



JAMESON.

OFFERING
MEMORANDUM

Subject Property

1329 & 1333 N. CLYBOURN AVE

CHICAGO, IL 60614

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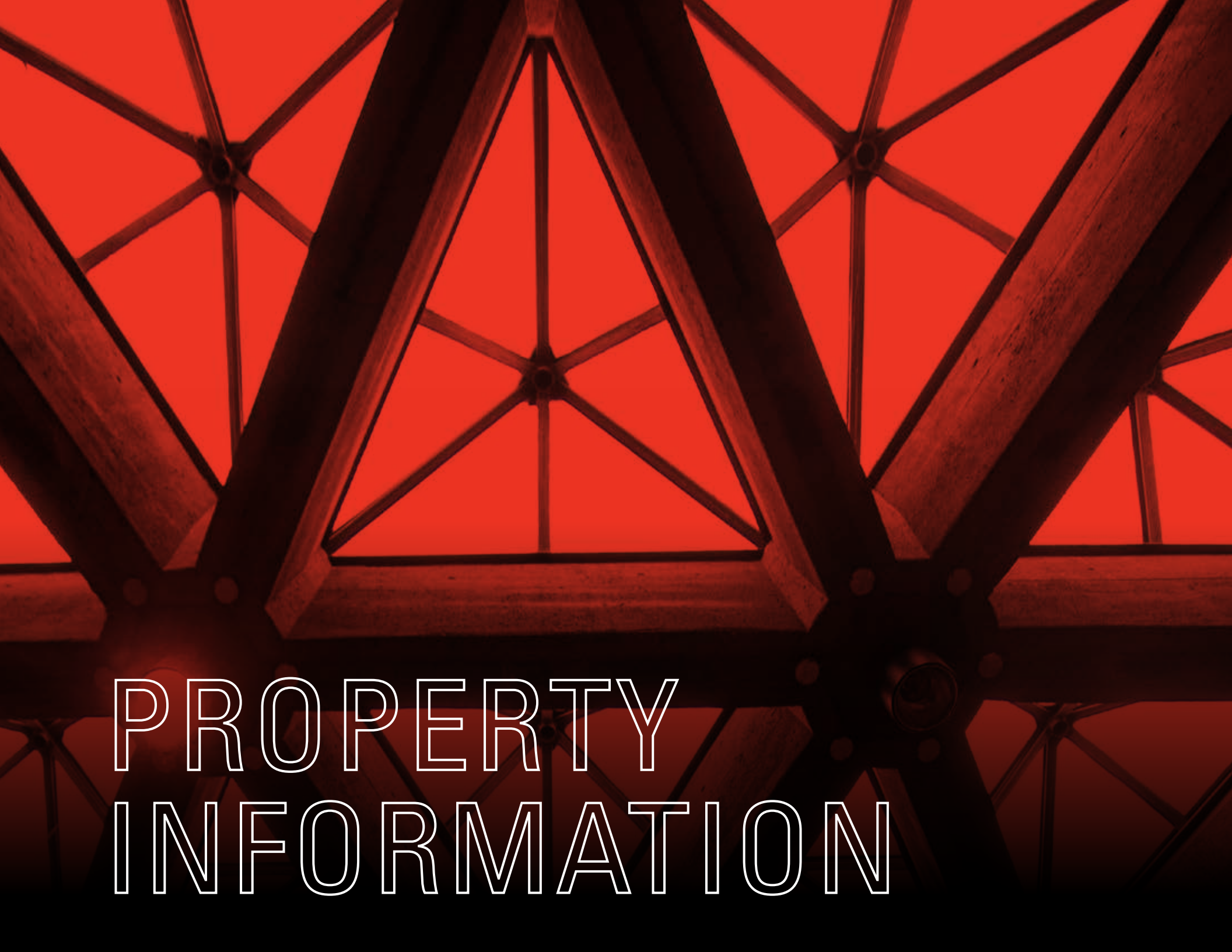
URBAN LAND & REDEVELOPMENT OPPORTUNITY

TWO CONTIGUOUS PARCELS IN
CHICAGO'S CLYBOURN CORRIDOR

**PRICING AVAILABLE UPON REQUEST TO QUALIFIED PROSPECTIVE
PURCHASERS, SUBJECT TO VERIFICATION**

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PROPERTY INFORMATION

EXECUTIVE SUMMARY

A Standalone Site With Multiple Development Paths

Jameson Commercial presents 1329 and 1333 N. Clybourn Avenue, two contiguous parcels offered together for redevelopment on Chicago's Near North Side. The combined site offers an opportunity to evaluate residential, mixed-use, neighborhood commercial, and hotel concepts, including boutique or select-service hospitality, subject to feasibility and applicable approvals. Potential coordination with surrounding development may create additional opportunities, but is not required to assess the property on its own merits.

Location Advantages for Residential, Commercial, and Hotel Concepts

Clybourn Avenue frontage places the property near neighborhood shopping, dining, Stanton Park, and established residential communities, with access to Old Town, Lincoln Park, River North, and downtown Chicago. Nearby Target and Jewel-Osco provide everyday conveniences relevant to residential and mixed-use development. Proximity to the planned Bally's Chicago Casino and Resort adds a significant hospitality and entertainment destination to the broader location story and supports evaluating hotel concepts through a dedicated market and feasibility study.

