

## ORLAND PARK | DEVELOPMENT SITE

11101 W 179TH STREET ORLAND PARK, IL 60467

Angelo Labriola Senior Vice President O: 312.676.1870 angelo.labriola@svn.com

Paul Cawthon Senior Vice President O: 312.676.1878 paul.cawthon@svn.com

SVN | CHICAGO COMMERCIAL | 940 WEST ADAMS STREET, SUITE 200, CHICAGO, IL 60607



### **PROPERTY INFORMATION**

Property Summary Property Description

Survey

Tax Parcels

### LOCATION INFORMATION

Regional Map Local Location Map Aerial Map | Zoning Map Birdseye Retailer Map | 179th and wolf

### DEMOGRAPHICS

**Demographics Map** 

### **ADVISOR BIOS**

Mr. Cawthon Bio Mr. Labriola Bio 4

3

1

2



## **1** PROPERTY INFORMATION

11101 W 179th Street Orland Park, IL 60467

Buckingham Dr

COLUMN TO AND

Wolf Rd

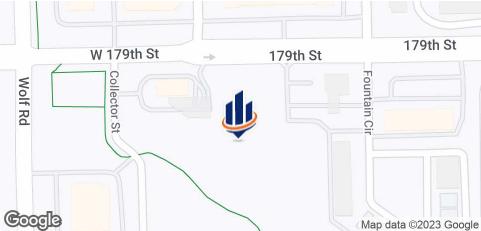
Parcel

83

179th St

### Property Summary





OFFERING SUMMARY		PROPERTY OVERVIEW
Sale Price:	\$489,000	1.84 acres (1.15 Buildable) retail/office land site located adjacent to McDonald's and the former PNC Bank. The site features 162' of Frontage on 179th Street has ingress/egress off of 179th Street as well as access via Fountain Circle.
Lot Size:	1.84 Acres	Abundant rooftops and businesses providing a constant flow of customers for any business. Area tenants include Walgreens, Starbucks, McDonald's, Anytime Fitness, Jewel-Osco, Subway, St. Xavier University and numerous local, regional and national businesses and retailers.
Zoning:	BIZ	PROPERTY HIGHLIGHTS
zorning.		Adjacent to McDonald's
Market:	Chicago	Great Area Co-tenants
		162' of Frontage With Two Access Points
		• 1.15 Acres Buildable
Price / SF (List):	\$6.10	Superb Demographics

ORLAND PARK RETAIL LAND SITE | 11101 W 179TH STREET ORLAND PARK, IL 60467

### SVN | Chicago Commercial | Page 4

### Property Description



### **PROPERTY OVERVIEW**

1.84 acres (1.15 Buildable) retail/office land site located adjacent to McDonald's and the former PNC Bank. The site features 162' of Frontage on 179th Street has ingress/egress off of 179th Street as well as access via Fountain Circle.

Abundant rooftops and businesses providing a constant flow of customers for any business. Area tenants include Walgreens, Starbucks, McDonald's, Anytime Fitness, Jewel-Osco, Subway, St. Xavier University and numerous local, regional and national businesses and retailers.

### LOCATION OVERVIEW

Located just east of the lighted intersection of Wolf Road & 179th Street in the Southwest portion of Orland Park, IL. The site is located between McDonald's and PNC Bank with Walgreens, Jewel-Osco, Starbucks and numerous other national, regional and local retailers in the immediate area.

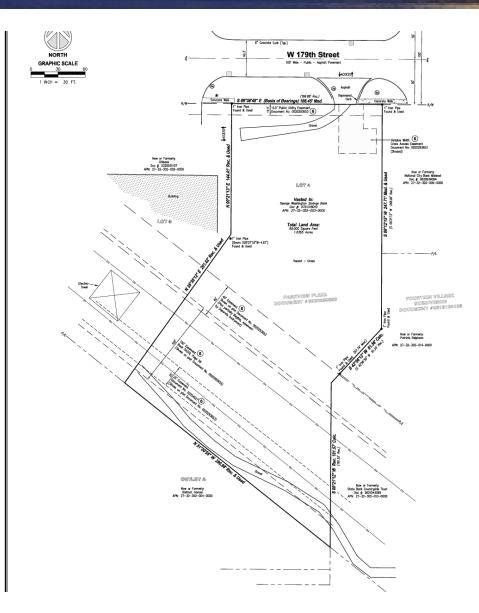
Wolf Road is a North/South Artery that is an alternative to Route 45 and has 12,000 Vehicles Per Day passing by the site. Southwest Highway (IL Route 7), accessible via 179th Street, is one of the original routes from Chicago to Joliet and is widely used route connecting Worth, Orland Park, Lockport and Joliet.

