

PREMIER DEVELOPMENT OPPORTUNITY

New Commercial/Retail/Residential Corridor

35 acres in 3 parcels with nearby utilities adjacent to the new under construction Crossroads Multi-Sports Complex and Silver Cross Hospital in New Lenox IL.



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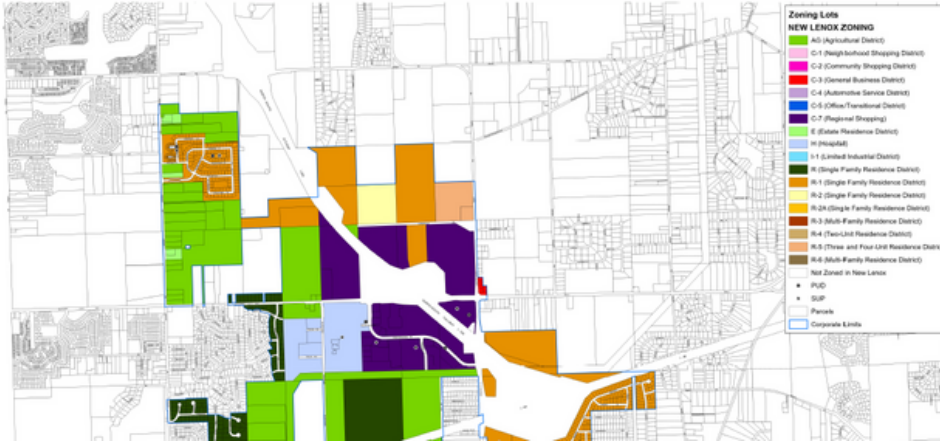


LOCATED IN QUICKLY GROWING NEW LENOX MARKET

- Just south of full Route 6 / I-355 interchange
- Excellent frontage for marketing exposure, no floodplain or wetlands and nearby utilities allowing for low cost access
- Will County is one of the fastest growing counties in the State with population doubling in the last decade to +/- 700,000 residents
- The Village has issued more than 640 permits for new homes since 2019
- Pulte is in the process of final approvals for the 490 unit single-family Teerling Lakes development set to begin in 2025 less than 2 miles north of the property
- New Lenox's average household income is \$144,010 with disposable income of \$105,131
- Increasing population and income shows strong support for additional retail/commercial demand

NEW LENOX COMMERCIAL DEVELOPMENT OPPORTUNITY

VILLAGE OF NEW LENOX ZONING MAP



DEVELOPMENT POTENTIAL

- Zoned C-7 Regional Shopping with PUD & SUP
- Great opportunity for retail, restaurant, service or hotel in a new emerging commercial corridor
- Adjacent Crossroads Multi-Sport Center expected to generate \$20+ million in spending in phase 1 and \$12+ million in phase 2 per year.
- Located less than 1 mile from the Silver Cross Hospital Campus with more than 2 million visitors per year
- Utilities in close proximity to the site

