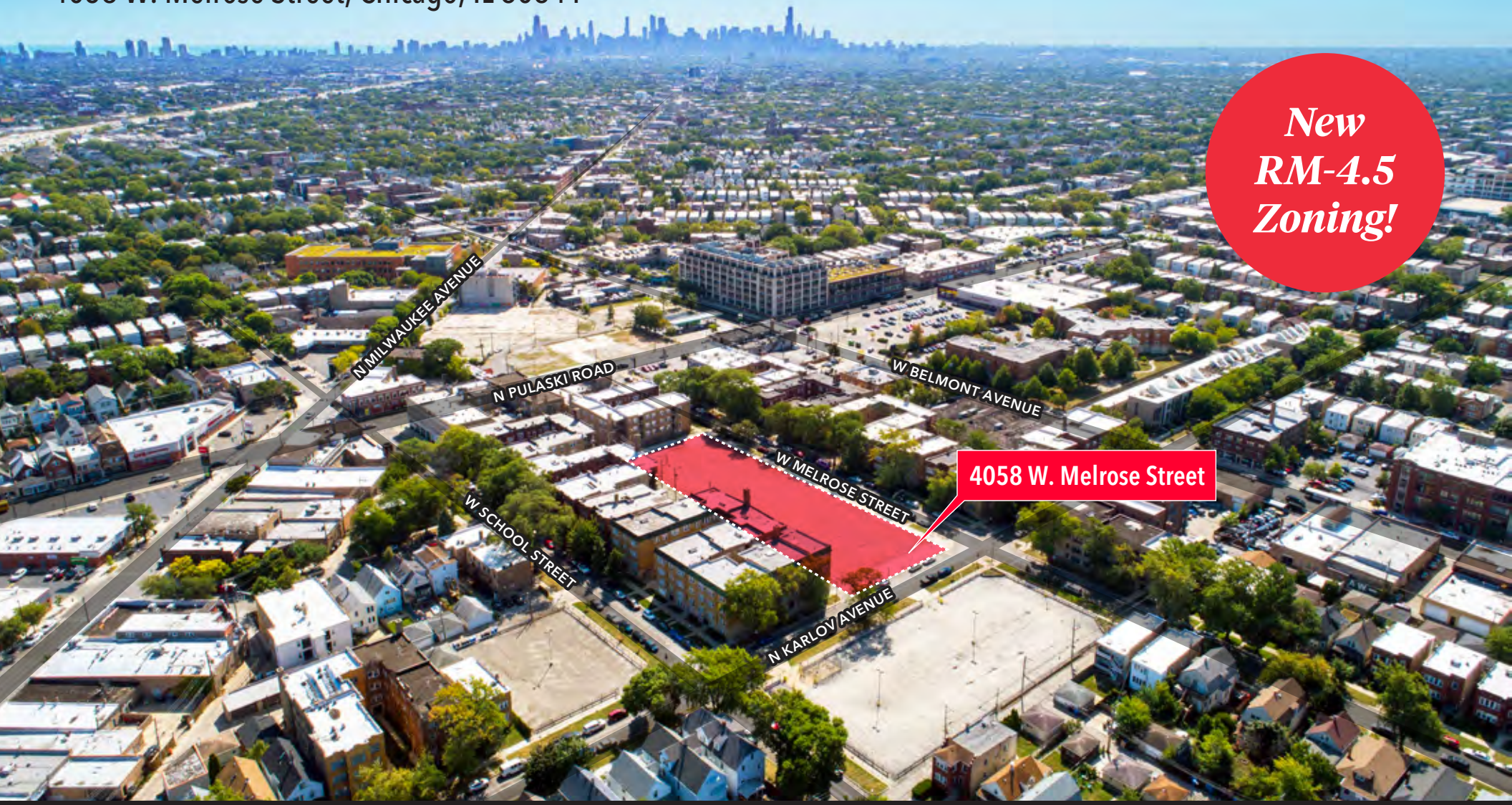
OFFERING MEMORANDUM

Kilbourn Park / Irving Park Development Opportunity

4058 W. Melrose Street, Chicago, IL 60641



OFFERED BY:

