

FOR SALE:



TRANSWESTERN

Bronzeville Redevelopment Opportunity

~9,200 SF Hammer/Palmer Mansion
& ~5,800 SF Coach House

3654-3656 SOUTH KING DRIVE
CHICAGO, ILLINOIS 60653



PROPERTY HIGHLIGHTS:

- $\pm$ 15,000 sq. ft. (9,200 SF, 3-Story Mansion + 5,800 SF, 2-Story Coach House)
- $\pm$ 11,880 sq. ft. Lot (165' x 72')
- Located in Chicago's Historic Bronzeville Neighborhood
- B3-2 (Orange Rated) Zoning
- Alderman Lamont Robinson (4th Ward)
- ASKING PRICE: Subject to Offer

David P. Kimball
TRANSWESTERN

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Larry Serota
TRANSWESTERN

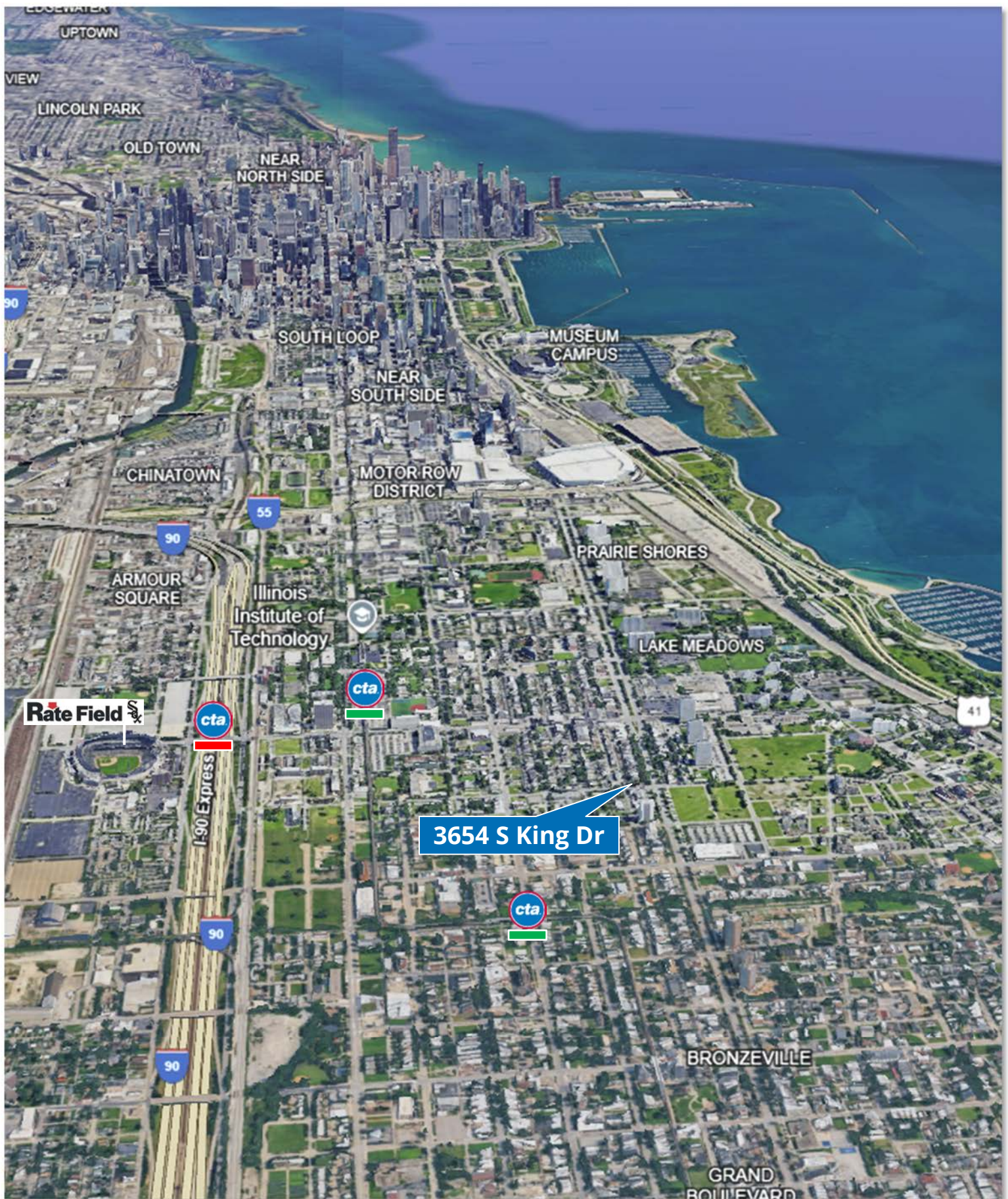
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LOCATION OVERVIEW


