



# 1409-1447 E 67TH ST LAND PARCELS

\$3,315,000 - PURCHASE PRICE  
60,256 TOTAL SF | \$55.00 PRICE PER SF



**KW ONECHICAGO**  
KELLERWILLIAMS

# 1409-1447 E 67TH ST LAND PARCELS

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**kw ONECHICAGO**  
KELLERWILLIAMS.

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# EXECUTIVE SUMMARY



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# INVESTMENT SUMMARY

This valuation analysis is presented by the Midwest Investment Advisors team with KW Commercial and Keller Williams ONEChicago. Situated in the vibrant South Shore neighborhood, bordering the East Woodlawn area of Chicago, this land parcel offers an exceptional opportunity for investors seeking to capitalize on the momentum of development in the surrounding areas. The land parcels, located at 1409-1447 E 67th St., spans 60,256 SF and is zoned B3-3, making it ideal for a range of commercial and mixed-use developments. This parcel is great for investors aiming to take advantage of the ongoing revitalization of the South Shore and Woodlawn neighborhoods.

- **1409-1447 E 67th St | 60,256 SF, zoned B3-3. | Purchase Price - \$3,315,000**

## Neighborhood Overview: South Shore and East Woodlawn

The South Shore neighborhood has long been recognized for its proximity to Lake Michigan and its rich cultural heritage, but in recent years it has also become a focal point for redevelopment. Bordering East Woodlawn, another area experiencing substantial growth, this land parcel is strategically positioned to benefit from the investments and developments taking place on Chicago's South Side.

- **Proximity to Major Developments:** The parcel is located near key development sites, including the Obama Presidential Center in Jackson Park, which is expected to bring increased foot traffic and economic activity to the area.
- **Mixed-Use Potential:** The B3-3 zoning allows for the construction of community shopping districts with a mix of commercial, retail, and residential spaces, which is ideal for developers looking to create dynamic, multi-use environments.
- **Growing Investment Appeal:** The area has seen a surge in both private and public investment, making it an attractive location for investors looking for high-potential areas in Chicago.

## Positive Economic Indicators for South Shore:

- **Development Growth:** The South Shore and surrounding areas have seen a steady increase in property values and development activity. Projects such as the Obama Presidential Center are expected to drive further economic growth and increase demand for both residential and commercial real estate.
- **Transportation Access:** With its proximity to key public transportation routes, including the South Shore Metra line and several CTA bus routes, this parcel offers easy access to downtown Chicago and other significant business districts.
- **Residential Demand:** The area is becoming more popular with young professionals and families, driving up the demand for new housing and mixed-use developments that combine retail, dining, and living spaces.

# OPPORTUNITY ZONE

The State of Illinois is participating in the Opportunity Zone program, offered through the Tax Cuts and Job Act signed into law on December 22, 2017. This new federal program encourages private investment in low-income communities by offering tax incentives for qualified investors, and state governments are responsible for making Opportunity Zone tract selections.

According to the IRS, an Opportunity Zone is an economically-distressed community area where new investments may be eligible for preferential tax treatment. Community areas qualify as Opportunity Zones if they have been nominated by the state and certified by the U.S. Treasury. Opportunity Zones must be created within low-income communities as defined by Section 45D(e) of the Internal Revenue Code—census tracts with a poverty rate of at least 20 percent or where the median family income does not exceed 80 percent of statewide median income. A maximum of 25 percent of a state's low-income census tracts may be designated as Opportunity Zones.

## How can grant funds be used?

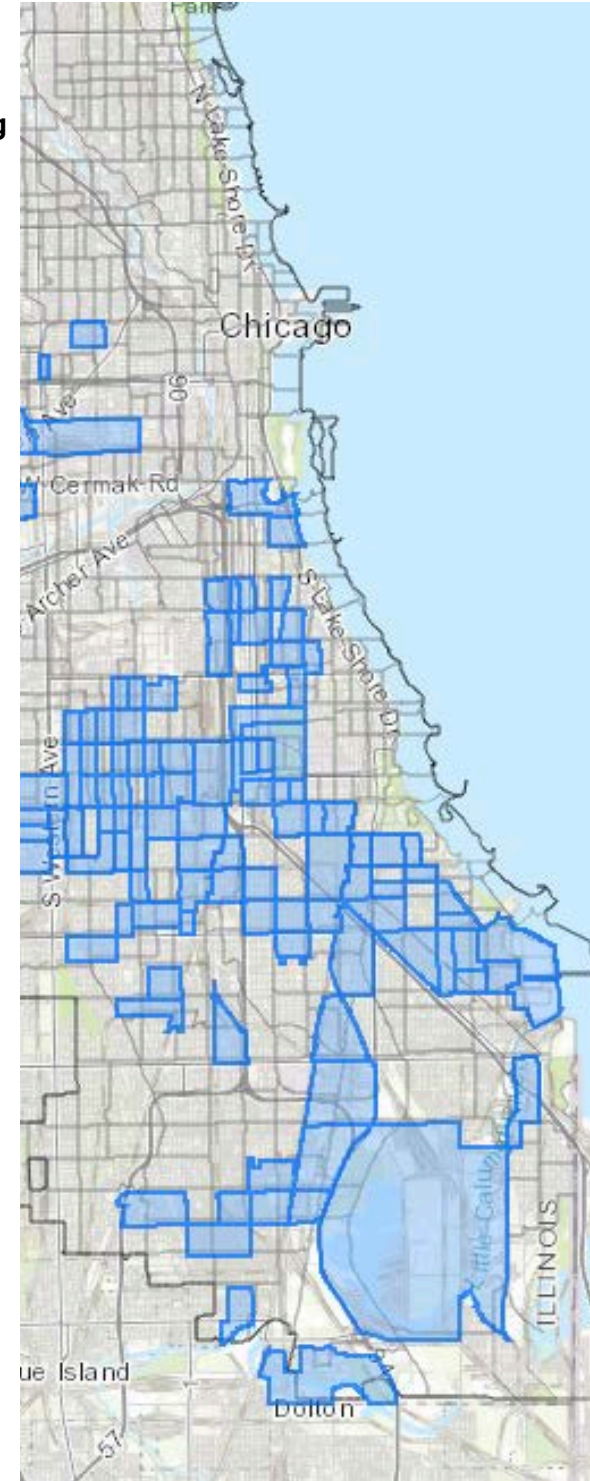
Upon receiving a conditional award letter from the Department of Planning and Development, approved applicants may begin work on their projects. Grant funds CAN be used to reimburse the following costs associated with the construction or rehabilitation of buildings:

- Land acquisition and assembly
- Building acquisition, demolition and environmental remediation
- Security measures • Roofing, façade repair and mechanical system repairs
- Architectural and engineering fees • Financing fees (related to securing a loan or other capital)
- Minor site improvements, such as fencing or planters, when a part of an eligible project
- Other soft costs associated with eligible hard costs

## Build Community Wealth Bonus

The Build Community Wealth Bonuses provide eligible projects with additional funds, to advance this goal. If eligible, projects may receive either or both Build Community Wealth Bonuses. If an awardee hires new employees who maintain their primary residence in an NOF eligible area, their project may qualify for the Local Hiring Bonus.

This bonus provides up to 25% of total eligible project costs as a reimbursement for wage expenses or training costs, if the awardee hires at least two, new full-time employees, or two Full-Time Equivalent (FTE).