Current FAR Provides a Substantial Starting Point

The property is identified as M1-2, which permits up to 2.2 FAR for allowed uses. Based on approximately 13,123 SF of combined land area, that represents approximately 28,871 SF of potential zoning floor area under the current FAR limit, subject to other applicable development standards.

Residential use requires rezoning. A 12-apartment illustration at 1,200 gross square feet per apartment would require approximately 14,400 SF, or about 1.10 FAR. The principal zoning questions for that concept are approval of residential use and sufficient unit density, rather than an increase above the existing FAR limit. Hotel and mixed-use programs require separate review of use permissions, building configuration, access, parking, loading, and other applicable requirements. There are precedents for pursuing a zoning change, not entitlements for the subject property. Each proposed use, building program, and FAR would require its own review and approvals.

Surrounding Redevelopment Adds Strategic Context

CHA has selected Cabrini New Vision, LLC—a joint venture of Evergreen Redevelopment LLC and KLEO Enterprises LLC—to pursue a mixed-income residential community at the approximately seven-acre Clybourn and Larrabee site. This surrounding redevelopment provides additional context for evaluating neighborhood commercial uses and potential coordination involving access, circulation, utilities, or complementary development. Any acquisition, assemblage, or coordination opportunity remains subject to separate discussions and agreements.

Nearby Zoning Actions Support Evaluating Rezoning

Nearby properties illustrate the use of zoning changes to accommodate specific development proposals. PD 1104 at 1413–1427 N. Clybourn was adopted from C1-2 zoning, and City Council approved a zoning reclassification at 2218 N. Clybourn in 2025. These examples support evaluating a tailored zoning strategy; they do not establish entitlements for the subject property. Each proposed use, building program, density, and FAR would require its own review and applicable approvals.

PROPERTY OVERVIEW

PRICING AVAILABLE TO QUALIFIED PROSPECTIVE PURCHASERS UPON REQUEST

PROPERTY: TWO CONTIGUOUS LAND PARCELS

CURRENT ZONING: M1-2

COMBINED LAND AREA: 13,123SF

1329 N. CLYBOURN AVE, CHICAGO IL 60614

2024 REAL ESTATE TAXES: \$6,048.34

LAND AREA: 6,690 SF

PIN: 17-04-121-060-0000

1333 N. CLYBOURN AVE, CHICAGO IL 60614

2024 REAL ESTATE TAXES: \$5,816.09

LAND AREA: 6,433 SF

PIN: 17-04-121-059-0000

PROPERTY HIGHLIGHTS

The two contiguous parcels are offered together. This Clybourn Corridor location is near established residential, retail, dining, and service destinations. There is an opportunity to evaluate a standalone development program, with additional potential for coordination with surrounding redevelopment. Multiple development concepts warrant evaluation, subject to site planning, economics, and approvals. Parcel areas are subject to survey verification. Real estate taxes shown are historical and do not represent projected taxes following a sale or redevelopment. Potential uses include residential with ground floor-commercial, neighborhood retail/services, and hospitality.

