



Offering Memorandum



**Vacated City Owned Alley
(16' x 108')**

**929-31 W Cullerton
(34' x 108')**



Cawthon-Labriola Group
SVN CHICAGO COMMERCIAL

929-31 W Cullerton | Chicago

PROPERTY SUMMARY

929-31 W CULLERTON ST

931 WEST CULLERTON STREET
CHICAGO, IL 60608

OFFERING SUMMARY

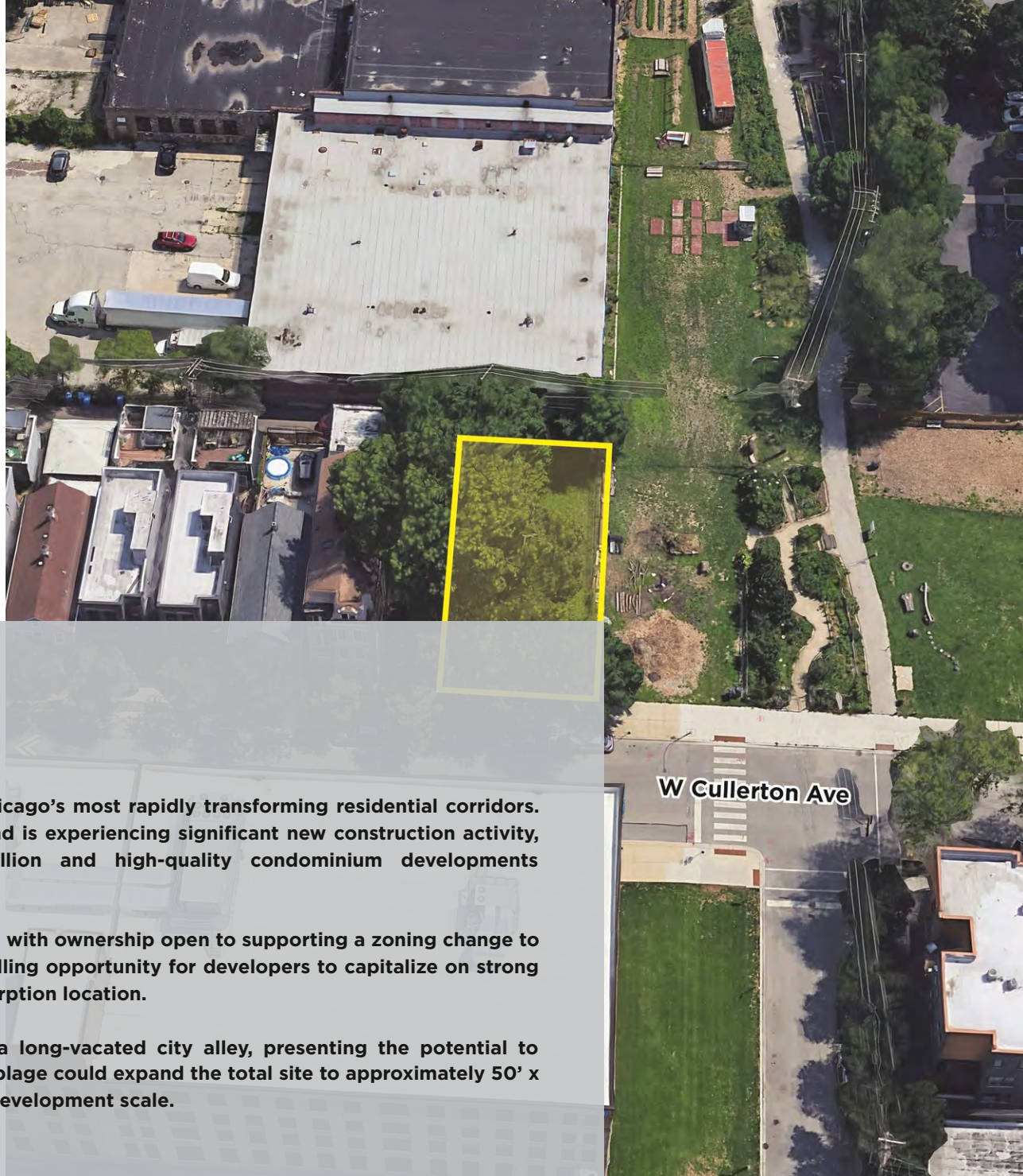
SALE PRICE:	\$409,000
ZONING:	RT-4
LOT SIZE:	3,672 SF
LOT DIMENSIONS:	34' x 108'
PRICE / SF:	\$111.38