# SOUTH SHORE LAND PARCELS



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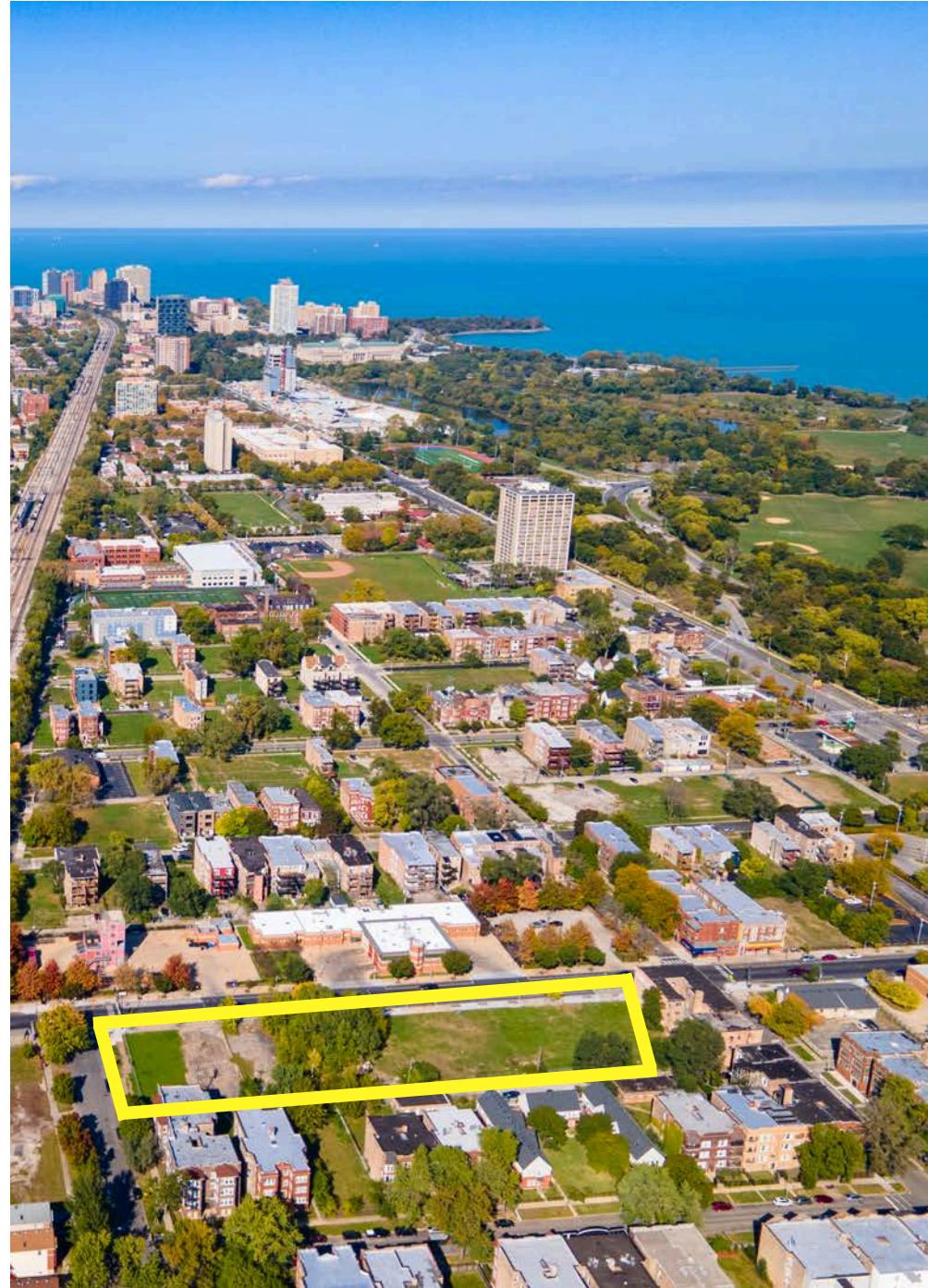
# 1409-1447 E 67TH ST LAND PARCELS

\$3,315,000 - PURCHASE PRICE  
60,256 TOTAL SF | \$55.00 PRICE PER SF

# PROPERTY SUMMARY

## Pricing Summary

Property Type & Address	<b>Land Parcels   1409-1447 E 67th St</b>
City, State & Zip Code	<b>Chicago, IL 60637</b>
Purchase Price	<b>\$3,315,000</b>
Land SF	<b>60,256 SF</b>
Land Acres	<b>1.38 AC</b>
Building PIN(s)	<b>20-23-402-020, 20-23-402-016, 20-23-402-018, 20-23-402-019, 20-23-402-004 &amp; 20-23-402-005</b>
Submarket	<b>South Shore   South Chicago</b>
Zoning	<b>B3-3</b>
Traffic Count   E 43rd St	<b>6,517 VPD (2023)</b>
Avg Household Income	<b>\$59,825 (3 Miles)</b>
Median Home Value	<b>\$221,067 (3 Miles)</b>
Consumer Spending Details	<b>\$2,315,101,739 (3 Miles)</b>



# ZONING SUMMARY

## Zoning Information **B3-3**

Floor to Area Ratio (FAR)	<b>3</b>
On-site Open Space	<b>N/A</b>
Max Building Height	<b>Varies by lot frontage, and whether building has ground-floor commercial space.</b>

### Minimum Lot Area

Dwelling Unit	<b>400 SF</b>
Efficiency Unit	<b>300 SF</b>
SRO Units	<b>200 SF</b>

### Setbacks

Front yard **None, unless property borders an R-zoned lot. Then the front setback must be at least 50% of the R lot's front setback. (See 17-3-0404.)**

Side **None, unless property borders an R-zoned lot. Then the R lot's front setback applies.**

Back yard **If property has dwelling units, minimum of 30 ft. If its rear property line borders the side property line of an R-zoned lot, the rear setback must equal the side setback of the R-zoned lot. If rear line borders the R lot's rear line, setback must be at least 16 ft.**

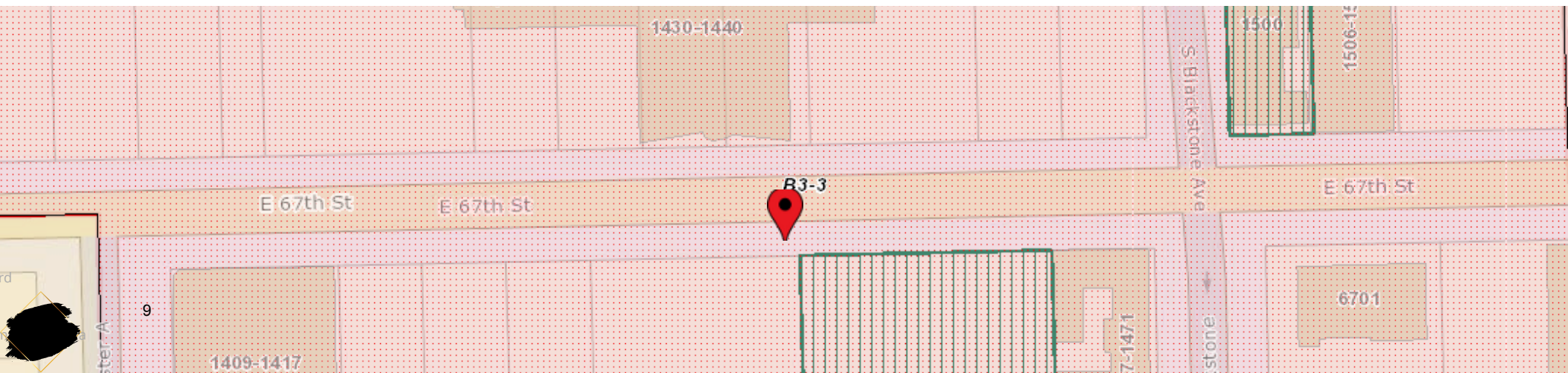
## Zoning Map

Shopping centers, large stores, and retail storefronts, often along major streets. Allows more types of businesses than B1 and B2 districts. Apartments permitted above the ground floor.

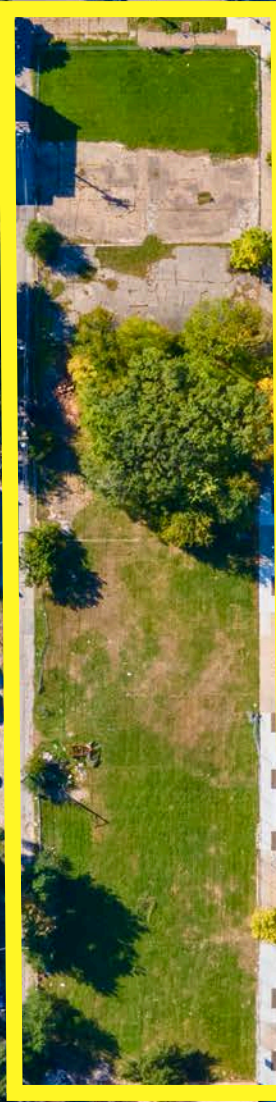
### Key Highlights for B3-3 Zoning (Chicago, IL)

- **Type:** B3 zoning districts are classified as community shopping districts, allowing for a wide range of commercial and residential uses.
- **Commercial Uses:** The B3-3 district permits larger retail stores, service businesses, offices, and entertainment establishments, making it ideal for a bustling, commercial-heavy environment.
- **Residential Uses:** In addition to commercial uses, residential units are allowed above the ground floor. The "-3" indicates a higher Floor Area Ratio (FAR) compared to other B3 zones, facilitating more intensive residential development.
- **FAR (Floor Area Ratio):** The FAR for B3-3 zoning is 3.0, which allows for more square footage to be developed on a given lot compared to B3-1 and B3-2.
- **Building Height:** There is no explicit height limit in B3-3, but height is often controlled by the FAR and building codes regarding setbacks, light, and air.
- **Parking Requirements:** Off-street parking is typically required for residential units (minimum of 1 space per dwelling unit), though it may be reduced or eliminated in some Transit-Served Locations (TSL).
- **Mixed-Use Potential:** B3-3 is ideal for mixed-use developments where retail or office space is on the ground floor, with residential units or offices on upper floors, maximizing the utility of a property.

This zoning is common in more densely developed, vibrant areas where a mix of retail and residential is encouraged to enhance community and economic activity.



