



# 1300 BLOCK OF SIBLEY BOULEVARD, SOUTH SIDE



- 18,000+ sq. ft. of undeveloped land
- Near southeast corner of Sibley Boulevard and Saginaw Avenue
- More than 2 million people within 20 miles
- East of I-94 and only one block east of Torrence Avenue (Illinois Route 83)
- Sibley Boulevard traffic count: 22,800 (2021), Annual Average Daily Traffic
- Torrence Avenue traffic count: 17,700 (2021), AADT
- Eligible for Cook County Class 8 Property Tax Incentive (60% reduction)
- Enterprise Zone
- Near Huntington Bank, Babas Philly Steak & Lemonade, home health service, auto parts shops, Jiffy Lube, DaVita Dialysis, First Savings Bank of Hegewisch, etc.
- Surrounded by commercial and residential zoning