Orland Park is 25 miles Southwest of the City of Chicago and is close to several interstate highways. Metra's commuter rail system, which links Orland Park to Chicago's Loop, has a stop located less than a mile from the site.

### ORLAND PARK RETAIL LAND SITE | 11101 W 179TH STREET ORLAND PARK, IL 60467

### SVN | Chicago Commercial | Page 5

### Survey



LOT 4 IN PARKVEW PLAZA, BEING A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL WERDIAN, IN COCK COUNTY.

### REPUBLIC TITLE COMPANY COMMITMENT NO. RTC83487 - SCHEDULE B, SECTION II:

Numbers co Commîtmen pond with Schedule B exception i and in the obser

6. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS SET FORTH IN THE PARKWEW PLAZA SUBDIVISION RECORDED AS DOCUMENT GOOD233653. APTECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON

JOINT DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND OF CERTAIN RECIPROCAL RIGHTS AND EASEMBITS RECORDED OCTOBER 17, 2002 AS DOCLARENT 0021137902. AFTECTS INE, SUBJECT PROPERTY - CONTAINS NO PLOTTABLE THAN

#### MISCELLANEOUS NOTES:

mou-LLAINELUUS INVIES: I. There is decid costs to the adjust property to the YDM Street, o patiel right-right-ryem, there is a tooms to the adjust property per on typess and (person estimates). The top of the adjust property per on the adjust person of the construction or repoirs. 8. The Property surveyed and shown hereon is the same property described in Schedule A of Republic Tille Company Title Commitment No. RTCB3487 with an effective date of Sectember 9, 2010.

#### BASIS OF BEARING:

The maridian for all bearings shown hereon is the North line of subject property, known as being South 88/35/46<sup>®</sup> East, per piet Document No. 002023/363 of Coak County Records

ENCROACHMENTS: At the time of survey there were no visible encroschments onto or beyond the subject property.

#### FLOOD ZONE:

By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone X (Areas determined to be outside the 0.2% annual chance floadploin) according to the Fload Insurance Rote Map for the Courty of Coak, Community Prant No. 1703/008544. [Ffective bote August 19, 2008.

SYMBOL LEGEND

– Right—of—Way – Adjoiner Property Line – Centerline

(X) No. Cale. Mad. Rec. Schedule B-Section II Ite
Number
Calculated

– Calculated – Measured – Recorded – Monumentation Found as N – Catch Basin

- Catch Basin - Sanitary Manhale - Utility Pedestal (As Noted) - Utility Pole - Overhead Utilities

- Building Area

#### ZONING:

Zaning Glassification: (\_\_) (zoning description) Permitted Uas: Building Satbooks: Frant=xx<sup>2</sup>, Side=xx<sup>2</sup>, Street Side=xx<sup>2</sup>, Recr=xx<sup>2</sup> Maximum Building Height \_\_\_\_ Panking Ratis: (description) Saurce

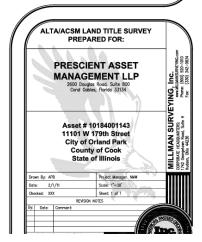
PARKING: No Parking Spaces on vacant land



#### CERTIFICATION:

The undersigned hereby certifies to Prescient Asset Menogenent, LLP., George Washington Soviegs Book, and Sepublic Title Company, that this Sarvey was made on the graund as per the field notes on this Sarvey, and (1) correctly shows the boundary lines, dimension, and area of the land Michael Menon, (11) correctly shows the houston of all existing higrowenents, monuments, and other wishin them on such land, and (11) correctly asses the location on dimension of all was the source of the same such assesses the location of dimension of all sources the source on dimension of all sources the source of dimension of all sources the source on dimension of all sources the source on dimension of all sources the source on the source of the source en okked, effecting such land according to the legal die er notters (shit bustment, book and page number had o visible according permissa, stretch, and diego bar accurrents, raftet and the stretch and diego bar accurrents, and there are no visible encroachments on or a orbite improvements situated an acphilosig permissa, within the 100-year flood palat on flood prose area or none of the adver-described prospirity lies within a "door had the context of the adverted person Act of 1977, except as sheem on this Survey. v upon such land by and no port of the