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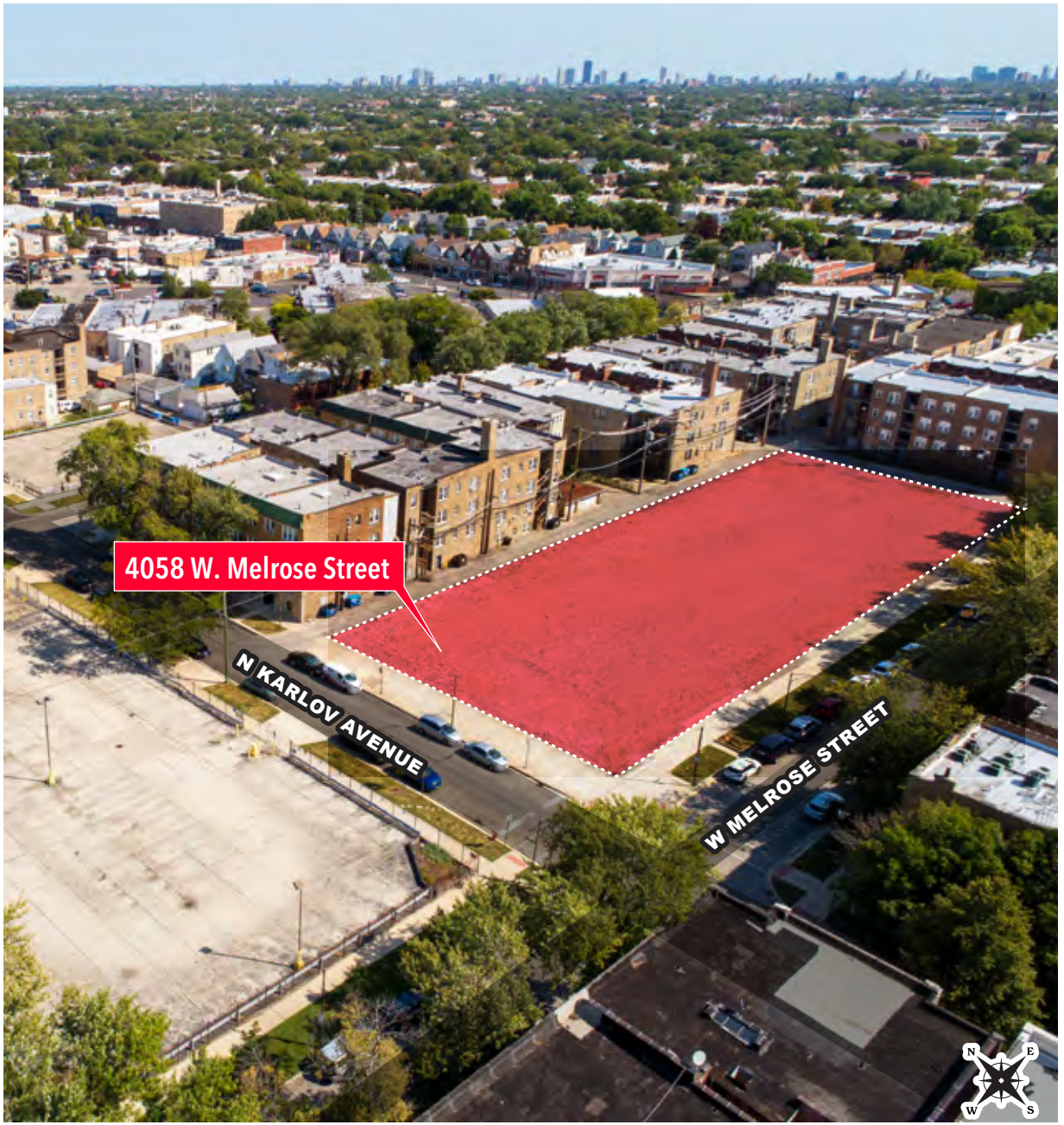
Offering Summary

Baum Realty Group, LLC has been exclusively retained to offer for sale 4058 W. Melrose Street (the "Property"), a 42,807 SF land parcel located at the northeast corner of Melrose Street and Karlov Avenue in Chicago's Belmont Triangle section of the broader Kilbourn Park / Irving Park neighborhood.

Parcel was recently rezoned to RM-4.5.