# LOT DIMENSIONS



± 60,256 SF LOT







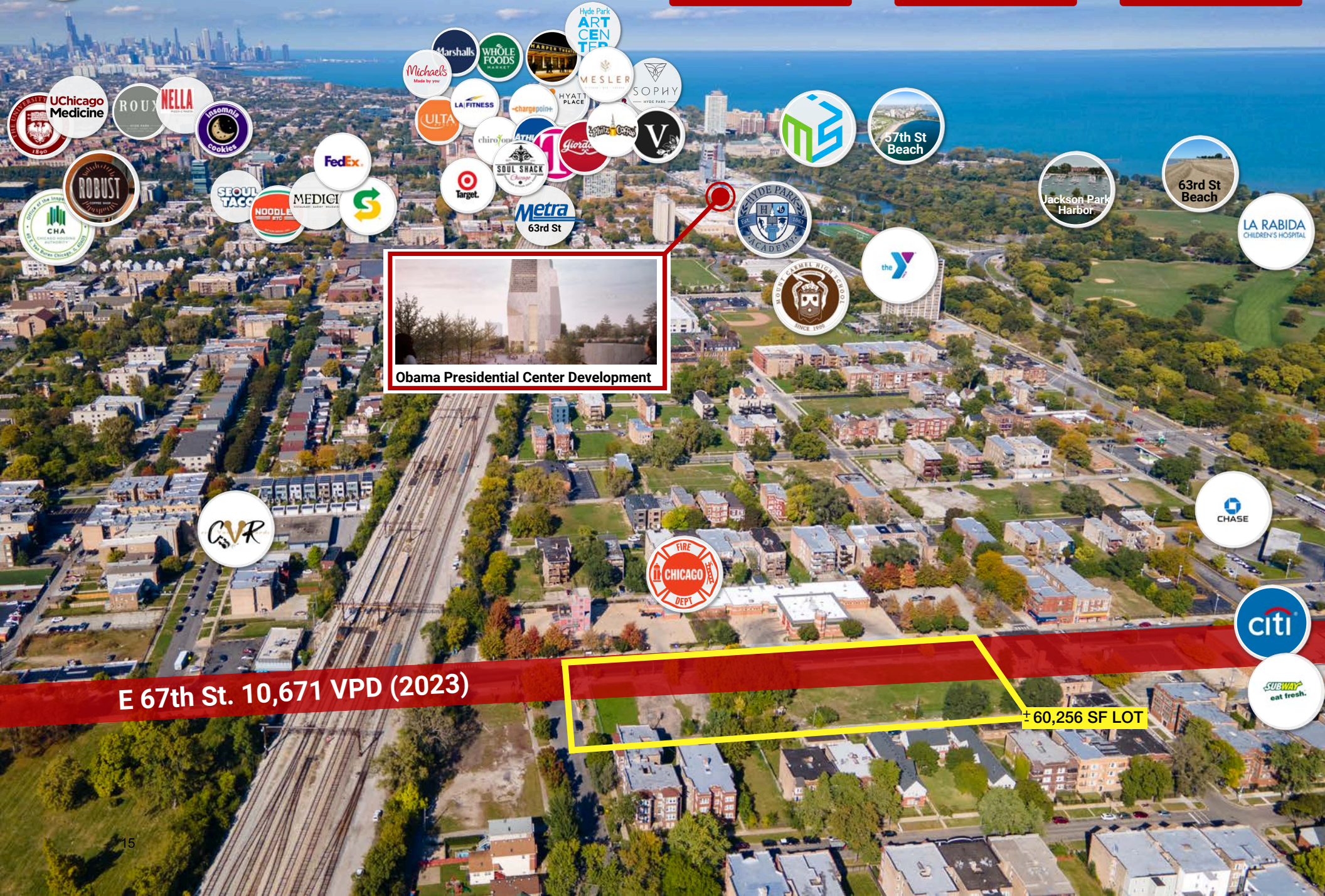




**56**  
WALK SCORE

**70**  
TRANSIT SCORE

**15 MIN**  
DRIVE TO DOWNTOWN CHICAGO



**E 67th St. 10,671 VPD (2023)**

**± 60,256 SF LOT**

# COMMERCIAL LAND SALE COMPS



**KW ONECHICAGO**  
KELLERWILLIAMS

# 1409-1447 E 67TH ST LAND PARCELS

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# COMMERCIAL LAND SALE COMPS

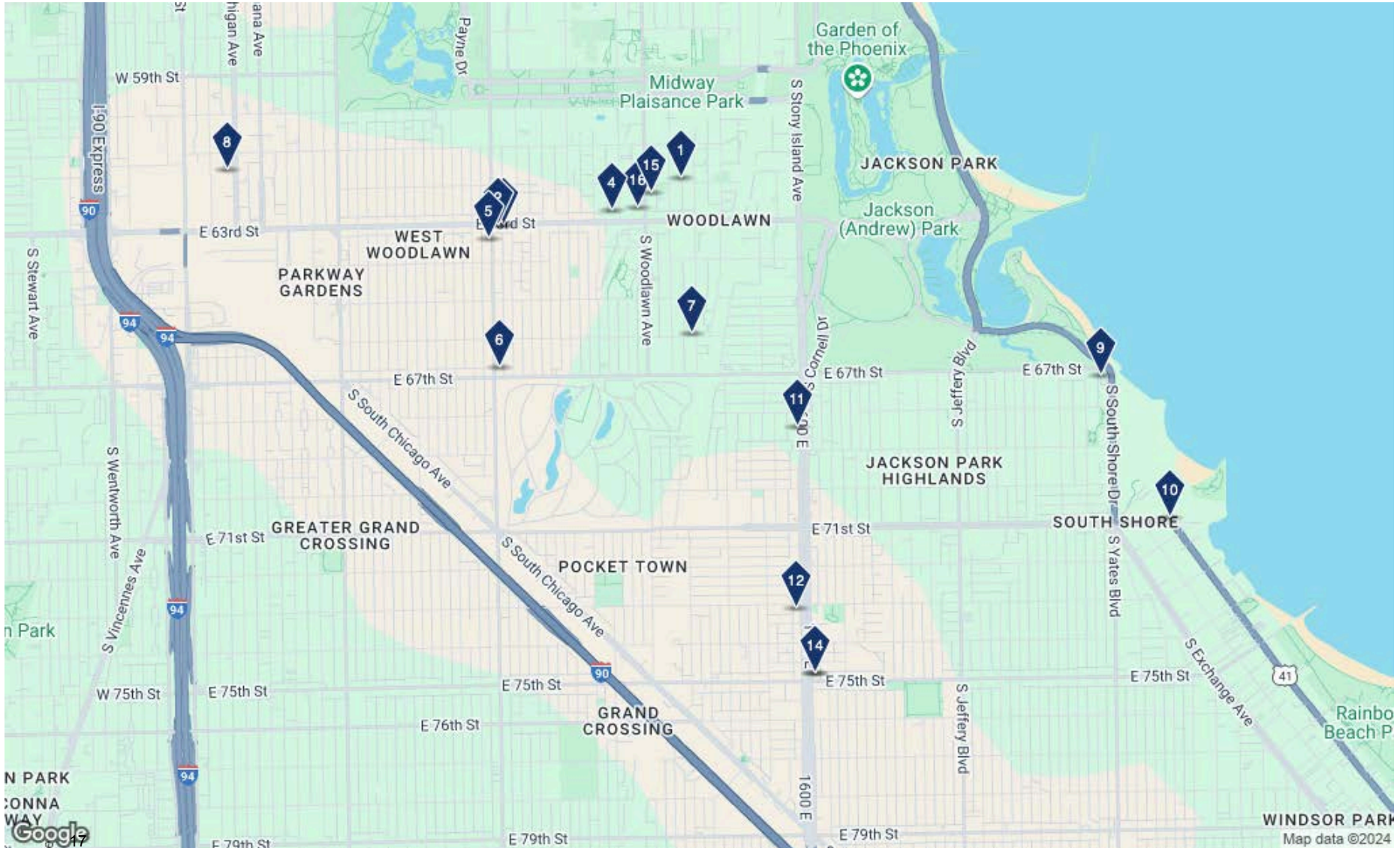
Sale Comparables

16

Avg. Price/SF

\$72

## SALE COMPARABLES LOCATIONS



# COMMERCIAL LAND SALE COMPS

## 1 1322-1326 E 62nd St - SFR Subdivision Site

SOLD

Chicago, IL 60637

Cook

Sale Date Nov 15, 2005  
 Sale Price \$1,959,000  
 Price/AC Land \$10,257,728  
 Parcels 20-14-408-029-0000  
 Comp ID 1078649  
 Comp Status Research Complete

Type 2 Star Land  
 Land Acres 0.19 AC  
 Land SF 8,319 SF  
 Zoning RM-5, Chicago  
 Price Per SF - \$235.49