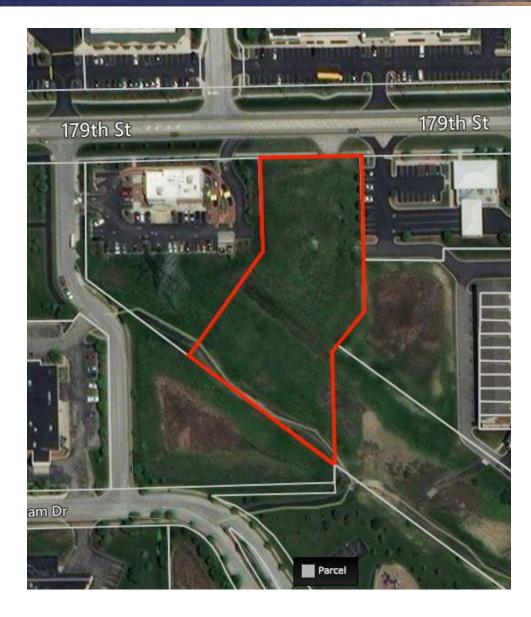
tity or certification" by a licensed Profe , constitutes an expression of professiona ect of the certification, and does not con (\*per section 6735.5 of the Business as regarding those facts warranty or guaranty

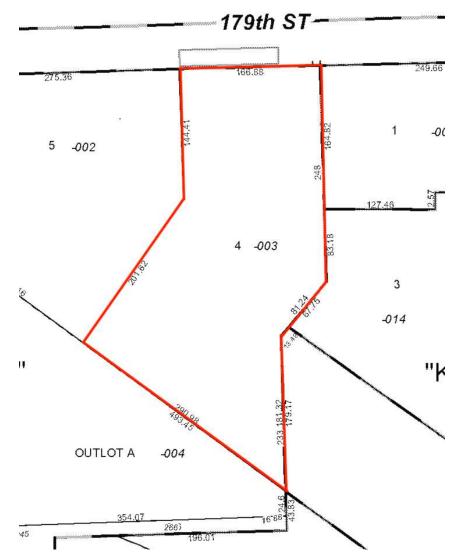


#### SVN | Chicago Commercial | Page 6

ORLAND PARK RETAIL LAND SITE | 11101 W 179TH STREET ORLAND PARK, IL 60467

### Tax Parcels





### ORLAND PARK RETAIL LAND SITE | 11101 W 179TH STREET ORLAND PARK, IL 60467

### SVN | Chicago Commercial | Page 7

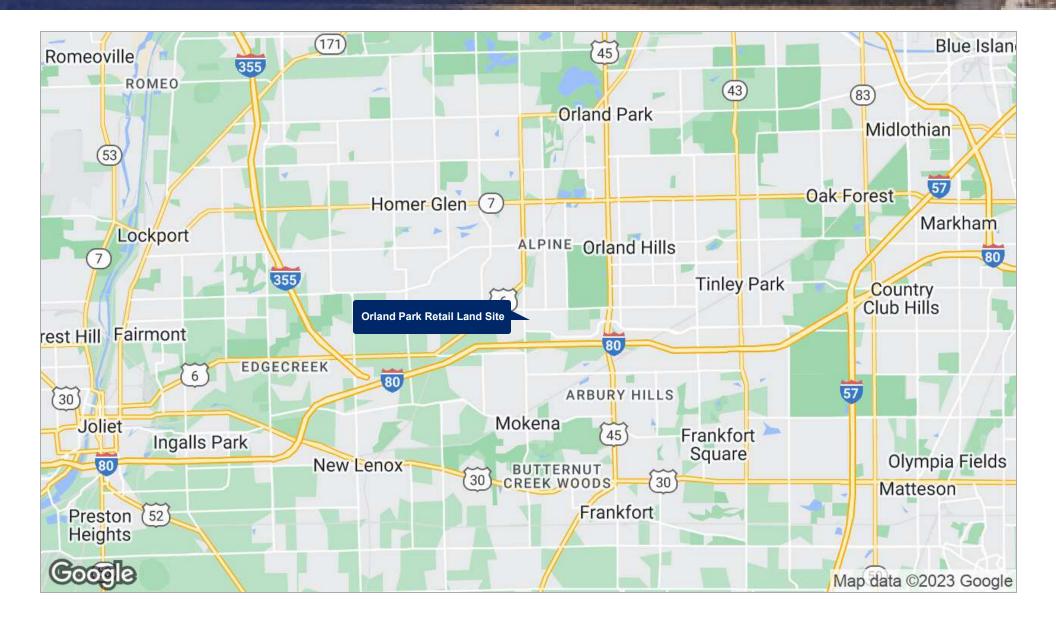


