

# For Sale



MoHall Commercial  
& Urban Development

## Calumet Park Industrial Building

1801 W 120TH ST  
CALUMET PARK,  
IL 60827



### Property Features

- Sale Price: \$300,000
- Building Size: 19000 Feet<sup>2</sup>
- Lot Size: 0.69-acre
- Zoning: M2 Business Industrial
- Proximity to I-294 and I-94
- Loading Doors: 2 Drive-in Doors
- Cook County Class 8 Incentive Eligible

### APNs:

- 25-30-207-023-0000
- 25-30-207-024-0000
- 25-30-207-025-0000
- 25-30-207-026-0000
- 25-30-207-027-0000
- 25-30-207-028-0000
- 25-30-207-029-0000
- 25-30-207-030-0000
- 25-30-207-031-0000
- 25-30-207-032-0000

## Property Description:

MoHall Commercial presents a transformative investment opportunity with this M2 Business Industrial-zoned warehouse at 1801 120th St, Calumet Park, IL. This property, nestled in a pivotal location within the Cal Sag Enterprise Zone and eligible for the Cook County Class 8 tax incentive, stands as a prime canvas for an investor ready to tap into the lucrative industrial market through strategic renovation.

Positioned on a 0.69-acre lot and encompassing 19,000 square feet of adaptable space, this warehouse offers the physical and fiscal room to grow, bolstered by financial incentives aimed at revitalizing and enhancing business prospects. The Cal Sag Enterprise Zone provides a spectrum of benefits including substantial savings, while the Cook County Class 8 incentive offers a significant reduction in property taxes, creating a fertile ground for development and profit.

Calumet Park, IL, is not just a location but a launching pad for businesses, given its proximity to vital highways and expressways, ensuring seamless access to the City of Chicago, less than 20 miles away. This strategic placement, coupled with the property's inherent potential for customization and improvement, renders it an ideal site for investors looking to capitalize on the vibrant industrial ecosystem. The warehouse itself, requiring renovation, is poised for a transformation that could redefine its value and utility in the industrial sector. With two drive-ins, and a minimum 18' clear height to max 30', it offers a robust foundation for a myriad of industrial activities.

By leveraging the available incentives and grants, the right investor has the chance to not only refurbish a facility but to also significantly contribute to the economic growth of Calumet Park. This investment opportunity is more than just a property; it's a chance to play a pivotal role in the revitalization of an area poised for growth. It offers the unique combination of immediate benefits through zoning and fiscal incentives, with long-term rewards in an expanding industrial market. Explore the potential of this facility and envision the impact your investment could have in reshaping the industrial landscape of Calumet Park.

### CONTACT US

MOSES HALL

(312) 826-9925

MOSES@MOHALLCOMMERCIALUD.COM

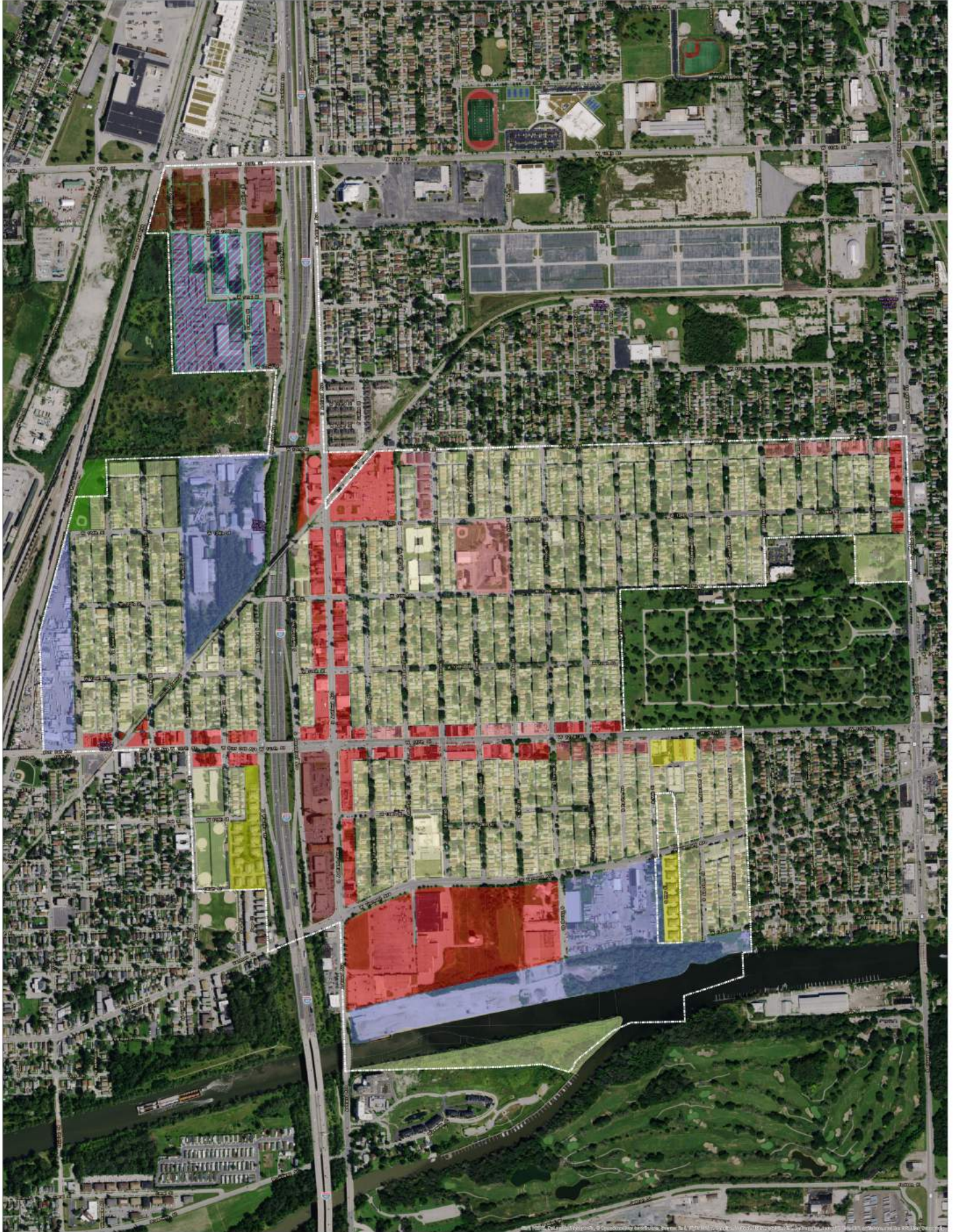
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# Zoning Districts