ASKING PRICE:	Contact Broker for Pricing

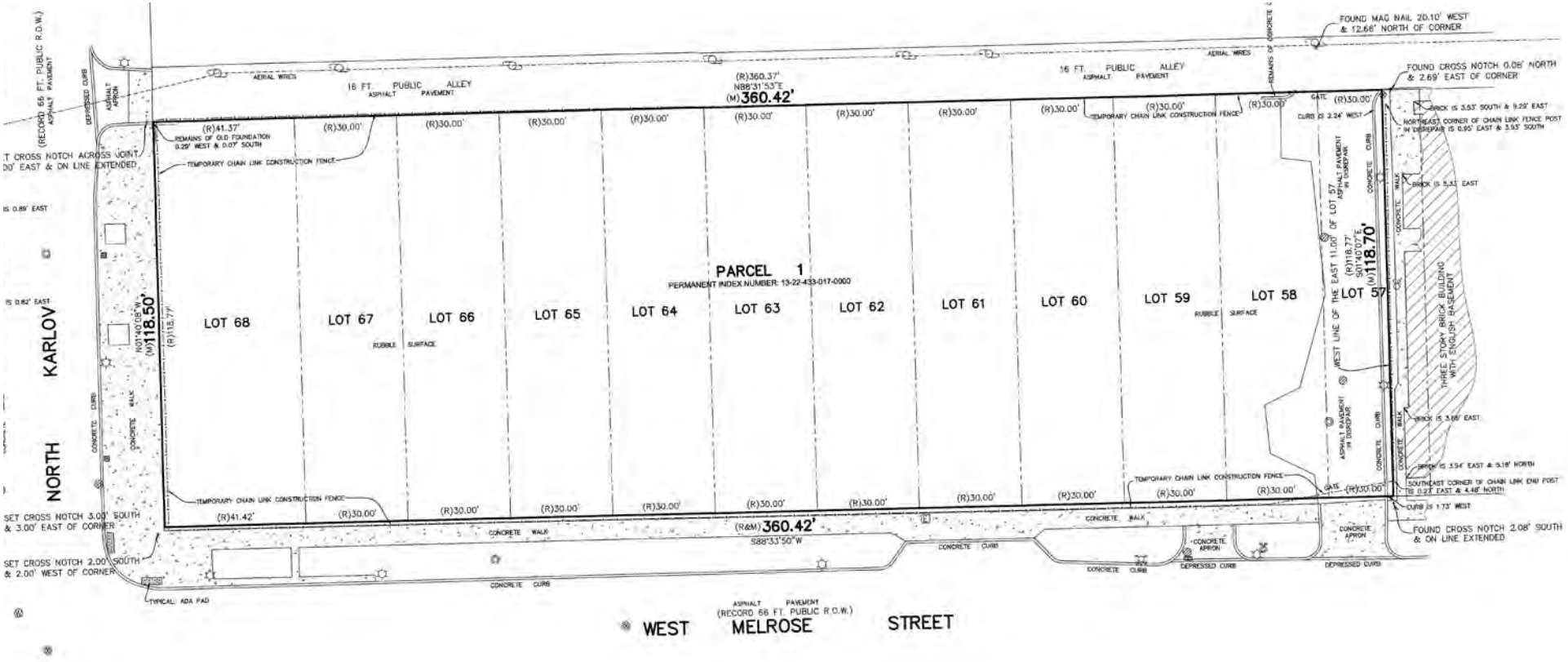
PROPERTY DETAILS	
Addresses:	4058 W. Melrose Street Chicago, IL 60641
Size (SF)	42,807 SF
PIN:	13-22-433-017
Ward:	30th - Alderwoman Ruth Cruz
Neighborhood:	Belmont Triangle / Kilbourn Park
Zoning:	RM-4.5 (formerly PD 462)
RE Taxes (2023):	$178,596.73



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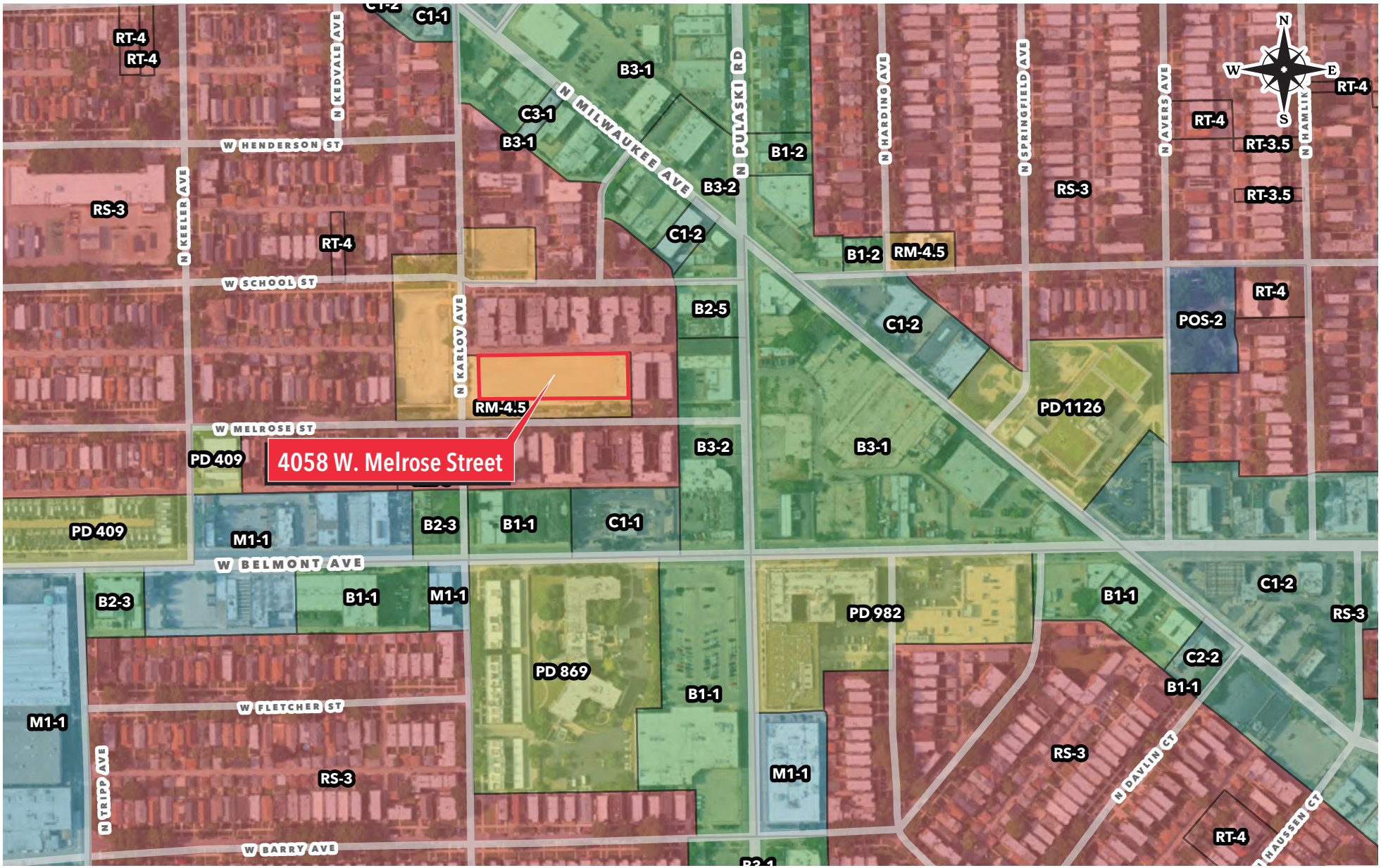
SURVEY