## 2 LOCATION INFORMATION

11101 W 179th Street Orland Park, IL 60467

Metra

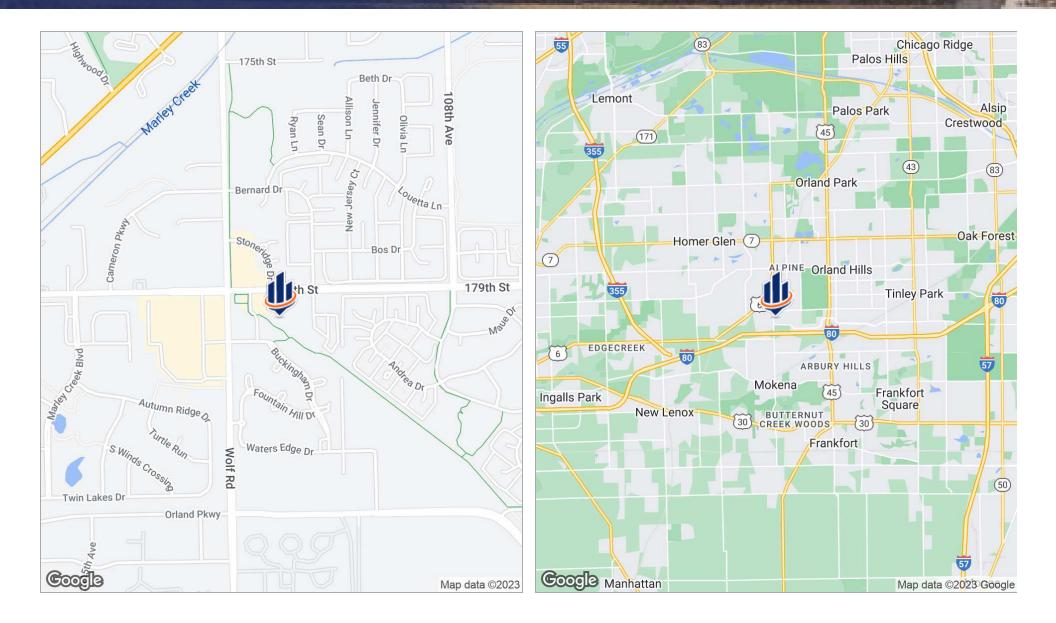
### Regional Map



### ORLAND PARK RETAIL LAND SITE | 11101 W 179TH STREET ORLAND PARK, IL 60467

#### SVN | Chicago Commercial | Page 9

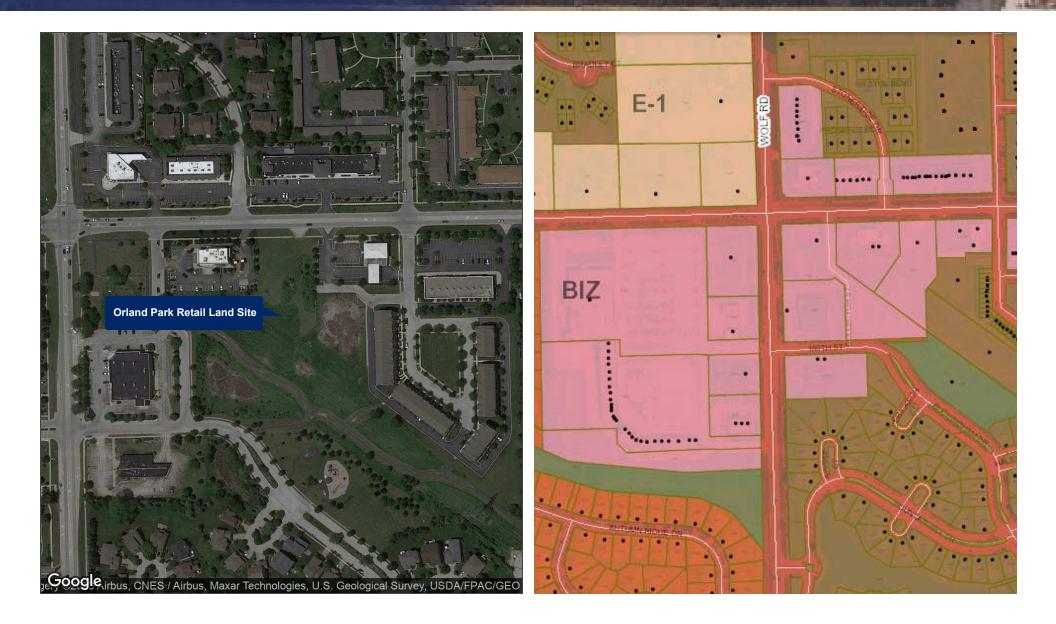
### Local Location Map



### ORLAND PARK RETAIL LAND SITE | 11101 W 179TH STREET ORLAND PARK, IL 60467

### SVN | Chicago Commercial | Page 10

### Aerial Map | Zoning Map



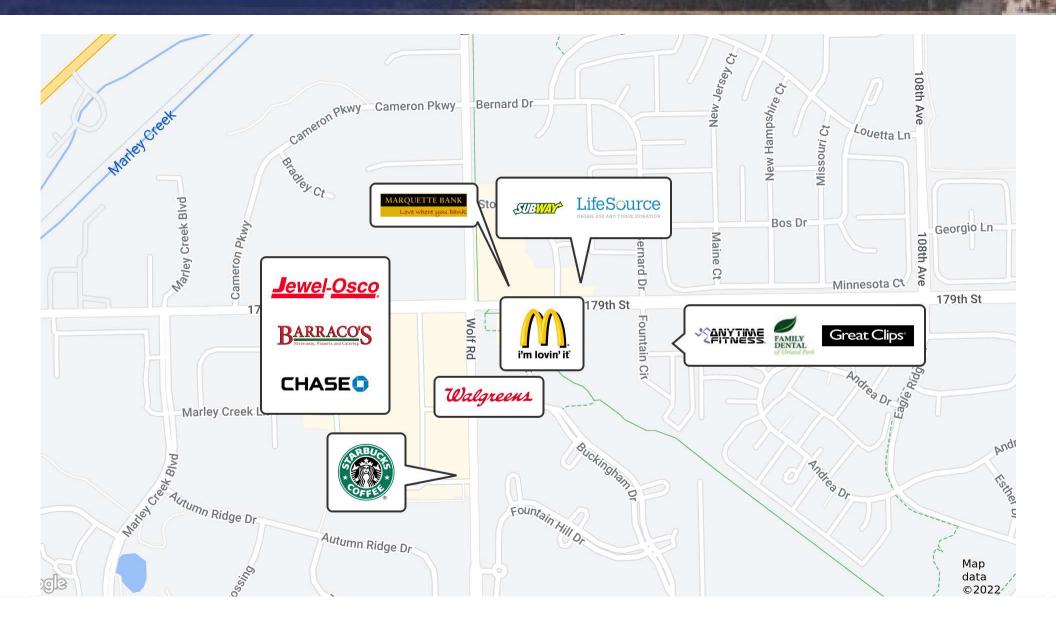