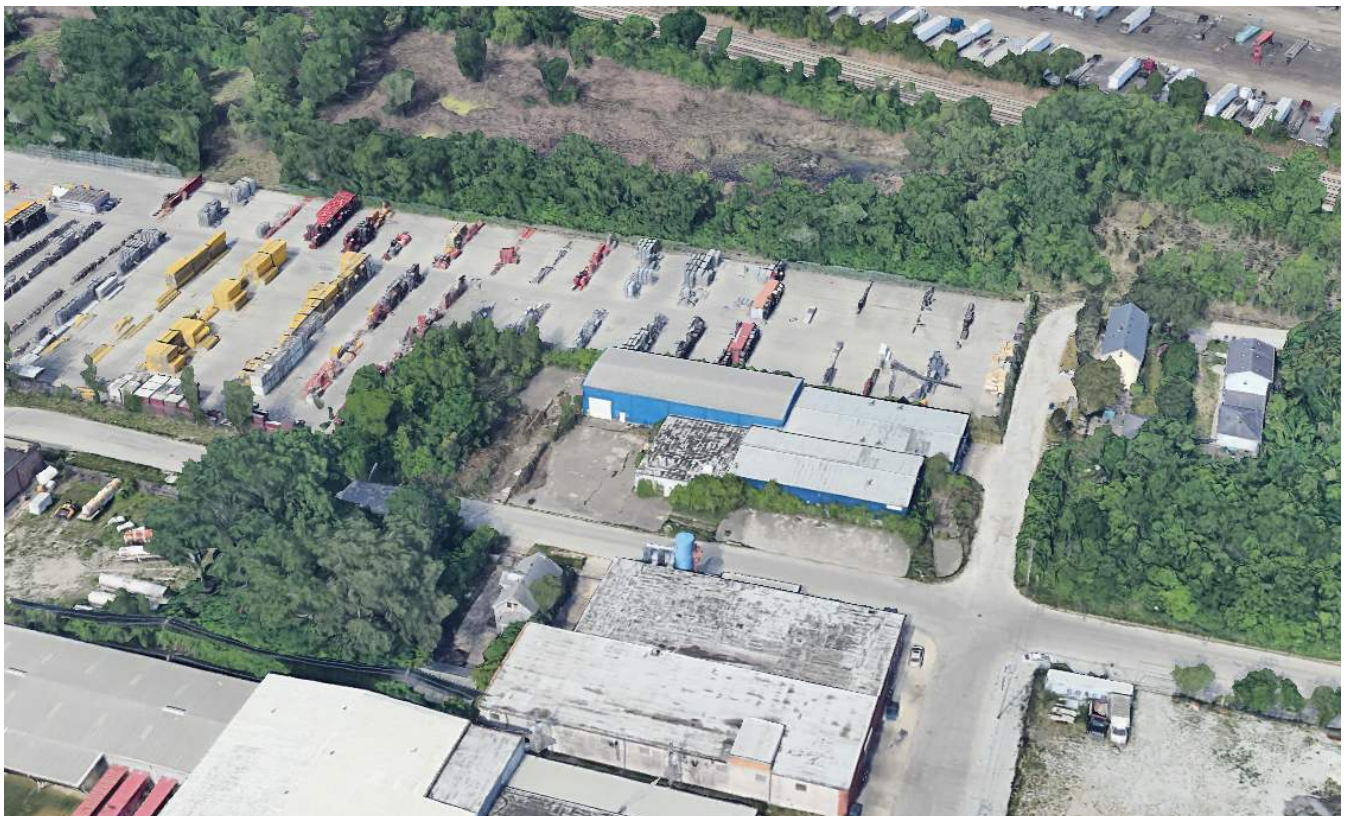
