

# 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 (4<sup>th</sup> Ward)
- ASKING PRICE: Subject to Offer

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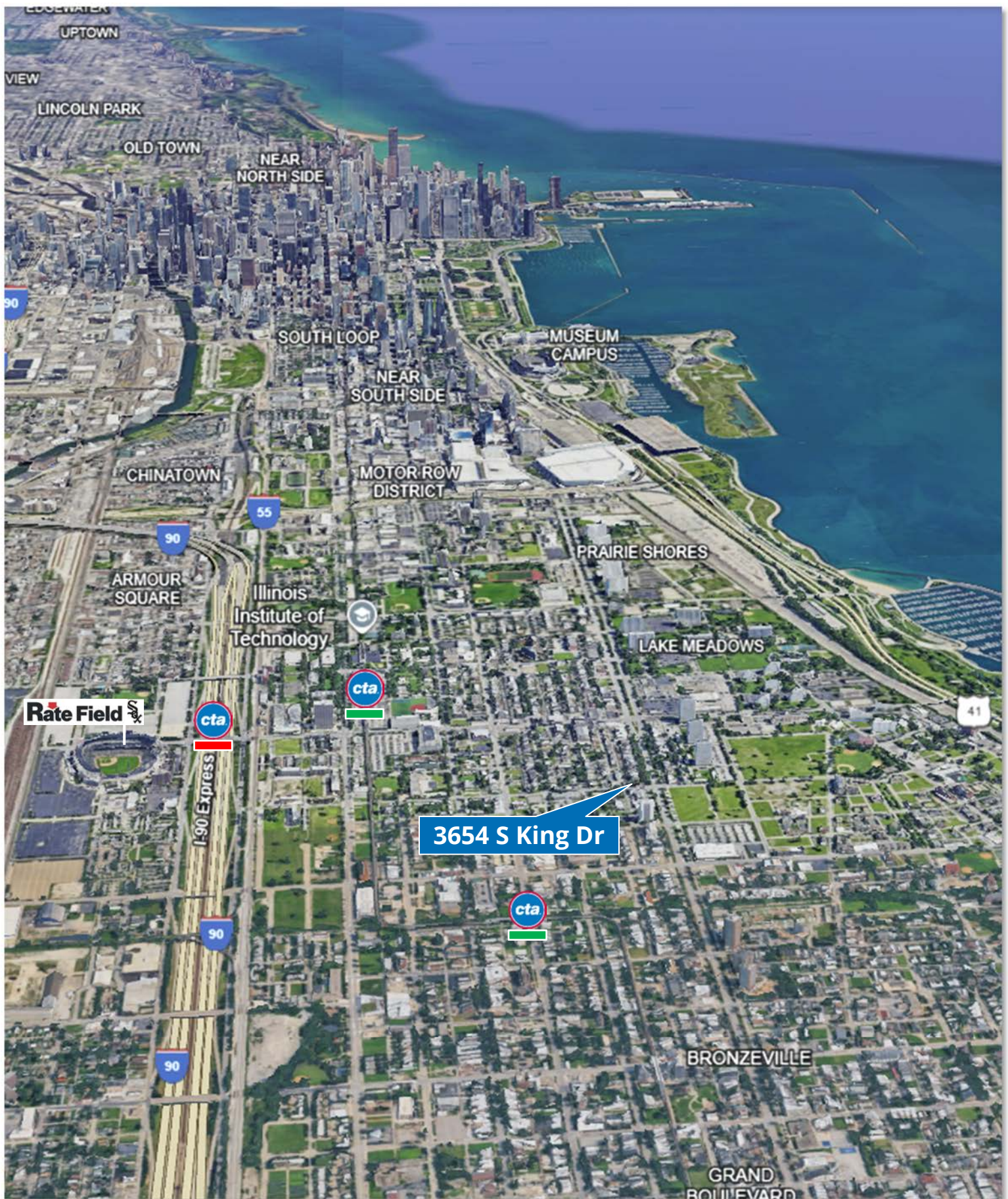
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# LOCATION OVERVIEW

