ELSTON AVE
CHICAGO, IL 60618**

STEVEN GOLDSTEIN

SENIOR VICE PRESIDENT
steve@chicagobroker.com
312.840.9002

MARIA MCKINSEY

GLOBAL REAL ESTATE ADVISOR
mmckinsey@jamesonsir.com
773.799.0007

EXECUTIVE SUMMARY

AC LOT SIZE: 0.09 AC

SF LOT SIZE: 3,781 SF

ZONING: C1-2

PARCEL NUMBER: 13-24-315-019-0000

SALE TYPE: INVESTMENT

ON SITES: ASPHALT PAVED LOT

CURRENT USE: PARKING LOT

PRICING: \$650,000

SURVEY

NELY ON THE LAND ONTO THE
BY 0.03 FEET AND 0.08 FEET.

NELY ON THE LAND ONTO THE
1 FEET.

NELY ON THE LAND ONTO THE
3Y 0.10 FEET.

LOCATED MAINLY ON THE
ADJOINING BY 3.22 FEET.

ES OVER AND ALONG THE

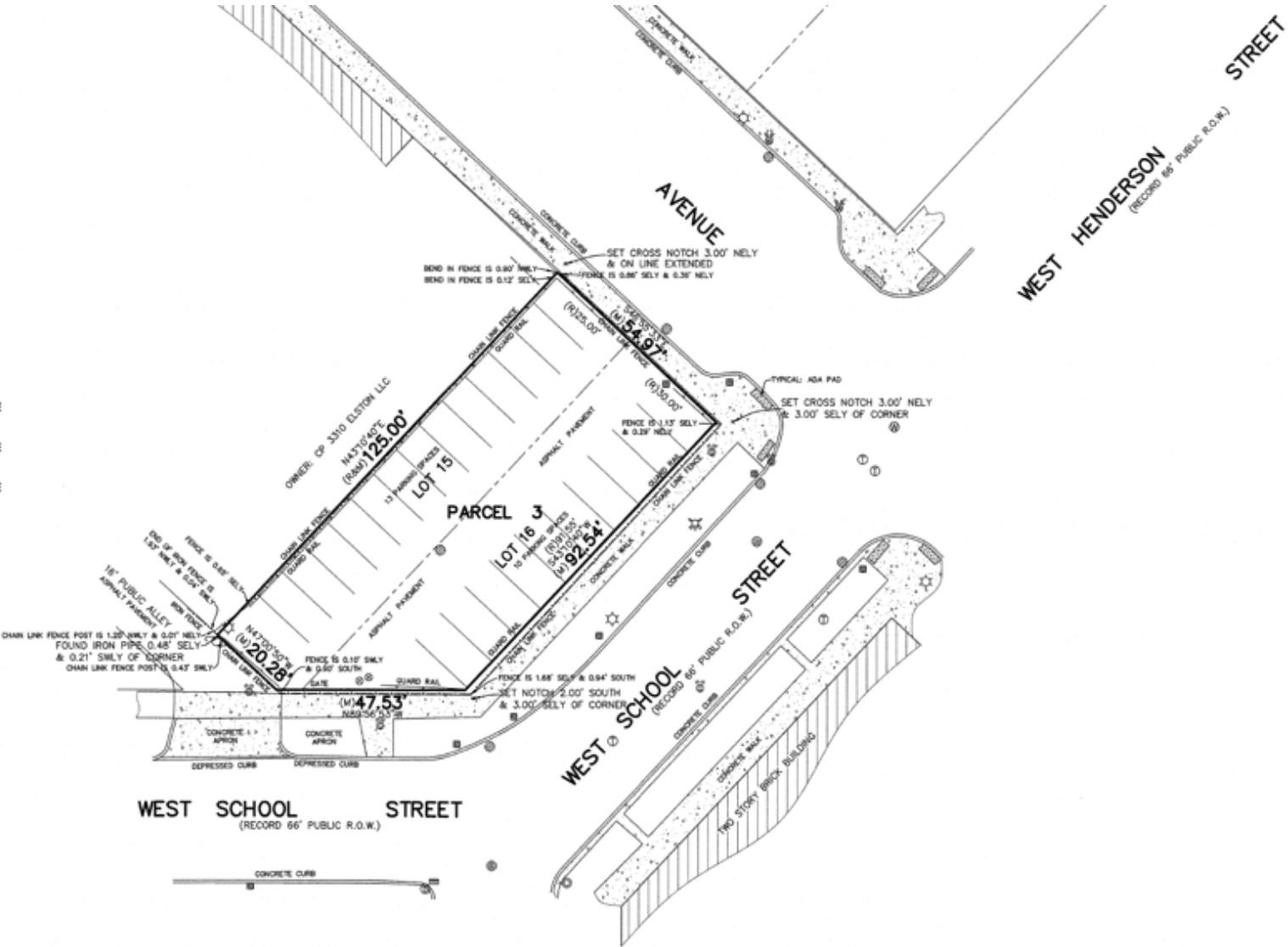
MAINLY ON PARCEL 3 ONTO
ING BY 0.36 FEET AND 0.29

MAINLY ON PARCEL 3 ONTO
ING BY 1.13 FEET AND 1.68

MAINLY ON PARCEL 3 ONTO
Y 0.90 FEET AND 0.94 FEET.

MAINLY ON PARCEL 3 ONTO
ING BY 0.10 FEET AND 0.43

MAINLY ON PARCEL 3 ONTO
AND 0.90 FEET.



SURVEY NOTES:

PROPERTY APPEARS IN "OTHER AREAS" ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP COOK COUNTY, ILLINOIS, MAP NO. 17031C0404J, EFFECTIVE DATE AUGUST 19, 2008.

REGARDING TABLE A ITEM 20,
ITEM 11(A) IS INCLUDED AS TO OBSERVED EVIDENCE OF UNDERGROUND UTILITIES.

REGARDING TABLE A ITEM 16 THERE IS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.

TO: GREATER ILLINOIS TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10, 11(A), 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON APRIL 19, 2021.