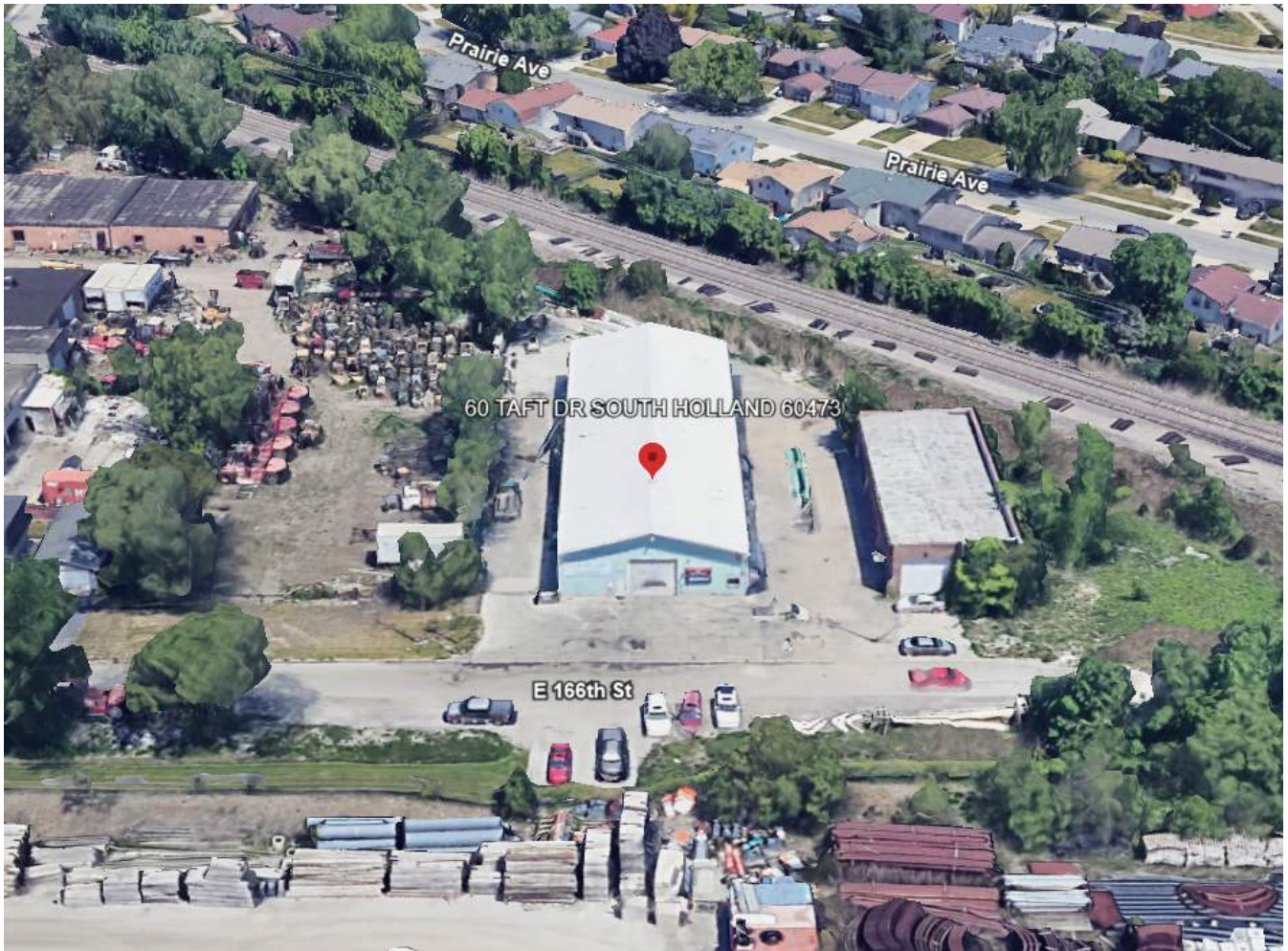
Village of Calumet Park, IL