## 2 801 E 63rd St

SOLD

Chicago, IL 60637

Cook

Sale Date Sep 8, 2017  
 Sale Price \$1,200,000  
 Price/SF \$174.83  
 Parcels 20-23-100-003-0000  
 Comp ID 4016224  
 Comp Status Research Complete

Type 2 Star Retail  
 GLA 6,864 SF  
 Land Acres 0.36 AC  
 Land SF 15,625 SF  
 Zoning B3-3  
 Sale Condition Exercise of Option  
 Price Per SF - \$76.80



## 3 813-815 E 63rd St

SOLD

Chicago, IL 60637

Cook

Sale Date Sep 11, 2017  
 Sale Price \$300,000  
 Price/AC Land \$2,096,919  
 Parcels 20-23-100-002-0000  
 Comp ID 4067605  
 Comp Status Research Complete

Type 2 Star Land  
 Land Acres 0.14 AC  
 Land SF 6,098 SF  
 Zoning B3-3  
 Sale Condition Exercise of Option  
 Price Per SF - \$48.14



## 4 1140 E 63rd St

SOLD

Chicago, IL 60637

Cook

Sale Date Dec 9, 2019  
 Sale Price \$367,500  
 Price/AC Land \$2,134,155  
 Parcels 20-14-317-027-0000  
 Comp ID 4975087  
 Comp Status Public Record

Type 2 Star Land  
 Land Acres 0.17 AC  
 Land SF 7,501 SF  
 Zoning PD 723  
 Sale Condition Auction Sale  
 Price Per SF - \$48.99



# COMMERCIAL LAND SALE COMPS

## 5 6326 S Cottage Grove - B53-Zoned Lot SOLD

Chicago, IL 60637

Sale Date Nov 27, 1996  
 Sale Price \$250,000  
 Price/AC Land \$3,571,663  
 Comp ID 257538  
 Comp Status Research Complete

Cook  
 Type 2 Star Land  
 Land Acres 0.07 AC  
 Land SF 3,049 SF  
 Zoning B53, Chicago  
 Price Per SF - \$81.99



## 6 6659 S Cottage Grove Ave SOLD

Chicago, IL 60637

Sale Date Jun 7, 2007  
 Sale Price \$935,000  
 Price/AC Land \$1,887,156  
 Parcels 20-23-120-038-0000  
 Comp ID 1379300  
 Comp Status Research Complete

Cook  
 Type 2 Star Land  
 Land Acres 0.50 AC  
 Land SF 21,582 SF  
 Price Per SF - \$43.32



## 7 1347-1363 E Marquette Rd SOLD

Chicago, IL 60637

Sale Date Aug 14, 2018  
 Sale Price \$1,165,000  
 Price/AC Land \$2,330,000  
 Comp ID 4497175  
 Comp Status Research Complete

Cook  
 Type 2 Star Land  
 Land Acres 0.50 AC  
 Land SF 21,780 SF  
 Sale Condition Soil Contamination Issue  
 Price Per SF - \$53.49



## 8 6140 S Michigan Ave SOLD

Chicago, IL 60637

Sale Date Sep 21, 2018  
 Sale Price \$696,000  
 Price/AC Land \$1,773,694  
 Parcels 20-15-313-039-0000  
 Comp ID 4550779  
 Comp Status Public Record

Cook  
 Type 2 Star Land  
 Land Acres 0.19 AC  
 Land SF 8,494 SF  
 Zoning R4  
 Price Per SF - \$40.72



# COMMERCIAL LAND SALE COMPS

## 9 6740-6750 S South Shore Dr - SFR Subdivision Site

SOLD

Chicago, IL 60649

Sale Date Sep 20, 2006  
 Sale Price \$3,450,000  
 Price/AC Land \$5,582,956  
 Parcels 20-24-406-016-0000  
 Comp ID 1182009  
 Comp Status Research Complete

Cook  
 Type 1 Star Land  
 Land Acres 0.62 AC  
 Land SF 26,918 SF  
 Zoning RM-6, Chicago  
 Price Per SF - \$128.17



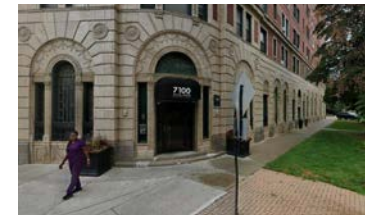
## 10 7100 S South Shore Dr - Lakeshore Point Condominiums

SOLD

Chicago, IL 60649

Sale Date May 10, 1999  
 Sale Price \$2,000,000  
 Price/AC Land \$2,847,059  
 Comp ID 433809  
 Comp Status Research Complete

Cook  
 Type 1 Star Land  
 Land Acres 0.70 AC  
 Land SF 30,600 SF  
 Zoning R-6, Chicago  
 Price Per SF - \$65.36



## 11 6828 S Stony Island Ave

SOLD

Chicago, IL 60649

Sale Date Jun 19, 2008  
 Sale Price \$280,000  
 Price/SF \$71.79  
 Parcels 20-23-408-018-0000  
 Comp ID 1567216  
 Comp Status Research Complete

Cook  
 Type 2 Star Retail Storefront Retail/Residential  
 Year Built 1918  
 GLA 3,900 SF  
 Land Acres 0.12 AC  
 Land SF 5,275 SF  
 Zoning B3-3

Price Per SF - \$53.08



## 12 7300 S Stony Island Ave - Former Shell Station

SOLD

Chicago, IL 60649

Sale Date Dec 21, 2004  
 Sale Price \$920,000  
 Price/AC Land \$1,748,405  
 Parcels 20-26-222-030-0000  
 Comp ID 992868  
 Comp Status Research Complete

Cook  
 Type 1 Star Land  
 Land Acres 0.53 AC  
 Land SF 22,921 SF  
 Zoning C2-2, Chicago  
 Price Per SF - \$40.14



# COMMERCIAL LAND SALE COMPS

13	7459 S Stony Island Ave	SOLD
<p>Chicago, IL 60649</p> <p>Sale Date Oct 21, 2024</p> <p>Sale Price \$708,387</p> <p>Price/AC Land \$2,230,382</p> <p>Actual Cap Rate 7.75%</p> <p>Parcels 20-25-132-005-0000, 20-25-132-035-0000</p> <p>Comp ID 6915998</p> <p>Comp Status Public Record</p>	<p>Cook</p> <p>Type 2 Star Land</p> <p>Land Acres 0.32 AC</p> <p>Land SF 13,835 SF</p> <p>Price Per SF - \$51.20</p>	
14	7459 S Stony Island Ave	SOLD
<p>Chicago, IL 60649</p> <p>Sale Date Oct 9, 2024</p> <p>Sale Price \$708,500</p> <p>Price/AC Land \$2,230,738</p> <p>Parcels 20-25-132-005-0000, 20-25-132-035-0000</p> <p>Comp ID 6891139</p> <p>Comp Status Public Record</p>	<p>Cook</p> <p>Type 2 Star Land</p> <p>Land Acres 0.32 AC</p> <p>Land SF 13,835 SF</p> <p>Price Per SF - \$51.21</p>	
15	6223 S Woodlawn Ave	SOLD
<p>Chicago, IL 60637</p> <p>Sale Date Jan 24, 2019</p> <p>Sale Price \$635,000</p> <p>Price/AC Land \$7,056,276</p> <p>Parcels 20-14-412-006-0000</p> <p>Comp ID 4693125</p> <p>Comp Status Public Record</p>	<p>Cook</p> <p>Type 2 Star Land</p> <p>Land Acres 0.09 AC</p> <p>Land SF 3,920 SF</p> <p>Price Per SF - \$161.99</p>	
16	6232 S Woodlawn Ave	SOLD
<p>Chicago, IL 60637</p> <p>Sale Date Dec 9, 2019</p> <p>Sale Price \$1,653,750</p> <p>Price/AC Land \$1,873,923</p> <p>Parcels 20-14-318-032-0000</p> <p>Comp ID 4975086</p> <p>Comp Status Research Complete</p>	<p>Cook</p> <p>Type 2 Star Land</p> <p>Land Acres 0.88 AC</p> <p>Land SF 38,442 SF</p> <p>Zoning PD 723</p> <p>Sale Condition Auction Sale</p> <p>Price Per SF - \$43.02</p>	