PROPERTY SUMMARY

Rare opportunity to acquire a vacant land site in one of Chicago's most rapidly transforming residential corridors. Zoned RT-4 and located in the East Pilsen neighborhood and is experiencing significant new construction activity, including luxury single-family homes exceeding \$1 million and high-quality condominium developments commanding \$500,000+ sales prices.

The site offers substantial upside through rezoning potential, with ownership open to supporting a zoning change to align with surrounding residential use. This creates a compelling opportunity for developers to capitalize on strong market demand and maximize density in a proven, high-absorption location.

Additionally, the property benefits from its adjacency to a long-vacated city alley, presenting the potential to acquire additional land from the City of Chicago. This assemblage could expand the total site to approximately 50' x 108', allowing for enhanced design flexibility and increased development scale.



PROPERTY HIGHLIGHTS

- Prime East Pilsen Location
- Easy Access to I-90/94 & I-55
- Surrounded By High-end Homes & Condos
- Potential To Acquire City-Owned Vacated Alley | 16' x 108'
- Across From Mural Park, Steps to El Paseo Garden & Dvorak Park
- Short Walk to Retail & Public Transportation



Surrounded By High-end Homes & Condo's



Walk to Retail & CTA Orange Line

PROPERTY DETAILS

SALE PRICE \$409,000

LOCATION INFORMATION

BUILDING NAME 929-31 W Cullerton St

STREET ADDRESS 931 West Cullerton Street

CITY, STATE, ZIP Chicago, IL 60608

COUNTY Cook

MARKET Chicago

SUB-MARKET Pilsen

CROSS-STREETS Cullerton & Sangamon

BUILDING INFORMATION

NUMBER OF LOTS 2

BEST USE Multi-Family

PROPERTY INFORMATION

PROPERTY TYPE Land

PROPERTY SUBTYPE Multifamily

ZONING RT-4

LOT SIZE 3,672 SF

APN # 17-20-434-002 & 003-0000

LOT FRONTAGE 34 ft

LOT DEPTH 108 ft

PARKING & TRANSPORTATION

STREET PARKING Yes

TAXES & VALUATION

TAXES (BOTH PARCELS) \$2,676.10

PARCEL 17-20-434-002-0000 \$2,007.09

PARCEL 17-20-434-003-0000 \$669.01

PROPERTY PHOTOS





UNITED SURVEY SERVICE, LLC
 CONSTRUCTION AND LAND SURVEYORS
 7710 CENTRAL AVENUE, RIVER FOREST, IL 60005
 TEL.: (847) 298-1010 FAX: (847) 298-5887
 E-MAIL: USURVEY@USANDCS.COM

PLAT OF SURVEY

OF
 LOT 12 (EXCEPT THE EAST 16 FEET) AND ALL OF LOT 13 IN C.H. DEERE'S SUBDIVISION OF BLOCK 17 IN WALSH AND McMULLEN'S SUBDIVISION OF THE SOUTH THREE QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: **931 W. CULLERTON AVENUE, CHICAGO, ILLINOIS**