Zoning Districts	
R1, Single Family Residential	C3, Highway Commercial
R2, Multiple Family Residential	M1, Industrial
C1, Neighborhood Commercial	M2, Business Industrial
C2, General Commercial	OS, Open Space



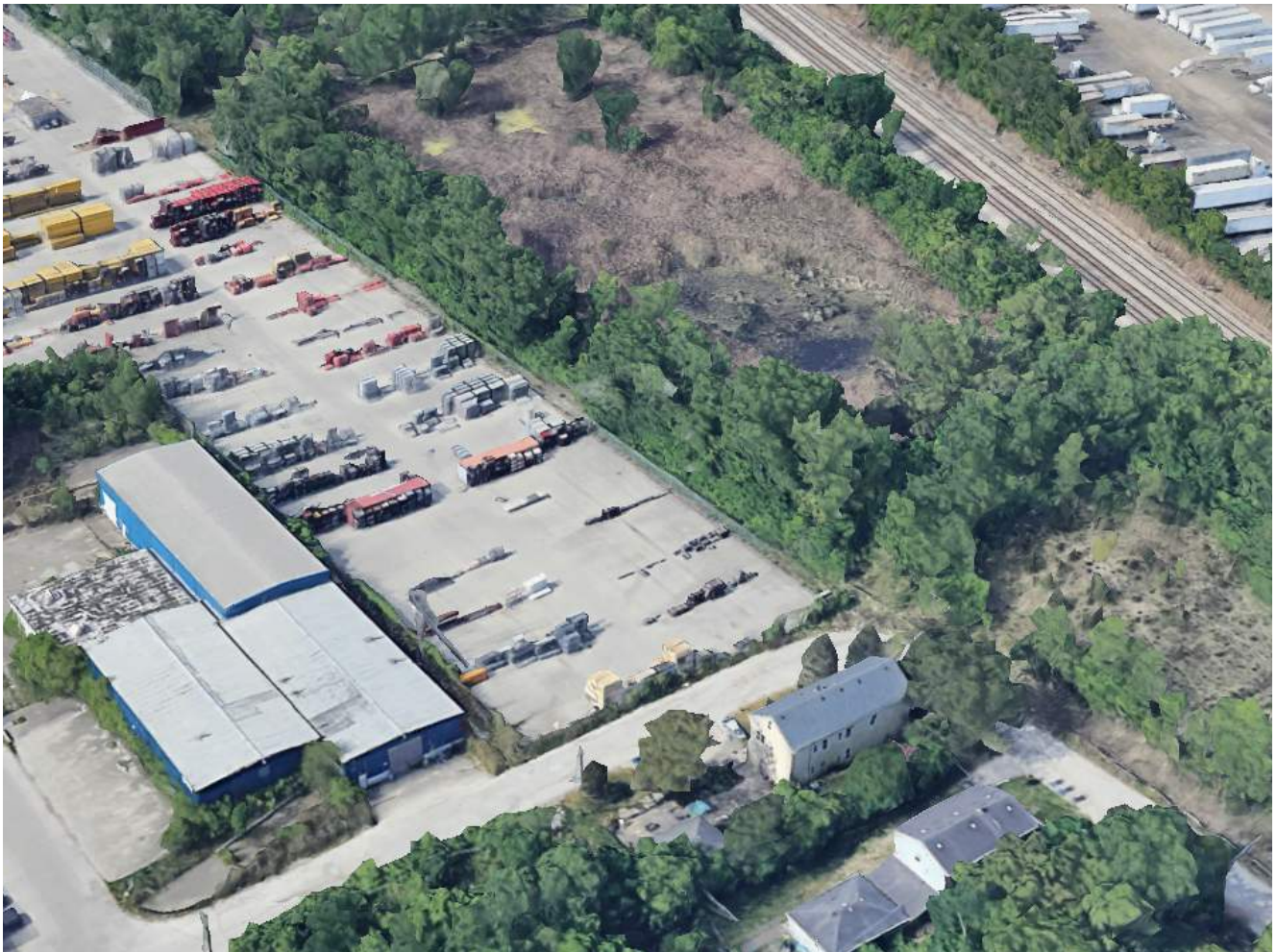
# AERIAL VIEW



# AERIAL VIEW



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# EXTERIOR PHOTO



# EXTERIOR PHOTO



# EXTERIOR PHOTO

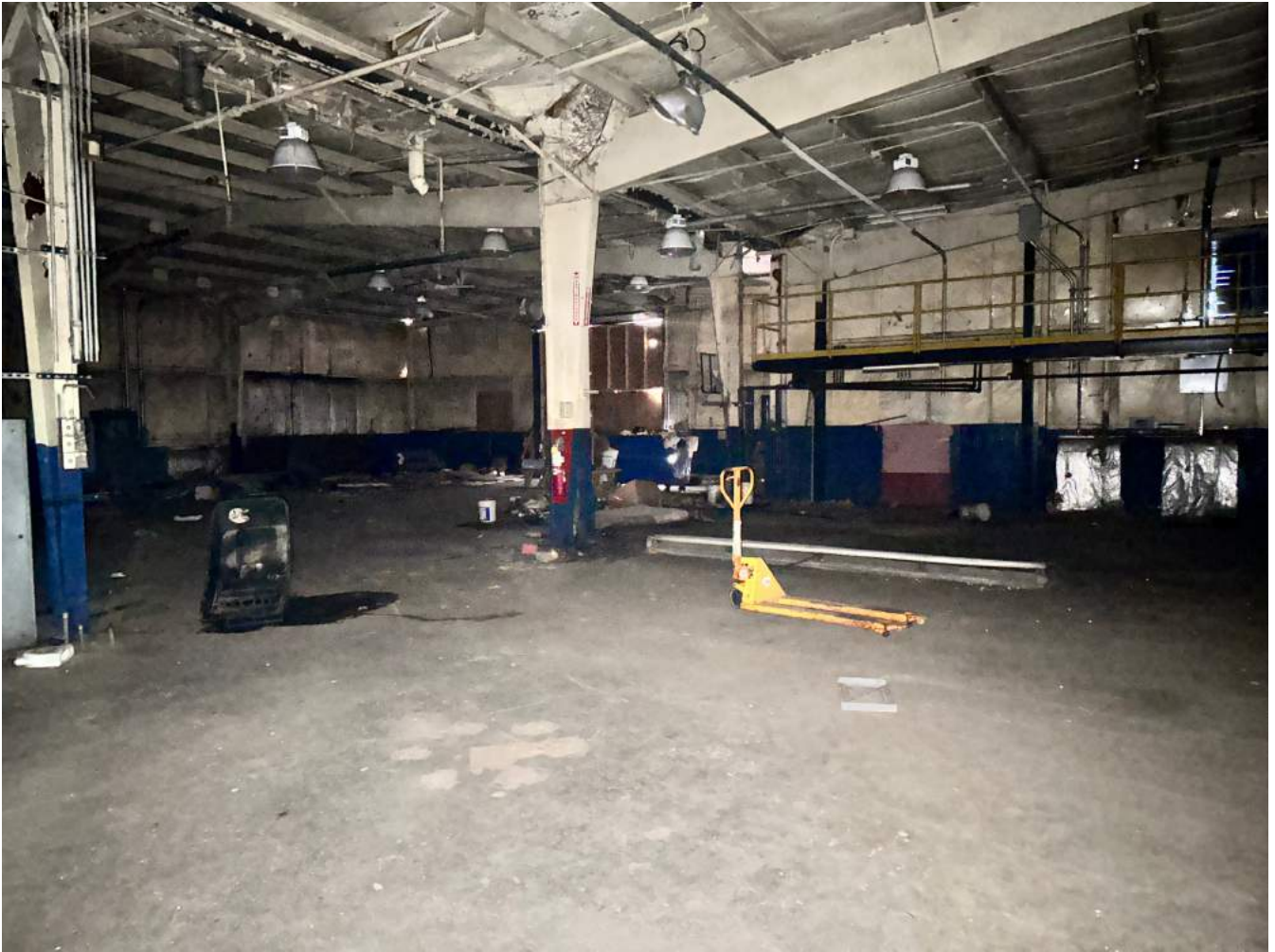




# INTERIOR PHOTO



# INTERIOR PHOTO





### Cal Sag Enterprise Zone Spurs Growth In The Southern Suburbs

Since the Zone began in 2016 businesses have invested \$227,843,000 in construction, remodeling and rehabilitation. 2,202 jobs were retained in the Zone and 2,304 new jobs were created. Several of these projects turned long vacant areas into vibrant thriving business centers. These investments bring new property tax revenues to the Zone towns, and new sales tax to their home communities.

Businesses in designated areas of: Alsip, Blue Island, Calumet Park, Country Club Hills, Dixmoor, East Hazel Crest, Harvey, Hazel Crest, Homewood, Markham, Merrionette Park, Midlothian, Oak Forest, Phoenix, Robbins, Worth and parts of unincorporated