TRANSWESTERN
REAL ESTATE
SERVICES



PROPERTY OVERVIEW

Property Name:	The Hammer/Palmer Mansion		
Address:	3654-3656 S King Dr Chicago, IL 60653		
Price:	Subject to Offer		
Mansion Size:	~9,200 sq. ft. (3-Stories Above Grade)		
Coach House Size:	~5,800 sq. ft. (2-Stories)		
Total Size:	~15,000 sq. ft.		
Total Land Area:	11,880 SF (0.2727 acres)		
Site Dimensions:	165' x 72'		
Curb Cuts:	1 on King Dr		
Year Built:	1888		
Architect:	William Wilson Clay (Wheelock & Clay)		
Zoning:	B3-2 (Orange Rated)		
Ward:	4 th – Ald. Lamont Robinson		
Tax ID Pin:	17-34-312-082-0000		
Taxes:	2024:	\$64,944	\$4.32 psf
	2023:	\$57,741	\$3.84 psf
	2022:	\$56,280	\$3.74 psf
	2021:	\$55,016	\$3.66 psf
	2020:	\$56,927	\$3.78 psf
	2019:	\$51,342	\$3.41 psf



OFFICE:
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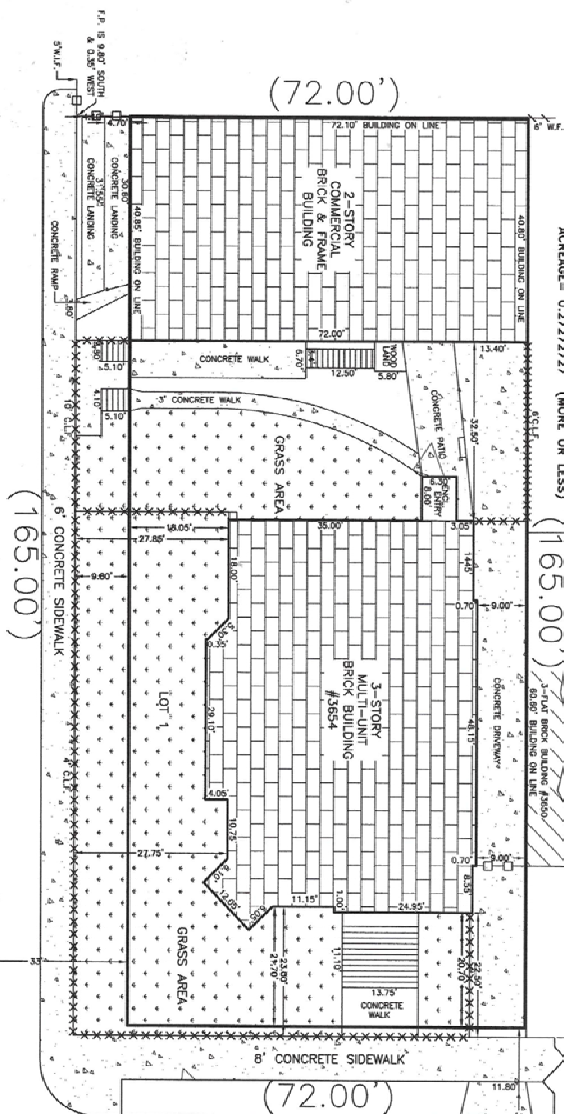
PLAT OF SURVEY

L. R. PASS & ASSOCIATES
Professional Land Surveyors

LOT 1 IN D. HARRY HAMMER'S SUBDIVISION OF THE WEST 165 FEET OF THE EAST 330 FEET OF THE SOUTH 205 FEET (EXCEPT THE SOUTH 33 FEET THEREOF) OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(COMMONLY KNOWN AS: 3656 S. KING DR/332 E. 37TH ST., CHICAGO, ILLINOIS.)