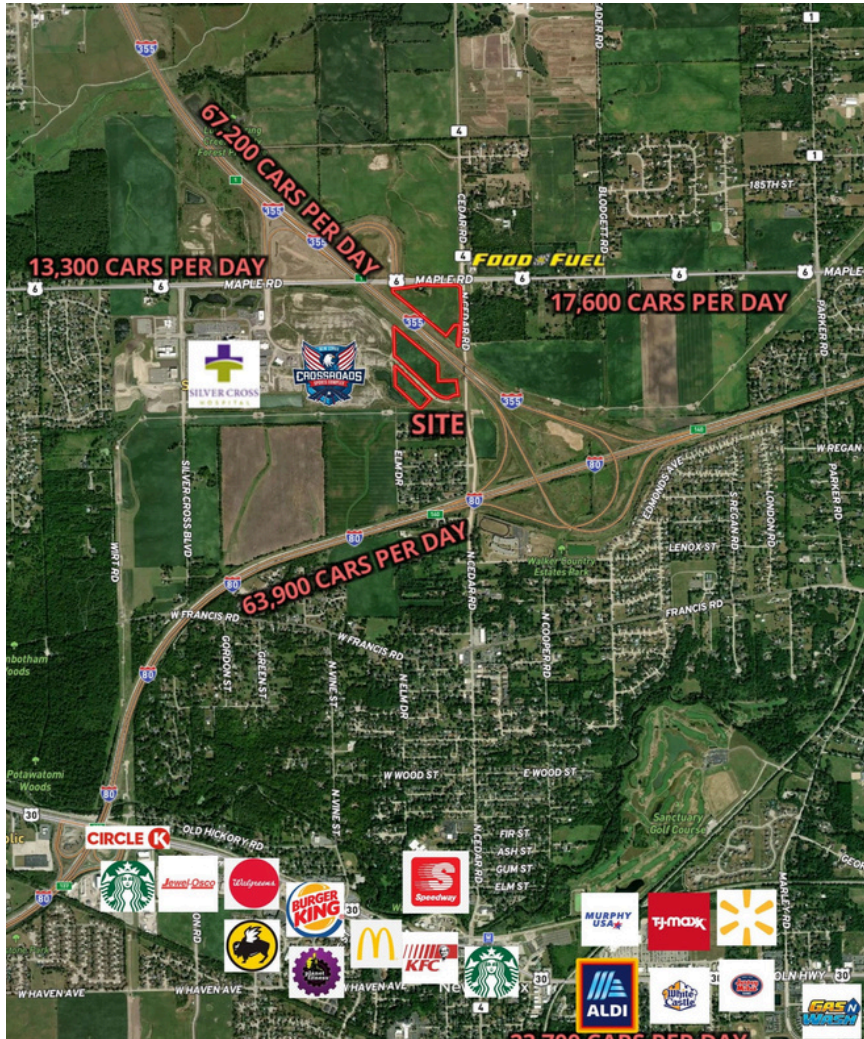


OFFERING HIGHLIGHTS

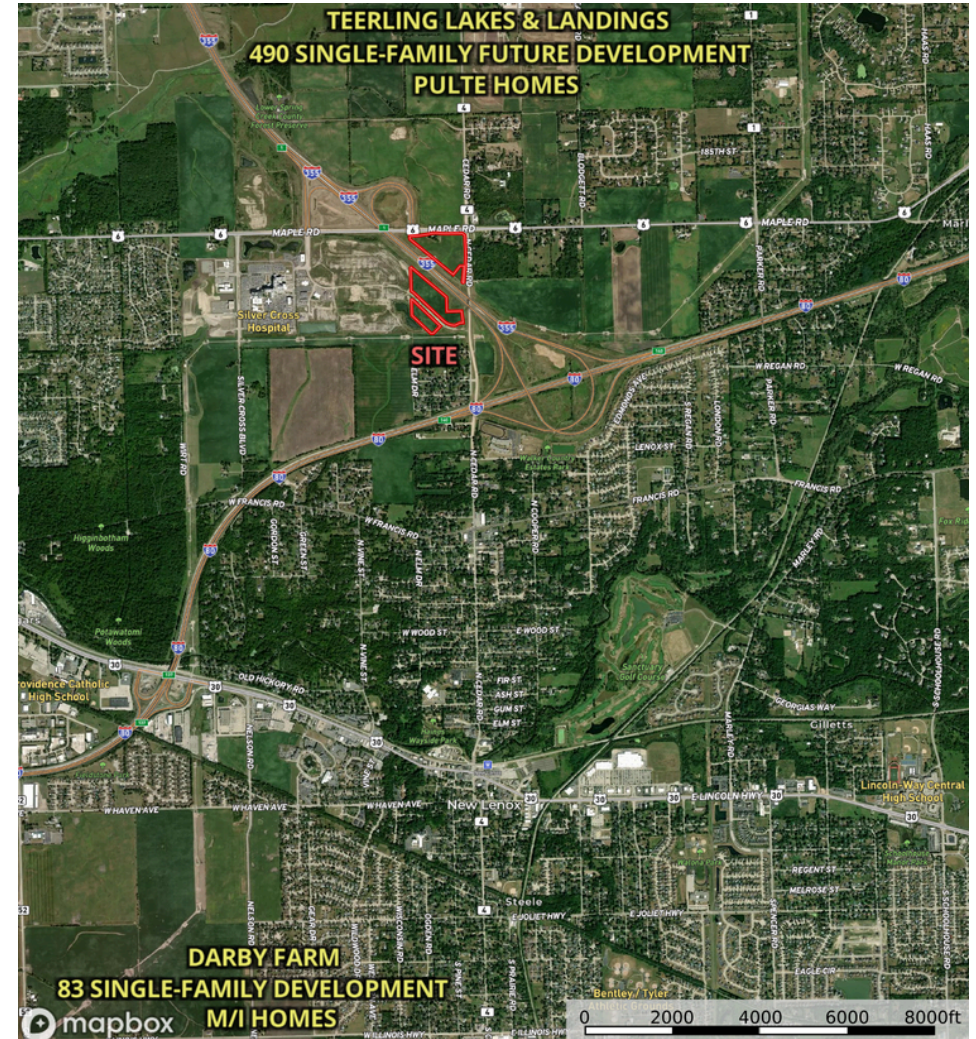
- 35 Acres in 3 parcels divisible for a wide variety of uses
- 2.3 miles away from the I-355 & I-80 interchange
- Frontage on Maple Road/US Route 6 & N Cedar Road
- Visible from I-355 both north and southbound lanes
- Parcel Number: 15-08-04-400-008
- 2023 Taxes: \$6,303
- Asking Price: Subject to Offer