4058 W. MELROSE STREET



BAUM REALTY GROUP

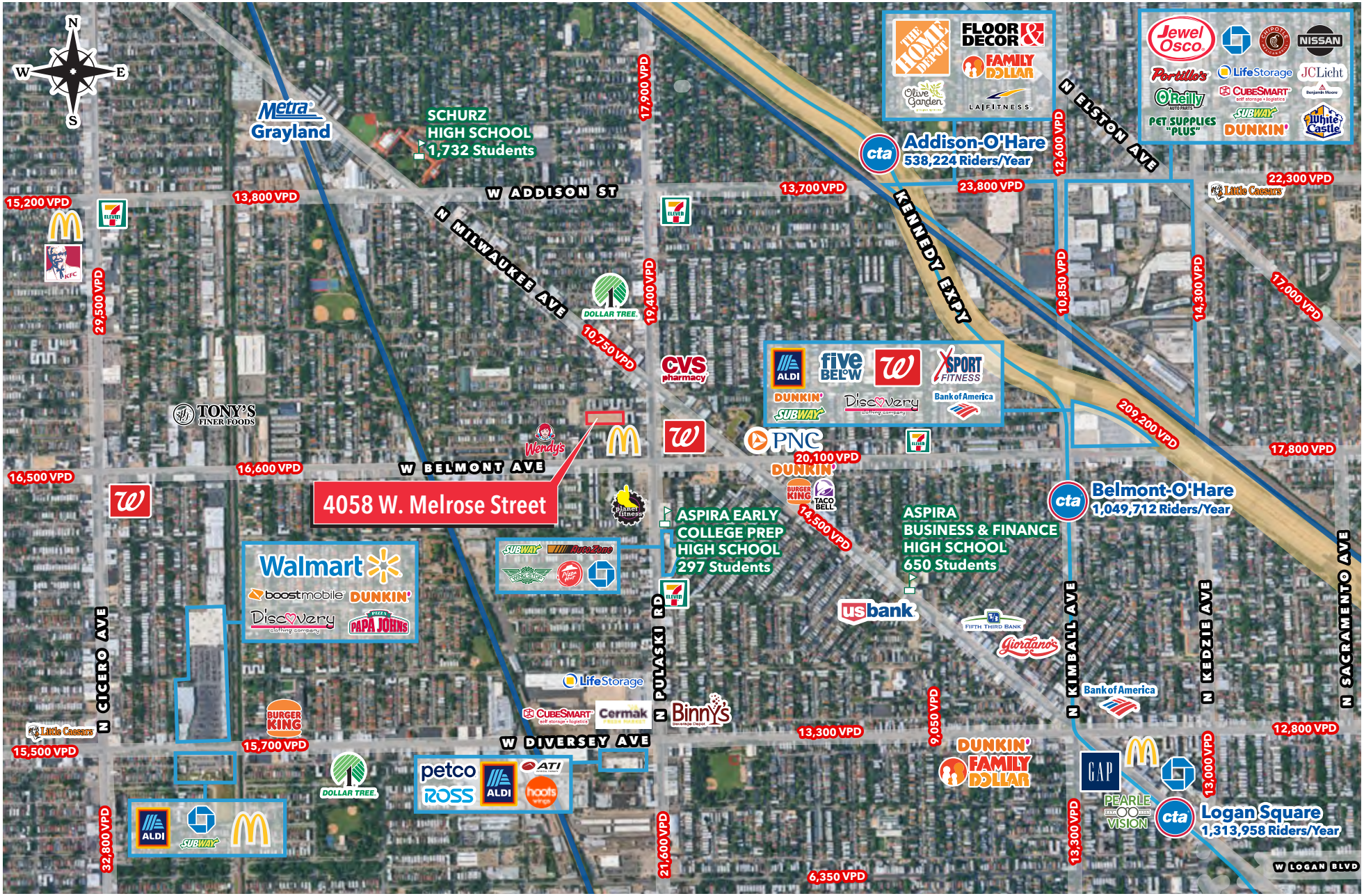
ZONING MAP



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Kilbourn Park (Irving Park)

Part of the Irving Park neighborhood, Kilbourn Park has evolved into a community hub in its own right, offering year-round activities and recreational opportunities. The neighborhood straddles the border of the larger Irving Park and Portage Park communities on the northwest side of Chicago. The area is centered around its namesake 11.43-acre park and is characterized by a mix of residential homes, diverse international cuisine, and a lively shopping district, making it an attractive place for families and young professionals.