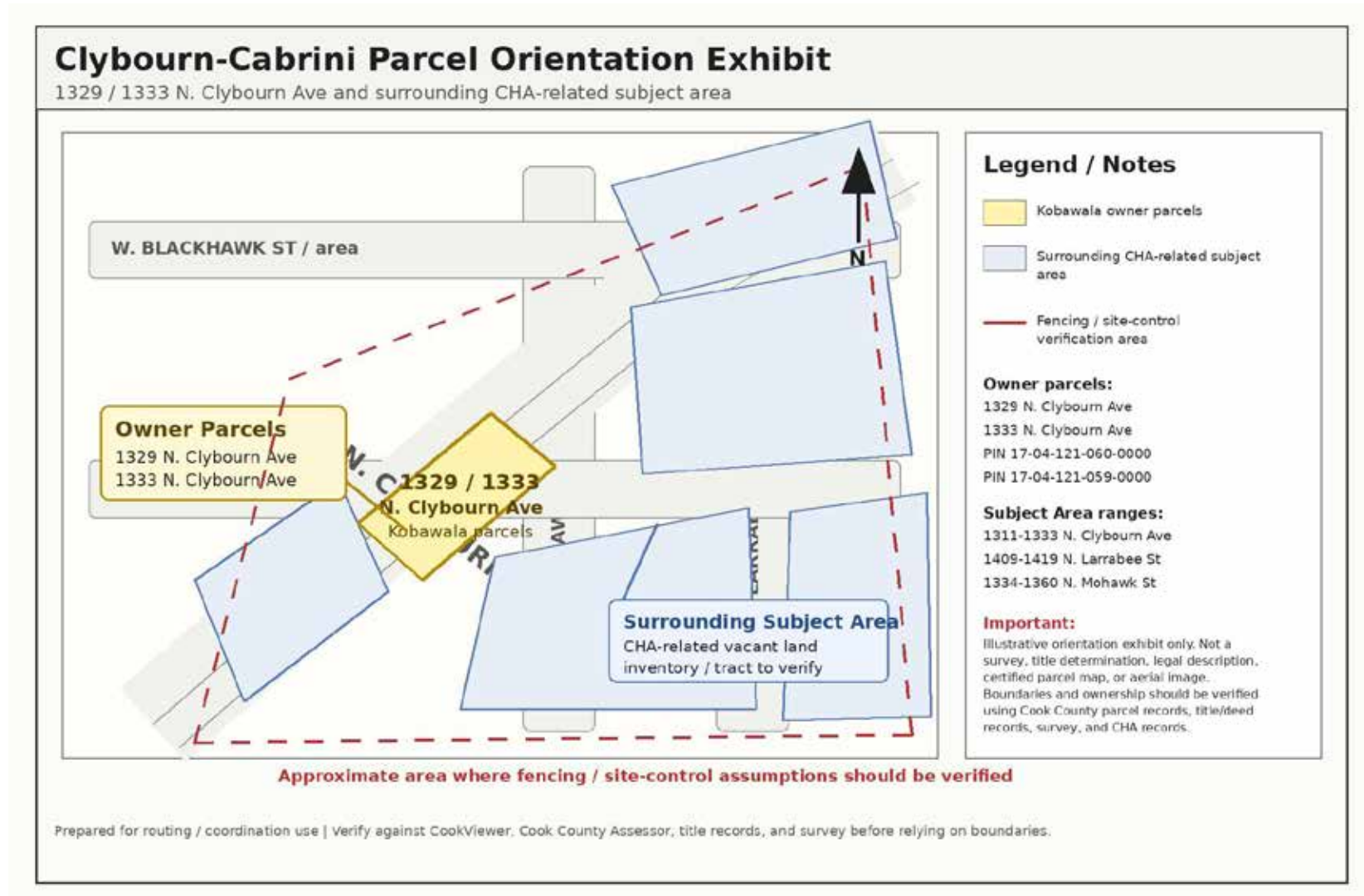
All concepts are subject to feasibility, zoning, and applicable approvals. Square footage is based on available property records and is subject to survey verification. The combined figure uses 6,690 SF for 1329 N. Clybourn and the Cook County Assessor's 6,433 SF figure for 1333 N. Clybourn.

ILLUSTRATIVE DEVELOPMENT SCENARIOS

Zoning or development path	FAR	Approx. floor area on 13,123 SF	Illustrative apartments	Illustrative hotel rooms
CURRENT: M1-2 – permitted uses only	2.2	28,871 SF	24-32 by floor area; residential use requires rezoning	Unit count and design subject to approval
Potential dash-2 residential rezoning	2.2	28,871 SF	24-32 by floor area; approximately 13 standard apartments under the usual 1,000-SF-per-unit lot-area rule	Evaluate separately under a district that permits the proposed hotel use
Higher-density rezoning or project-specific PD	Set by the approval	Calculate from the proposed FAR	Unit count and design subject to approval	Room count and design subject to approval

Apartment illustrations assume 900–1,200 gross SF per unit; hotel illustrations assume 750–1,000 gross SF per room, including allocated common space. These are arithmetic planning ranges, not approved unit or room counts. Actual capacity depends on the surveyed lot area, permitted uses, density, building design, and applicable approvals.