NEW LENOX COMMERCIAL DEVELOPMENT OPPORTUNITY

EXISTING COMMERCIAL



CURRENT/UPCOMING NEW RESIDENTIAL DEVELOPMENT



SILVER CROSS HOSPITAL NEW LENOX CAMPUS



HOSPITAL CAMPUS SIZE

- 130 Acres with a 348 room hospital and several medical buildings with physician offices and outpatient services
- Design allows for 2 additional future hospital floors

2024 VOLUME

- Attracts over 2 million visitors per year
- 2024 Patient Volume
 - 252,865 Outpatient Registrations
 - 77,100 Emergency Visits
 - 25,735 Surgeries
 - 21,991 Inpatient Admissions
 - 3,123 Deliveries
- Staff
 - 300 Employees
 - 900 Physicians
 - 500 Volunteers

AWARDS

- Healthgrades #1 in Surgical Care in Illinois, 2024 and 2025
- 100 Top Hospitals-11 times
- Excellence in Patient Experience from NRC Health
- “Straight A’s” Hospital Safety Score from the Leapfrog Group (2015-2024)
- Newsweek World’s Best Hospitals
- 2025 Forbes Dream Employers
- 2025 Forbes Best Mid-Sized Employers #10 in the U.S. and #2 in Illinois

CENTERS FOR EXCELLENCE

- Blue Distinction Center for Bariatric Surgery
- Blue Distinction Center for Knee and Hip Replacement
- Blue Distinction Center for Spine Surgery
- Midwest Institute for Robotic Surgery

CROSSROADS MULTI-SPORT COMPLEX

PHASE 1 OUTDOOR COMPLEX - SCOPE

- Estimated spring 2025 completion
- 9 full size baseball fields that can be converted to 22 smaller fields
- 11 multi-sport fields
- Beer Garden/Concession Building
- 2 Auxiliary Concession Buildings



PHASE 1 OUTDOOR COMPLEX - ECONOMIC IMPACT

- 35+ competitions and events per year when complete
- 3,400+ hotel room nights per year
- 150,000+ outside visitors per year
- \$20+ million in increased annual spending