BEST PLACES IN CHICAGO*

Most Diverse Neighborhoods

#12 of 93

Best Neighborhoods for Young Professionals

#31 of 93

Best Neighborhoods to Live In

#34 of 93

ACCESS & TRANSPORTATION

Kilbourn Park features easy access to the Kennedy Expressway (I-90/94), providing excellent connectivity to Downtown Chicago and the near north suburbs. Two CTA bus routes (152-Addison, 77-Belmont) serve the neighborhood, with both routes connecting to the CTA Blue Line 'L' train, which offers service north to O'Hare and south to Downtown and Forest Park.

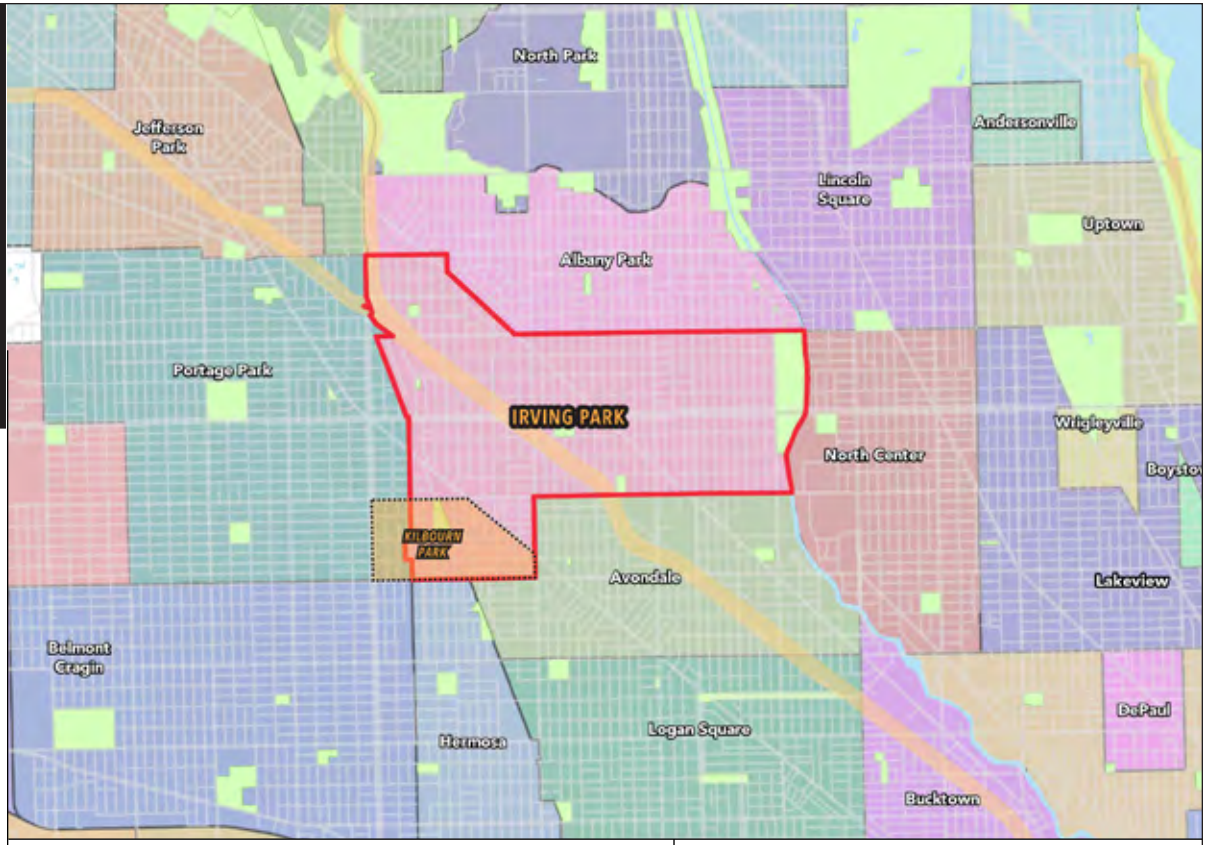
O'Hare International Airport
20-40 min drive

The Loop
20-40 min drive

Midway International Airport
28-55 min drive

AREA FEEL*

Urban Suburban Mix

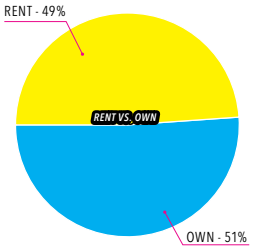


REPORT CARD*

A
OVERALL GRADE

B-	Public Schools	A+	Nightlife
C	Housing	A	Diversity
B+	Good for Families	C+	Weather
B-	Jobs	A	Health & Fitness
C+	Cost of Living	B+	Commute
A-	Outdoor Activities		