Cook County who build new facilities or rehab / remodel their current locations, can receive sales tax abatement on building materials, discounts on local permits, and in some cases real estate tax savings.

For information on how to apply for Zone benefits contact the Zone Office @ 708-653-3122, [calsagezone@aol.com](mailto:calsagezone@aol.com) or visit [www.calsagezone.org](http://www.calsagezone.org).



### CAL SAG ENTERPRISE ZONE

12159 S. Pulaski Road  
Alsip, Illinois 60803

[calsagezone@aol.com](mailto:calsagezone@aol.com)

[www.calsagezone.org](http://www.calsagezone.org)

708-653-3122

- ALSIP
- BLUE ISLAND
- CALUMET PARK
- COOK COUNTY
- COUNTRY CLUB HILLS
- DIXMOOR
- EAST HAZEL CREST
- HARVEY
- HAZEL CREST
- HOMWOOD
- MARKHAM
- MERRIONETTE PARK
- MIDLOTHIAN
- OAK FOREST
- PHOENIX
- ROBBINS
- WORTH

ALL PROJECTS MUST COMPLETE & SUBMIT AN APPLICATION TO THE CAL SAG ENTERPRISE ZONE OFFICE BEFORE ORDERING MATERIALS, RECEIVING PERMITS, OR START OF CONSTRUCTION IN ORDER TO RECEIVE FULL BENEFITS.

ZONE OFFICE WILL ISSUE BUILDING MATERIAL EXEMPTION CERTIFICATES, NOTIFY LOCAL BUILDING DEPARTMENT OF THE PROJECT AND NOTIFY COOK COUNTY OF ENTITLED REAL ESTATE ABATEMENTS.