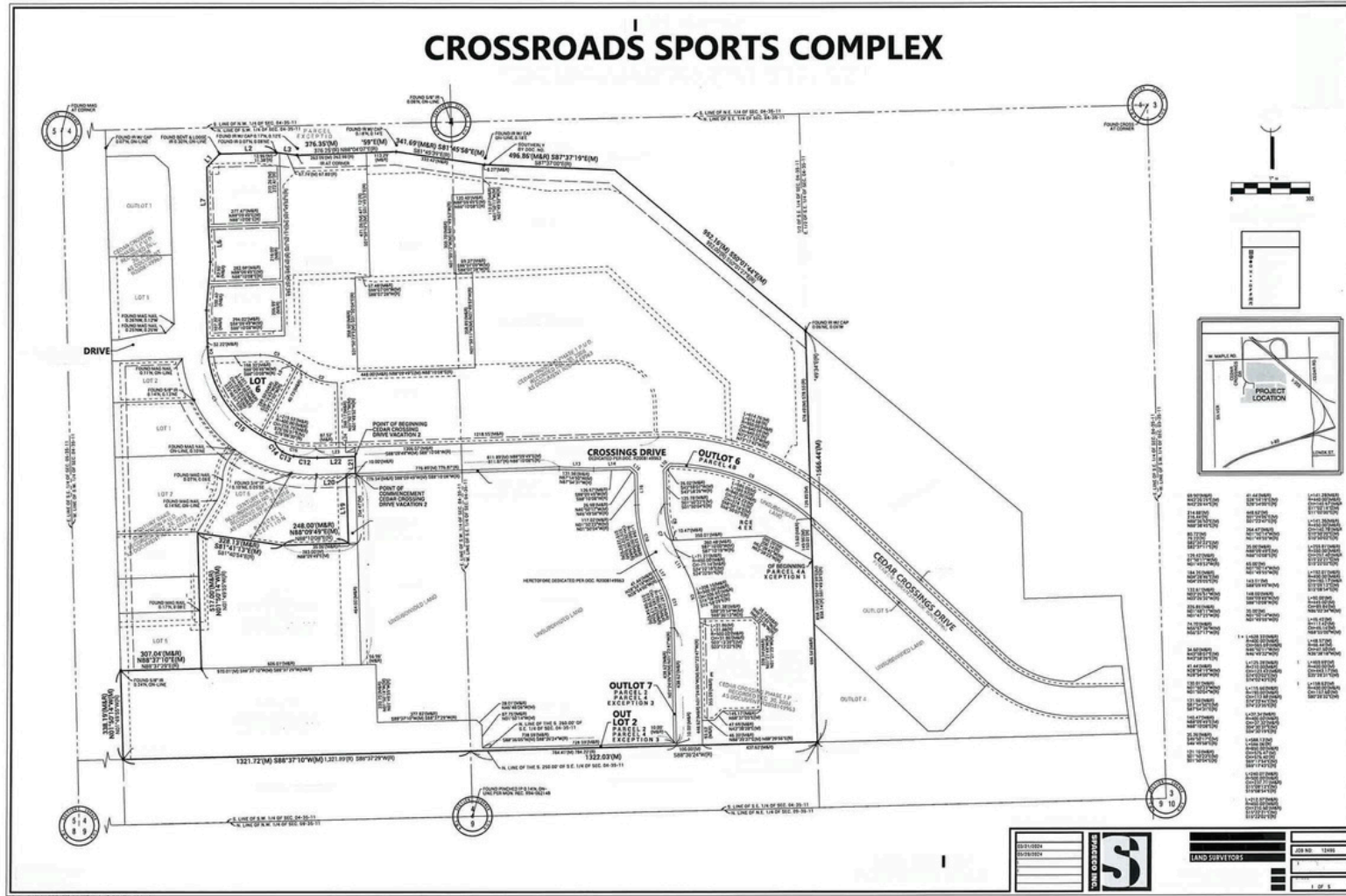
PHASE 2 INDOOR FIELD HOUSE - SCOPE

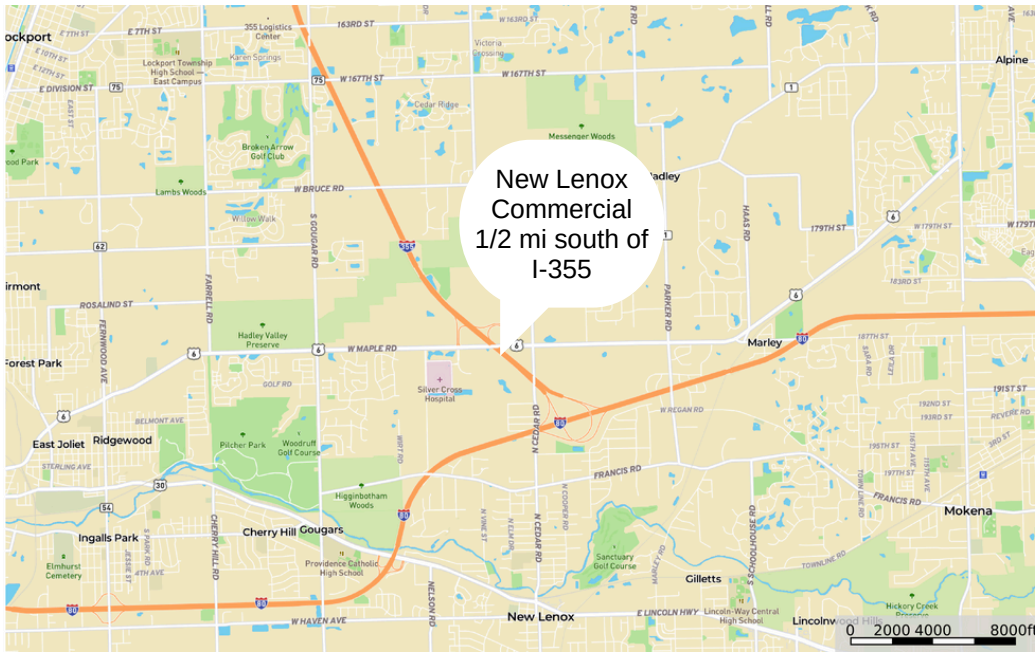
- Completion date to be determined
- 100,000+ square foot building
- 10 full size basketball courts that can be converted to volleyball courts or other indoor sport or event uses

PHASE 2 INDOOR FIELD HOUSE - ECONOMIC IMPACT

- 30+ competitions and events per year when complete
- 20,000+ hotel room nights per year
- 87,000+ outside visitors per year
- \$12+ million in increased annual spending

CROSSROADS MULTI-SPORT COMPLEX - SURVEY





ACCESS

- Only ½ mile to the northbound I-355 interchange
- The northern parcel is on the south side of Maple Road/US Route 6, west of N Cedar Road, on the north side of I-355 with frontage on Maple Road/US Route 6
- The southern parcel is located on the south side of I-355 and west of N Cedar Road