  
TRANSWESTERN  
REAL ESTATE  
SERVICES





# PROPERTY OVERVIEW

|                          |                                          |          |            |
|--------------------------|------------------------------------------|----------|------------|
| <b>Property Name:</b>    | The Hammer/Palmer Mansion                |          |            |
| <b>Address:</b>          | 3654-3656 S King Dr<br>Chicago, IL 60653 |          |            |
| <b>Price:</b>            | Subject to Offer                         |          |            |
| <b>Mansion Size:</b>     | ~9,200 sq. ft. (3-Stories Above Grade)   |          |            |
| <b>Coach House Size:</b> | ~5,800 sq. ft. (2-Stories)               |          |            |
| <b>Total Size:</b>       | ~15,000 sq. ft.                          |          |            |
| <b>Total Land Area:</b>  | 11,880 SF (0.2727 acres)                 |          |            |
| <b>Site Dimensions:</b>  | 165' x 72'                               |          |            |
| <b>Curb Cuts:</b>        | 1 on King Dr                             |          |            |
| <b>Year Built:</b>       | 1888                                     |          |            |
| <b>Architect:</b>        | William Wilson Clay (Wheelock & Clay)    |          |            |
| <b>Zoning:</b>           | B3-2 (Orange Rated)                      |          |            |
| <b>Ward:</b>             | 4 <sup>th</sup> – Ald. Lamont Robinson   |          |            |
| <b>Tax ID Pin:</b>       | 17-34-312-082-0000                       |          |            |
| <b>Taxes:</b>            | 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 |



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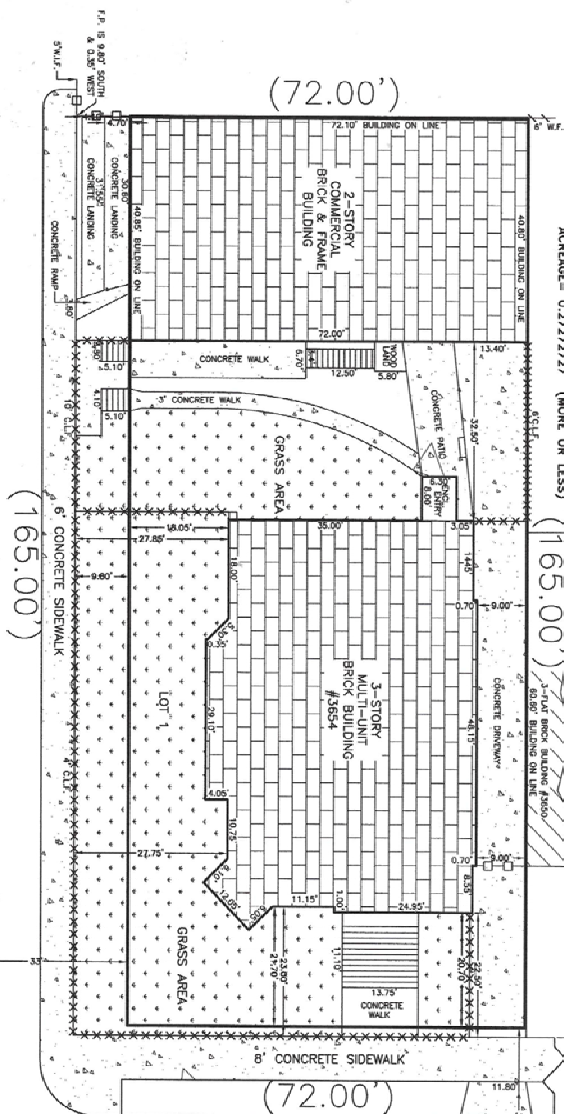
## PLAT OF SURVEY

L. R. PASS & ASSOCIATES  
Professional Land Surveyors

LOT 1 IN D. HARRY HAMMER'S SUBDIVISION OF THE WEST 165 FEET OF THE EAST 350 FEET OF THE SOUTH 205 FEET (EXCEPT THE SOUTH 33 FEET THEREOF) OF THE SOUTH HALF OF THE SOUTHWEST 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)



SCALE: 1"=20'



Plat of Survey  
Topography  
Mortgage Inspection  
Condoliuma  
Land Development  
Legal Descriptions

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.