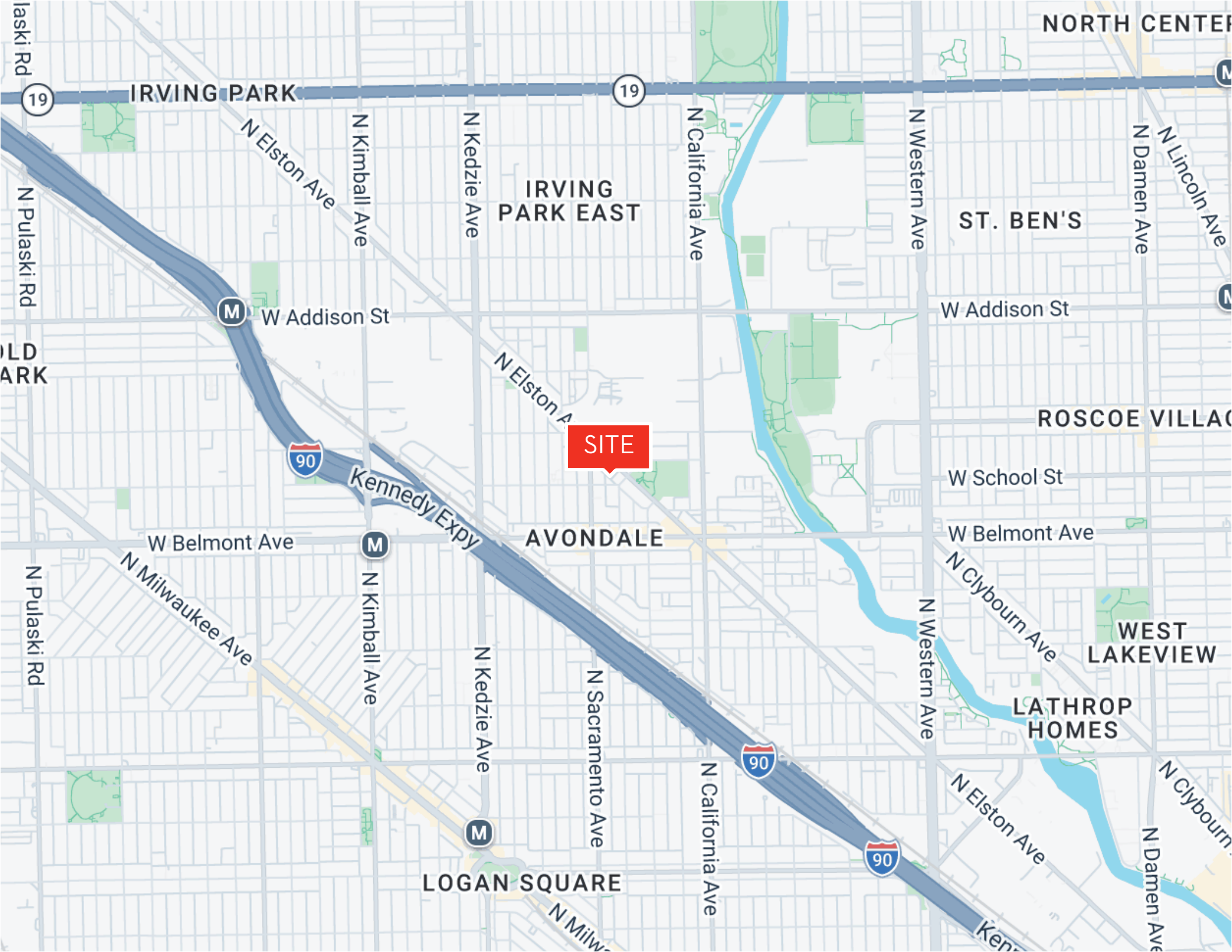
G. BIEA







LOCATION INFORMATION





TRANSPORTATION HIGHLIGHTS

TRANSIT/SUBWAY

Belmont Station (Blue Line)

DRIVE

2 min

DISTANCE

0.7 mi

WALK

13 min

Addison Station (Blue Line)

4 min

1.1 mi

20 min

METRA

Grayland Station (Milwaukee District North)

DRIVE

6 min

DISTANCE