AREA= 11880.00 SQ. FT. (MORE OR LESS)
PERIMETER= 474.00 FT. (MORE OR LESS)
ACREAGE= 0.27171727 (MORE OR LESS)



UNLESS REQUESTED OTHERWISE (BY THE CLIENT OR HIS/HER AGENT) MONUMENTS OR WITNESS POINTS SHALL BE SET FOR ALL ACCESSIBLE CORNERS OF THE SURVEY.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-0003083.

FIELD DATE: 4/5/2021
P. L. N.: 17-34-319-082-0000
BOOK NO.: 02
PAGE NO.: 02
ORDER NO.: 2104-0640
SCALE: 1" = 20 FEET
ORDERED BY: KAMILAH ENGLISH, ESQ.
MEMBER: L. R. L. S. A.
A. C. S. M.

D. J. © 2021 L. R. PASS & ASSOCIATES, P.C. ALL RIGHTS RESERVED

COMPARE ALL POINTS BEFORE BUILDING. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE.
CRITICAL FIELD MONUMENTATION SHOULD BE ESTABLISHED PRIOR TO THE COMMENCEMENT OF ANY AND ALL CONSTRUCTION.
PLEASE REFER TO DEED, TITLE POLICY AND/OR LOCAL ORDINANCES FOR BUILDING LINE RESTRICTIONS AND/OR EASEMENTS NOT SHOWN HEREON.
IMMEDIATELY REPORT ANY DISCREPANCY TO THE SURVEYOR FOR EXPLANATION AND/OR CORRECTION. ALL DIMENSIONS AND MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. AND ARE CORRECTED TO A TEMPERATURE OF 62 DEGREES FAHRENHIEIT.



STATE OF ILLINOIS
COUNTY OF COOK
WE, L. R. PASS & ASSOCIATES, P.C., DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY IS A REPRESENTATION OF SAID SURVEY.
GIVEN UNDER MY HAND AND SEAL THIS 27TH DAY OF APRIL 2021.
LICENSE EXPIRATION DATE: 4/4/50/22

