

PREMIER DEVELOPMENT OPPORTUNITY

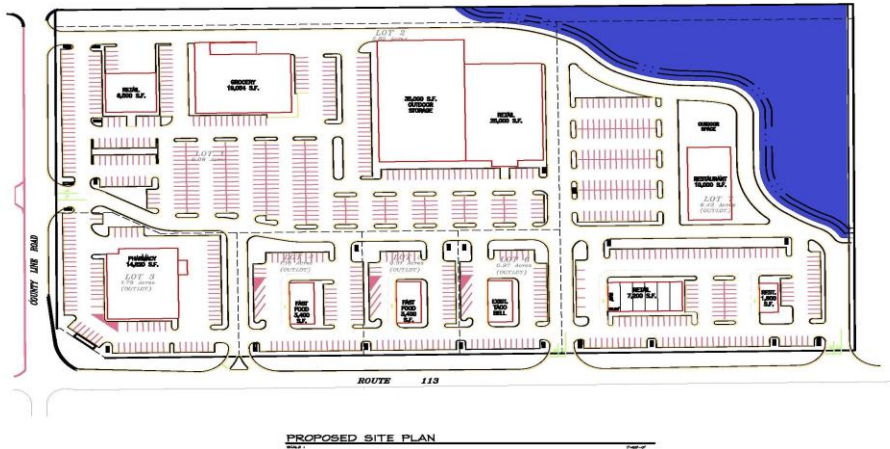
New Commercial/Retail Corridor

1-14 acres with all utilities and off-site detention across from the new under construction Jewel-Osco anchored center in Diamond IL.



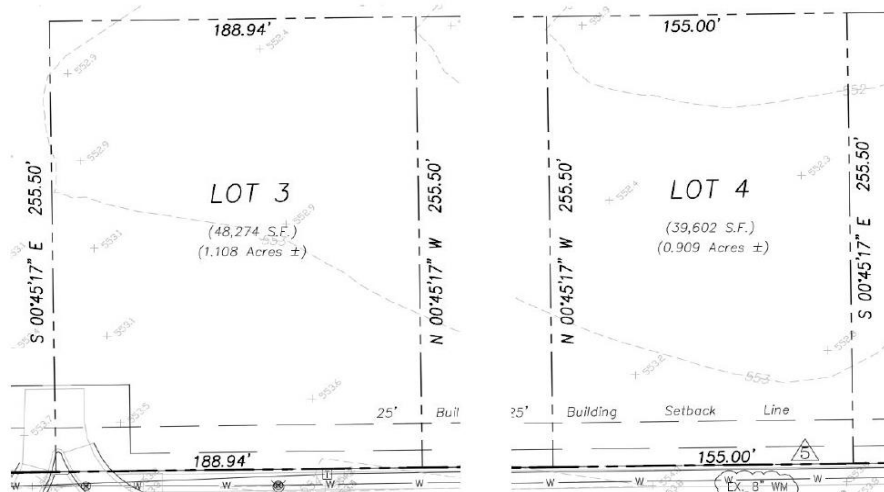
FULLY ENTITLED FOR A WIDE RANGE OF DEVELOPMENT

- 1-14 acres to choose from at the NEC of Route 113 & Will Road in Diamond
- Only ½ mile to full Route 113 / I-55 interchange
- Across the street from the new under construction Jewel-Osco anchored center that will establish the area as the newest primary commercial corridor in the market
- Located in I-55 Corridor TIF District and an Illinois approved Enterprise Zone



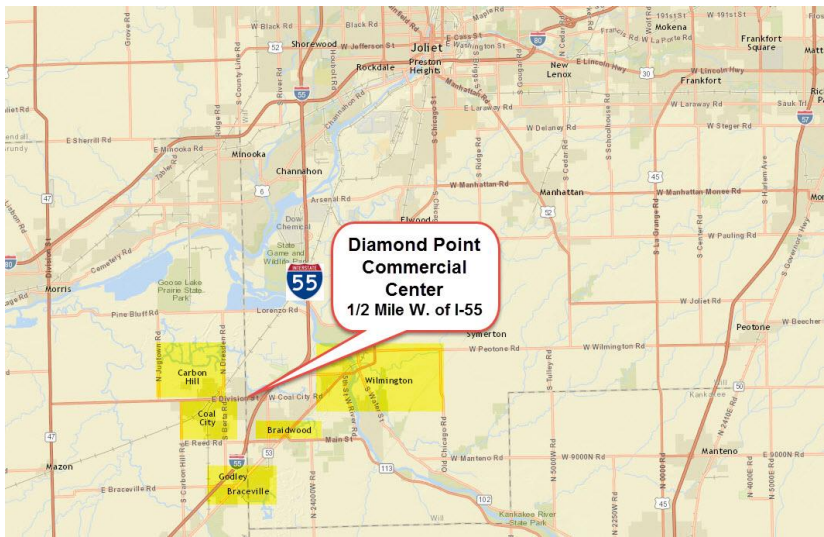
DEVELOPMENT POTENTIAL

- Zoned **B-3 Service Business District**
- Great opportunity for retail, restaurant, service or hotel in a very underserved market
- Population in a 20-minute drive time exceeds 60,000 leaving a market gap of 250 million dollars
- Sewer, water, storm sewer, detention, gas and electric are all on site



OFFERING HIGHLIGHTS

- Two completed pad-ready sites for out-lots available. Lot 3 - 1.108 Acres and Lot 4 - 0.909 Acres
- Balance divisible for a wide variety of uses
- Parcel Numbers: 03-17-31-301-002, 03-17-31-301-002, 03-17-31-301-003, 03-17-31-301-004
- 2022 Taxes: \$546
- Asking Price: Subject to Offer
- Property is agent owned



ACCESS

- Only ½ mile to full Route 113 / I-55 interchange
- Within 5-miles of Ridgeport Logistics, Providence Logistics and the CenterPoint Intermodal and BNSF Railway Logistics Park in Elwood
- Route 113 and County Line Road intersection improvements including turn lanes are complete

CONTACT

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