SURROUNDING DEVELOPMENT EXHIBIT





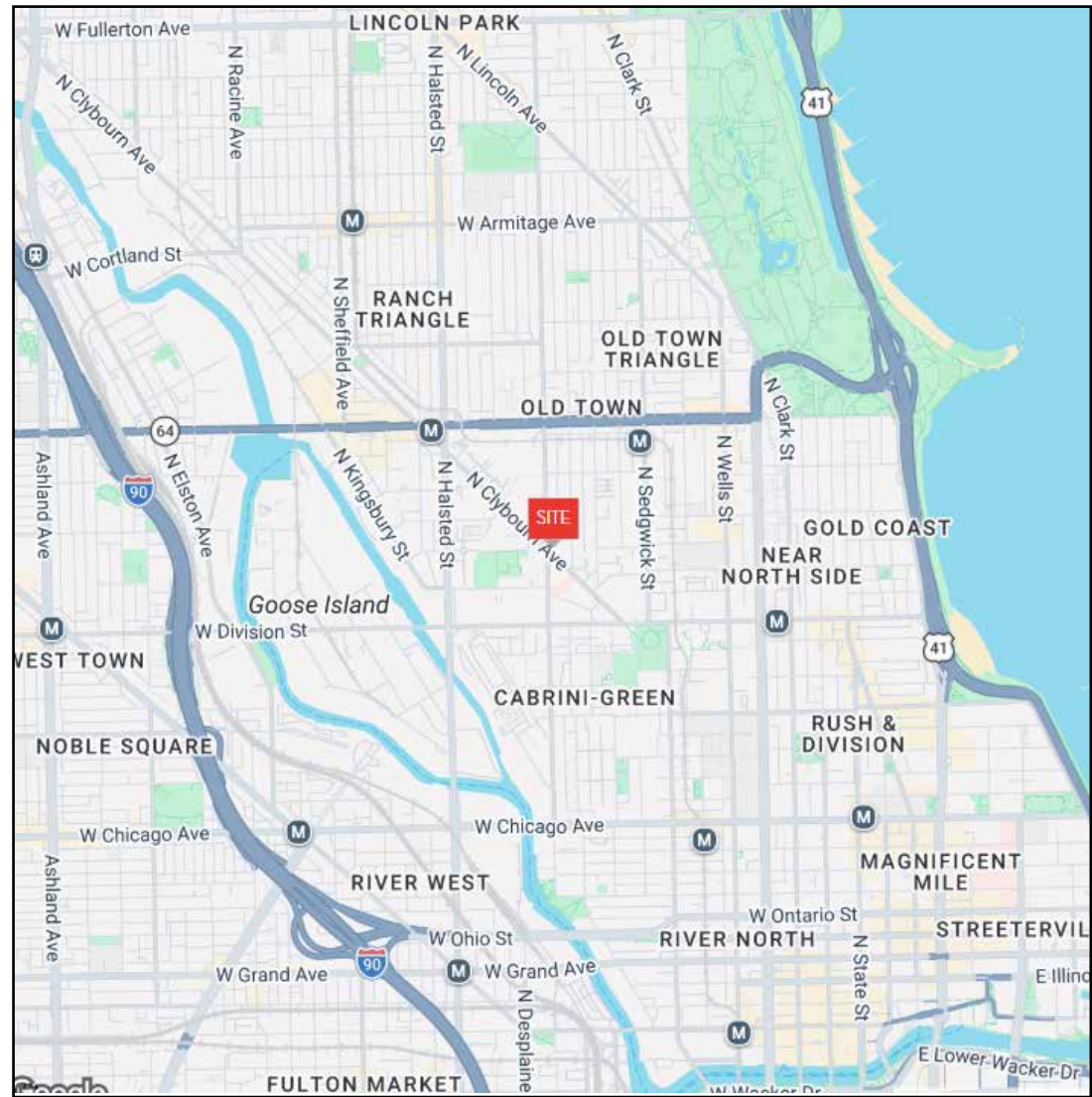
LOCATION INFORMATION

LOCATION OVERVIEW

ZIP: 60614
SUB-MARKET: GOLD COAST/OLD TOWN
SUB-MARKET CLUSTER: NORTH CHICAGO
LOCATION TYPE: URBAN
MARKET: CHICAGO
COUNTY: COOK
STATE: ILLINOIS
CBSA: CHICAGO-NAPERVILLE-ELGIN, IL-IN-WI
DMA: CHICAGO, IL-IN
COUNTRY: UNITED STATES



AREA MAP



RETAIL MAP



TRANSPORTATION HIGHLIGHTS

COMMUTER RAIL

North/Clybourn Station
(CTA- Red Line)

WALKING

8 min

DISTANCE

0.4 mi

Sedgwick Station
(CTA- Brown Line)