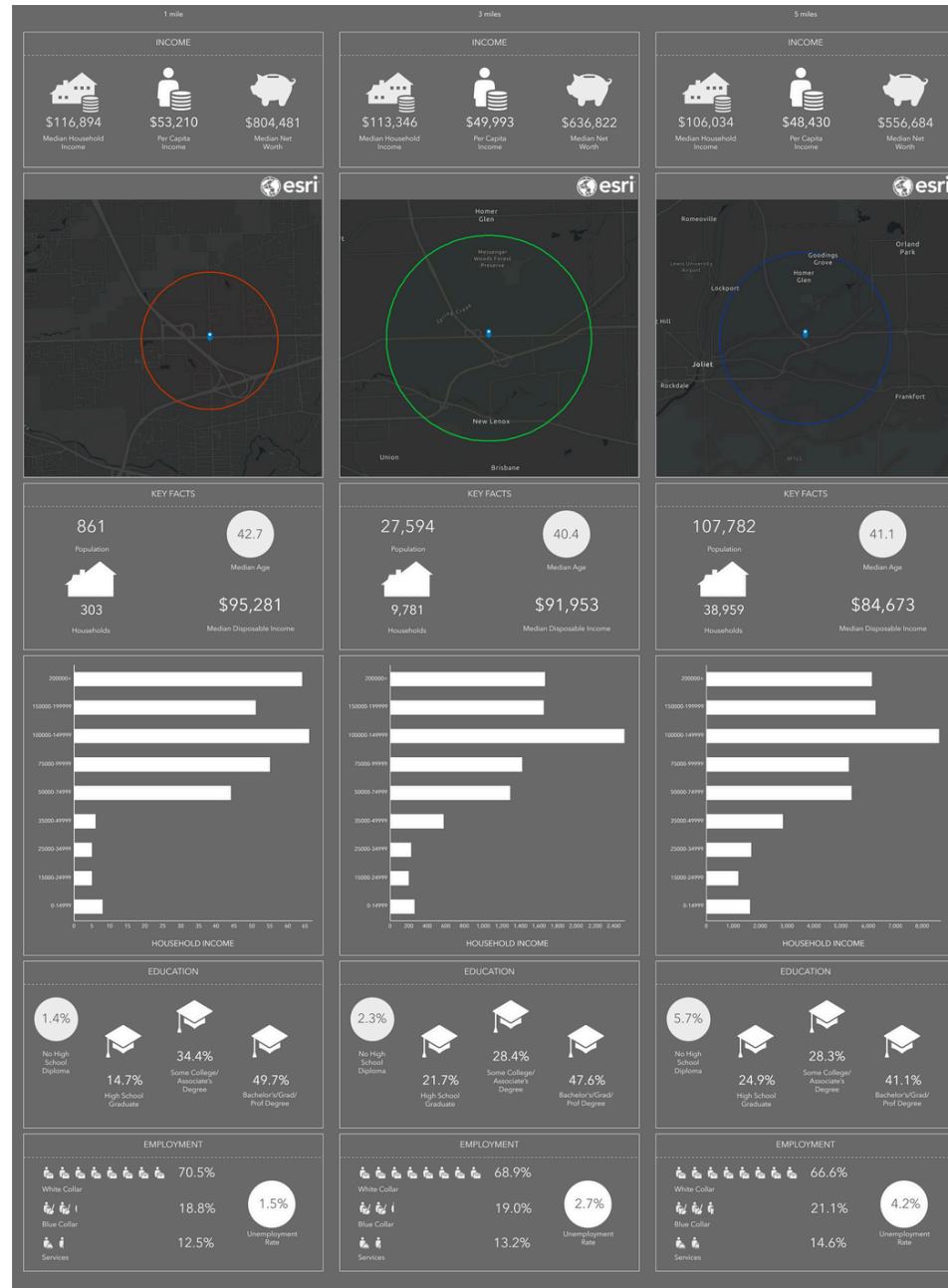
Contact

Mark Goodwin
21036 S. States Lane
Shorewood, IL 60404
mgoodwin@bigfarms.com

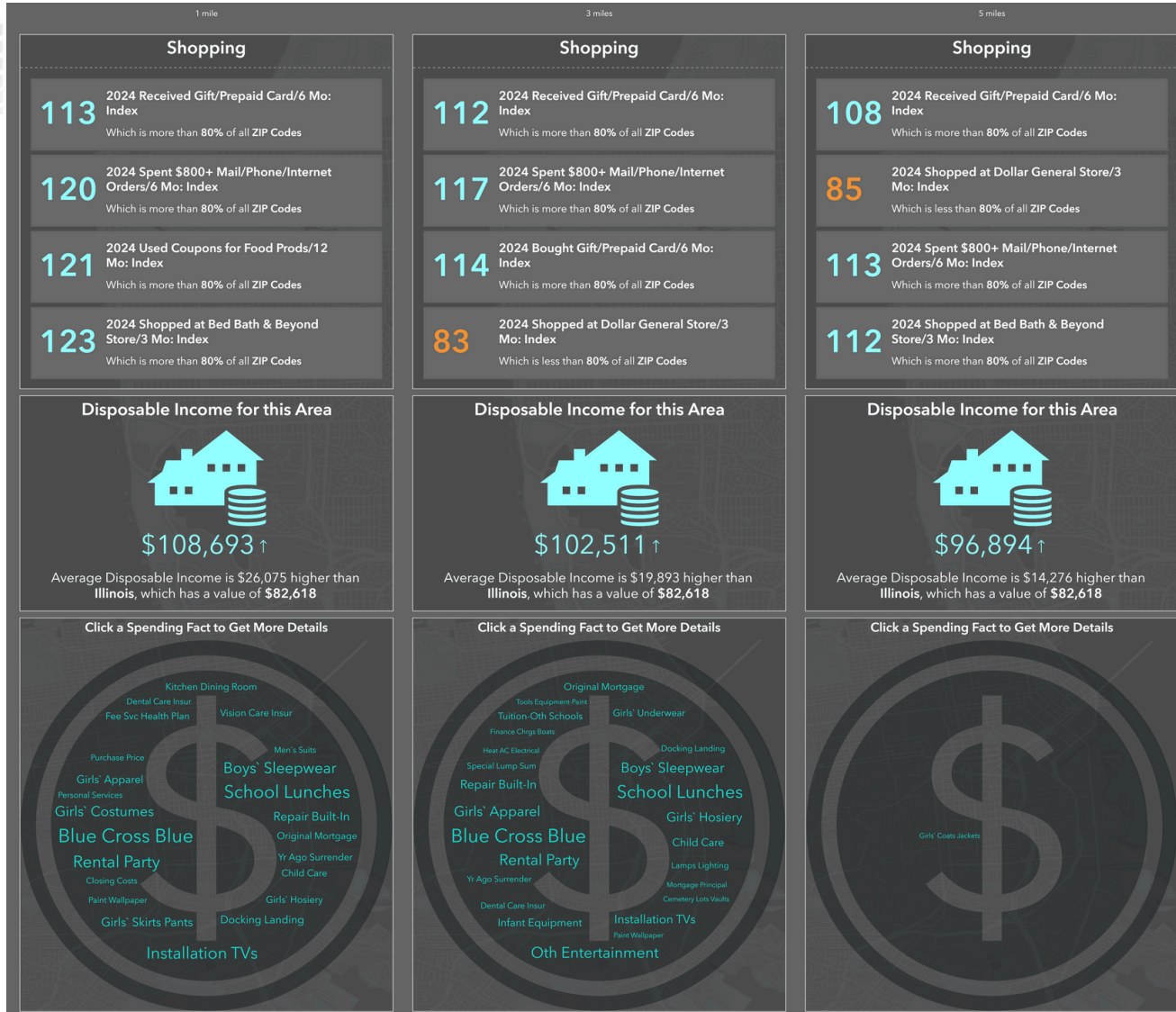
1 815 741 2226

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NEW LENOX DEMOGRAPHIC SUMMARY



NEW LENOX SHOPPING AND SPENDING



WILL COUNTY ECONOMIC DATA

WILL COUNTY ECONOMIC CONDITIONS

| POPULATION | GROSS REGIONAL PRODUCT | UNEMPLOYMENT RATE |
|--------------------|--------------------------|-------------------|