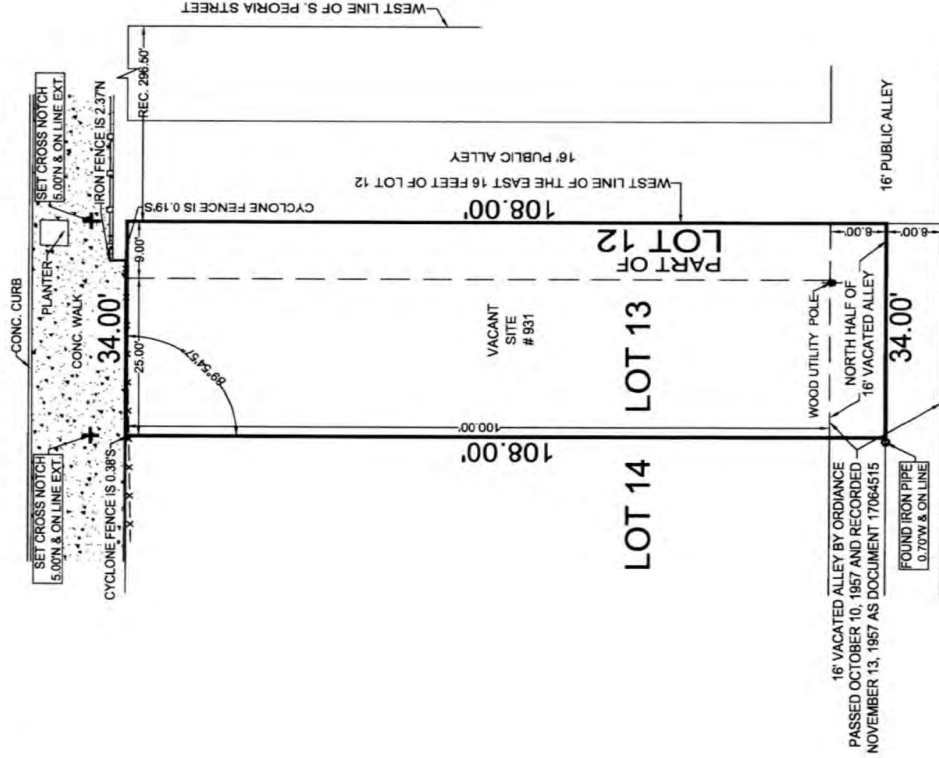
PERMANENT INDEX NUMBERS:

17 - 20 - 434 - 002 - 0000

17 - 20 - 434 - 003 - 0000

AREA = 3,672 SQ. FT. OR 0.084 ACRE

W. CULLERTON AVENUE



REVISED LEGAL DESCRIPTION:
 MARCH 16, 2018

□ CHECK IN BOX MEANS THAT SURVEY HAS BEEN MADE FOR USE IN CONNECTION WITH A REAL ESTATE OR MORTGAGE LOAN TRANSACTION AND IS NOT TO BE USED FOR OTHER PURPOSES.

ORDERED BY:
BETTER LIVING REALTY
 DATE: JANUARY 13, 2018
 SCALE: 1" = 15'
 ORDER NO.: 2018 - 25708

BEARING LINES AND SUBSTANCES ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS OTHERWISE REFER TO YOUR USED UP ABSTRACT. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

STATE OF ILLINOIS)
 COUNTY OF COOK)

I, ROY G. LAWNICZAK DO HEREBY CERTIFY THAT I HAVE LOCATED THE BUILDING ON THE ABOVE PROPERTY.