9 min

0.5 mi

AIRPORT

Chicago Midway International Airport

DRIVE

21 min

DISTANCE

12.6 mi

Chicago O'Hare International Airport

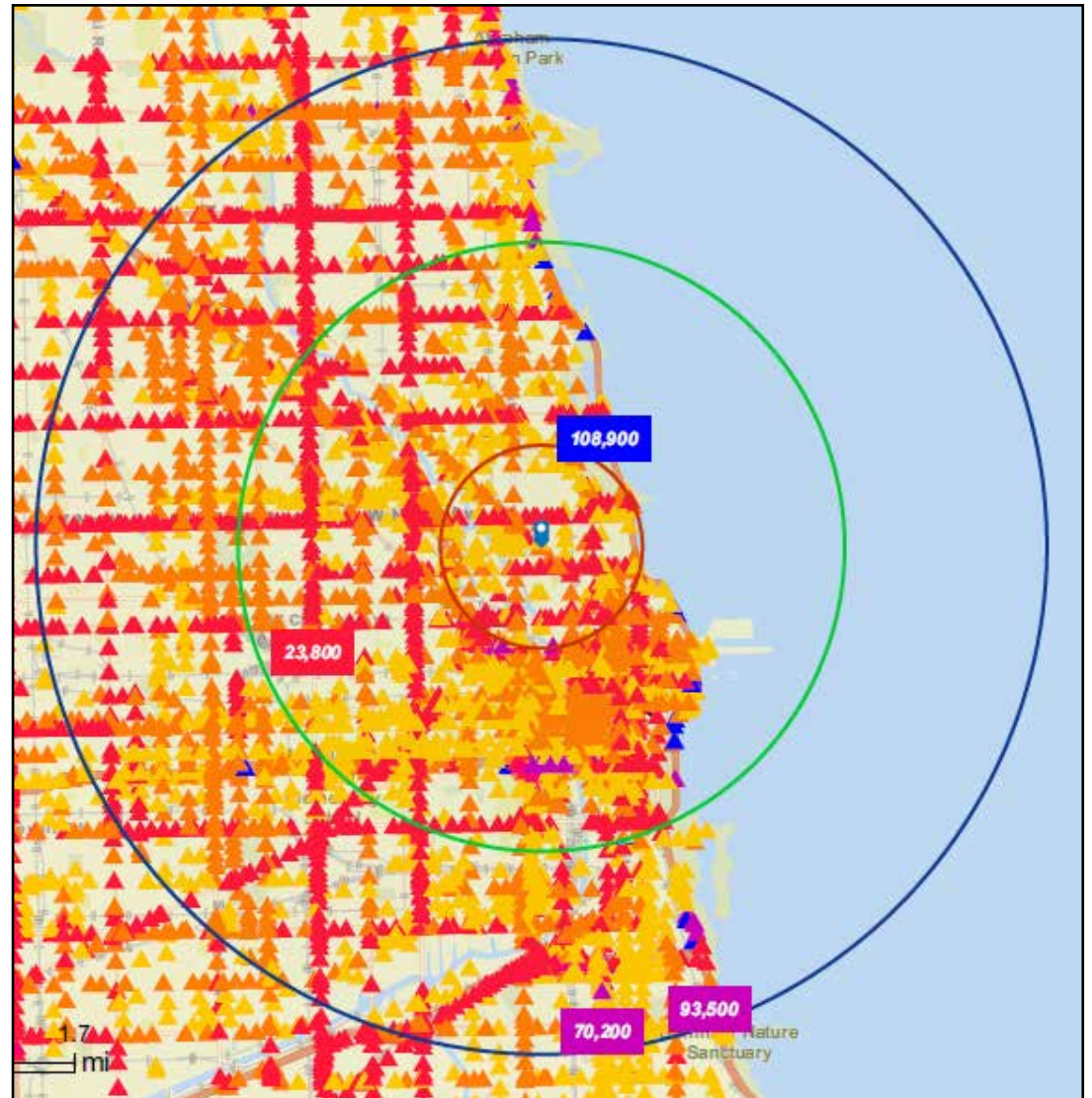
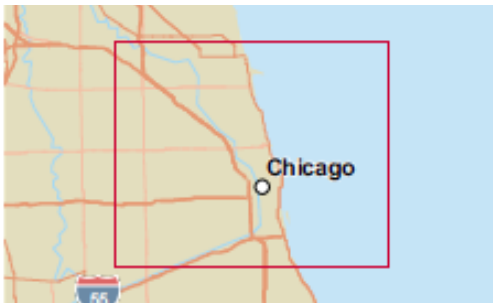
24 min

15.9 mi

TRAFFIC COUNT MAP

AVERAGE DAILY TRAFFIC VOLUME

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day





MARKET INFORMATION

NEIGHBORHOOD & DEVELOPMENT

CHICAGO, IL

The property's development opportunity begins with the surrounding neighborhood: existing residents, businesses, amenities, and connections to Chicago's employment centers. A proposed use should be evaluated against that established market. Nearby redevelopment provides an additional consideration. CHA's FY2024 Moving to Work Annual Plan identified Clybourn and Larrabee for mixed-income and homeownership housing development. This establishes a documented planning context; current project scope, construction status, and delivery timing require separate confirmation. As surrounding projects advance and become occupied, they may support additional demand for retail, dining, services, and other complementary uses. The effect on the subject will depend on what is delivered, when it opens, and how well a proposed use serves the resulting market.