# TRADE & MARKET AREA REPORT



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# TRADE AREA- SOUTH SHORE

About this segment

## City Strivers

This is the

**#1**

dominant segment for this area

In this area

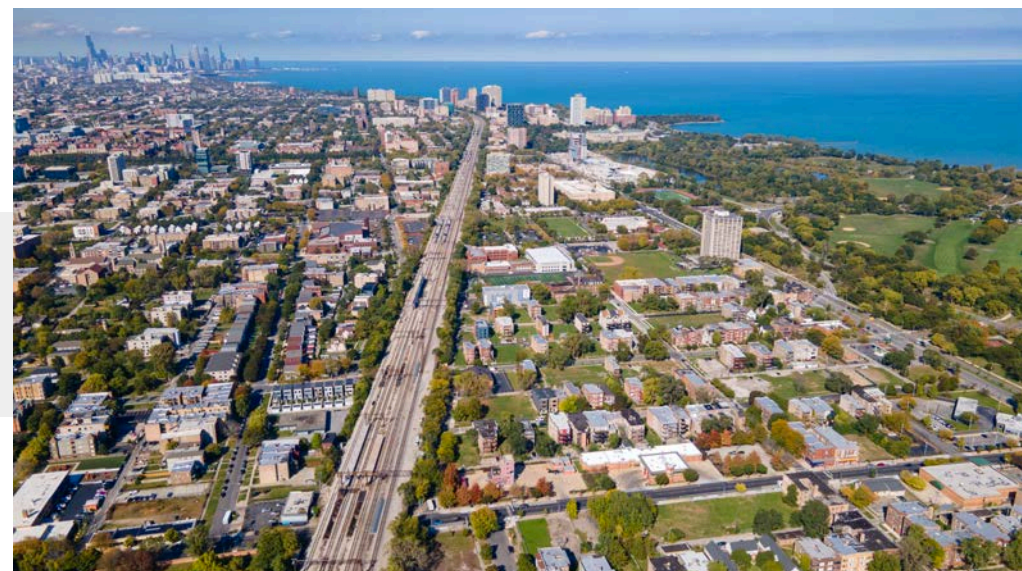
**26.8%**

of households fall into this segment

In the United States

**0.8%**

of households fall into this segment



An overview of who makes up this segment across the United States

### Who We Are

These high-density city neighborhoods are characterized by a relatively young foreign-born population who have embraced the American lifestyle, yet retained their cultural integrity. To support their lifestyle, City Strivers residents commute long distances to find work in the service, healthcare, or retail industry. Their hard-earned wages and salary income goes toward relatively high rents in older multiunit buildings. Single parents rely on this close-knit community to provide invaluable support while they work. City Strivers consumers are bold in their purchasing decisions; they seek out deals on branded clothing, sometimes indulge in restaurants and personal services, and splurge on their cable TV package.

### Our Neighborhood

- Densely populated neighborhoods located primarily in New York, Boston, Washington, or Chicago. Primarily renters living in older, multiunit structures built before 1950; smaller buildings with 2–4 units the most popular in this market; relatively high rental rates at more than \$1,100 monthly. A blend of family households, married couples and single parents with younger or adult children, as well as single-person households; average household size 2.78. Work outside their county of residence, with almost one-fourth commuting 60 or more minutes to work; average travel time to work of 38 minutes the highest of any Tapestry market; use of public transportation common.

### Socioeconomic Traits

- City Strivers residents rely on wage and salary income. Half have some college education. Labor force participation is slightly below the national average. Residents work in health care, transportation, social services, and protective services. Current trends are a strong influence on shopping habits. Often make impulse purchases and try new brands and technologies, but do look for the approval of friends. These sociable consumers exhibit boldness in their decisions and aren't afraid to share their opinion.

### Market Profile

- City Strivers residents shop at discount retailers and warehouse clubs for the basics, but occasionally treat themselves to a meal at Applebee's, or Fridays. These image-conscious consumers indulge in pedicures and manicures, purchase tooth whiteners, and exercise to stay in shape. They prefer to shop around for clearance deals on branded apparel at Marshalls or Old Navy, sometimes shopping at Abercrombie & Fitch. Once in a while, they do watch a movie at the theater, but prefer to catch movies on premium TV channels such as HBO, Starz, and Showtime. They enjoy MTV, CNN, and Discovery Channel also. Listening to R&B, hip hop, gospel, and reggae music on the radio complements their in-home entertainment. Bundled with their cable service, most residents have high-speed Internet access on their older desktops. More than a third of households maintain a savings account. They are just as comfortable banking online as in person.

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2023. Update Frequency: Annually.

# TRADE AREA- SOUTH SHORE

About this segment

## City Commons

This is the

**#2**

dominant segment for this area

In this area

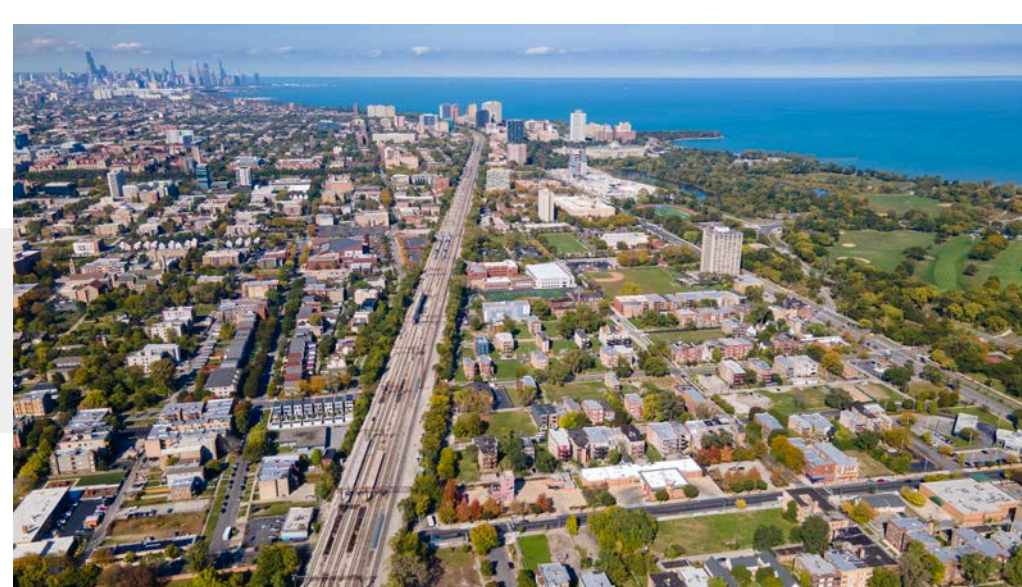
**20.0%**

of households fall into this segment

In the United States

**0.9%**

of households fall into this segment



An overview of who makes up this segment across the United States

### Who We Are

This segment is one of Tapestry's youngest markets. It is primarily composed of single-parent and single-person households living within large metro cities located primarily in the eastern half of the US. While more than a third have a college degree or spent some time in college, nearly a quarter have not finished high school. These residents strive for the best for themselves and their children. Most occupations are within office and administrative Support.

### Our Neighborhood

- Single parents, primarily female, and singles head these young households. Average household size is slightly higher than the US at 2.67. City Commons are found in large metropolitan cities, where most residents rent apartments in midrise buildings. Neighborhoods are older, built before 1960. Typical of the city, many households own either one vehicle or none, and use public transportation or taxis

### Socioeconomic Traits

- Although some have college degrees, nearly a quarter have not graduated from high school. Labor force participation is low at 53%. Most households receive income from wages or salaries, with nearly one in four that receive contributions from Social Security and public assistance. Consumers endeavor to keep up with the latest fashion trends. Many families prefer the convenience of fast-food restaurants to cooking at home.

### Market Profile

- Baby and children's products, like food and clothing, are the primary purchases. Shop primarily at warehouse clubs like Sam's Club, WalMart Super Centers, and discount department stores such as Old Navy and Burlington. While most residents obtain privately issued medical insurance plans, some are covered by Federal programs like Medicaid. Subscribe to cable TV; children-oriented programs are popular, as are game shows and movie channels. Magazines are extremely popular sources of news and the latest trends, including baby, bridal, and parenthood types of magazines. Enjoy listening to urban radio.

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# TRADE AREA- SOUTH SHORE

About this segment

## Family Foundations

This is the

**#3**

dominant segment for this area

In this area

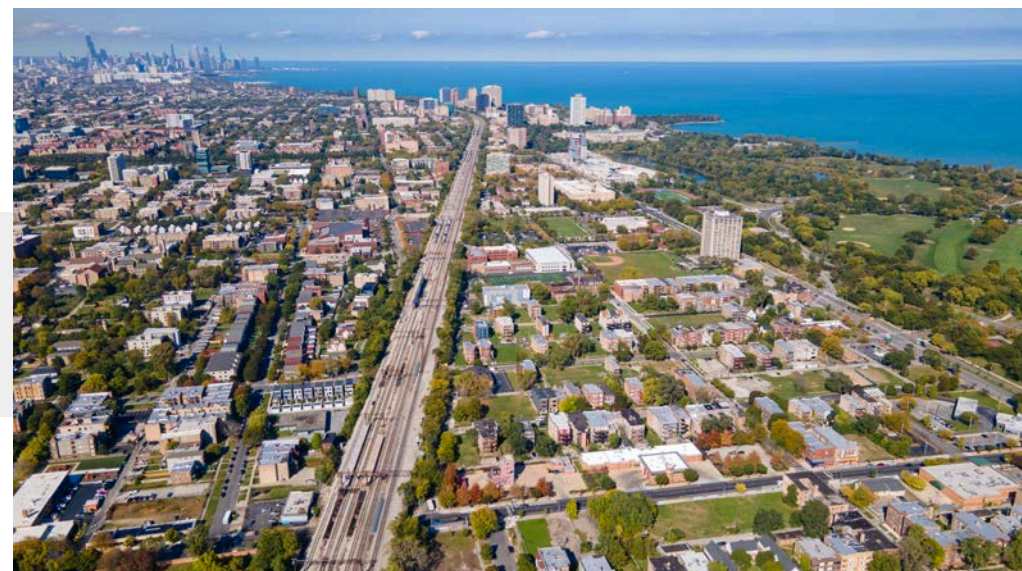
**19.6%**

of households fall into this segment

In the United States

**1.0%**

of households fall into this segment



An overview of who makes up this segment across the United States

### Who We Are

Family and faith are the cornerstones of life in these communities. Older children, still living at home, working toward financial independence, are common within these households. Neighborhoods are stable: little household growth has occurred for more than a decade. Many residents work in the health-care industry or public administration across all levels of government. Style is important to these consumers, who spend on clothing for themselves and their children as well as on smartphones.