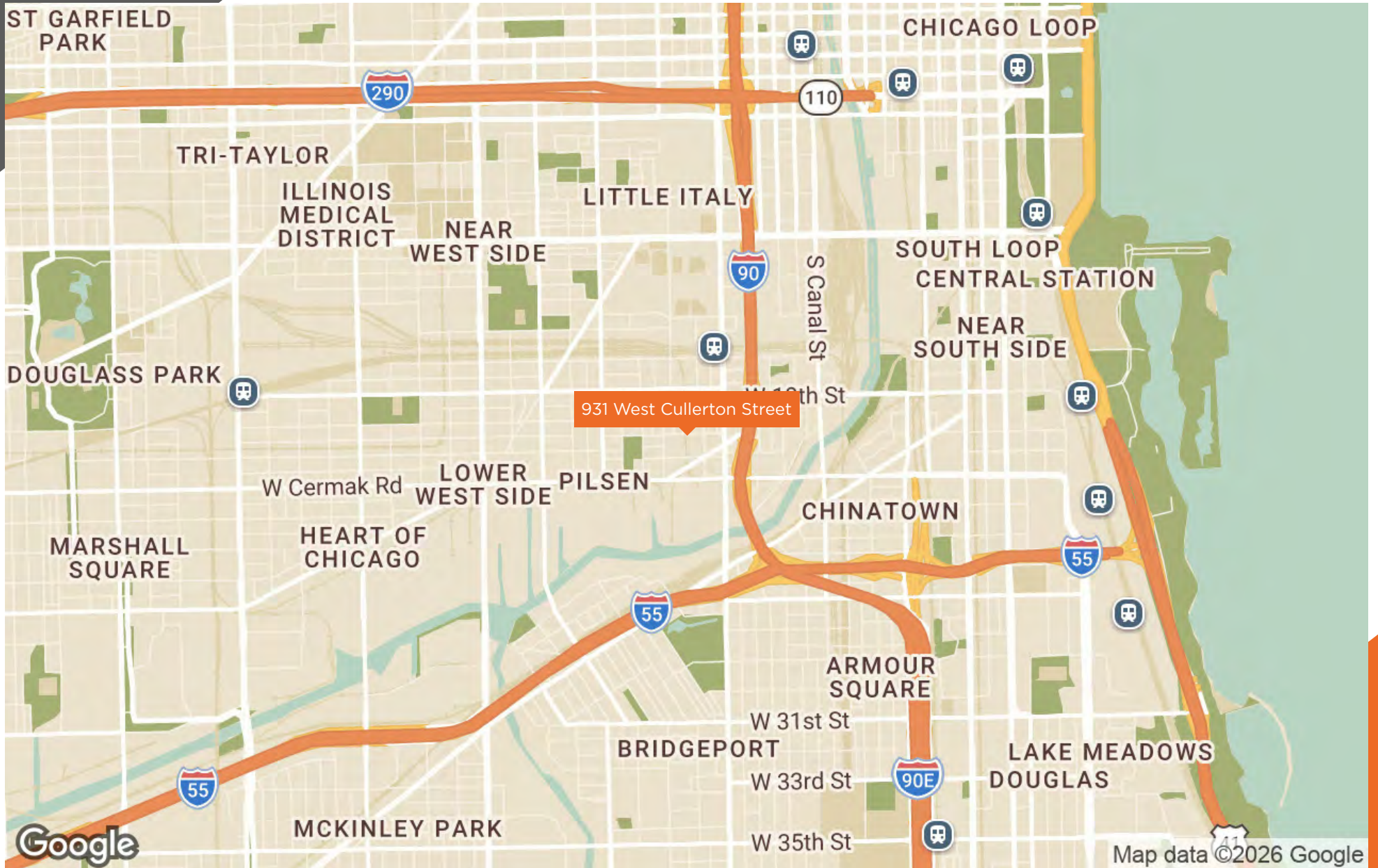
STATE OF ILLINOIS) SS
 COUNTY OF COOK)

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS AND THE ILLINOIS PROFESSIONAL SURVEYORS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