2.3 mi

Irving Park Station (Union Pacific Northwest)

6 min

2.3 mi

AIRPORT

Chicago O'Hare International Airport

DRIVE

20 min

DISTANCE

11.9 mi

Chicago Midway International Airport

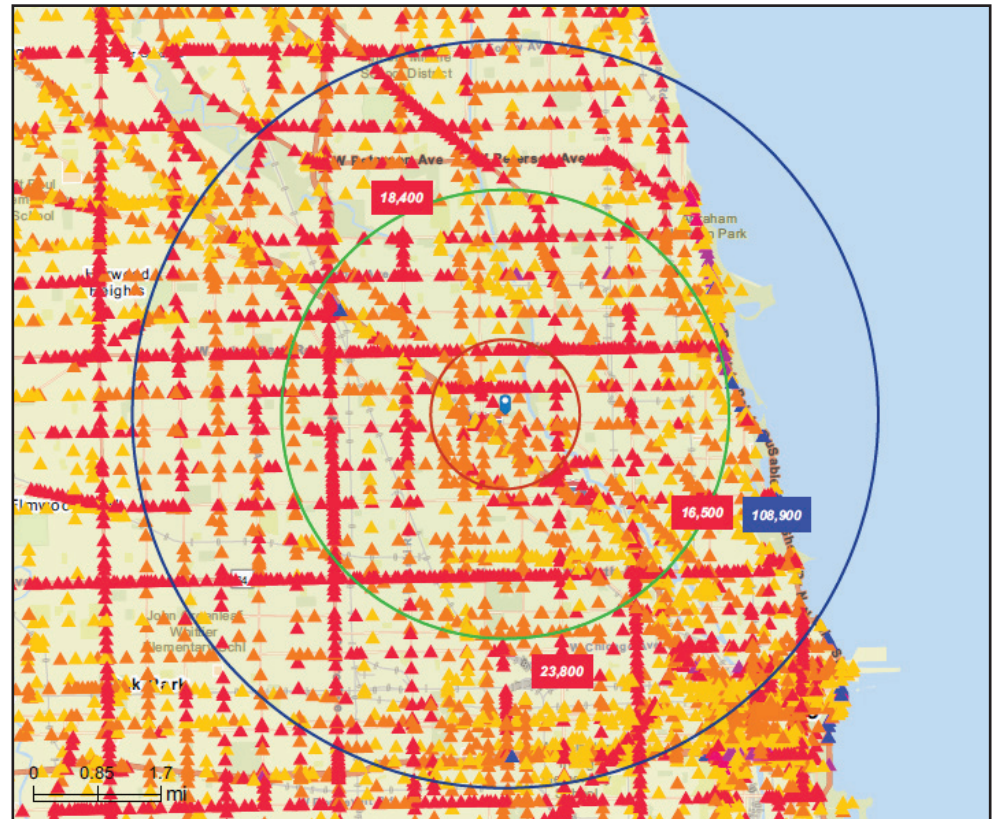
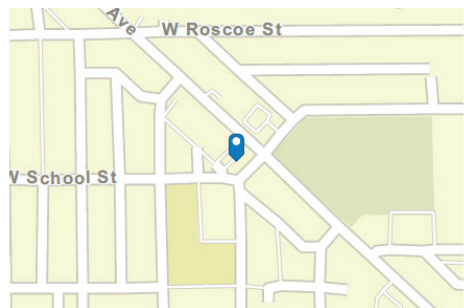
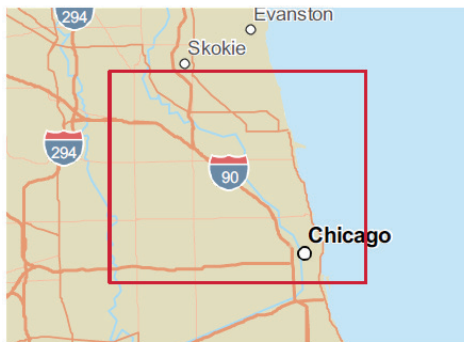
24 min