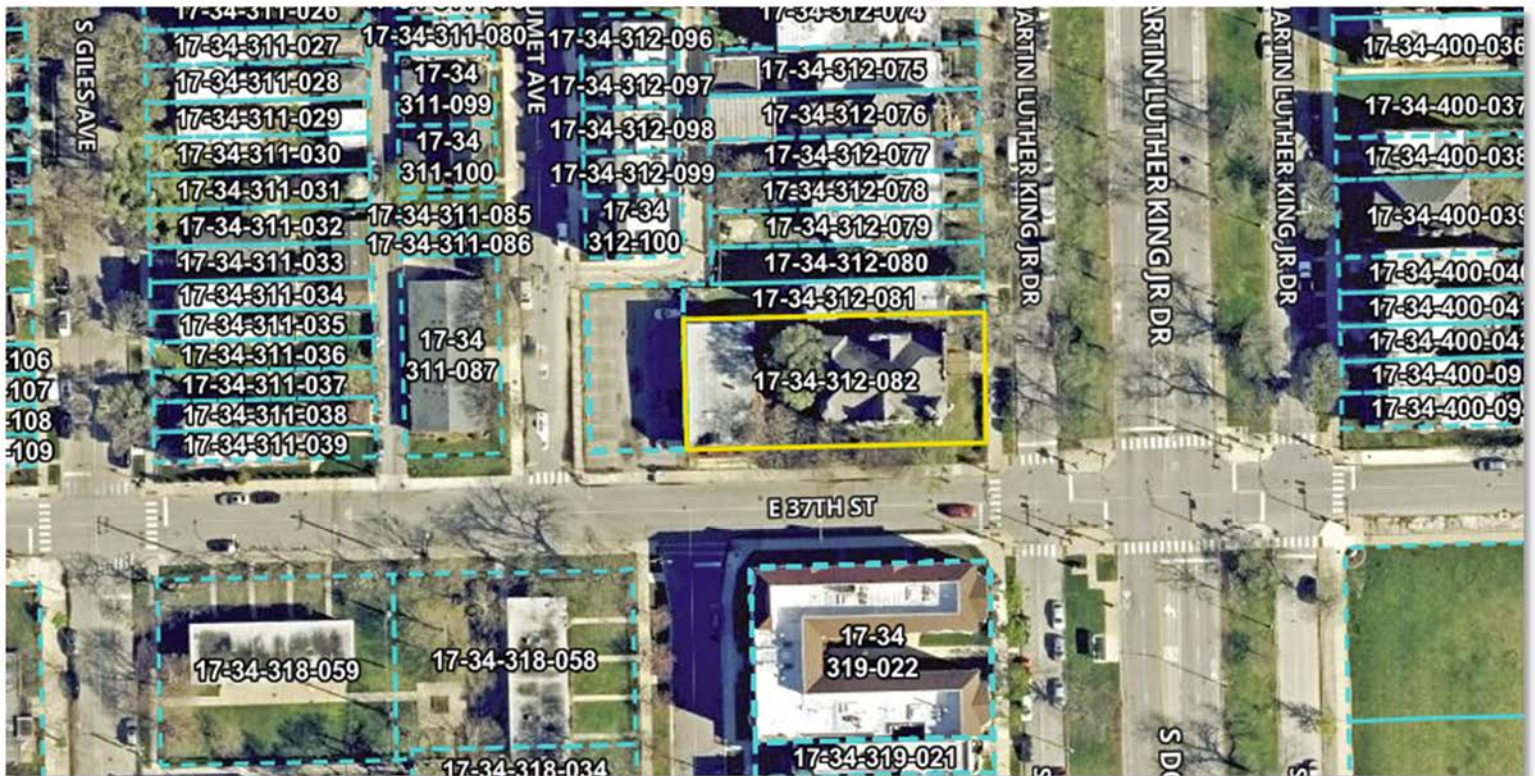
STATE OF ILLINOIS  
COUNTY OF COOK

| 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                       |
| W        | WOOD FENCE (W.F.)           |
| X        | CHAIN LINK FENCE (C.L.F.)   |
| —        | WROUGHT IRON FENCE (W.I.F.) |
| ●        | 5 NAILS (SET)               |

