

AVAILABLE FOR SALE

3650 S HOMAN AVENUE, CHICAGO | 4.4 ACRE SITE - LAST MILE



Downtown Chicago



LOCATION HIGHLIGHTS

- Located with Immediate I-55 access and visibility
- Close proximity to BNSF rail yard
- Heavy Zoning
- "Last Mile" site

PROPERTY HIGHLIGHTS

- Hard to find close in site
- Ideal for truck parking and outside storage with potential for future redevelopment
- Currently used for truck parking
- Current lease expires February 2028, no renewal rights
- User/Investor opportunity

OFFERING SUMMARY

Location: I-55 at Kedzie Ave

Land Site: 4.4 Acres

Utilities: To site

Zoning: M 3-3

RE Taxes: \$120,999.50 (2024)

Asking Sale Price: Subject To Offer

EDWARD WABICK, SIOR | Principal | 708.220.5539 | ewabick@darwinpw.com

TERRY LYNCH, SIOR | Vice President | 773.714.2142 | tlynch@darwinpw.com

MARC HALE | Associate | 773.714.2119 | mhale@darwinpw.com

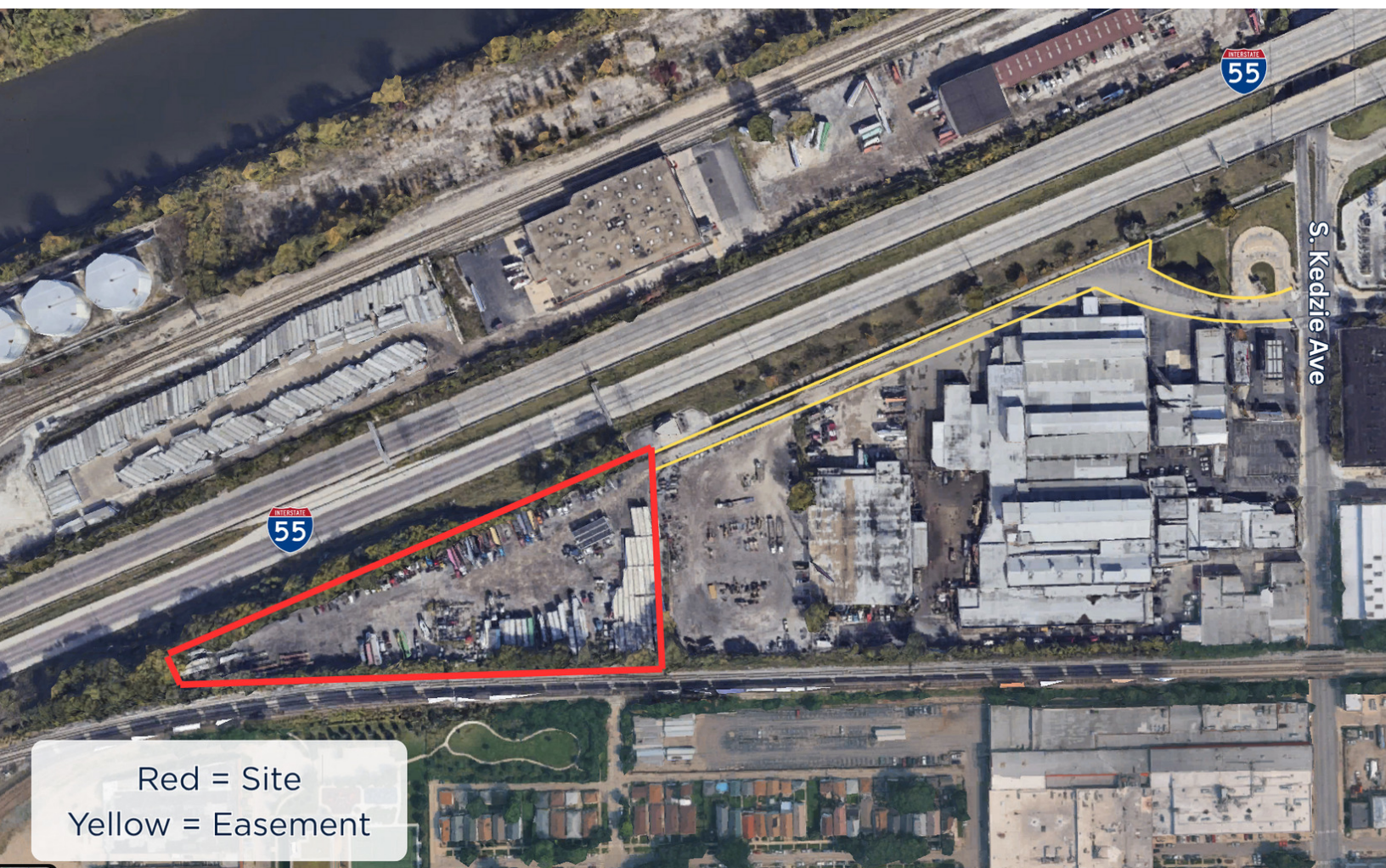


970 N Oaklawn, Suite 100 | Elmhurst, IL 60126 | Tel: 630.782.9520 | darwinpw.com

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Red = Site
Yellow = Easement

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ALTA SURVEY

PARCEL 1:
LOT 2IN BLOCK 13 IN JAMES H. REES SUBDIVISION OF THE WEST 1/2 OF SECTION 36, AND THAT PART OF THE SOUTH 1/2 OF SECTION 35 LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL, ALL IN TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE EASTERLY 310.00 FEET AS MEASURED ALONG THE SOUTHERLY LINE THEREOF, IN COOK COUNTY, ILLINOIS.

PARCEL 1B:
THE WESTERLY 40.00 FEET OF THE EASTERLY 310.00 FEET AS MEASURED ALONG THE SOUTH LINE OF SAID LOT 21 OF THE SOUTHERLY 199.00 FEET (AS MEASURED ALONG THE WEST LINE OF THE EASTERLY 310.00 FEET) OF LOT 2 IN BLOCK 13 IN JAMES H. REES SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/2 OF SECTION 36 AND THAT PART OF THE SOUTHEAST 1/2 OF SECTION 35 LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL, ALL IN TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