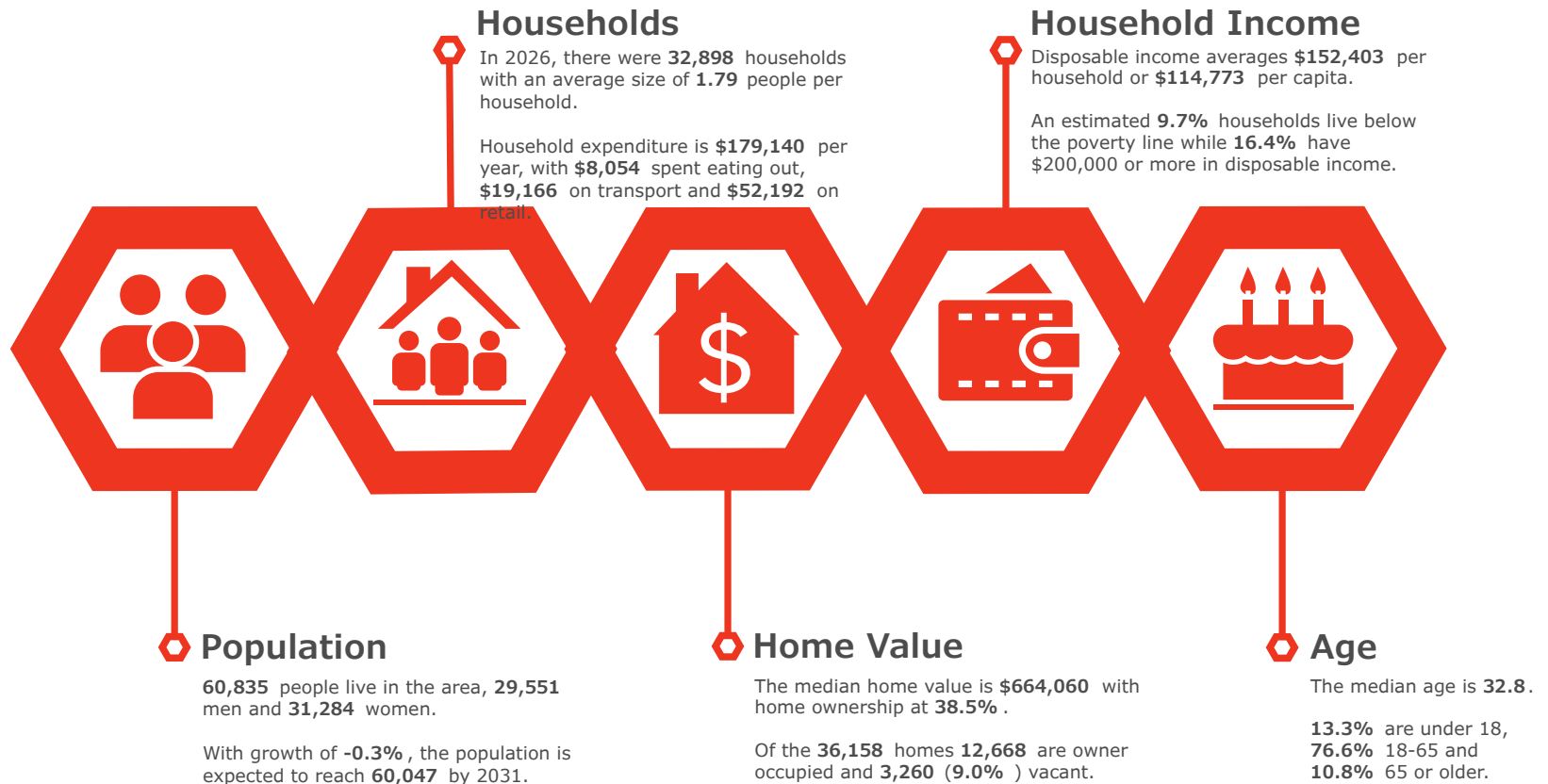
PUBLIC REDEVELOPMENT ADDS TO THE MARKET CONTEXT

CHA has selected a development partner for a mixed-income residential community at Clybourn and Larrabee. This active initiative adds context for evaluating neighborhood-serving uses on the subject property. Its eventual scope, zoning, financing, and delivery remain specific to the CHA project; purchasers should evaluate 1329-1333 N. Clybourn as a viable standalone opportunity.



DEMOGRAPHIC INSIGHTS

N Clybourn Ave, Chicago, Illinois, 60614
Ring of 1 mile



[Source](#) : Esri, ACS, Esri-U.S. BLS. Esri forecasts for 2020-2024, 2026, 2031.

DEMOGRAPHIC SUMMARY

DEMOGRAPHIC SUMMARY

N Clybourn Ave, Chicago, Illinois, 60614

Ring of 1 mile

KEY FACTS

60,835

Population



32,898

Households

32.8

Median Age

\$112,686

Median Disposable Income

EDUCATION

2%

No High School Diploma



4%

High School Graduate



9%

Some College



85%

Bachelor's/Grad/Prof Degree

INCOME



\$152,403

Median Household Income



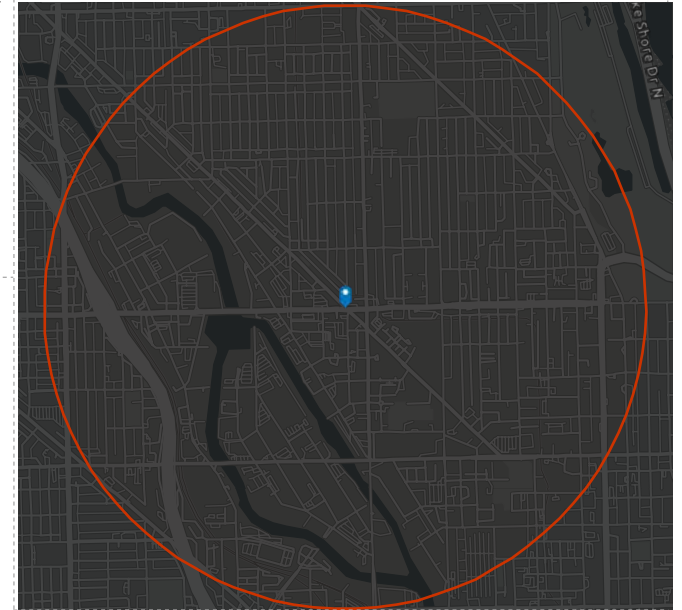
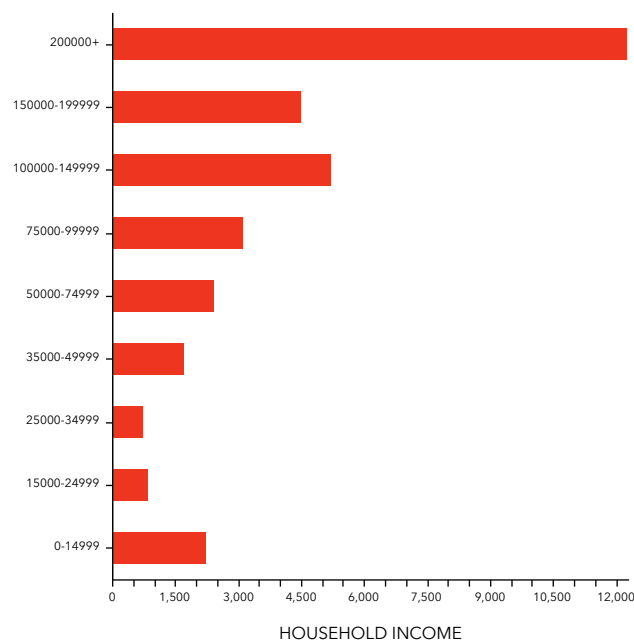
\$114,773

