

 3501 S. Laramie Ave., Stickney, IL

- Irreplaceable large-scale, urban infill redevelopment parcel
- Exceptional, regional multi-modal transportation connectivity
- 10 miles from downtown Chicago
- Ideal zoning permits manufacturing, warehousing & logistics use
- Significant frontage along Cicero Ave. (~1,500') & Laramie Ave. (~2,000')

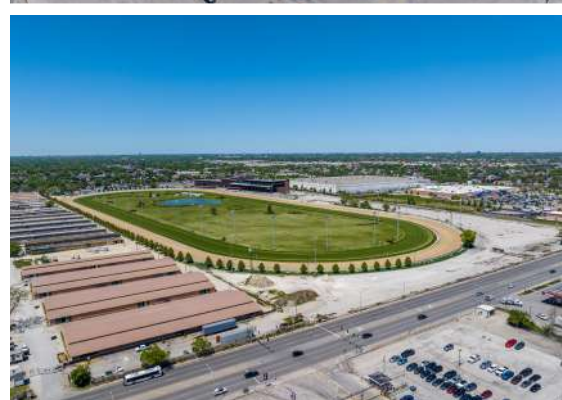
**U.S. Bankruptcy Court, Northern
District of Illinois (Eastern Division)
Petition No. 1:26-bk-03505
In re: Hawthorne Race Course, Inc.**

Hilco Global presents the sale of Hawthorne Race Course. Operating for over 135 years, the race track can be sold as a going-concern or redevelopment opportunity.

Spanning 108± contagious AC, the property represents a rare, highly-desirable industrially-zoned parcel with a variety of future uses given its prominent location and scale.

Located just south of the Industrial Corridor – Roosevelt/Cicero, this site is one of the largest remaining redevelopment parcels in the Chicagoland area. Combining hard-to-replicate contiguous land mass, immediate highway access and strategic positioning to major transportation infrastructure, this offering presents a compelling opening for modern logistics, distribution, manufacturing or mixed industrial uses in a supply-constrained urban market.

	Land Size	108.2± AC
	Building Size	1,124,421± SF Total - Grandstand/Clubhouse: 364,421± SF - Barns/Single-Family Homes/Support Structures: 760,024± SF
	Topography	Generally Level
	Zoning	I-2 (Heavy Industrial District)
	Taxes (2025)	\$1,279,564
	PIN #	16-33-314-046, 16-33-322-010, 16-33-400-001, -005 & -040



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Points of Interest	Distance
BNSF Cicero	1.5 Miles
Chicago Sanitary & Ship Canal	1.5 Miles
Midway Airport	2.8 Miles
Downtown Chicago	9.7 Miles

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LOCAL INFORMATION

Chicago stands as one of the world's premier centers for business and commerce, where unparalleled transportation infrastructure, deep labor pools, institutional capital, corporate leadership and industrial scale converge. As the anchor of the Chicago-Naperville-Elgin MSA, this region is home to approximately 9.3 million residents, a workforce of nearly 5 million, and one of the world's largest metropolitan economies, with an estimated GRDP of \$929 billion in 2025.

Chicago's central U.S. location and transportation infrastructure make it one of the nation's most important logistics hubs. The region handles more than 50% of the nation's rail and intermodal activity and is the largest intermodal container handler in the Western Hemisphere, reinforcing its role as a premier inland port. This logistical advantage is supported by Chicago's position as the second-largest industrial real estate market in the U.S., with over 1.2 billion SF of industrial inventory. For industrial users, developers and investors, Chicago delivers the rare combination of national distribution reach, skilled labor availability, institutional-quality infrastructure and long-term economic stability—making for a highly strategic opportunity in one of America's most durable and supply-chain-critical markets.



Subject to approval by U.S. Bankruptcy Court, Northern District of Illinois (Eastern Division), Petition No. 1:26-bk-03505 | In re: Hawthorne Race Course, Inc. Hilco Global in cooperation with Jeff Azuse, IL Broker, Lic. #471.011086. The information contained herein is subject to inspection and verification by all parties relying on it to formulate an offer. No liability for its inaccuracy, errors, or omissions, are assumed by the Sellers or Brokers, their representatives or Broker. ALL SQUARE FOOTAGE, ACREAGE AND DIMENSIONS HEREIN ARE APPROXIMATE. This offering is subject to prior sale and may be withdrawn, modified or canceled without notice at any time. This is not a solicitation nor offering to residents of any state where this offering may be prohibited. No representations or warranties of any kind are given by the Disclosing Party with respect to the accuracy, appropriateness or completeness of any information provided herein except to the extent otherwise provided in a written agreement to which the Disclosing Party is a party. © 2026 Hilco Global.

SALE INFORMATION

BID PROCEDURES

This sale is being conducted subject to the Bid Procedures, available for download from the Hilco Global website at www.HilcoRealEstateSales.com.

ON-SITE INSPECTIONS

By Appointment Only

BID DEADLINE & AUCTION DATE

July 10 – Bid Deadline

July 14 – Auction/Best & Final Offers

BID SUBMISSIONS

Bids should be submitted on the approved Asset Purchase Agreement (APA) available at www.HilcoRealEstateSales.com. Bids must be submitted to Steve Madura at smadura@hilcoglobal.com and Jamie Coté at jcote@hilcoglobal.com.

DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, interested parties will need to register at www.HilcoRealEstateSales.com

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