

OFFERING MEMORANDUM

20920 GOVERNORS HIGHWAY,
OLYMPIA FIELDS, IL 60461



Presented by:

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**MoHall Commercial
& Urban Development**

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PROPERTY DESCRIPTION



MoHall Commercial proudly presents a prime development opportunity at 20920 Governors Highway, Olympia Fields, IL. This exceptional 1.05-acre parcel offers an unparalleled location in a high-visibility area adjacent to Walgreens and Gordon Food Services, ensuring maximum exposure to daily traffic of 18,667 vehicles. Positioned strategically along Governors Highway, this site is poised to capitalize on its retail appeal and high foot traffic, making it an ideal destination for a variety of commercial ventures.

With a generous 45,738 square feet of space, the site offers a multitude of possibilities for businesses seeking a prominent location in a well-established and thriving neighborhood.

Surrounded by a robust residential community, the property benefits from a population of 7,697 within a 1-mile radius, with a median household income of \$73,302. The area also has a daytime population of 5,032 employees, further enhancing the site's appeal for retail, office, or service-oriented developments.

Located within easy reach of key amenities, the site offers an incredible opportunity for business owners or developers looking to tap into a growing and vibrant market. Whether you're envisioning a retail hub, office complex, or mixed-use space, 20920 Governors Highway stands as a cornerstone for future success in Olympia Fields. Take advantage of this rare opportunity to shape the future of one of the region's most sought-after locations.

PROPERTY OVERVIEW

Sale Price: \$125,000

Address: 20920 Governors Highway,
Olympia Fields, IL 60461

Ownership: South Suburban Land Bank
& Development Authority (SSLBDA)

