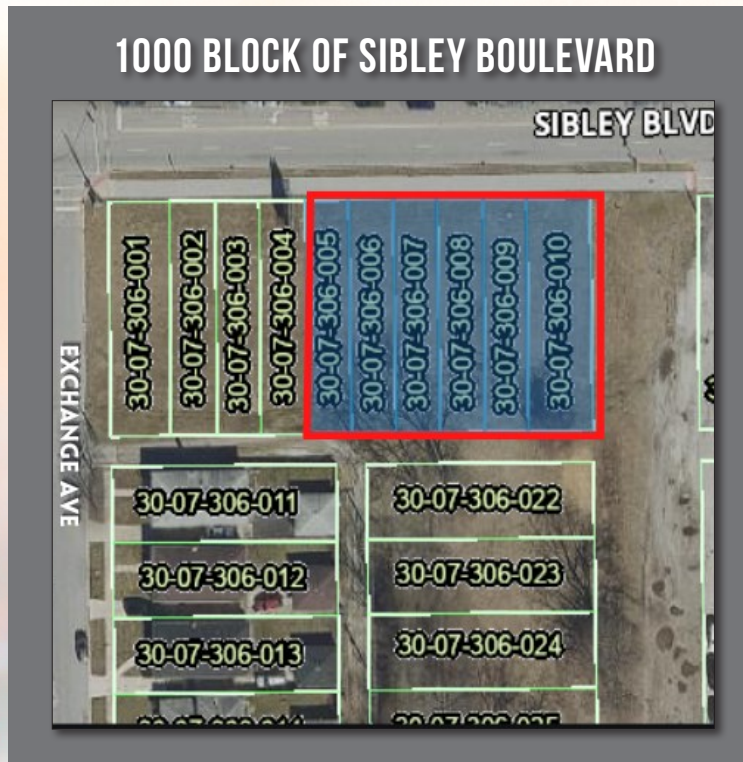




# 1000 BLOCK OF SIBLEY BOULEVARD



- 19,000+ sq. ft. of undeveloped land
- More than 2 million people within 20 miles
- East of I-94 and Torrence Avenue (Illinois Route 83)
- Sibley Boulevard traffic count: 22,800 (2021), Annual Average Daily Traffic
- Eligible for Cook County Class 8 Property Tax Incentive (60% reduction)
- Enterprise Zone
- Near Castaways Bowling Alley, Burnham Greenway, First Savings Bank of Hegewisch, child care, beauty salon, Sibley Animal Hospital, DaVita Dialysis, food and liquor store, home health care service, etc.
- Surrounded by commercial and residential zoning