TOGETHER WITH

PARCEL 1C:
THE EAST 33.00 FEET OF VACATED HUMAN AVENUE AND THE EAST 33.00 FEET OF THE NORTH 20.00 FEET OF VACATED 37TH STREET LYING WEST OF THE WEST LINE OF LOT 2 IN BLOCK 13, IN JAMES H. REES SUBDIVISION AFORESAID, AS VACATED BY ORDINANCE OF THE CITY OF CHICAGO RECORDED NOVEMBER 22, 1950 AS DOCUMENT 14958218, ALSO THE NORTH 20.00 FEET OF THAT PART OF VACATED 37TH STREET LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOT 2 IN BLOCK 13 IN JAMES H. REES SUBDIVISION AFORESAID, EXCEPTING THEREFROM THE EASTERLY 270.00 FEET (AS MEASURED ALONG THE NORTHERLY LINE THEREOF), ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:
BLOCK 18 IN J. H. REES SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 35, SOUTH OF CANAL, AND THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT SO MUCH OF SAID BLOCK 18 AS IS OCCUPIED OR USED BY THE CHICAGO AND ALTON RAILROAD COMPANY, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
THAT PART OF BLOCK 19 IN J. H. REES SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 19; THENCE SOUTH 00 DEGREES 02 MINUTES 36 SECONDS WEST ALONG THE EAST LINE OF SAID BLOCK FOR A DISTANCE OF 106.53 FEET; THENCE SOUTH 85 DEGREES 05 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 144.28 FEET; THENCE NORTH 10 DEGREES 33 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 68.29 FEET TO THE NORTHERLY LINE OF SAID BLOCK 19; THENCE NORTH 88 DEGREES 16 MINUTES 50 SECONDS EAST ALONG SAID NORTHERLY LINE FOR A DISTANCE OF 166.33 FEET TO SAID POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