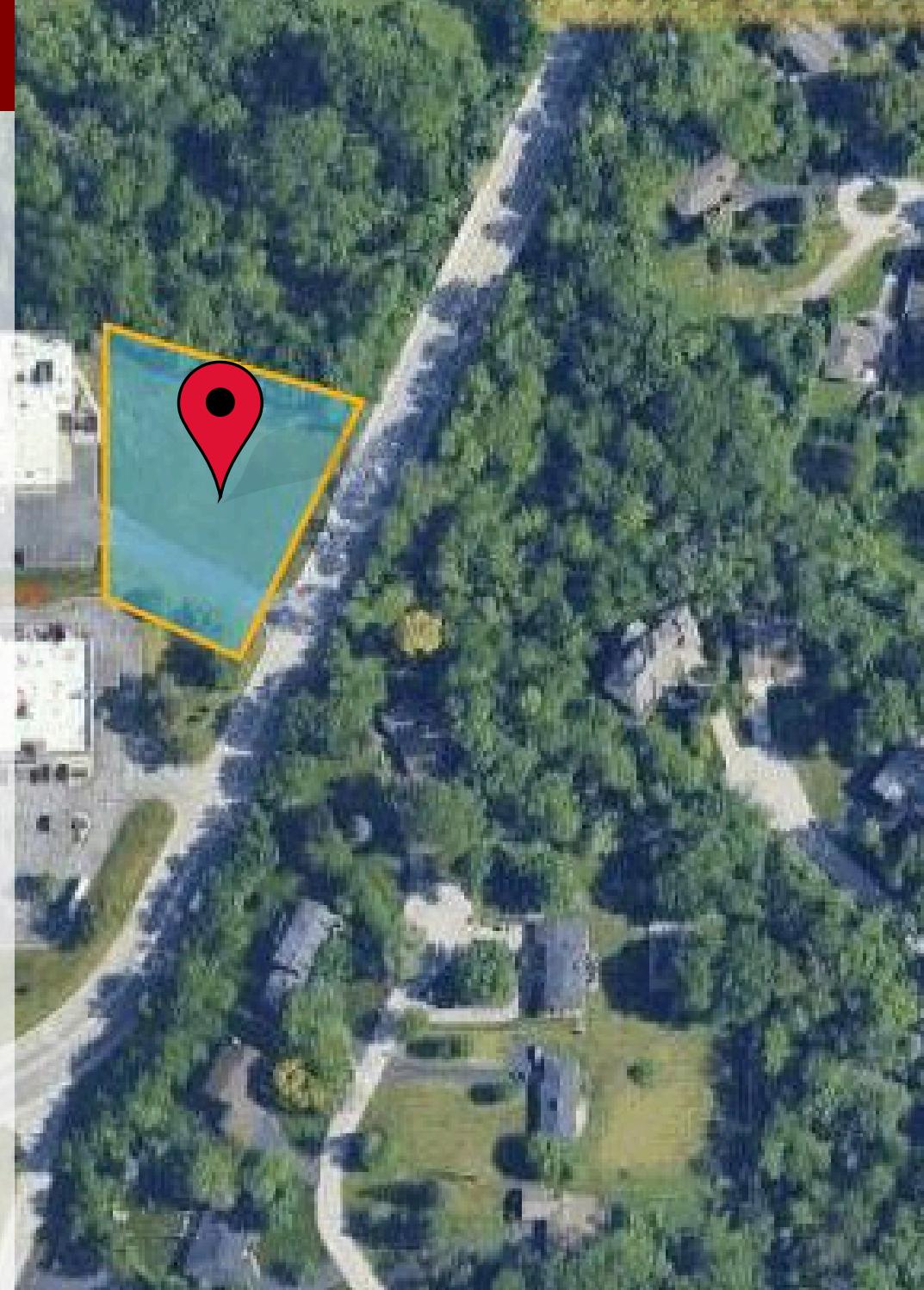
Parcel ID: 31-23-105-016-0000

Land Size: 1.05 acres (45,738 sq.ft.)

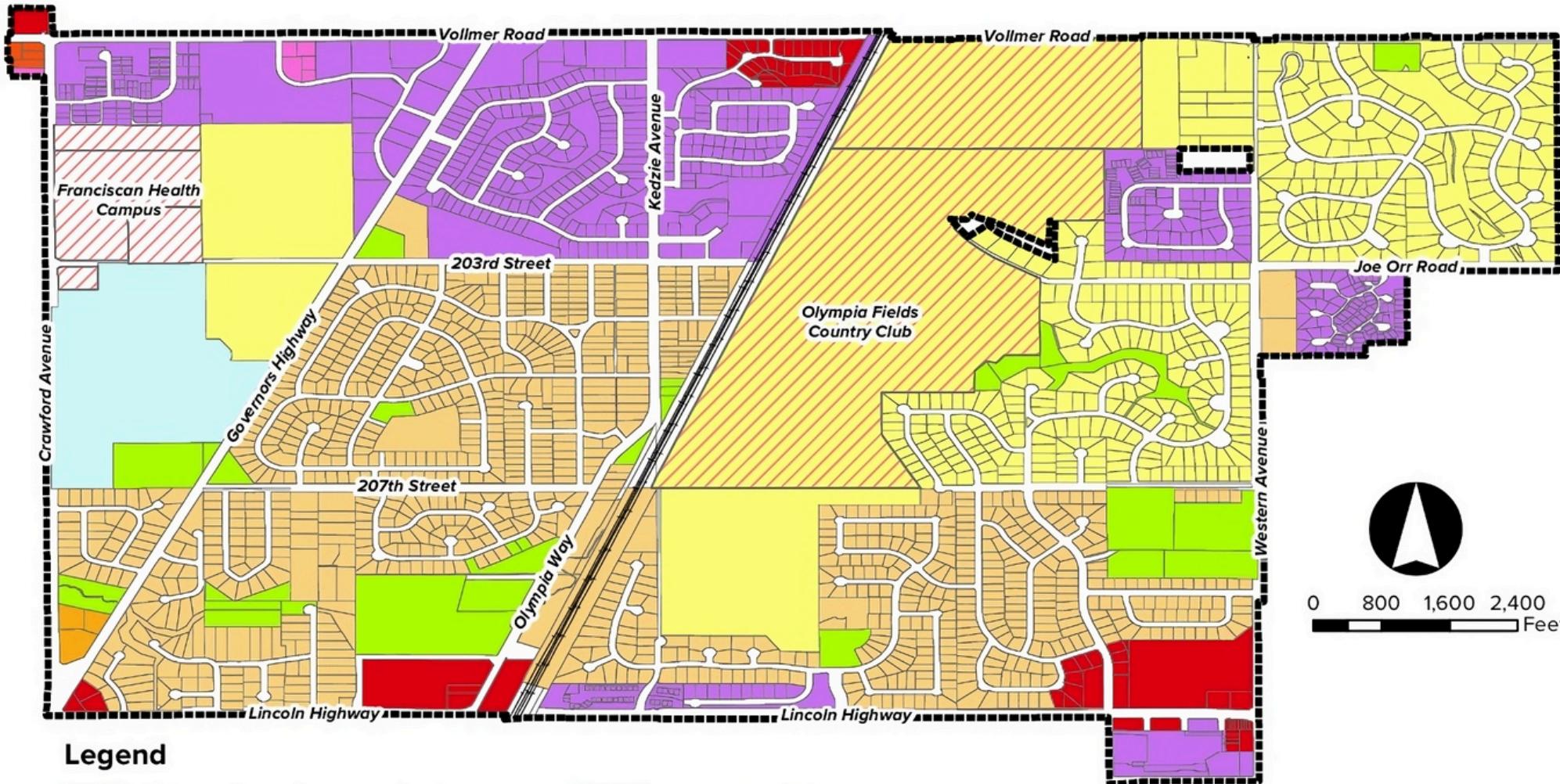
Zoning: B-3 Commercial Service and
Wholesale District