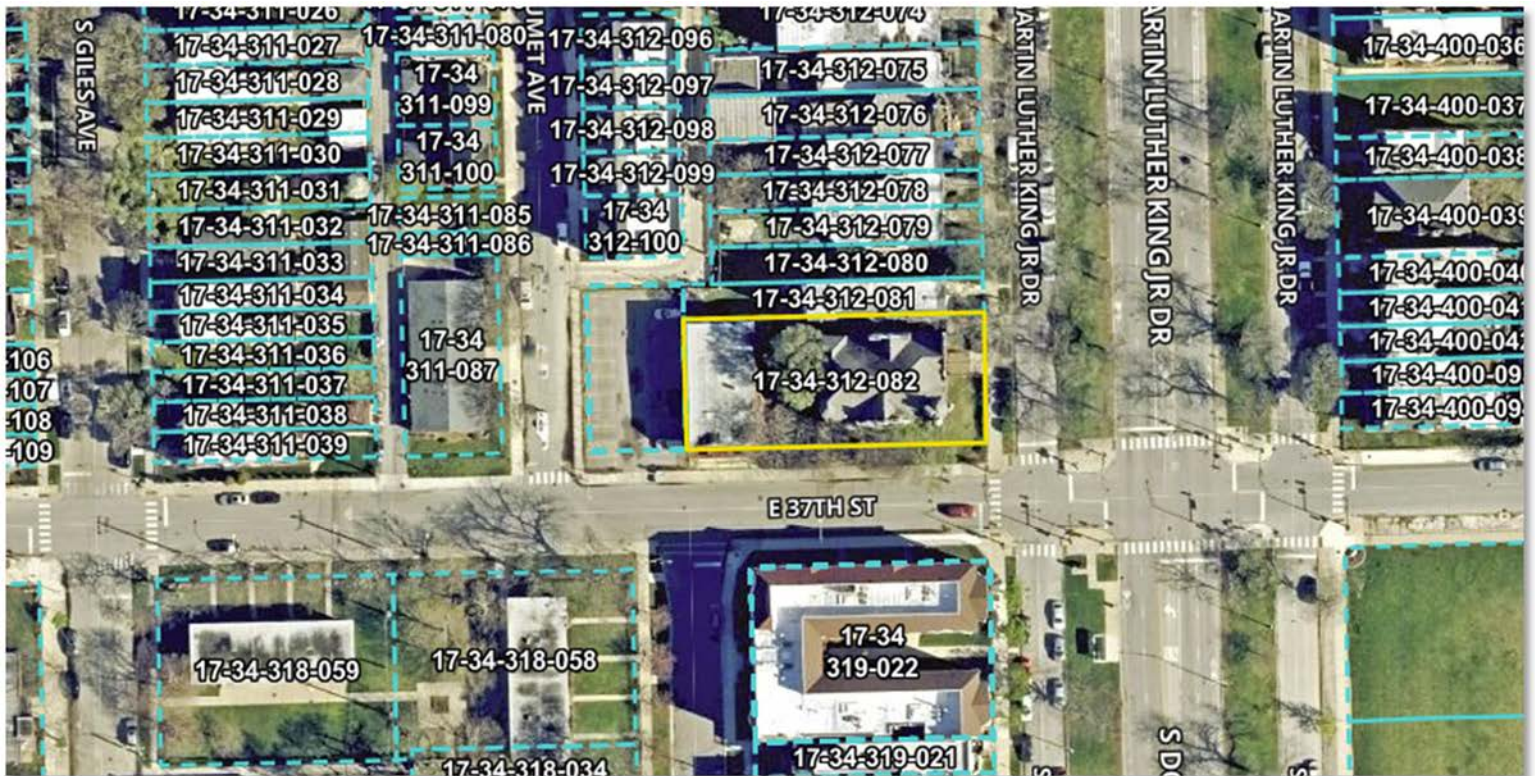
LEGEND	
□	METAL FENCE
●	FENCE POST (F.P.)
○	WAD MAIL SET
○	SET IRON PIPE
+	IRON PIPE FOUND
+	CUT CROSS- FOUND OR SET
—	PROPERTY LINE
(140.45)	RECORDED DATA
140.45	MEASURED DIMENSION
—	NOTCH
—	WOOD FENCE (W.F.)
—	CHAIN LINK FENCE (C.L.F.)
—	WROUGHT IRON FENCE (W.I.F.)
●	5 NAILS (SET)

SCALE: 1"=20'