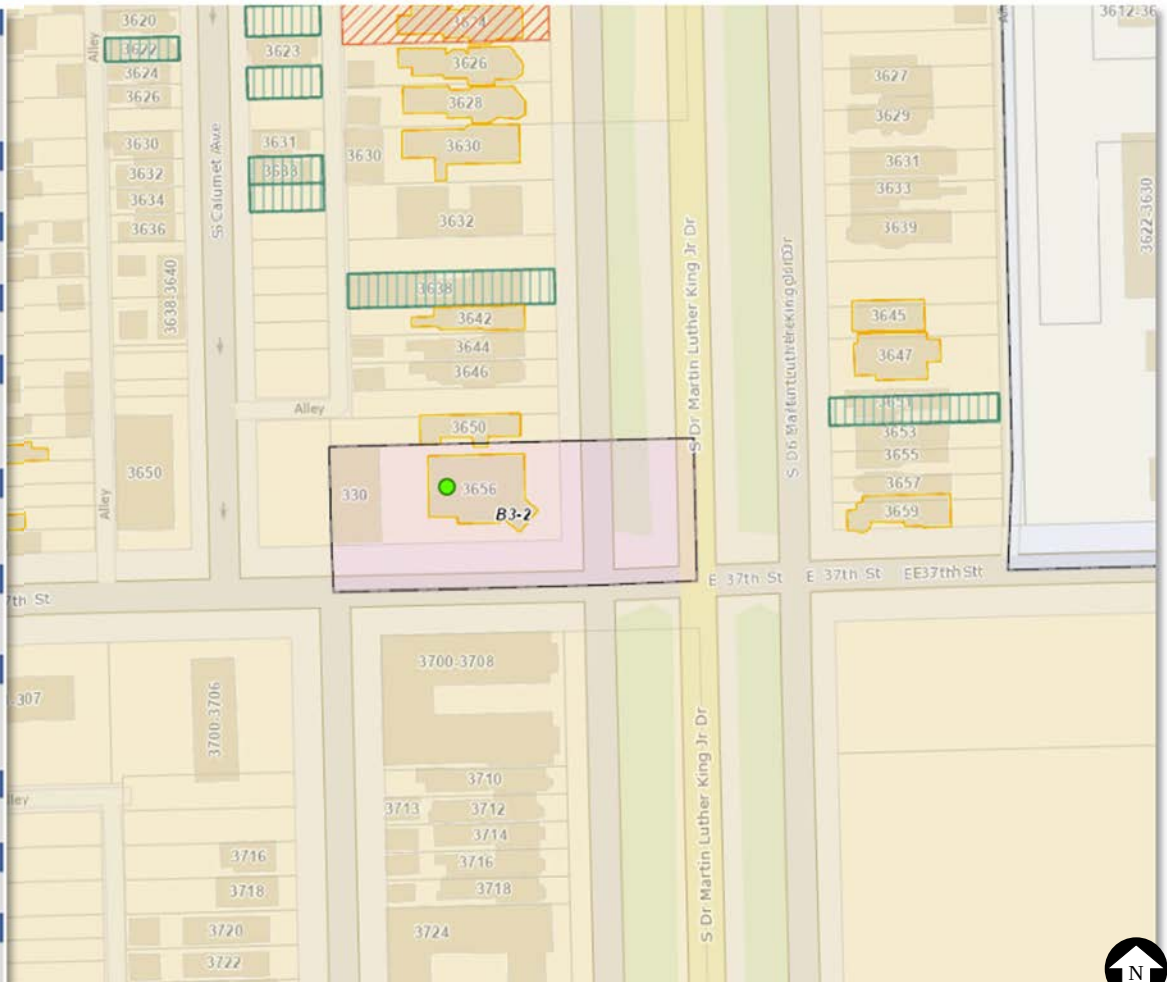
WE, L. R. PASS & ASSOCIATES, P.C., DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY IS A REPRESENTATION OF SAID SURVEY.  
GIVEN UNDER MY HAND AND SEAL THIS 27TH DAY OF APRIL 2021.  
L. R. PASS & ASSOCIATES, P.C.  
LICENSE EXPIRATION DATE: 4/4/2022



# ASSESSOR & ZONING MAPS



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

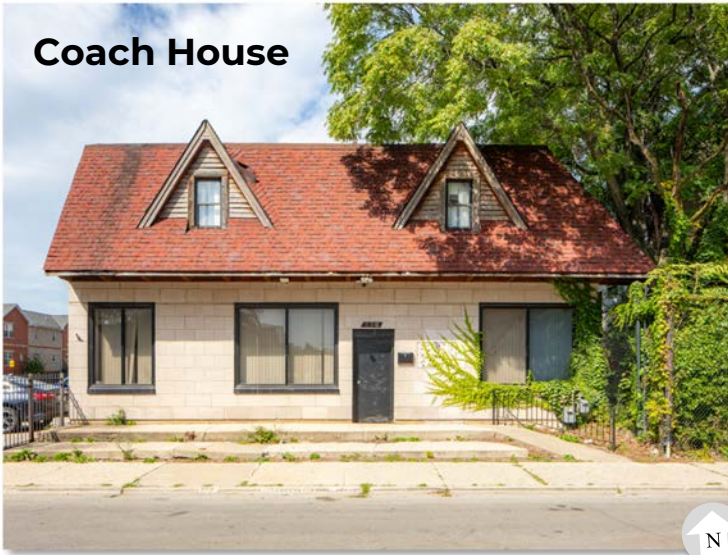




# PROPERTY PHOTOS

**TRANSWESTERN**  
REAL ESTATE  
SERVICES

**Coach House**



**Parking Lot Not Included**





# PROPERTY PHOTOS

  
TRANSWESTERN  
REAL ESTATE  
SERVICES





|                                                          | 0.5 miles | 1 mile | 3 miles |
|----------------------------------------------------------|-----------|--------|---------|
| <b>Population</b>                                        |           |        |         |
| 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   |
|--------------------------------------------|-----------|-----------|-----------|
| <b>Income</b>                              |           |           |           |
| 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 |



## **CONFIDENTIALITY & DISCLAIMER**

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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.

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