12.8 mi

TRAFFIC COUNT MAP

AVERAGE DAILY TRAFFIC VOLUME

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day





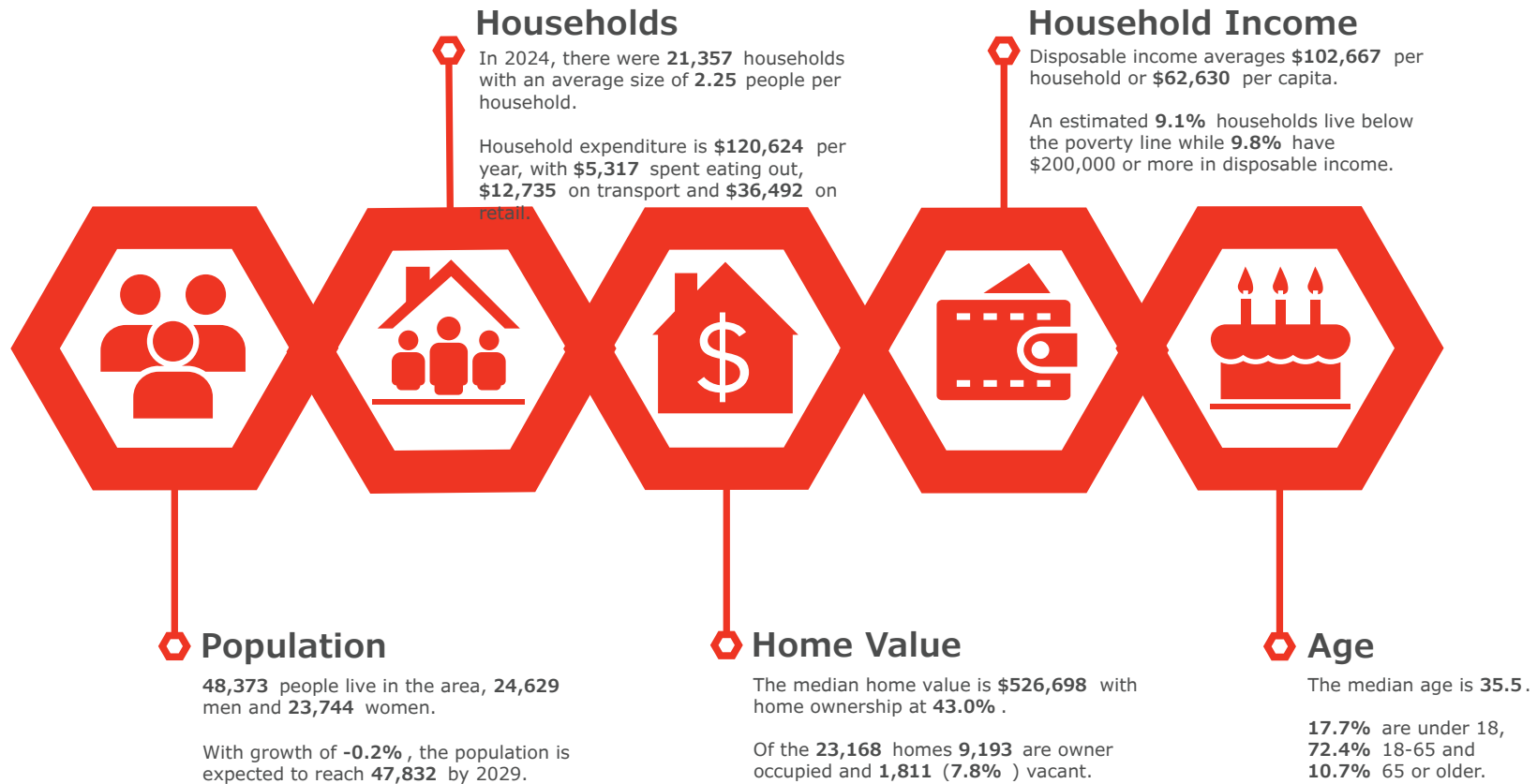
MARKET INFORMATION

LOCATION OVERVIEW

3300 N. Elston Avenue, located in the Irving Park/Avondale area of Chicago, Illinois, offers strong connectivity within one of the city's established residential and commercial corridors. Positioned along Elston Avenue, a major diagonal arterial, the property provides convenient access to regional transportation routes including the Kennedy Expressway (Interstate 90/Interstate 94), enabling efficient travel to downtown Chicago, surrounding neighborhoods, and the broader metropolitan area. The location is also well served by public transit, with nearby commuter rail access at Irving Park Station on the Union Pacific Northwest Line operated by Metra, along with multiple CTA bus routes along Irving Park Road and Elston Avenue. Surrounded by dense residential neighborhoods and neighborhood-serving retail, the area