ZONE ADMINISTRATION FEE .5%  
OF BUILDING MATERIAL COST  
Maximum \$50,000 fee

[www.calsagezone.org](http://www.calsagezone.org)



### SUMMARY OF ENTERPRISE ZONE BENEFITS

- ◆ INCENTIVES ARE BOUNDARY SPECIFIC
- ◆ NO CASE BY CASE APPROVAL
- ◆ NO CALLBACK OF INCENTIVES
- ◆ NO MINIMUM INVESTMENT
- ◆ SUBSTANTIAL SAVINGS ON YOUR PROJECT IN THE ZONE
- ◆ PROPERTY CLASSES  
COMMERCIAL - INDUSTRIAL  
12 OR MORE RESIDENTIAL UNITS  
UNDER ONE OWNERSHIP



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[MOHALLCOMMERCIALUD.COM](http://MOHALLCOMMERCIALUD.COM)





The Cal Sag Enterprise Zone was created to stimulate development in the Chicago Southland Region.

Alsip	<a href="http://www.villageofalsip.org">www.villageofalsip.org</a>
Blue Island	<a href="http://www.blueisland.org">www.blueisland.org</a>
Calumet Park	<a href="http://www.calumetparkvillage.org">www.calumetparkvillage.org</a>
Cook County	<a href="http://www.cookcountyll.gov">www.cookcountyll.gov</a>
Country Club Hills	<a href="http://www.countryclubhills.org">www.countryclubhills.org</a>
Dixmoor	<a href="http://www.villageofdixmoor.org">www.villageofdixmoor.org</a>
East Hazel Crest	<a href="http://www.easthazelcrest.com">www.easthazelcrest.com</a>
Harvey	<a href="http://www.cityofharvey.org">www.cityofharvey.org</a>
Hazel Crest	<a href="http://www.villageofhazelcrest.org">www.villageofhazelcrest.org</a>
Homewood	<a href="http://www.village.homewood.il.us">www.village.homewood.il.us</a>
Markham	<a href="http://www.cityofmarkham.net">www.cityofmarkham.net</a>
Merrionette Park	<a href="http://www.merrionettepark.org">www.merrionettepark.org</a>
Midlothian	<a href="http://www.villageofmidlothian.net">www.villageofmidlothian.net</a>
Oak Forest	<a href="http://www.oak-forest.org">www.oak-forest.org</a>
Phoenix	<a href="http://www.villageofphoenix.com">www.villageofphoenix.com</a>
Robbins	<a href="http://www.robbins-il.com">www.robbins-il.com</a>
Worth	<a href="http://www.villageofworth.com">www.villageofworth.com</a>

Visit [www.calsagezone.org](http://www.calsagezone.org) to search by address to determine if your location is in the Cal Sag Enterprise Zone, or contact zone office.



The Zone combines State & local incentives to assist businesses, create & retain jobs, and expand the tax base. This valuable economic development tool was awarded through a competitive application process to The Department of Commerce & Economic Opportunity (DCEO). It is in effect until 12/29/2031. [www.illinois.gov](http://www.illinois.gov)

If your business is in one of these designated areas, you may be eligible for these economic incentives.

# ZONE INCENTIVES

- SALES TAX ABATEMENT ON BUILDING MATERIALS FOR ZONE PROJECTS WITH VALID IDOR BUILDING MATERIAL SALES TAX EXEMPTION CERTIFICATE

## SAMPLE SALES TAX SAVINGS

\$ 250,000 in BUILDING MATERIALS  
 X \*8.50% / .085 is \$21,250.00 estimated savings  
 \*Sales tax can range from 6.25% to 10% depending on where materials are purchased.  
 (8.50% is an average used for illustration purposes)

- 50% ABATEMENT OF THE MUNICIPAL PORTION OF REAL ESTATE TAXES FOR 5 YEARS, ON THE ADDED TAX VALUE CREATED BY THE PROJECT  
 Projects in a TIF or receiving other property tax abatements are not eligible for further property tax reduction.
- 50% DISCOUNT ON LOCAL BUILDING PERMIT FEES  
 All other fees and inspection procedures follow local ordinances.
- GROWTH ZONES  
 Industrial property in an Enterprise Zone in Cook County can apply for assistance gathering critical site information, marketing their site and apply for grants to cover the cost of environmental assessments and remediation.  
[www.growthzones.com](http://www.growthzones.com)

## STATE OF ILLINOIS INCENTIVES

State of Illinois incentives are subject to change in legislation. <https://www.illinois.gov/dceo/ExpandRelocate/Incentives/taxassistance/Pages/EnterpriseZone.aspx>

- GAS USE TAX EXEMPTION FOR ZONE BUSINESSES  
 Form RG61 to be completed / submitted by the business to natural gas provider. See IDOR natural gas distributors, suppliers & purchasers bulletin.
- INVESTMENT TAX CREDIT  
 The Illinois Income Tax Act allows a 0.5% credit against the state income tax for investment in a qualified property placed in service in an Enterprise Zone. This credit is in addition to any other investment tax credits allowed under The State of Illinois (consult your tax accountant).
- ENTERPRISE ZONE MANUFACTURING MACHINERY & EQUIPMENT SALES TAX EXEMPTION  
 A business that makes an investment in an Enterprise Zone may be eligible for a manufacturing machinery and equipment sales tax exemption. The business must be certified by the State of Illinois (DCEO).
- UTILITY TAX EXEMPTION  
 Zone businesses who meet specific criteria may be entitled to a Utility / Telecommunications tax exemption which provides a 5% state tax exemption on gas, electricity & an exemption of the Illinois Commerce Commission .1% administrative charge and excise taxes on the act or privilege of originating or receiving telecommunications. Contact DCEO for certification.