Per Capita Income



\$260,655

Median Net Worth



EMPLOYMENT



91%

White Collar



4%

Blue Collar



6%

Services

3.4%

Unemployment Rate

Source: Esri. The vintage of the data is 2026, 2031.

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ADDITIONAL
INFORMATION

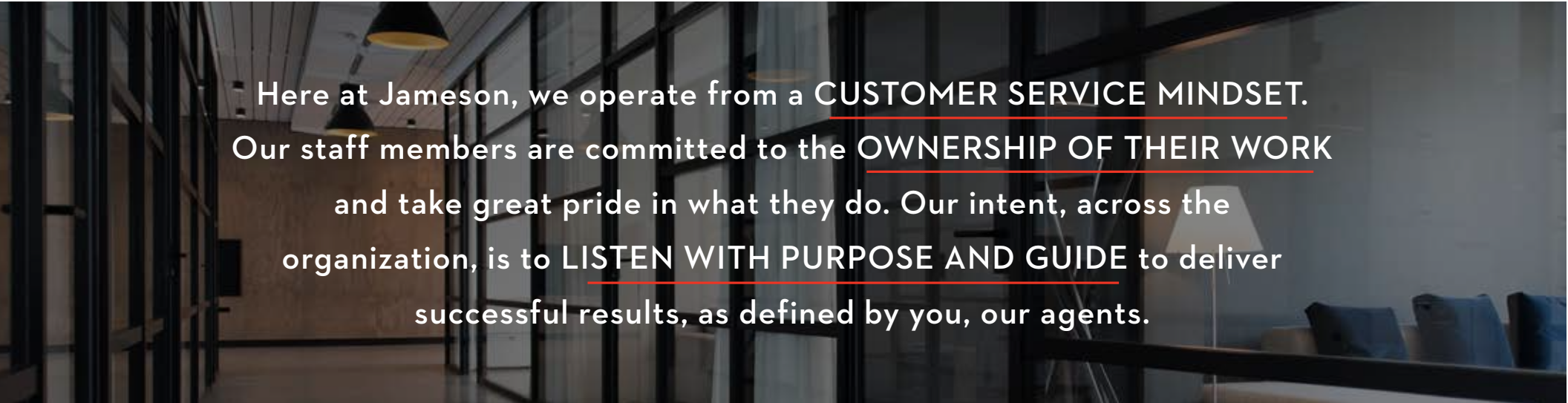
ABOUT JAMESON COMMERCIAL

With billions of dollars in transactions, Jameson Commercial has been a proven member of the Chicagoland Real Estate community since 1982. The expertise you will find at Jameson Real Estate's Commercial Division applies to all types of transactions, from purchases to sales to leasing. We have specialists in multi-family, retail, office, land, industrial, and business real estate - the right fit for your commercial real estate needs.

Our Jameson Commercial professionals offer a wealth of experience and knowledge. Because of our day-in and day-out presence in the marketplace, we have an extensive database of clients and properties. Our commercial real estate brokers are familiar with the marketplace and have marketed a wide variety of property types using an array of sales methods. This experience ensures that your goals will be optimized.

Founders Charley and Harry Huzenis have been active in the real estate industry for over 30 years. Shortly after acquiring their real estate licenses, the Huzenis brothers started Jameson Realty Group in 1982. They grew the company from a traditional storefront brokerage into one of the city's foremost representatives of developers of both new construction and renovation projects. The company has been responsible for successfully marketing over 300 residential development projects.

Now, Chris Feurer, CEO brings his years of successful experience in almost every facet of real estate: sales, leasing, management, training, commercial, and development. Jameson Real Estate has quickly grown to a nearly \$3 billion dollar company to become one of Chicago's leading realty firms.



Here at Jameson, we operate from a CUSTOMER SERVICE MINDSET.
Our staff members are committed to the OWNERSHIP OF THEIR WORK
and take great pride in what they do. Our intent, across the
organization, is to LISTEN WITH PURPOSE AND GUIDE to deliver
successful results, as defined by you, our agents.