### ORLAND PARK RETAIL LAND SITE | 11101 W 179TH STREET ORLAND PARK, IL 60467

### SVN | Chicago Commercial | Page 11

### Birdseye



## Retailer Map | 179th And Wolf



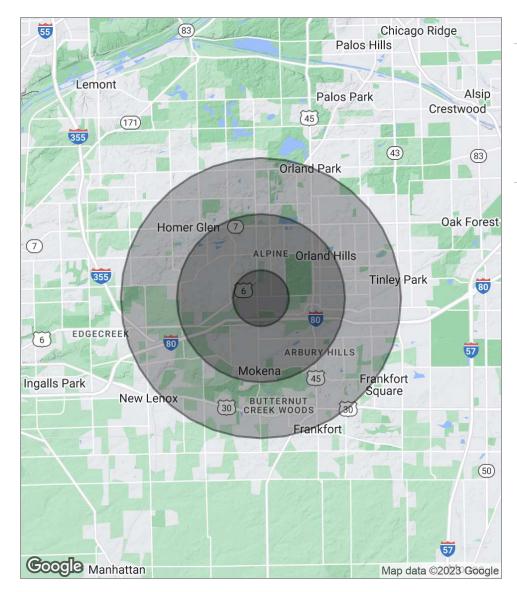


## DEMOGRAPHICS

11101 W 179th Street Orland Park, IL 60467

3

### Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,268	45,574	135,093
Median age	44.6	41.8	40.1
Median age (Male)	43.8	40.3	38.3
Median age (Female)	44.0	42.2	41.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
HOUSEHOLDS & INCOME Total households	<b>1 MILE</b> 1,892	<b>3 MILES</b> 15,868	<b>5 MILES</b> 45,887
Total households	1,892	15,868	45,887