### Our Neighborhood

- Family Foundations residents are a mix of married couples, single parents, grandparents, and children, young and adult. Average household size is slightly higher at 2.71. Neighborhoods are found in principal cities of major metropolitan areas throughout the South and West. More than two-thirds are homeowners living in single family houses built before 1970. Nearly three-fourths of all households have one or two vehicles at their disposal; average commute time is slightly higher.

### Socioeconomic Traits

- More than half have either attended college or obtained a degree; one-third have only finished high school. Labor force participation rate is slightly lower at 58% as workers begin to retire. Over one-third of households currently receive Social Security benefits; just under a quarter draw income from retirement accounts. A strong focus is on religion and character. Style and appearance are important.

### Market Profile

- Baby and children's products are the primary purchases made by Family Foundations residents. Shop at discount stores, such as Marshalls, Kmart, dollar stores, and take advantage of savings at Sam's Club. Many have no financial investments or retirement savings. Magazines, particularly focusing on health and children, are popular. Enjoy listening to urban format radio. Favorite entertainment sources include television: subscribe to premium cable channels and own 3-4 TVs. Connected, using the Internet primarily for entertainment, chat rooms, and online gaming.

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# TRADE AREA- SOUTH SHORE

About this segment

## Modest Income Homes

This is the

**#4**

dominant segment for this area

In this area

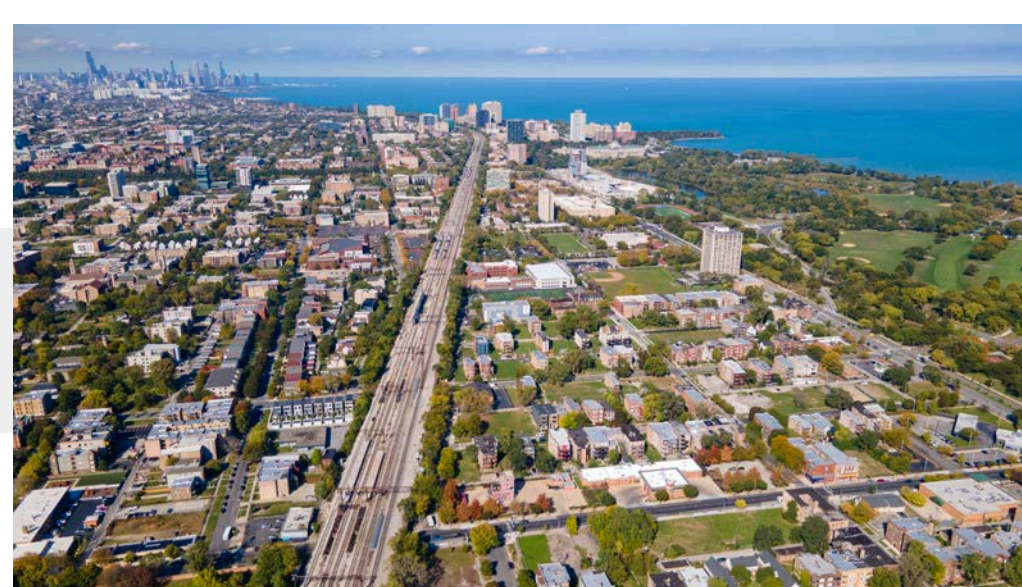
**14.0%**

of households fall into this segment

In the United States

**1.2%**

of households fall into this segment



An overview of who makes up this segment across the United States

### Who We Are

Families in this urban segment may be nontraditional; however, their religious faith and family values guide their modest lifestyles. Many residents are primary caregivers to their elderly family members. Jobs are not always easy to come by, but wages and salary income are the main sources of income for most households. Reliance on Social Security and public assistance income is necessary to support single-parent and multigenerational families. Rents are relatively low (Index 70), public transportation is available, and Medicaid assists families in need.

### Our Neighborhood

- Households are single person or single parent (usually female householders). Multigenerational families are also present. Homes are predominantly single family; values reflect the age of the housing, built more than 60 years ago. Over half of the homes are renter occupied; average rent is lower than the US average. Most households have one car (or no vehicle); nearly a third rely on carpooling, walking, biking or public transportation.

### Socioeconomic Traits

- Almost a quarter of adults aged 25 or more have no high school diploma. Labor force participation is 50%. Income is less than half of the US median income. Consumers in this market consider traditional gender roles and religious faith very important. This market lives for today, choosing to save only for a specific purpose. Consumers favor TV as their media of choice and will purchase a product with a celebrity endorsement.

### Market Profile

- Consumers shop at warehouse clubs and low-cost retailers. Unlikely to own a credit card, pay bills in person. This market supports multigenerational families; are often primary caregivers for elderly family members. Listen to gospel and R&B music. Enjoy playing and watching basketball.

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2023. Update Frequency: Annually.

# TRADE AREA- SOUTH SHORE

About this segment

## Social Security Set

This is the

**#5**

dominant segment for this area

In this area

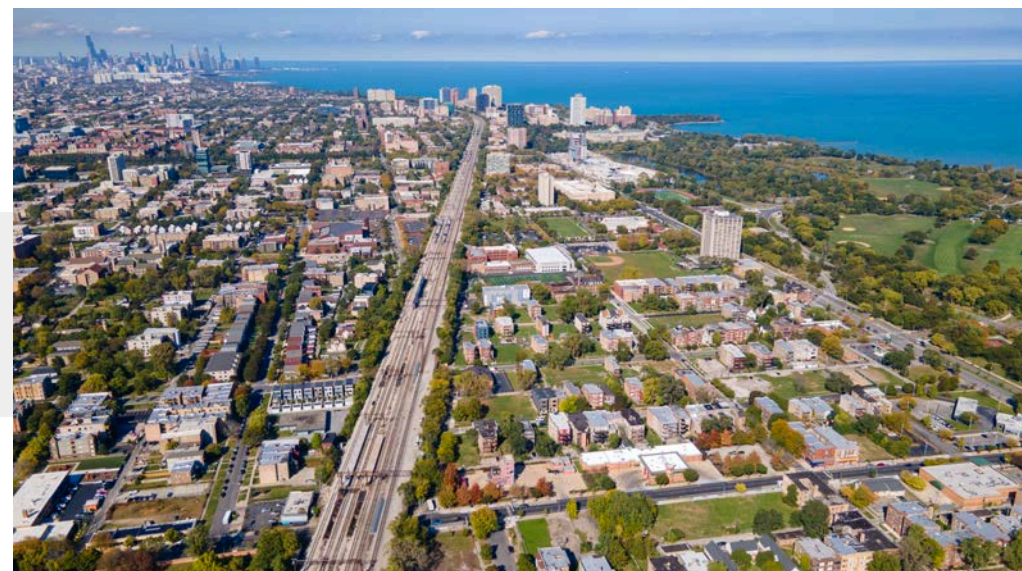
**11.7%**

of households fall into this segment

In the United States

**0.8%**

of households fall into this segment



An overview of who makes up this segment across the United States

### Who We Are

Social Security Set is an older market located in metropolitan cities across the country. One-fourth of householders here are aged 65 or older and dependent on low, fixed incomes, primarily Social Security. In the aftermath of the Great Recession, early retirement is now a dream for many approaching the retirement age; wages and salary income in this market are still earned. Residents live alone in low-rent, high-rise buildings, located in or close to business districts that attract heavy daytime traffic. But they enjoy the hustle and bustle of life in the heart of the city, with the added benefit of access to hospitals, community centers, and public transportation.

### Our Neighborhood

- Most residents live alone in this older market; 13% of householders are aged 75 and older; another 13% are 65 to 74 years old. Multiunit rental properties with affordable rents are predominant; primarily built prior to 1979. Located in higher-density, high-traffic areas of metropolitan cities with good access to public transportation, vehicle ownership is low.