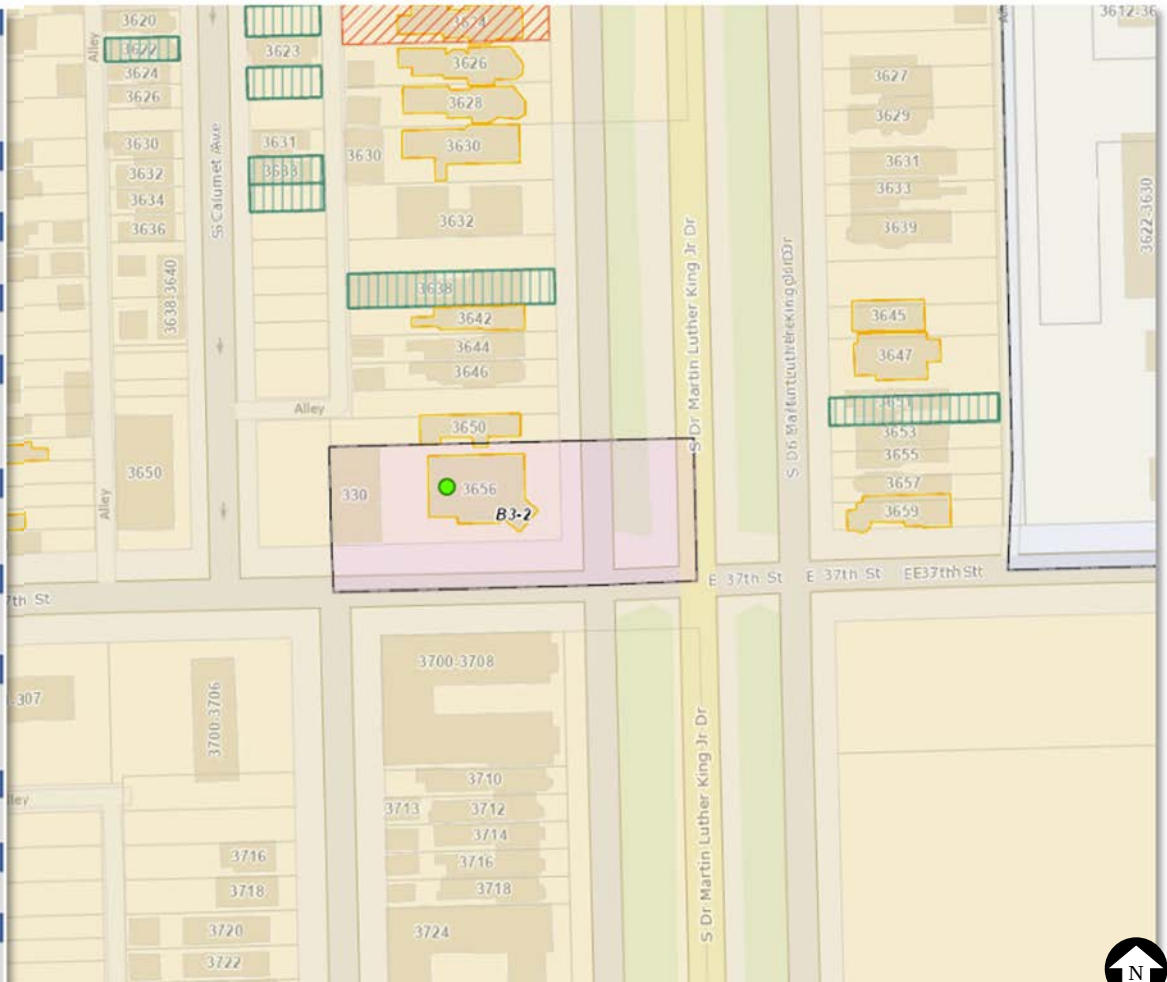


Plat of Survey
Topography
Mortgage Inspection
Condominium
Land Development
Legal Descriptions

ASSESSOR & ZONING MAPS



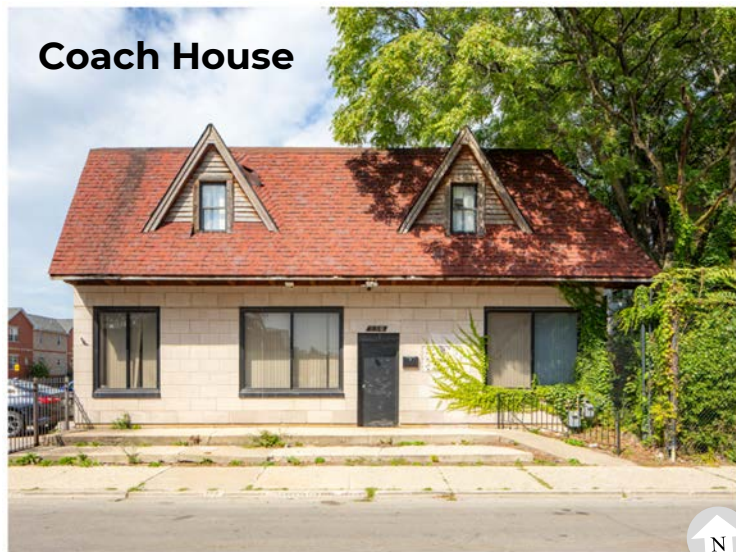
Zoning Districts
B3-2
Application Number : A8805
Ordinance Date : 4/19/2023
Ordinance Number : SO2023-1016
Planning Region
SOUTHEAST
Affordable Requirements (ARO)
ARO Community Preservation Area
Chicago Historic Resources Survey
3656 3656 S DR MARTIN LUTHER DR
National Register of Historic Place
Chicago Park Boulevard System Historic District
Address : Citywide
Zoning Map Index
Grid Index: 8-E
Zoning Map Page Number : 126B
Building Address
3656 S DR MARTIN LUTHER KING JR DR (420834)
Parcels
PIN #: 1734312082
Parcel Address : 330-3656 S DR MARTIN LUTHER KING JR DR WEST
80 Acre Page
Open 80 Acre Page (esw343914r)
Ward
4
Community Area
DOUGLAS