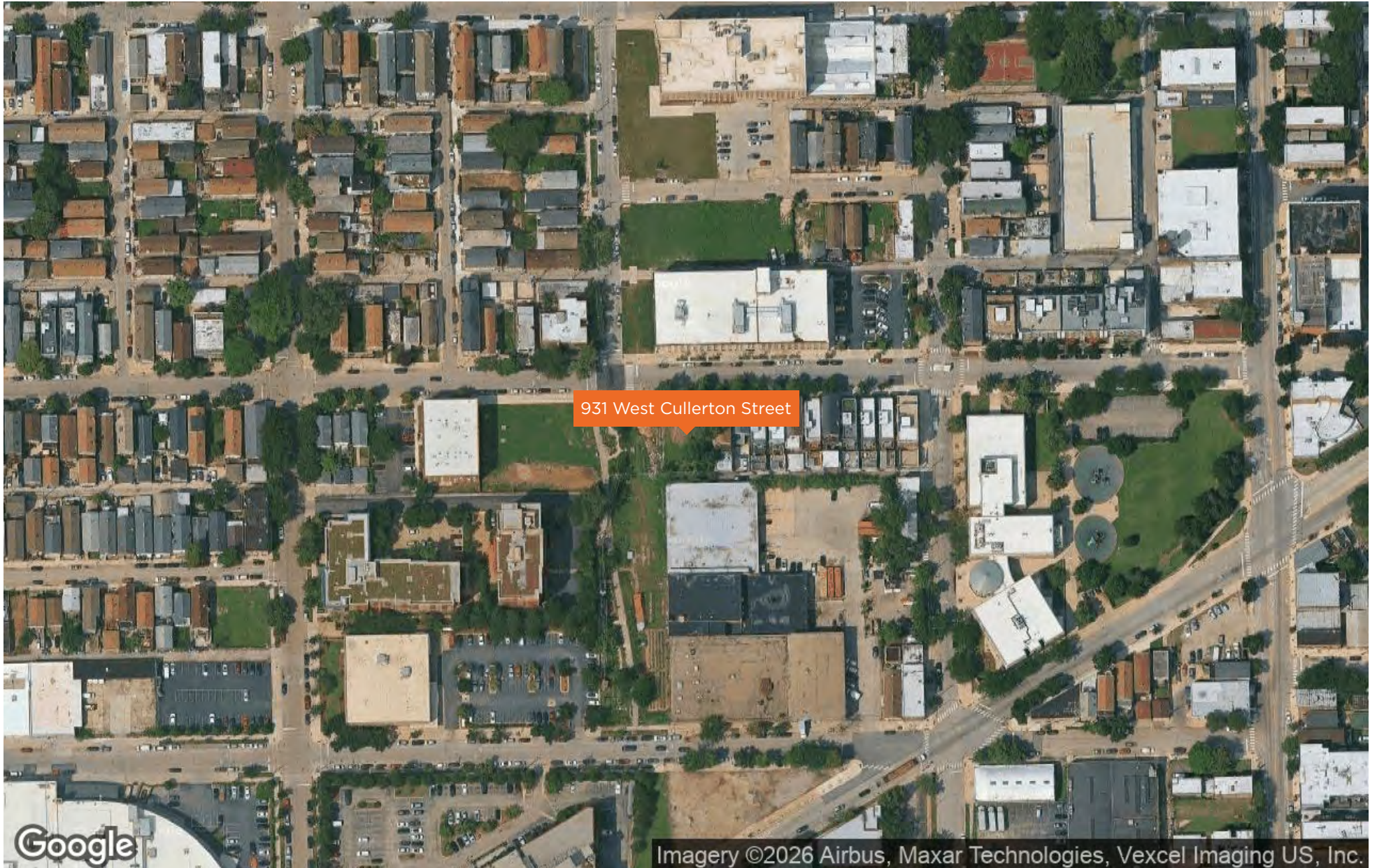


Roy G. Lawniczak
 ROY G. LAWNICZAK, REG. ILL. LAND SURVEYOR NO. 35-2290
 PROFESSIONAL DESIGN FIRM LICENSE NO. 184-06678

REGIONAL MAP



AERIAL MAP



MEET THE TEAM



Cawthon-Labriola Group

— **SVN CHICAGO COMMERCIAL** —

Paul Cawthon, Angelo Labriola, Sam Silveira & Dione Durham



Paul Cawthon

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paul.cawthon@svn.com



Angelo Labriola

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DISCLAIMER

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Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



Collective Strength, Accelerated Growth

Vacated City Owned Alley
(16' x 108')

940 WEST ADAMS STREET,
SUITE 200
CHICAGO, IL 60607

929-31 W Cullerton
(16' x 108')



[HTTP:SVNCHICAGO.COM](http://svnchicago.com)