### Socioeconomic Traits

- These aging consumers rely mostly on Social Security income but also depend on Supplemental Security Income and public assistance. Wages and salary income are still earned by almost half of all households. With fixed incomes, consumers remain price sensitive. A trusted source of information, TV is an important part of their lives. An aging population that is often limited by medical conditions, they are willing to try advanced medication but rely on their physicians for recommendations. Rather than eat out, Social Security Set residents prefer to have their meals at home, whether they order takeout or warm up a frozen dinner. To save money, many frequently cook their own meals.

### Market Profile

- With limited resources, spending on entertainment is restricted. Residents have basic cable television. Daytime news, documentaries, and sport shows are popular. Activities outside the house are also limited, but bingo at the local community center is a favorite. When the TV is off, the radio is on; residents aren't picky about the radio station, but do enjoy the companionship. Risk-averse consumers in Social Security Set prefer to pay their bills in person, usually with cash. Some residents don't have a checking account, although one in three maintain a savings account for their small savings. They steer away from cell phones, computers, and digital cameras. Many residents are dependent on Medicare and Medicaid for health care expenses. They don't eat out often, but KFC and McDonald's are their restaurants of choice.

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2023. Update Frequency: Annually.



# TRADE AREA- SOUTH SHORE

## Map near Chicago, IL 60637: Economic Comparison

### Average Household Income

This chart shows the average household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023  
■ 2028 (Projected)



### Median Household Income

This chart shows the median household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023  
■ 2028 (Projected)



### Per Capita Income

This chart shows per capita income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023  
■ 2028 (Projected)



### Average Disposable Income

This chart shows the average disposable income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



# TRADE AREA- SOUTH SHORE

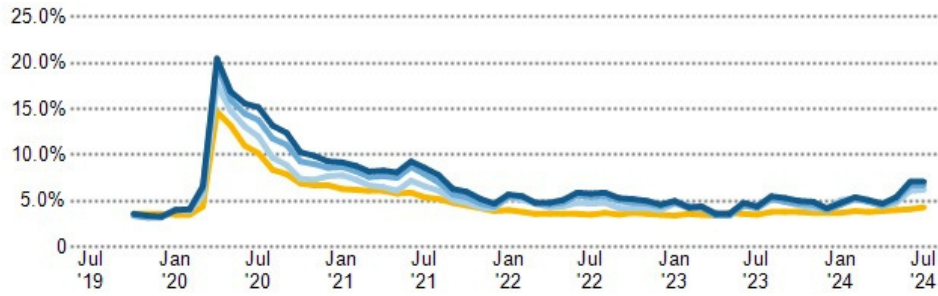
## Unemployment Rate

This chart shows the unemployment trend in an area, compared with other geographies.

Data Source: Bureau of Labor Statistics via PolicyMap

Update Frequency: Monthly

- Chicago
- Cook County
- Illinois
- USA

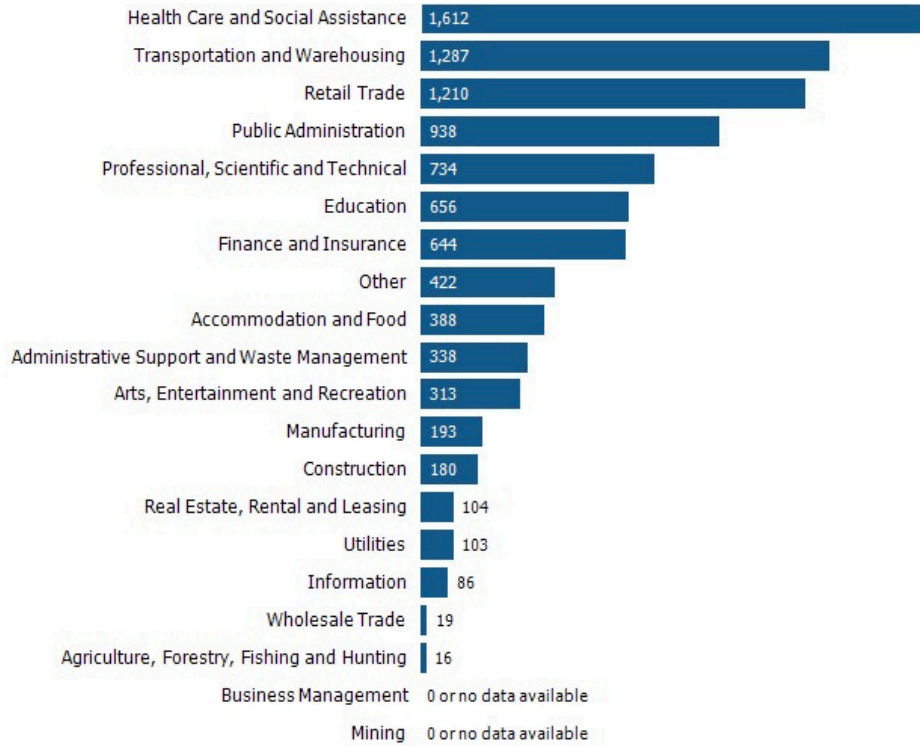


## Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

Data Source: Bureau of Labor Statistics via Esri, 2023

Update Frequency: Annually



# CHICAGO MARKET DRIVERS



**MAJOR WORLD  
FINANCIAL CENTER  
AND HOME TO THE  
2ND LARGEST  
CENTRAL BUSINESS  
DISTRICT IN THE U.S.**



**GATEWAY REAL ESTATE  
MARKETS A PART OF AN ELITE  
GROUP OF POWERHOUSE U.S.  
CITIES WITH HIGH LIQUIDITY,  
LARGE ECONOMIES AND  
INTERNATIONAL BRAND  
RECOGNITION**



**20 MILLION  
VISITORS IN 2021.  
TOTAL 2019  
SPENDING BY  
VISITORS WAS \$16.5  
BILLION IN TOURISM  
REVENUE IN 2019.**



**HOME TO  
WORLD REKNOWN  
HEALTHCARE  
AND HIGHER  
EDUCATION  
INSTITUTIONS**

# CHICAGO ATTRACTIONS



## ABUNDANT ART AND CULTURAL LANDMARKS

---

ART INSTITUTE OF CHICAGO  
ADLER PLANETARIUM MUSEUM  
SHEDD AQUARIUM MUSEUM  
FIELD MUSEUM  
MUSEUM OF SCIENCE OF  
INDUSTRY  
JANE ADDAMS HULL-HOUSE  
MUSEUM  
CHICAGO RIVER WALK



## SUPERIOR TRANSPORTATION INFRASTRUCTURE

---

CHICAGO TRANSIT  
AUTHORITY (CTA)  
METRA  
AMTRAK  
PACE  
WATER TAXI



## WORLD FAMOUS ATTRACTIONS

---

MILLENNIUM PARK  
NAVY PIER  
THE WILLIS TOWER  
WRIGLEY FIELD  
GARFIELD PARK  
CONSERVATORY  
LINCOLN PARK ZOO  
CLOUD GATE



## INTERNATIONAL SHOPPING AND TRAVEL DESTINATION

---

WATER TOWER PLACE  
THE MAGNIFICENT MILE  
BLOCK 37  
900 NORTH MICHIGAN  
THE SHOPS AT NORTH BRIDGE

# DOWNTOWN SELECT PREMIER RETAILERS

ONE OF THE MOST EXPENSIVE RETAIL DESTINATIONS IN THE WORLD.

*Saks Fifth Avenue*

TIFFANY & CO.

  
VICTORIA'S  
SECRET

TORY  BURCH

*Neiman Marcus*

DE BEERS  
JEWELLERS



GUCCI

BVLGARI

LOUIS VUITTON



BURBERRY  
LONDON ENGLAND

JIMMY CHOO

PRADA  
MILANO  
DAL 1913

GOYARD  
MALLETIER DEPUIS 1853  
PARIS

NOBU HOTEL  
CHICAGO

# MARKET DEVELOPMENTS



**KW ONECHICAGO**  
KELLERWILLIAMS

# 1409-1447 E 67TH ST LAND PARCELS

\$3,315,000 - PURCHASE PRICE  
60,256 TOTAL SF | \$55.00 PRICE PER SF

# MARKET DEVELOPMENTS

## Obama Presidential Center



### DETAILS

<b>Location</b>	Jackson Park, just north of South Shore.
<b>Size</b>	\$830 million
<b>Timeline</b>	Groundbreaking occurred in 2021, with completion expected in 2025.
<b>Features</b>	A museum, public library, athletic center, and extensive green spaces. The center will also include spaces for public gatherings and educational programs, with a focus on community engagement.
<b>Economic Impact</b>	Expected to attract millions of visitors annually, boosting tourism and local economies, with significant community programs in education and civic engagement.

# MARKET DEVELOPMENTS

## Thrive Exchange



### DETAILS

**Location** 79th Street and Exchange Avenue

**Size** \$100M Multi-phase mixed-use development

**Timeline** The project was awarded in 2021 under the Invest South/West initiative. Construction began following approval by the Chicago Plan Commission in November 2023. The development is ongoing with no specific completion date provided.