Proposed Uses: Bank, Medical Office,
Restaurant, Retail

Daily Traffic: Approximately 18,667
vehicles per day



VILLAGE OF OLYMPIA FIELDS, ILLINOIS ZONING MAP



Legend

- R-1 Single Family Residence District
- R-2 Single Family Residence District
- B-1 Neighborhood Business District
- B-2 General Retail and Limited Service District
- B-3 Commercial Service and Wholesale District
- B-4 Office and Research District
- MD-1 Medical District
- Special Use
- Planned Unit Development (PUD)
- Village/Park District Property
- Railroad
- Municipal Boundary



0 800 1,600 2,400
Feet



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ABOUT THE SOUTH SUBURBAN LAND BANK & DEVELOPMENT AUTHORITY



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The South Suburban Land Bank & Development Authority (SSLBDA) is a regional organization focused on transforming vacant, tax-delinquent, and underutilized properties into economic assets that support local priorities, attract investment, and promote sustainable redevelopment. By partnering with municipalities, the Land Bank provides developers with strategically positioned properties that are primed for revitalization.

Through its three-step process—acquire, absolve, and activate—the SSLBDA eliminates barriers to development, making properties more attractive for investors and end users.

- **Acquire** – The Land Bank obtains distressed and problem properties, often through abandonment or other legal mechanisms, allowing for strategic redevelopment.
- **Absolve** – Back taxes, claims, and liens are eliminated, ensuring that properties are delivered with a clean title, free of encumbrances. Additionally, the SSLBDA secures and maintains properties to prevent further deterioration.
- **Activate** – The property is sold, developed, or repurposed to align with local government objectives, whether for commercial, residential, or mixed-use projects that contribute to economic stability and growth.

Through intergovernmental agreements with local municipalities, the SSLBDA facilitates the acquisition and transfer of properties that align with regional economic development goals. The Land Bank plays a crucial role in stabilizing the tax base, enhancing property values, and supporting community revitalization by returning properties to productive use for business, industry, housing, and open space.