| 700,728 | \$37.2 Billion | 4.3% |
| MEDIAN HHLD INCOME | NUMBER OF EMPLOYERS | HOUSING PERMITS |
| \$97,076 | 16,393 | 1,338 |

Over the last five years Will County

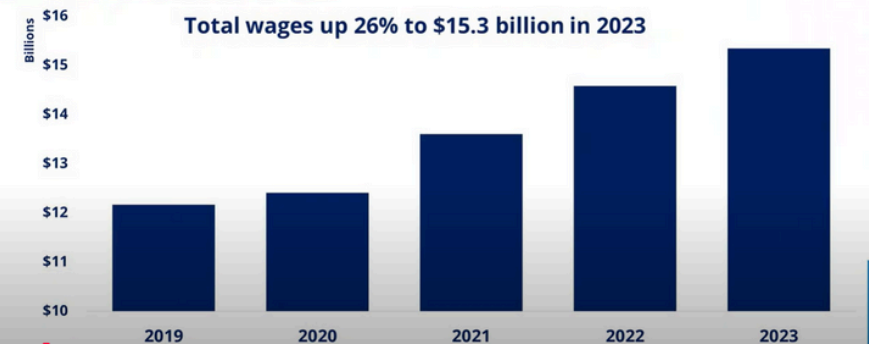
was again **#1** in Illinois for job creation adding **17,000** jobs.

... **#2** added 5,200

Will County Labor Force



Will County Total Wages



WILL COUNTY ECONOMIC DATA

Over the last five years Will County was **#1** in Illinois for single family housing, adding **6,800** units