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MOSES HALL  
 (312) 826-9925  
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 MOHALLCOMMERCIALUD.COM



# Calumet Park, IL Demographics

## What is the population of Calumet Park?

There are 7,167 residents in Calumet Park, with a median age of 37.5. Of this, 48.23% are males and 51.77% are females. US-born citizens make up 95.95% of the resident pool in Calumet Park, while non-US-born citizens account for 1.34%. Additionally, 2.71% of the population is represented by non-citizens. A total of 6,226 people in Calumet Park currently live in the same house as they did last year.

		Y-o-Y Change
Total Population	7,167	-14.5%
Male Population	3,457	-9.7%
Female Population	3,710	-18.6%



-  Male population 48.23%
-  Female population 51.77%






		Y-o-Y Change
Median Age	37.5	-8.3%
Citizen US Born	6,877	-12.8%
Citizen not US Born	96	-47.0%
Not Citizen	194	-38.4%



-  Citizen US Born 95.95%
-  Citizen not US Born 1.34%
-  Not Citizen 2.71%

		Y-o-Y Change
Moved from Abroad	10	-9.1%
Moved from Same County	591	-24.7%
Moved from Same State	9	N/A
Moved from Different State	313	N/A
Same House as Last Year	6,226	-17.7%



-  Moved from Abroad 0.14%
-  Moved from Same County 8.27%
-  Moved from Same State 0.13%
-  Moved from Different State 4.38%
-  Same House as Last Year 87.09%

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### What are the employment statistics in Calumet Park?

White-collar workers make up 75.25% of the working population in Calumet Park, while blue-collar employees account for 24.75%. There are also 44 entrepreneurs in Calumet Park (1.51% of the workforce); 2,036 workers employed in private companies (70.09%); and 413 people working in governmental institutions (14.22%).

		Y-o-Y Change
White Collar	2,186	-20.1%
Blue Collar	719	-14.6%



White Collar	75.25%
Blue Collar	24.75%

		Y-o-Y Change
Self Employees	44	-31.2%
Private Companies	2,036	-18.6%
Governmental Workers	413	-26.2%
Not for Profit Companies	412	-9.2%



Self Employees	1.51%
Private Companies	70.09%
Governmental Workers	14.22%
Not for Profit Companies	14.18%

### How many households are there in Calumet Park?

There are a total of 2,733 households in Calumet Park, each made up of around 3 members. Family establishments represent 62.35% of these Calumet Park households, while non-family units account for the remaining 37.65%. Additionally, 34.69% of households have children and 65.31% of households are without children.

		Y-o-Y Change
Total Households	2,733	-16.1%
Average People Per Household	3	1.9%
Family Households	1,704	-13.6%
Non-family Households	1,029	-19.8%



Family Households	62.35%
Non-family Households	37.65%

		Y-o-Y Change
Households with Children	948	-4.9%
Households without Children	1,785	-21.0%



Households with Children	34.69%
Households without Children	65.31%

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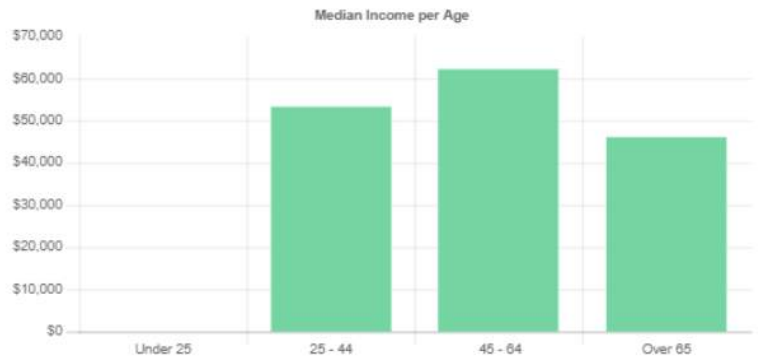


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### What are the median and average incomes in Calumet Park?

The average annual household income in Calumet Park is \$65,820, while the median household income sits at \$52,696 per year.