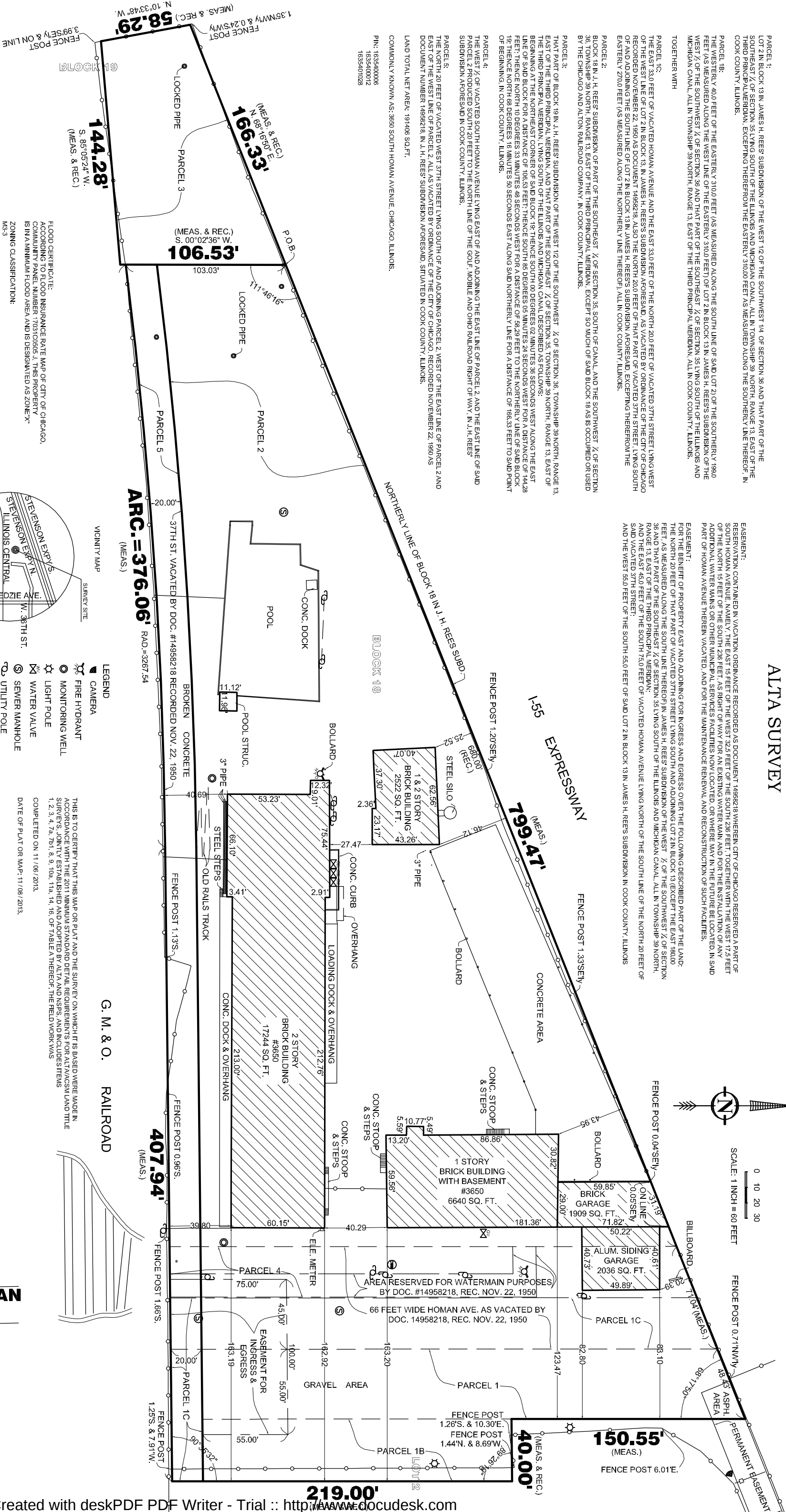
PARCEL 4:
THE WEST 1/4 OF VACATED SOUTH HUMAN AVENUE LYING EAST OF AND ADJOINING THE EAST LINE OF PARCEL 2, AND THE EAST LINE OF SAID PARCEL 2 PRODUCED SOUTH 20 FEET TO THE NORTH LINE OF THE GOLF, MOBILE AND OHIO RAILROAD RIGHT OF WAY, IN J. H. REES SUBDIVISION AFORESAID IN COOK COUNTY, ILLINOIS.