196 Will County Retail
Retail Leases
540,000
Square Feet
97%
Retail Occupancy

203 Will County Office
Office Leases
478,000
Square Feet
92%
Office Occupancy

237 Will County Industrial
Industrial Leases
17,000,000
Square Feet
94.1%
Industrial Occupancy

WILL COUNTY LARGEST EMPLOYERS

AMAZON – 10,000 Employed
VALLEY VIEW SCHOOL DISTRICT #365 – 3,274
Employed
PLAINFIELD SCHOOL DISTRICT #202 – 3,250 Employed
SILVER CROSS HOSPITAL – 2,967 Employed
ASCENSION SAINT JOSEPH – JOLIET- 2,764 Employed
WILL COUNTY GOVERNMENT – 2,202 Employed
WEATHERTECH – 1,548 Employed
JOLIET PUBLIC SCHOOL DISTRICT #86 – 1,499
Employed
JOLIET JUNIOR COLLEGE – 1,400 Employed
GREENCORE – 1,200 Employed
SOUTHERN GLAZER'S WINE & SPIRITS – 1,105
Employed
STATEVILLE CORRECTIONAL CENTER – 1,052
Employed
CITGO LEMONT REFINERY – 1,050 Employed
JOLIET TOWNSHIP HIGH SCHOOL DISTRICT #204 –
912 Employed
FEDEX GROUND – 900 Employed
GOVERNORS STATE UNIVERSITY – 892 Employed
CITY OF JOLIET – 867 Employed

TRINITY SERVICES – 762 Employed
WALMART DISTRIBUTION – 750 Employed
ULTA BEAUTY – 745 Employed
UNIVERSITY OF ST. FRANCIS – 710 Employed
EXXONMOBIL JOLIET REFINERY – 672 Employed
DIAGEO GLOBAL SUPPLY – 650 Employed
LEWIS UNIVERSITY – 611 Employed
CONSTELLATION – Braidwood Station – 607 Employed
FEDERAL SIGNAL – 600 Employed
HARRAH'S JOLIET CASINO & HOTEL – 550 Employed
MAGID GLOVE – 529 Employed
KEHE FOODS – 505 Employed
GREAT KITCHENS – 500 Employed
CORNERSTONE SERVICES, INC. – 480 Employed
LINCOLNWAY SCHOOL DISTRICT #210 – 411 Employed
CADENCE PREMIER LOGISTICS – 408 Employed
CRETE-MONEE SCHOOL DISTRICT #201U – 361
Employed
HOLLYWOOD CASINO JOLIET – 350 Employed

WILL COUNTY ILLINOIS STANDINGS



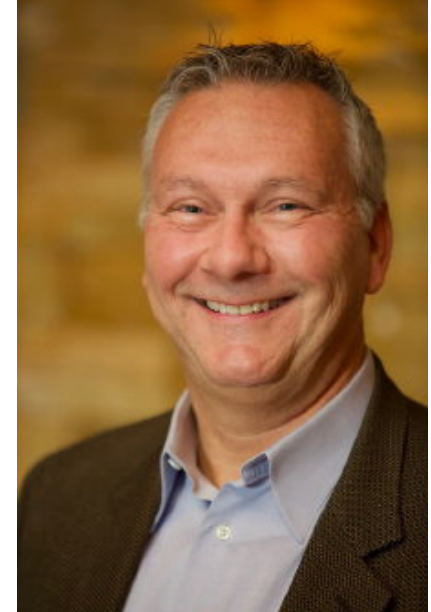
MARK GOODWIN PROFESSIONAL PROFILE



Goodwin & Associates Real Estate, LLC is an experienced Illinois land brokerage firm located in Shorewood, Illinois. We specialize in vacant land sales including farmland and commercial/residential development land. Managing Illinois Land Broker and owner, Mark Goodwin, has extensive background in both agriculture and Real Estate, which provides him the knowledge to effectively negotiate and close transactions.

Since 1996, Mark Goodwin has successfully provided brokerage services to landowners throughout the Midwest earning him the title of Accredited Land Consultant, (ALC) designated by the Realtors Land Institute. Throughout his life experiences Mark has acquired a unique background of understanding both the agricultural side of land sales as well as the development side and has made numerous valuable contacts with land owners, brokers and developers. Mark was awarded Illinois Land Broker of the Year in 2011 by the Illinois RLI Chapter.

Mark Goodwin
Phone: 815 741 2226
mgoodwin@bigfarms.com



AGENCY: Goodwin & Associates Real Estate, LLC has previously entered into an agreement with a client to provide certain real estate Illinois brokerage services through a Broker Associate who acts as that client's designated agent. As a result, Broker Associate will not be acting as your agent but as agent of the seller.

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