		Y-o-Y Change
Average Household Income	\$65,820	4.3%
Median Household Income	\$52,696	5.3%
People below Poverty Level	1,010	-37.8%
People above Poverty Level	6,139	-8.9%

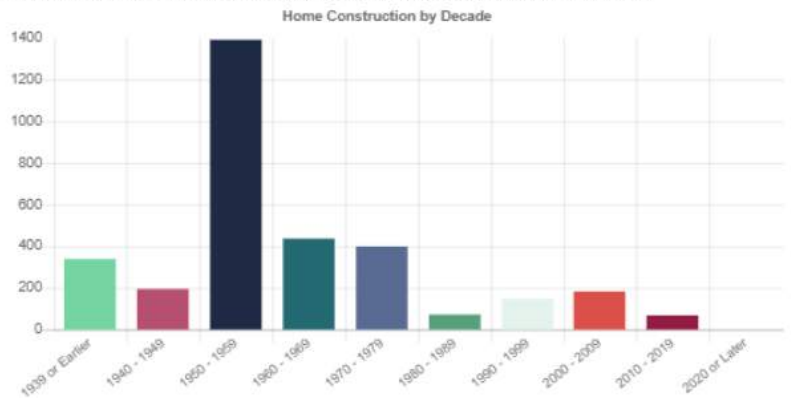


### How many homeowners and renters are there in Calumet Park?

There are 3,233 housing units in Calumet Park, and the median year in which these properties were built is 1958. Of the 2,733 occupied housing units in Calumet Park, 60.19% are owner-occupied, while 39.81% have renters living in them.

Meanwhile, properties bought with mortgages account for 65.96% of the units, and the median value of a home with a mortgage is \$119,900. In general, housing costs reach \$1,056 per month in Calumet Park.

		Y-o-Y Change
Housing Units	3,233	-12.6%
Median Year Built	1958	0.0%
Built in 1939 or Earlier	339	-13.3%
Built between 1940 and 1949	195	-8.0%
Built between 1950 and 1959	1,392	-8.9%
Built between 1960 and 1969	437	-16.6%
Built between 1970 and 1979	399	-19.4%
Built between 1980 and 1989	72	2.9%
Built between 1990 and 1999	148	-17.8%
Built between 2000 and 2009	183	-18.3%
Built between 2010 and 2019	68	N/A



Y-o-Y Change

Occupied

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MOHALLCOMMERCIALUD.COM



		Y-o-Y Change
Occupied Housing Units	2,733	-16.1%
Owner Occupied	1,645	-13.2%
Renter Occupied	1,088	-20.1%



		Y-o-Y Change
With Mortgage	1,085	-16.5%
Without Mortgage	560	-6.0%
Median Value with Mortgage	\$119,900	1.7%
Median Value without Mortgage	\$113,300	16.9%
Median Housing Costs per Month	\$1,056	6.0%



### What is the level of education in Calumet Park?

Approximately 35.09% of the population in Calumet Park holds a high school degree (that's 1,808 residents), while 29.3% have attained a college certificate (2,105 locals) and 9.7% have a bachelor's degree (500 people).

		Y-o-Y Change
No High School	255	-33.9%
Some High School	1,808	-26.5%
Some College	2,105	-9.9%
Associate Degree	677	-7.0%
Bachelor's Degree	500	4.8%
Graduate Degree	403	-32.1%



### What is the marital status of Calumet Park residents?

A total of 2,011 people in Calumet Park have never been married (which represents 36.35% of the total population), while 2,041 of them are wedded (36.89%). Separated and divorced residents are in smaller numbers, at 321 (5.8%) and 1,028 (18.58%), respectively.

		Y-o-Y Change
Never Married	2,011	-21.4%
Married	2,041	-6.3%
Separated	321	-18.3%
Widowed	452	-28.4%
Divorced	1,028	-20.9%



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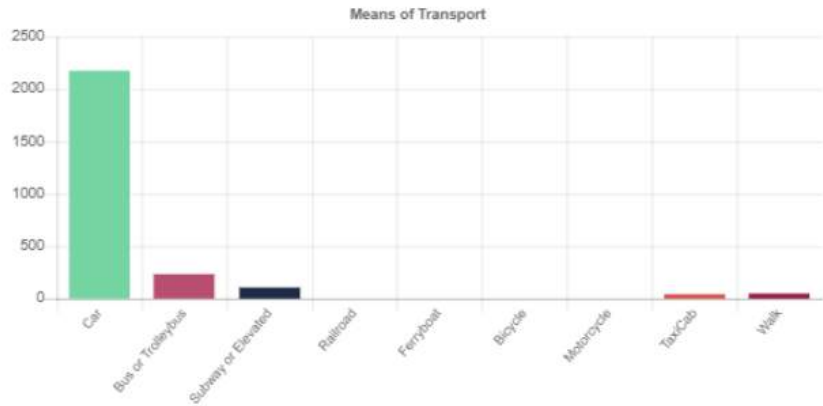
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### What are the most common means of transportation in Calumet Park?

The top three means of transportation people in Calumet Park use to get to work are: car, bus or trolley bus and subway or elevated. A total of 2,176 residents commute by car, 235 prefer going to work by bus or trolley bus and 107 by subway or elevated.

		Y-o-Y Change
Car	2,176	-18.0%
Bus or TrolleyBus	235	-21.7%
Subway or Elevated	107	N/A
TaxiCab	43	290.9%
Walk	50	-52.8%



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