

11101 W. 179th St., Orland Park, IL

**\$295,000**



**CALL FOR OFFERS  
October 17, 2024**

## Property Highlights

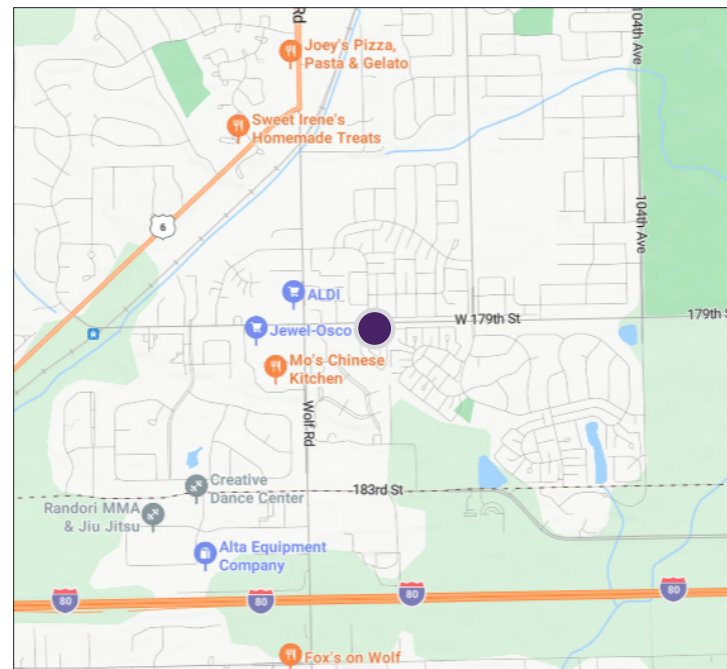
- 1.84 acre commercial land site
- 162' of frontage on 179th St with 2 access points
- Adjoining McDonald's and other neighboring tenants such as Walgreen's, Starbucks, Jewel-Osco, ALDI and many more
- Prime location on busy 179th Street and Wolf Road
- Potential development opportunities include retail, office, etc.
- All utilities available to site
- Excellent opportunity for a developer or investor
- Traffic count: 15,831 vehicles daily
- Zoning: B1-2 (General Business)
- Taxes (2022): \$8,280.82

## Property Overview

A 1.84 acre (or 80,150 square foot) development site with 1.15 buildable acres, just off the traffic-lit intersection of 179th Street and Wolf Road in Orland Park is available for sale. Situated in a highly visible location, in close proximity to MetraRail and other major retailers in the area, this site can be developed for a multitude of commercial uses. All utilities are available to the site. Great opportunity for a developer or investor.

Orland Park is one of the fastest growing suburbs south of Chicago. The site is 25 miles southwest of Chicago and is close to several interstate highways. Metra's commuter rail system, which links Orland Park to Chicago's Loop, has a stop located less than a mile from the site.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	8,614	47,637	146,286
Households	3,381	16,760	51,177
Median Income	\$99,103	\$110,353	\$106,109



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