**Features** Includes 76 luxury workforce housing units, 24 for-sale condominiums, a 20,000-square-foot healthcare center serving over 15,000 patients annually, and 10,000 square feet of retail space. The project is part of the city's Invest South/West initiative, aimed at revitalizing the neighborhood by providing affordable housing, healthcare, and retail.

**Jobs** 300+ construction jobs, 150 permanent jobs, and a significant boost to the local economy



# MARKET DEVELOPMENTS

## Regal Mile Studios



### DETAILS

#### Location

1431-1525 E. 77th Street

#### Size

\$60 million 220,000 square feet on a 6.5-acre site

#### Timeline

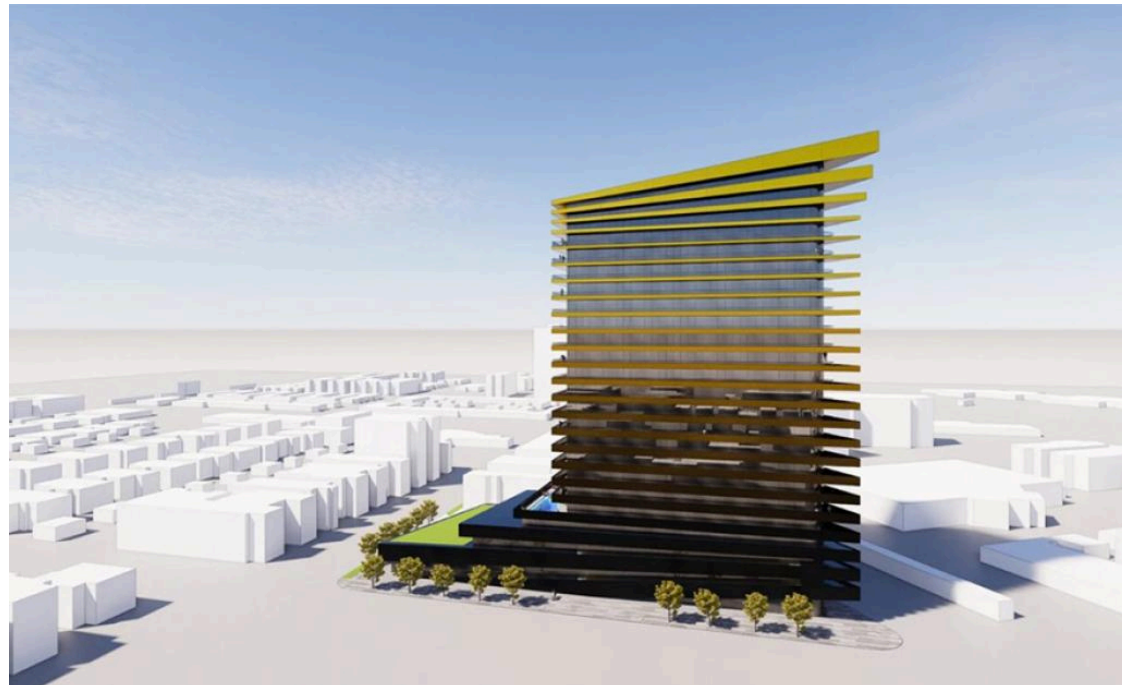
The project received city approval in July 2021. The construction phase is set to follow, but a specific completion date hasn't been announced yet.

#### Features

A state-of-the-art film studio with multiple production spaces, supporting offices, and a public plaza. This project is expected to bring 250 construction jobs, 300 production jobs, and 34 permanent full-time positions, helping to establish South Shore as a hub for media and entertainment

# MARKET DEVELOPMENTS

## The XChange



### DETAILS

#### Location

72nd Street and Exchange Avenue

#### Size

\$40 million 153 residential units spread across a 22-story building

#### Timeline

Announced in January 2023, the project is currently in the planning stages. Groundbreaking is expected soon with a long-term timeline, but no specific completion date has been announced.

#### Features

This high-rise project is focused on creating a sustainable and affordable living environment. It includes modern residential units and retail spaces, addressing the need for more attractive housing options to retain young professionals in the South Shore area



**OUR COMPANY**



**kw ONECHICAGO**  
KELLERWILLIAMS

# 1409-1447 E 67TH ST LAND PARCELS

\$3,315,000 - PURCHASE PRICE  
60,256 TOTAL SF | \$55.00 PRICE PER SF

# GLOBAL REACH. LOCAL EXPERTISE.



**kw ONECHICAGO**  
KELLERWILLIAMS.

Keller Williams is the largest real estate franchise in the world – home to more real estate professionals than any other company. As of April 2023, master franchise agreements have been awarded across 50+ regions outside of the United States and Canada.



**200,000+**

**EMPLOYEES**



**1,000+**

**OFFICES**



**\$342.5B**

**SALES VOLUME**



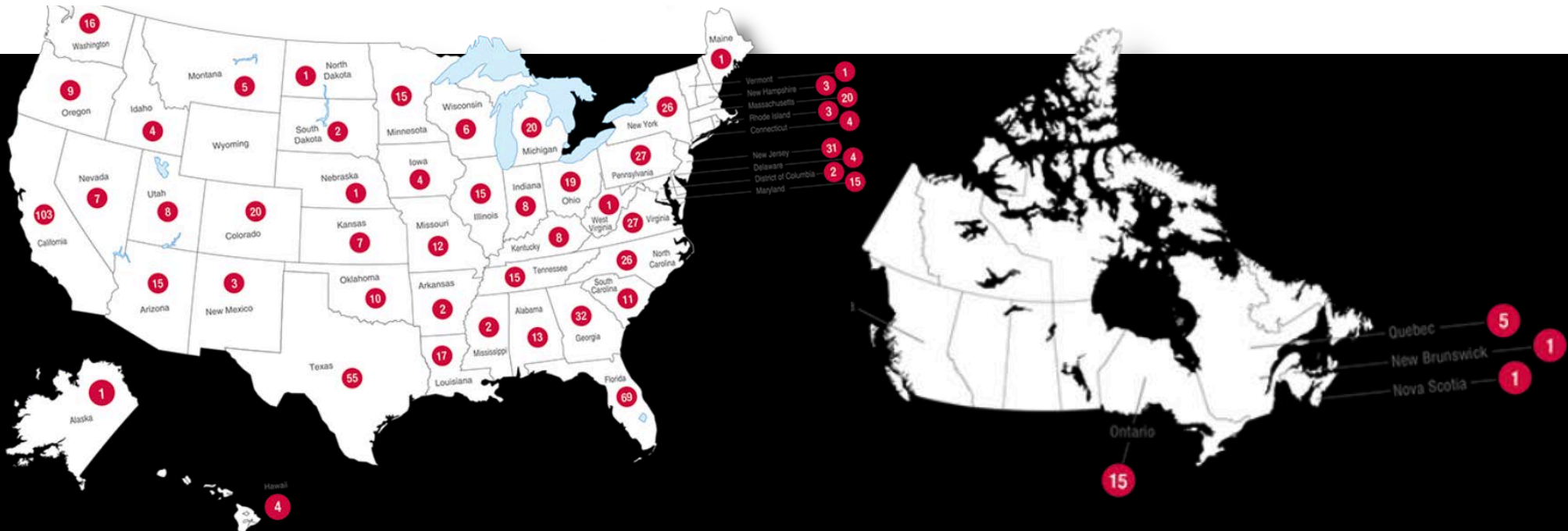
**811K+**

**# OF TRANSACTIONS**



**50+**

**COUNTRIES**



**5**

CONTINENTS

**50+**

REGIONS

**300+**

MARKET CENTER  
LOCATIONS

A GLOBAL  
REAL ESTATE  
**POWERHOUSE**

Albania  
Argentina  
Aruba  
Belgium  
Belize  
Bermuda  
Bolivia  
Bonaire  
Cambodia  
Chile  
Colombia  
Costa Rica  
Cyprus  
Czech Republic  
Dehli NCR, India

**Dominican Republic**

Dubai, UAE  
France  
Germany  
Greece  
Guyana  
Honduras  
Ireland  
Israel  
Italy  
Jamaica  
Japan  
Luxembourg  
Malaysia  
Mexico

Monaco  
Mongolia  
Nicaragua  
Northern Cyprus  
Panama  
Paraguay  
Peru  
Philippines  
Poland  
Portugal  
Puerto Rico  
Romania  
São Paulo, Brazil  
Saudi Arabia  
Serbia

Sint Maarten  
Slovenia  
Southern Africa  
Spain  
Suriname  
Switzerland  
Thailand  
Turkey  
Turks and Caicos  
United Kingdom  
Uruguay  
Vietnam



**kw ONECHICAGO**  
KELLERWILLIAMS.

# 1409-1447 E 67TH ST LAND PARCEL

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