PROPERTY PHOTOS

TRANSWESTERN
REAL ESTATE
SERVICES

Coach House



PROPERTY PHOTOS


TRANSWESTERN
REAL ESTATE
SERVICES



	0.5 miles	1 mile	3 miles
Population			
2025 Total Population	11,517	34,461	241,456
2030 Projected Total Population	11,329	34,044	238,322
2010 Total Population	11,184	32,681	227,540
2000 Total Population	14,733	40,358	241,231
2025-2030 Projected Annual Growth Rate	-0.3%	-0.2%	-0.3%
2010-2020 Annual Growth Rate	0.67%	0.85%	0.91%
2000-2020 Annual Growth Rate	-1.04%	-0.63%	0.16%
2025 Total Daytime Population	11,046	30,925	234,683
2025 Daytime Population: Workers	34.0%	35.6%	51.0%
2025 Daytime Population: Residents	66.0%	64.4%	49.0%
2025 Male Population	5,114	15,581	115,502
2025 Male Population (%)	44.4%	45.2%	47.8%
2025 Female Population	6,403	18,880	125,954
2025 Female Population (%)	55.6%	54.8%	52.2%
2025 Generation Alpha Population (Born 2017 or Later)	1,104	2,980	20,311
2025 Generation Z Population (Born 1999 to 2016)	2,776	8,796	57,486
2025 Millennial Population (Born 1981 to 1998)	2,951	8,885	74,385
2025 Generation X Population (Born 1965 to 1980)	1,899	5,875	42,116
2025 Baby Boomer Population (Born 1946 to 1964)	2,197	6,396	39,238
2025 Silent Generation Population (Born 1945 or Earlier)	590	1,528	7,921
2025 Child Population: Age <18	2,259	6,198	41,571
2025 Child Population (%)	19.6%	18.0%	17.2%
2025 Working-Age Population: Age 18-64	6,932	21,763	162,611
2025 Working-Age Population (%)	60.2%	63.1%	67.3%
2025 Senior Population: Age 65+	2,326	6,500	37,274
2025 Senior Population (%)	20.2%	18.9%	15.4%
2025 Median Age	37.7	37.2	36.1
2025 Median Female Age	39.9	39.8	37.3
2025 Median Male Age	34.5	33.9	34.9

	0.5 miles	1 mile	3 miles
Income			
2025 Median Household Income	\$35,535	\$47,060	\$70,899
2030 Projected Median Household Income	\$38,675	\$52,416	\$78,688
2025 Average Household Income	\$63,934	\$79,475	\$105,650
2030 Projected Average Household Income	\$68,889	\$86,770	\$114,678
2025 Per Capita Income	\$32,228	\$38,320	\$49,631
2030 Projected Per Capita Income	\$35,175	\$42,518	\$55,006
2025 Households by Income			
2025 Household Income Less Than \$25,000	39.7%	35.9%	23.3%
2025 Household Income \$25,000-\$49,999	21.1%	15.6%	15.3%
2025 Household Income \$50,000-\$74,999	14.2%	14.1%	13.3%
2025 Household Income \$75,000-\$99,999	9.9%	10.5%	11.6%
2025 Household Income \$100,000-\$149,999	6.8%	10.2%	15.3%
2025 Household Income \$150,000-\$199,999	3.4%	5.7%	8.4%
2025 Household Income \$200,000 or greater	5.0%	7.9%	12.8%
2025 Median Disposable Income	\$30,245	\$38,055	\$55,312
2025 Median Net Worth	\$12,238	\$13,730	\$48,090
2025 Average Net Worth	\$189,847	\$285,221	\$563,612

Employment

2025 Civilian Population Age 16+ in Labor Force	5,085	17,139	140,380
2025 White Collar Employment	68.0%	69.4%	72.1%
2025 Blue Collar Employment	8.6%	10.7%	12.1%
2025 Service Industry Employment	23.4%	19.9%	15.8%
2025 Employed Population	4,342	14,855	129,039
2025 Unemployment Rate	14.6%	13.3%	8.1%