benefits from a stable customer base and workforce while maintaining close proximity to major commercial corridors and North Side destinations such as Wrigley Field. Continued investment and residential growth in nearby communities like Avondale and Irving Park further strengthen the location's appeal, making 3300 N. Elston Avenue a strategic site for businesses seeking accessibility, visibility, and long-term growth within the dynamic North Side market of Chicago.



DEMOGRAPHIC INSIGHTS





ADDITIONAL
INFORMATION

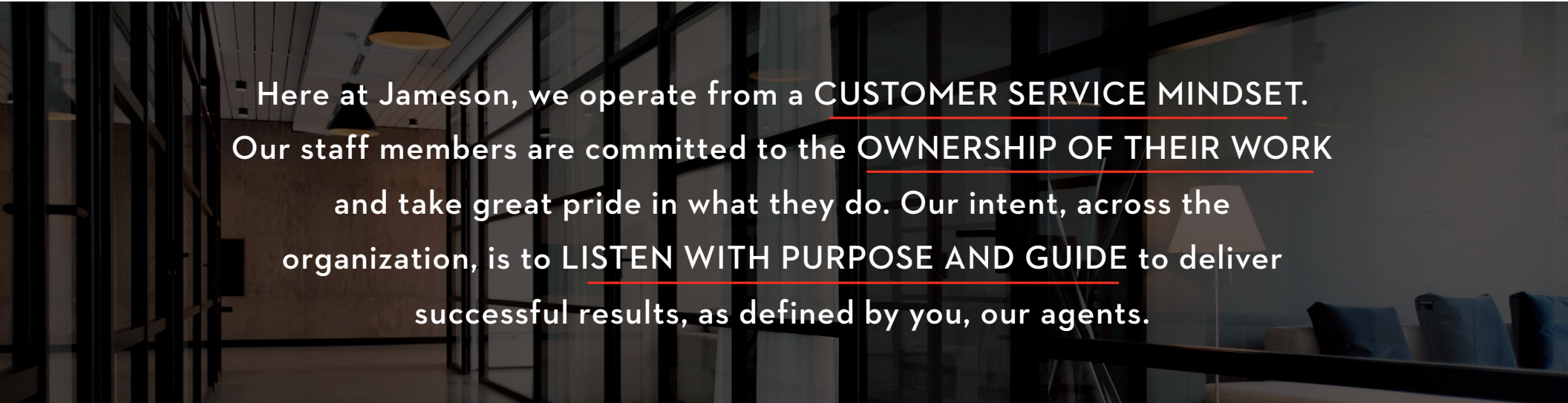
ABOUT JAMESON COMMERCIAL

With billions of dollars in transactions, Jameson Commercial has been a proven member of the Chicagoland Real Estate community since 1982. The expertise you will find at Jameson Real Estate's Commercial Division applies to all types of transactions, from purchases to sales to leasing. We have specialists in multi-family, retail, office, land, industrial, and business real estate - the right fit for your commercial real estate needs.