INCOME & HOUSING*



Median Household Income
$95,818

Median Home Value
$481,824

Median Rent
$1,422

Sources: City of Chicago & Niche.com. Niche ranks thousands of places to live based on key statistics from the U.S. Census and expert insights.
* Rankings and demographics for the Irving Park community area

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DEMOGRAPHIC SUMMARY

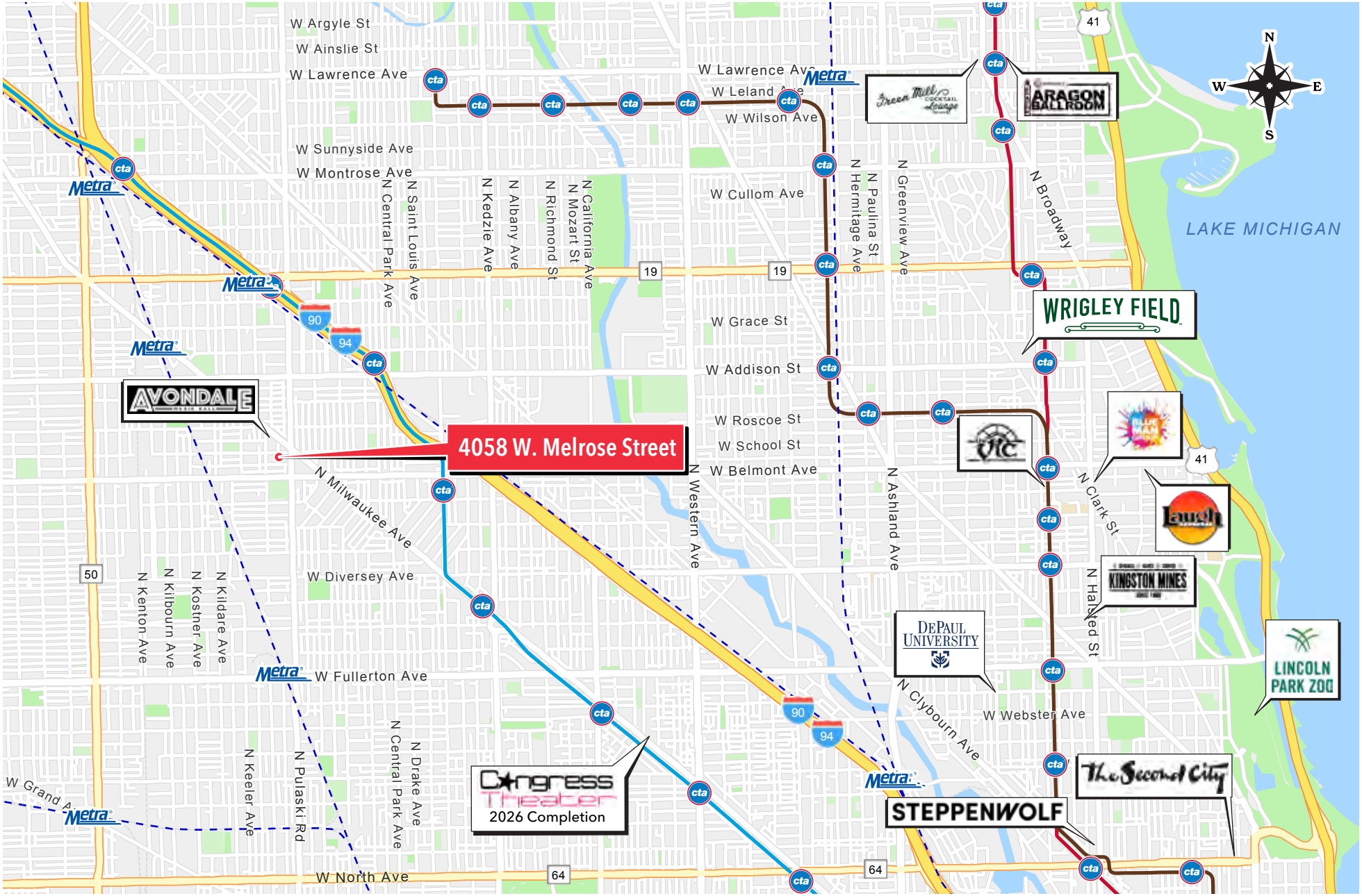
		0.25 Mile	0.50 Mile	1 Mile
Population	2026 Estimated Population	4,161	15,875	51,814
	2031 Projected Population	4,136	15,711	50,873
	2020 Total Population (U.S. Census)	4,360	16,442	53,761
	2010 Population (U.S. Census)	4,704	17,576	56,995
	% Projected Growth 2023-2028	-0.6%	-1.0%	-1.8%
	% Historical Growth 2010-2021	-11.5%	-9.7%	-9.1%
	2026 Median Age	36.3	35.6	35.9
Households	2026 Estimated Households	1,878	6,666	21,463
	2031 Projected Households	1,897	6,735	21,558
	2020 Total Households (U.S. Census)	1,801	6,388	20,914
	2010 Total Households (U.S. Census)	1,708	6,021	19,624
	% HH Projected Growth 2023-2028	1.0%	1.0%	0.4%
	% HH Historical Growth 2010-2021	10.0%	10.7%	9.4%
Income	2026 Average Household Income	$92,763	$106,244	$121,535
	2026 Median Household Income	$64,652	$79,764	$88,518
	2026 Per Capita Income	$42,061	$44,954	$50,104
Business	2026 Total Businesses	144	335	1,250
	2026 Total Employees	1,300	3,497	13,627
	2026 Estimated Daytime Population	3,462	11,501	40,654
Education (Age 25+)	2026 Adult Population (Ages 25+)	3,058	11,534	37,144
	2026 Elementary (Level 0 to 8)	4.1%	5.6%	6.8%
	2026 Some High School (Level 9 to 11)	3.6%	4.6%	5.0%
	2026 High School Diploma	18.4%	17.9%	18.9%
	2026 Some College/No Degree	13.9%	12.3%	11.6%
	2026 Associate Degree	6.5%	7.3%	7.1%
	2026 Bachelor Degree	33.4%	32.3%	30.8%
	2026 Graduate Degree	14.2%	14.5%	15.7%
	% Any College	67.9%	66.3%	65.1%
Race & Ethnicity	2026 White Population	37.9%	38.5%	38.5%
	2026 Black/African American Population	3.3%	3.3%	3.3%
	2026 Asian Population	4.0%	4.6%	5.0%
	2026 American Indian/Alaska Native Population	2.1%	2.1%	2.3%
	2026 Pacific Islander Population	0.1%	0.0%	0.1%
	2026 Other Race	37.0%	35.7%	34.1%
	2026 Population of Two or More Races	15.7%	15.9%	16.8%
	2026 Hispanic Population	13.9%	13.9%	13.7%