\* Demographic data derived from 2020 ACS - US Census

### ORLAND PARK RETAIL LAND SITE | 11101 W 179TH STREET ORLAND PARK, IL 60467

### SVN | Chicago Commercial | Page 15





# 4 ADVISOR BIOS CHICAGO CO11101 W 179th Street Orland Park, IL 60467

### Mr. Cawthon Bio

### ANGELO LABRIOLA

Senior Vice President



940 West Adams Street, Suite 200 Chicago, IL 60607 T 312.676.1870 C 708.307.7529 angelo.labriola@svn.com

#### **PROFESSIONAL BACKGROUND**

Angelo Labriola serves as a Senior Vice President for SVN | Chicago Commercial, specializing in the sale of multi-family, mixed-use, development land, retail and industrial property. The Cawthon-Labriola team are specialists in the Pilsen neighborhood, with over 150 transactions completed in the neighborhood.

Prior to joining SVN he served as a commercial associate with the Chicago office of Inland Real Estate Brokerage, Inc. During his career Labriola has won numerous real estate awards for his achievements, both in-office and through the Chicago Association of Realtors.

In 2019 Paul Cawthon & Angelo Labriola of the Cawthon-Labriola Group were awarded the President's Circle Award and were a part of the top 2% of all SVN Advisors Internationally and the top 5% in 2020. Cawthon and Labriola of the Cawthon-Labriola Group of SVN | Chicago Commercial have been ranked in the top 7% of all SVN Advisors internationally since 2016. In addition to President's Circle, Cawthon and Labriola have been awarded the Achievers Award 5 years running and are Certified Specialists in Multi-Family.

He earned his B.S. in Finance with a minor in Economics and a focus in Real Estate from DePaul University in Chicago.

Mr. Labriola currently resides in Oak Park, enjoys the game of soccer, and spends as much of his spare time as he can with his wife, two children, and his dog.

### EDUCATION

B.S. in Finance and a minor in Economics from DePaul University - Chicago, IL

#### **MEMBERSHIPS & AFFILIATIONS**

National Association of Realtors (NAR) Illinois Association of Realtors (IAR) Chicago Association of Realtors (CAR)

ORLAND PARK RETAIL LAND SITE | 11101 W 179TH STREET ORLAND PARK, IL 60467

### SVN | Chicago Commercial | Page 17

### Mr. Labriola Bio

### PAUL CAWTHON

### Senior Vice President



940 West Adams Street, Suite 200 Chicago, IL 60607 T 312.676.1878 C 630.640.1001 paul.cawthon@svn.com

### **PROFESSIONAL BACKGROUND**

Paul Cawthon serves as a Senior Vice President for SVN | Chicago Commercial. He specializes in multi-family, sale and leasing of retail, as well as commercial development property. The Cawthon- Labriola team are specialists in the Pilsen neighborhood, with 150+ transactions completed in the neighborhood.

Prior to joining SVN he served as a senior commercial associate with the Chicago office of Inland Real Estate Brokerage, Inc. A business owner for over 15 years, Mr. Cawthon capitalizes on his entrepreneurial skills and experience by offering his clients in-depth analysis of real estate products and financial solutions for their real estate investments. During his extensive real estate career Cawthon has won numerous real estate awards for his achievements. In 2019 Paul Cawthon & Angelo Labriola of the Cawthon-Labriola Group were awarded the President's Circle Award and were a part of the top 2% of all SVN Advisors Internationally. Cawthon and Labriola of the Cawthon-Labriola Group of

were a part of the top 2% of all SVN Advisors Internationally. Cawthon and Labriola of the Cawthon-Labriola Group of SVN | Chicago Commercial have been ranked in the top 7% of all SVN Advisors internationally since 2016. In addition to President's Circle, Cawthon and Labriola have been awarded the Achievers Award 4 years running and are Certified Specialist in Multi-Family.

Paul resides with his family in Burr Ridge and in his spare time likes to spend time with his wife, Reda and their two daughters, Sedona and Savanna.

### SVN | Chicago Commercial | Page 18



940 West Adams Street, Suite 200 Chicago, IL 60607 312.676.1870 svnchicago.com

All SVN® Offices Independently Owned & Operated | 2023 All Right Reserved