Our Jameson Commercial professionals offer a wealth of experience and knowledge. Because of our day-in and day-out presence in the marketplace, we have an extensive database of clients and properties. Our commercial real estate brokers are familiar with the marketplace and have marketed a wide variety of property types using an array of sales methods. This experience ensures that your goals will be optimized.

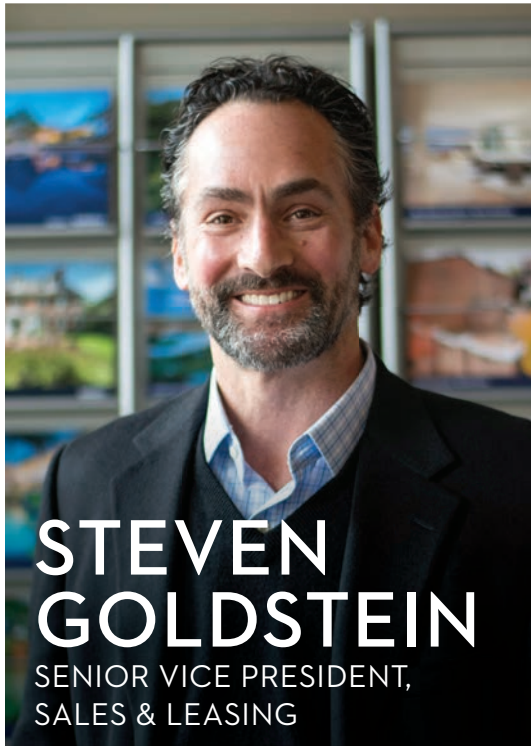
Founders Charley and Harry Huzenis have been active in the real estate industry for over 30 years. Shortly after acquiring their real estate licenses, the Huzenis brothers started Jameson Realty Group in 1982. They grew the company from a traditional storefront brokerage into one of the city's foremost representatives of developers of both new construction and renovation projects. The company has been responsible for successfully marketing over 300 residential development projects.

Now, Chris Feurer, CEO brings his years of successful experience in almost every facet of real estate: sales, leasing, management, training, commercial, and development. Jameson Real Estate has quickly grown to a nearly \$3 billion dollar company to become one of Chicago's leading realty firms.



Here at Jameson, we operate from a CUSTOMER SERVICE MINDSET.
Our staff members are committed to the OWNERSHIP OF THEIR WORK
and take great pride in what they do. Our intent, across the
organization, is to LISTEN WITH PURPOSE AND GUIDE to deliver
successful results, as defined by you, our agents.

ABOUT YOUR BROKER



STEVE@CHICAGOBROKER.COM
312.840.9002

■ ABOUT STEVEN

Steven Goldstein is a lifelong Chicago area resident that has specialized in commercial real estate brokerage and development in Chicago since 1990.

AREAS OF SPECIALIZATION:

- Tenant Representation
- Landlord Representation
- Developer Representation
- Investment Property Sales
- Subleasing Services
- Commercial Development Consulting

Visit ChicagoBroker.com for more information on Steve and his experience and services.

ABOUT YOUR BROKER



MMCKINSEY@JAMESONSIR.COM
773.799.0007

■ ABOUT MARIA

With over 3 decades of experience in both the hospitality industry and the resi-mercial brokerage space, Maria brings a wealth of experience and expertise to her consulting practice. Licensed in both Illinois and Florida, Maria's blend of industry experience, proactive opportunity-seeking, and client-focused service makes her a trusted advisor in the complex world of residential and commercial real estate.

AREAS OF SPECIALIZATION:

- Landlord and Tenant Representation
- Sale and Purchase Representation
- Market Analysis and Valuations
- Investment Properties and Opportunities
- Negotiation Services



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