Source: Esri, Esri-Data Axle, U.S. Census

KEY DEMOGRAPHICS	0.25 Mile	0.50 Mile	1 Mile
Estimated Population:	4,161	15,875	51,814
Daytime Population:	3,462	11,501	40,654
Estimated Households:	1,878	6,666	21,463
Average Household Income:	$92,763	$106,244	$121,535



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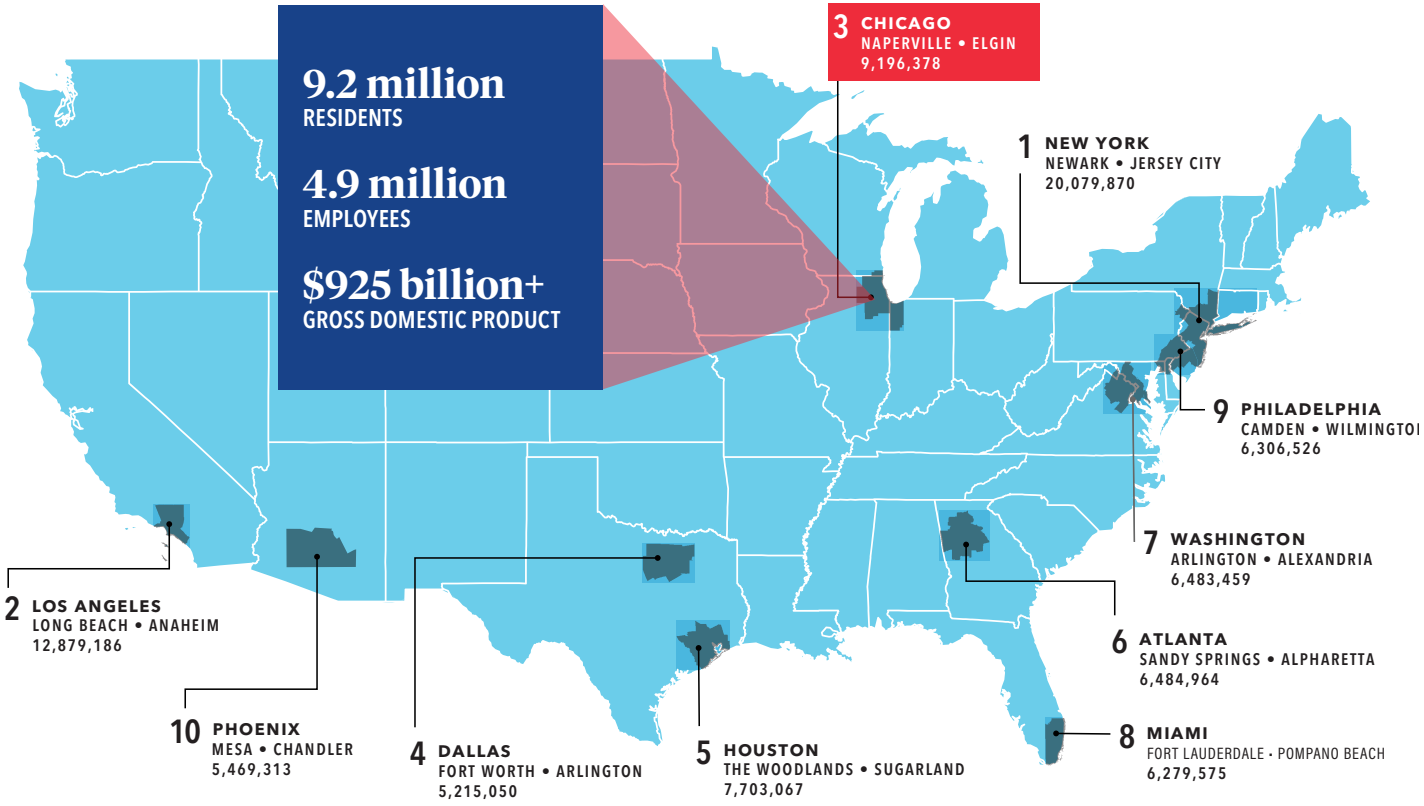