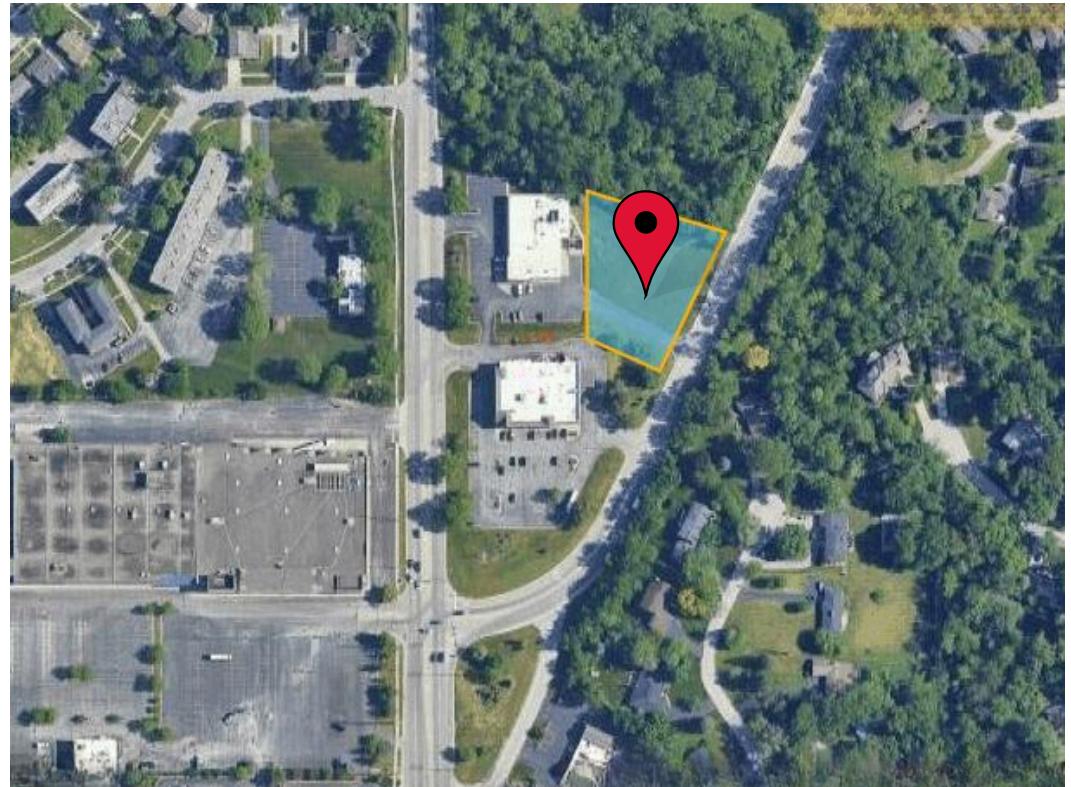
ADVANTAGES OF ACQUIRING THIS PROPERTY FROM THE SOUTH SUBURBAN LAND BANK

- **Tax Exempt Status** – The parcel is currently tax-exempt.
- **Clear Title at Closing** – The SSLBDA ensures that a marketable, encumbrance-free title is delivered, eliminating the complications of back taxes or liens.
- **Prime Development Opportunity** – With B-2 zoning, the property is well-suited for retail, office, medical, financial institutions, or mixed-use development in a high-traffic commercial corridor.
- **Streamlined Acquisition Process** – As a land bank asset, this property has undergone legal and administrative preparation, making it ready for immediate purchase and development.



KEY INVESTMENT HIGHLIGHTS

- High Traffic Volume: Approximately 18,667 vehicles per day pass by this site, ensuring strong visibility and exposure for any commercial development.
- Strategic Location: The site is well-positioned in a high-traffic area near established businesses, such as Walgreens and Gordon Food Services, offering potential for high foot traffic and consumer engagement.
- Flexible Zoning: The property is zoned commercial (2-Star rating), allowing for a wide range of uses, including financial institutions, medical offices, restaurants, and retail establishments.
- Ample Development Potential: The parcel offers ample space for a variety of development options, from standalone buildings to multi-use spaces, and is ready for immediate development with full utilities.



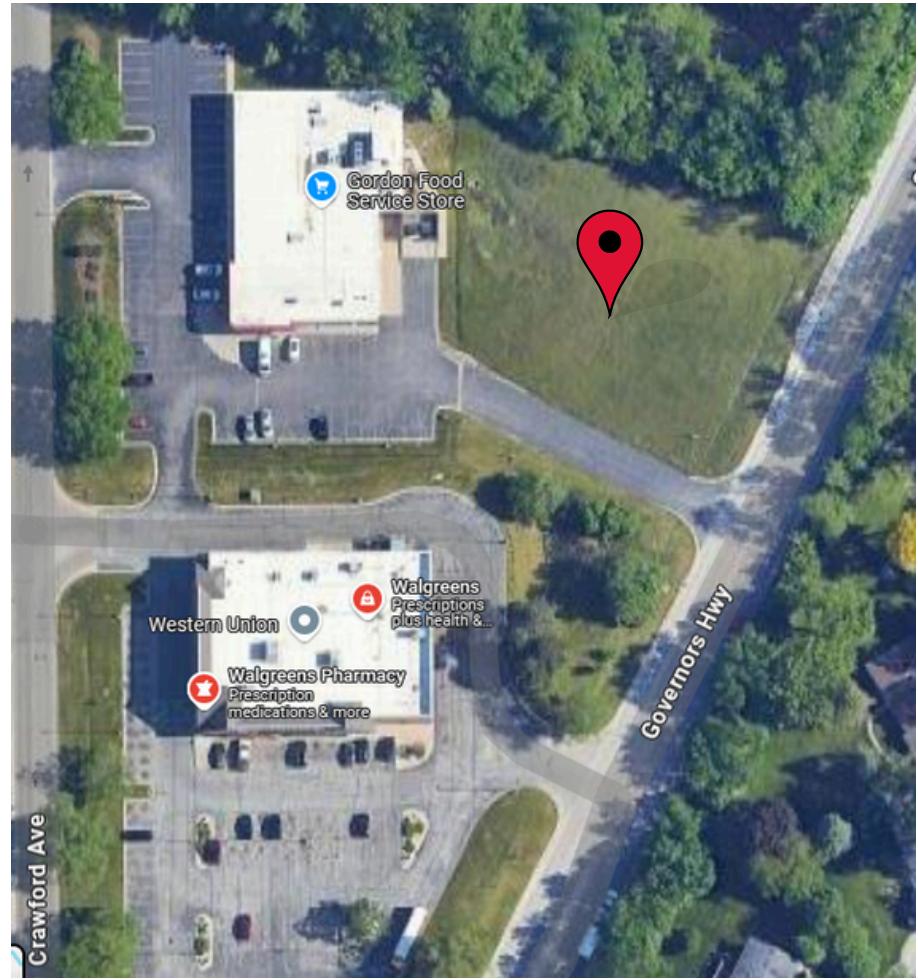
MARKET OPPORTUNITY

The Olympia Fields area has seen consistent demand for commercial space, with both retail and service-oriented businesses thriving in the neighborhood.