WHY WORK WITH US

1

THE PLACE INVESTORS GO TO GET "OFF MARKET" & "FIRST-TO-MARKET" DEALS

We transact a large number of "off market" deals and actively market these opportunities to our database of past and prospective clients. Our "off market" inventory is created through our comprehensive farming, unique marketing and lead generation, social media, strong developer relationships, and collaboration with the residential real estate agents of Jameson Sotheby's International Realty.

2

STRONG RELATIONSHIPS WITH DEVELOPERS

We identify land and building opportunities for developments, underwrite them, and advise on floor plans, unit mix, amenities, pricing, and absorption rate. We also connect developers with lenders, investors, architects and builders. Finally, we help the developer sell or lease the development. With over 350 developments sold, we have a track record that is unrivaled in the Chicago real estate industry.

3

WE LEVERAGE THE SOTHEBY'S INTERNATIONAL REALTY BRAND

Sotheby's International Realty is a globally recognized residential real estate brand with over 25,000 agents in 1,000 offices across 77 countries and territories worldwide. Our relationship with Jameson Sotheby's International Realty gives our Jameson Commercial agents access to 430+ local residential agents between 6 offices in Chicago, the North Shore, Hinsdale and Barrington, as well as opportunities to tap into their network of high net worth clients. This relationship provides a remarkable source for lead generation and client support between Jameson Commercial and Jameson Sotheby's International Realty agents.

4

AN ACCOMPLISHED BUSINESS BROKERAGE DIVISION

Our Business Brokerage Division generates numerous bar, nightclub, and restaurant listings. Our experience in Municipal licensing and the transferring of liquor licenses within the City of Chicago is second to none.



5

DOMINANT RETAIL SHOP PRESENCE IN CHICAGO'S MOST MERCANTILE AREAS

Our retail shop signage creates extensive call volume, lead generation, and substantial retail presence in Chicago's most mercantile areas. This presence gives us insider expertise on current market trends in the local marketplace.

6

WE SPECIALIZE IN \$2-20M DEALS

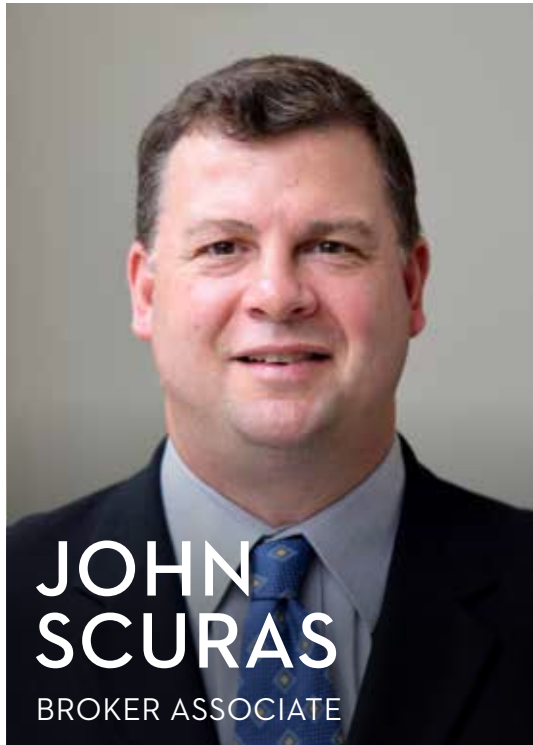
We close over \$150M in commercial properties annually on average with a focus on investment sales in the middle market ranging from \$2-20M.

7

TRAINED TEAM OF TALENT

The technological and marketing resources we provide are unrivaled. Nowhere else - within real estate or outside of it - can an agent receive support like we provide. Our marketing team is filled with creative, daring, and innovative specialists who take our brand and our agents to a whole new level. We create semi-custom to fully custom marketing strategies for every single agent. Our technology interface allows us to implement marketing seamlessly; company-wide, resources are easily accessed on-line and are mobile-optimized. With the highest staff-to-agent ratio in our market, our team is available to all of our agents to facilitate the success of their business.

ABOUT YOUR AGENT



JSCURAS@JAMESON.COM

773.946.8969

■ JOHN SCURAS

John Scuras is a Chicago real estate and business broker whose experience spans investment property, property management, redevelopment, and complex negotiations.

His background includes operating his own real estate business, undertaking renovation and development projects, and negotiating multiyear corporate agreements. That experience informs his approach to evaluating opportunities, identifying practical constraints, and structuring transactions.

For 1329 & 1333 N. Clybourn Avenue, John's focus is on assessing the property's standalone potential, identifying qualified prospects, and evaluating opportunities associated with surrounding redevelopment.

John holds a B.S. from Northern Illinois University and completed DePaul University's Executives Circle Program. His international work and study experience contribute to a broad commercial perspective. He has a certificate in German as a second language from the Goethe Institut (Germany).



JAMESON.

JAMESON COMMERCIAL REAL ESTATE

425 W. NORTH AVENUE | CHICAGO, IL

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**CONTACT JOHN SCURAS TO REQUEST PROPERTY INFORMATION,
DISCUSS A PROPOSED USE, OR ARRANGE A SITE VISIT.**

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