	0.5 miles	1 mile	3 miles
Education			
2025 Population Age 25+	8,007	23,858	172,736
2025 Educational Attainment of Population Age 25+			
Less than 9th Grade	3.9%	3.3%	5.7%
Some High School/No Diploma	6.6%	6.6%	5.8%
High School Diploma	20.0%	18.8%	15.8%
GED/Alternative Credential	5.1%	4.2%	3.2%
Some College/No Degree	22.9%	19.0%	13.6%
Associate's Degree	6.5%	7.1%	5.2%
Bachelor's Degree	18.3%	21.4%	24.6%
Graduate/Professional Degree	16.9%	19.7%	26.1%
Race and Origin			
2025 Population by Race			
African American/Black	85.2%	79.6%	38.4%
American Indian/Alaska Native	0.2%	0.2%	0.8%
Asian	3.9%	7.2%	18.9%
Pacific Islander	0.0%	0.1%	0.1%
White	4.9%	6.8%	23.8%
Other Race	1.6%	2.0%	9.7%
Two or More Races	4.1%	4.2%	8.4%
2025 Hispanic Population (Any Race)	3.5%	4.0%	18.6%
2030 Projected Hispanic Population (Any Race)	3.8%	4.3%	19.3%
2025 Minority Population	95.1%	93.3%	74.3%
2030 Projected Minority Population	95.4%	93.8%	75.8%

0.5 miles 1 mile 3 miles

Households

2025 Total Households	5,437	16,667	113,933
2030 Projected Total Households	5,422	16,736	114,830
2010 Total Households	5,060	14,997	97,211
2000 Total Households	5,653	15,570	92,487
2025-2030 Households: Projected Annual Growth Rate	-0.1%	0.1%	0.2%
2010-2020 Households: Annual Growth Rate	1.05%	1.16%	0.96%
2000-2020 Households: Annual Growth Rate	-0.94%	-0.50%	0.18%
2025 Average Household Size	2.0	1.9	2.1
2025 Total Family Households	2,311	7,066	51,983
2025 Average Family Size	3.1	3.0	3.0

Housing

2025 Total Housing Units	6,021	18,665	128,724
2025 Occupied Housing Units: Owner	17.6%	22.1%	33.7%
2025 Occupied Housing Units: Renter	82.4%	77.9%	66.3%
2025 Vacant Housing Units	9.7%	10.7%	11.5%
2030 Projected Total Housing Units	6,038	18,794	129,638
2010 Total Housing Units	5,648	17,293	114,065
2025 Homes by Value			
Less than \$100,000	0.9%	2.1%	2.8%
\$100,000-\$249,999	16.9%	14.8%	14.6%
\$250,000-\$499,999	54.4%	52.2%	50.0%
\$500,000-\$1,000,000	25.6%	28.4%	28.2%
\$1,000,000+	2.0%	2.4%	4.3%
2025 Median Home Value	\$405,973	\$400,497	\$401,380
2025 Average Home Value	\$436,343	\$455,863	\$474,321

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Neither Transwestern Real Estate Services ("Broker") nor Owner of the property makes any representation or warranty as to the completeness or accuracy of the material contained in this Offering Memorandum.

The information contained within this Offering Memorandum is proprietary and strictly confidential and by accepting the contents herein, you agree (i) that you will hold and treat the Offering Memorandum and its contents in the strictest confidence, (ii) that you will not disclose any information contained within this Offering Memorandum to any other entity without the prior written consent of the Owner or Broker, (iii) that you will not use the Offering Memorandum in any manner detrimental to the interest of the Owner or Broker, and (iv) that you will immediately return any information contained herein to Broker upon request.

This Offering Memorandum has been prepared to provide a summary of information to prospective purchasers and to establish only a preliminary interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Broker has not made any investigation, and makes no warranty or representation with respect to the existing or potential income or expenses for the subject properties, the presence or absence of contaminating substances or existing environmental conditions, the compliance with State and Federal regulations, the physical conditions of the properties or the size and square footage of the properties or any improvements.

The Owner and Broker reserve the right, at their sole discretion, to reject any or all expressions of interest to purchase the property and expressly reserves the right at their sole discretion to terminate discussion with any entity at any time with or without notice. The Owner shall have no legal commitment or obligations to any entity reviewing this memorandum or prospective purchaser that makes an offer on the subject property unless and until that such offer for the property is approved by the Owner pursuant to its approval process and the signature of an authorized representative of the Owner is affixed to a real estate purchase agreement prepared by the Owner.

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