The property is situated near major national retailers such as Walgreens, which is located next door, and Gordon Food Services, which further adds to the commercial viability of the location. This property's strategic positioning within a growing commercial area places it at the center of consumer activity, creating a strong demand for both goods and services.

Additionally, the proximity to essential services and high-traffic retail centers enhances the property's value as a prime retail destination.

The area also benefits from excellent connectivity to major roadways, providing ease of access for customers and employees. This location is an ideal choice for developers or business owners looking to establish a long-term presence in a growing and active suburban market.





DEMOGRAPHICS

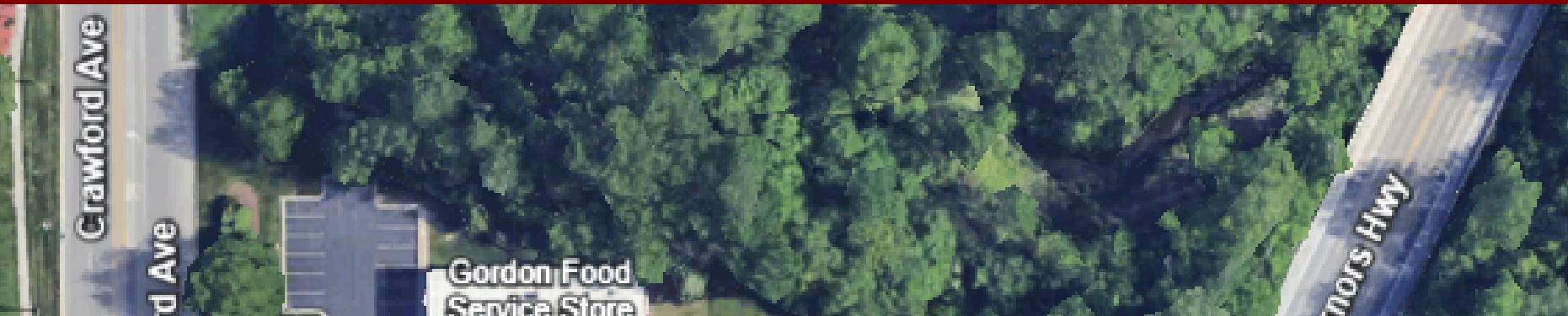
3rd Ave

DEMOGRAPHICS near 20920 GOVERNORS HWY

	1 MILE	3 MILE	5 MILE
2024 Total Population	7,697	74,736	175,284
2029 Population	7,536	73,077	171,946
Pop Growth 2024-2029	(2.09%)	(2.22%)	(1.90%)
Average Age	43	41	41
2024 Total Households	2,903	28,095	64,665
HH Growth 2024-2029	(2.31%)	(2.57%)	(2.22%)
Median Household Inc	\$73,302	\$70,714	\$69,081
Avg Household Size	2.60	2.60	2.60
2024 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$187,816	\$167,967	\$167,215
Median Year Built	1976	1972	1970

Walgreens Photo

PUBLIC TRANSPORTATION



		DRIVE	WALK	DISTANCE
	COMMUTER RAIL			
211th Street (Lincoln Highway) Station (Metro Electric Line - Northeast Illinois Regional Commuter Railroad (Metra))		4 min	18 min	1.0 mi
Mattoon Station (Metra Electric Line - Northeast Illinois Regional Commuter Railroad (Metra))		3 min		1.3 mi
	AIRPORT			
Chicago Midway International		35 min		21.7 mi
	FREIGHT PORTS			
Port Milwaukee		143 min		117.3 mi





Mohall Commercial and Urban Development is a forward-thinking real estate development firm dedicated to revitalizing urban landscapes and fostering commercial growth. With a focus on sustainability and community engagement, Mohall specializes in transforming underutilized spaces into vibrant hubs of economic activity and social interaction. Their portfolio includes a diverse range of projects, from modern office spaces and retail centers to mixed-use developments that seamlessly blend residential, commercial, and recreational areas. By prioritizing innovative design, high-quality construction, and strategic location selection, Mohall aims to create dynamic environments that meet the evolving needs of businesses and communities alike. Committed to excellence and sustainability, Mohall Commercial and Urban Development is a leader in shaping the future of urban living and commercial success.