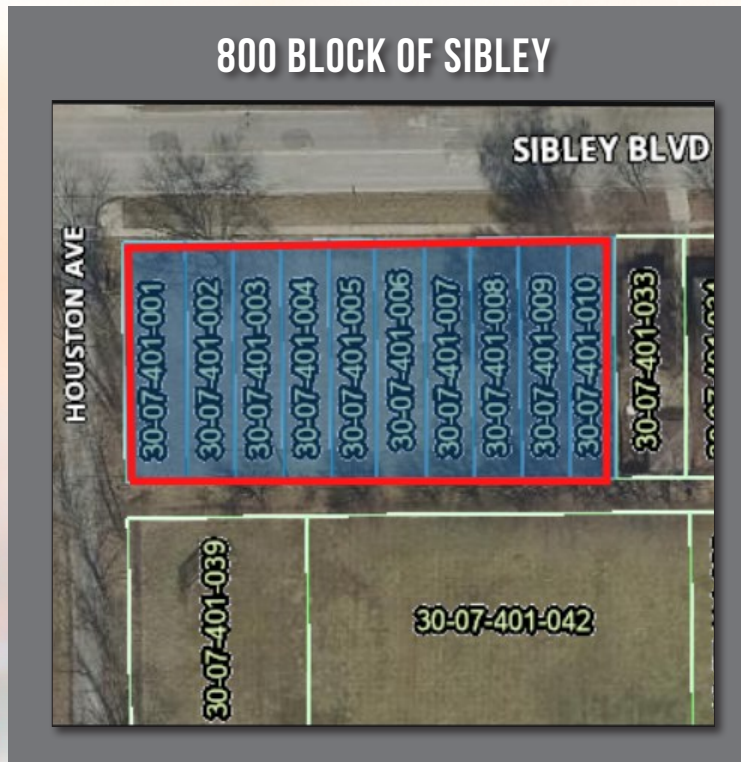




# 800 BLOCK OF SIBLEY BOULEVARD, SOUTH SIDE



- 31,000+ sq. ft. of undeveloped, City-owned property
- More than 2 million people within 20 miles
- Sibley Boulevard traffic count: 17,300 (2021), Annual Average Daily Traffic
- Eligible for Cook County Class 8 Property Tax Incentive (60% reduction)
- Enterprise Zone
- Near Castaways Bowling Alley, Sibley Animal Hospital, Burnham Greenway, First Savings Bank of Hegewisch, Woo Woo's BBQ, Calumet City Food & Liquor, DaVita Dialysis, Boost Mobile, JJ Seafood Market, etc.
- About 2.5 miles from River Oaks Mall, which is next to Burnham Greenway
- Surrounded by commercial, residential and public use zoning