PARCEL 5:
THE NORTH 20 FEET OF VACATED WEST 37TH STREET LYING SOUTH OF AND ADJOINING PARCEL 2, WEST OF THE EAST LINE OF PARCEL 2 AND EAST OF THE WEST LINE OF PARCEL 2, ALL AS VACATED BY ORDINANCE OF THE CITY OF CHICAGO, RECORDED NOVEMBER 22, 1950 AS DOCUMENT NUMBER 14958218, IN J. H. REES SUBDIVISION AFORESAID, SITUATED IN COOK COUNTY, ILLINOIS.

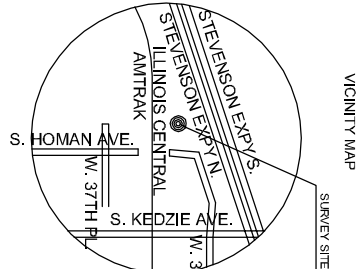
LAND TOTAL NET AREA: 191406 SQ. FT.

COMMONLY KNOWN AS: 3650 SOUTH HUMAN AVENUE, CHICAGO, ILLINOIS.

PIN: 163S400006
163S400012
163S400028



NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THE PLAT.
BOUNDARY DIMENSIONS ARE BASED ON THE PUBLIC RECORDS AND/OR DESCRIPTION PROVIDED.
BECAUSE OF EXTENSIVE AMOUNT OF TREES AND DEBRIS SOME PORTION OF THE PROPERTY WAS NOT ACCESSIBLE
FOR LEGENDS SEE OTHER SIDE OF THIS PAGE.



- LEGEND
- CAMERA
 - FIRE HYDRANT
 - MONITORING WELL
 - LIGHT POLE
 - WATER VALVE
 - SEWER MANHOLE
 - UTILITY POLE
 - GAS VALVE
 - OIL VALVE
 - LOCKED PIPE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/CSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 7b, 1, 8, 9, 10a, 11a, 14, 16, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 11/08/2013.
DATE OF PLAT OR MAP: 11/08/2013.

NAME: BEHROOZ MORADI
SIGNED:
REGISTRATION NO. 035-003349

MORADI MULTI DIMENSIONS CONSULTING ENGINEERS
2343 W. IRVING PARK RD, CHICAGO, IL 60618
TEL: (773) 478-6666, FAX: (773) 478-6667

JOB #: 324-13
DRAWN: HA
DATE: 11/08/2013
CLIENT:

SHEET: 1
CHECKED: BM
SCALE: 1"=60'-0"
DATE OF FIELD WORK: 11/06/2013

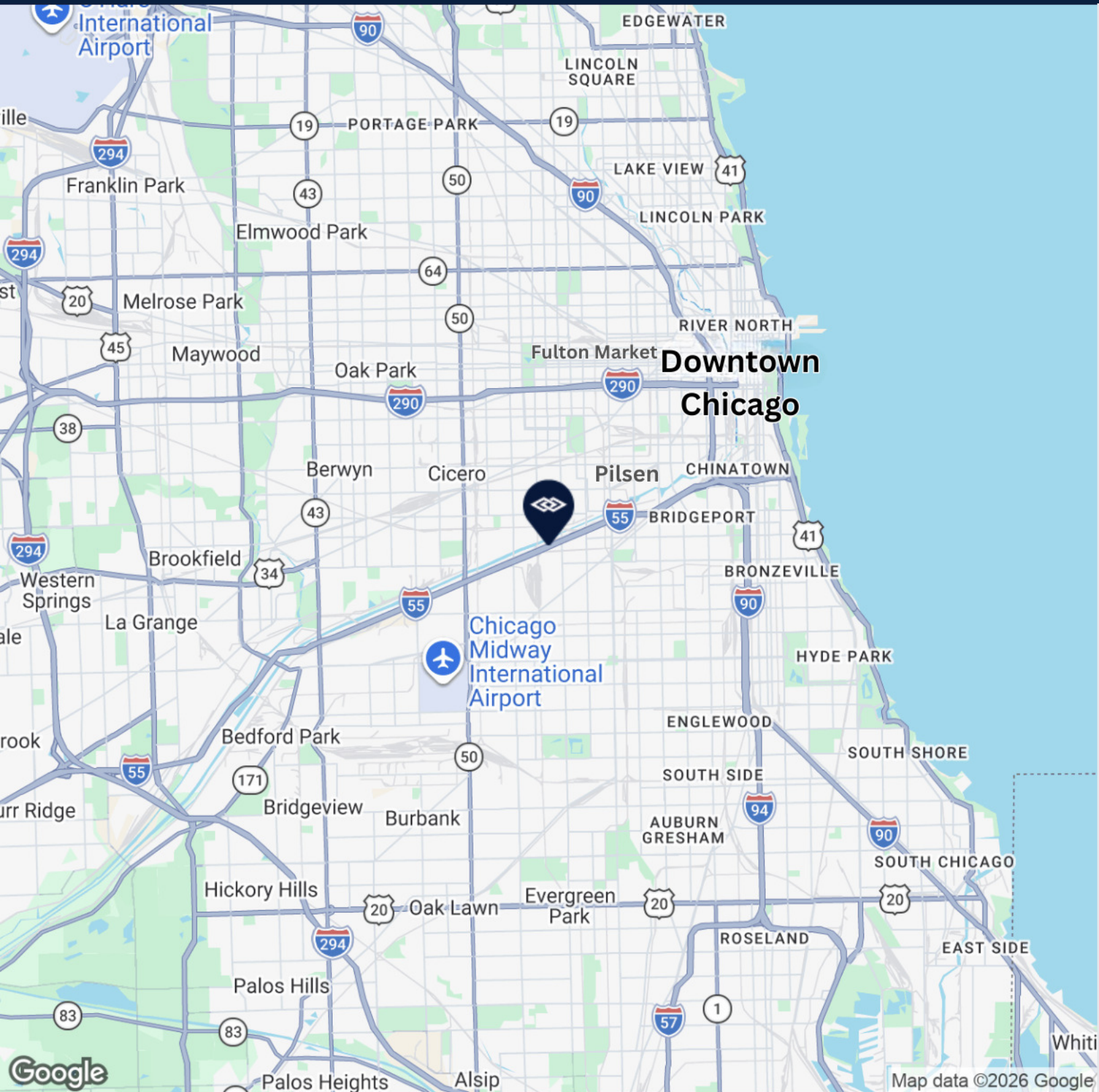
THE LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY THE CLIENT AND MUST BE COMPARED WITH DEED AND/OR TITLE POLICY, BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THERE ARE SO RECORDED IN THE MAPS, OTHERWISE FOR BUILDING RESTRICTIONS AND/OR EASEMENTS REFER TO YOUR DEED, CONTRACT, TITLE POLICY, AND/OR ZONING REGULATIONS. THIS PLAT IS VALID ONLY IF IT CONTAINS THE ORIGINAL SIGNATURE AND SEAL OF THE SURVEYOR. IF YOU HAVE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT US.

Illinois Land Surveyor Number 035-003349
BEHROOZ MORADI, PhD, P.E., S.E., P.L.S.
IL. PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2014.

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 **DARWINPW**
R E A L T Y



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 **CORFAC**
INTERNATIONAL

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