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Chicago Economic Overview

The Chicago Metropolitan Statistical Area (MSA) is the third-largest metropolitan region in the United States, with approximately 9.2 million residents. The City of Chicago, home to more than 2.73 million people, serves as the economic and cultural capital of the Midwest, anchored by a vibrant downtown featuring world-class businesses, acclaimed dining, premier retail destinations, luxury residential developments, and year-round entertainment.

Supported by one of the nation's most diverse economies, a highly educated workforce, and a global transportation network, Chicago remains one of the world's most influential business, cultural, and innovation centers. The region continues to rank as the third-largest metropolitan economy in the United States and a leading destination for corporate investment, talent, and tourism.



THE CHICAGO MSA IS THE MOST DIVERSIFIED ECONOMY THE U.S.

With no single industry employing more than 13% of the workforce.

Chicago's primary industries include Real Estate, Manufacturing, Business & Professional Services Finance & Insurance, Wholesale, Government, Health Care, & Retail.

With a GDP exceeding $925 billion, the Chicago MSA is the third-largest metropolitan economy in the US. If measured as a standalone economy, it would rank among the world's 25 largest economies.

Sources: Bureau of Economic Analysis (BEA) & World Business Chicago

TOP 10 FORTUNE 500 COMPANIES WITH HEADQUARTERS IN THE CHICAGO MSA

COMPANY	RANK	REVENUES ($M)
Archer Daniels Midland	58	$80.27B
Allstate	64	$67.69B
AbbVie	77	$61.16B
United Airlines Holdings	81	$59.07B
Abbott Laboratories	107	$44.33B
US Foods Holding	121	$39.42B
Mondelez International	122	$38.54B
Medline	159	$28.43B
McDonald's	170	$26.89B
Jones Lang LaSalle	175	$26.12B

Source: Fortune Magazine, June 2026

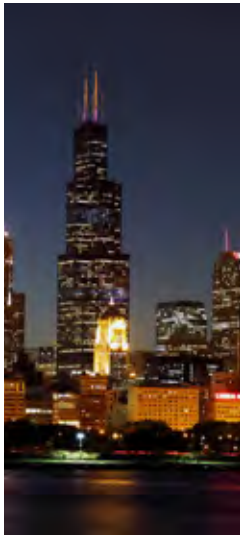


Chicago was named among the **50 Best Cities in the World** for 2025 and 2026 by Time Out and ranks among the **top 10 most popular travel destinations** in the U.S.



"Dual-hub" airport system of O'Hare International Airport and Midway International Airport welcomed a combined estimated 104.2 million passengers in 2025.



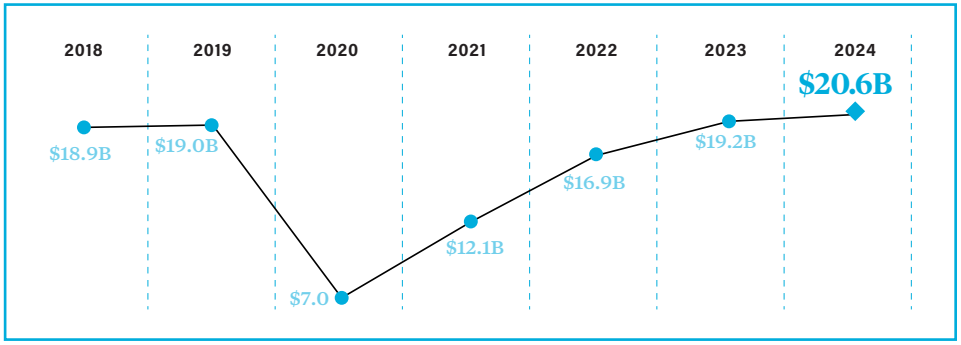


The Chicago MSA is home to several world-class higher education institutions that provide the area with a constant supply of top job talent & disposable income.

CHICAGO MSA
LARGEST CAMPUSES
4-YEAR INSTITUIONS BY ENROLLMENT

UIC	35K STUDENTS
NORTHWESTERN UNIVERSITY	23K STUDENTS
DEPAUL UNIVERSITY	21K STUDENTS
THE UNIVERSITY OF CHICAGO	19K STUDENTS





Following a record-setting 2024, Chicago's tourism industry continued its strong momentum in 2025, with visitor spending, hotel demand, and convention activity exceeding expectations. **In 2024, the city welcomed 55.3 million visitors who generated $20.6 billion in direct visitor spending, both post-pandemic highs.**



OFFERING MEMORANDUM

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