



THREE
DEVELOPMENT
SITES FOR SALE

TRAILER
PARKING
READY

EXCEPTIONAL
ACCESS TO
I-55 & I-294

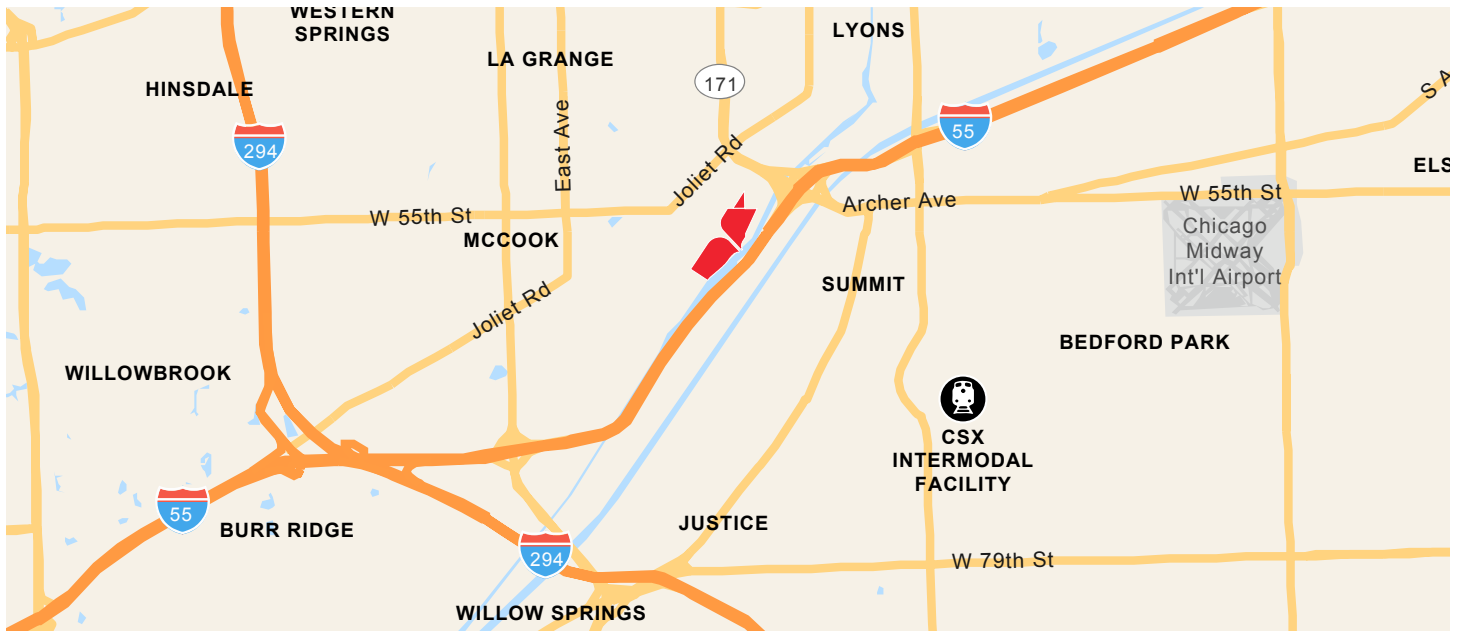
TRAILER PARKING OR DEVELOPMENT SITES FOR SALE

SUMMIT & MCCOOK, IL



OPPORTUNITY OVERVIEW

- 90 Acre Development Site
- 2 Building-Ready Pads: 14 Acres Each
- 1 Additional Ground-Level 5-Acre Site
- Detention in Place
- Great Visibility from I-55
- Views of Downtown Chicago
- Trailer Parking Ready
- Minimal Traffic at Entrance



LEASING INFORMATION

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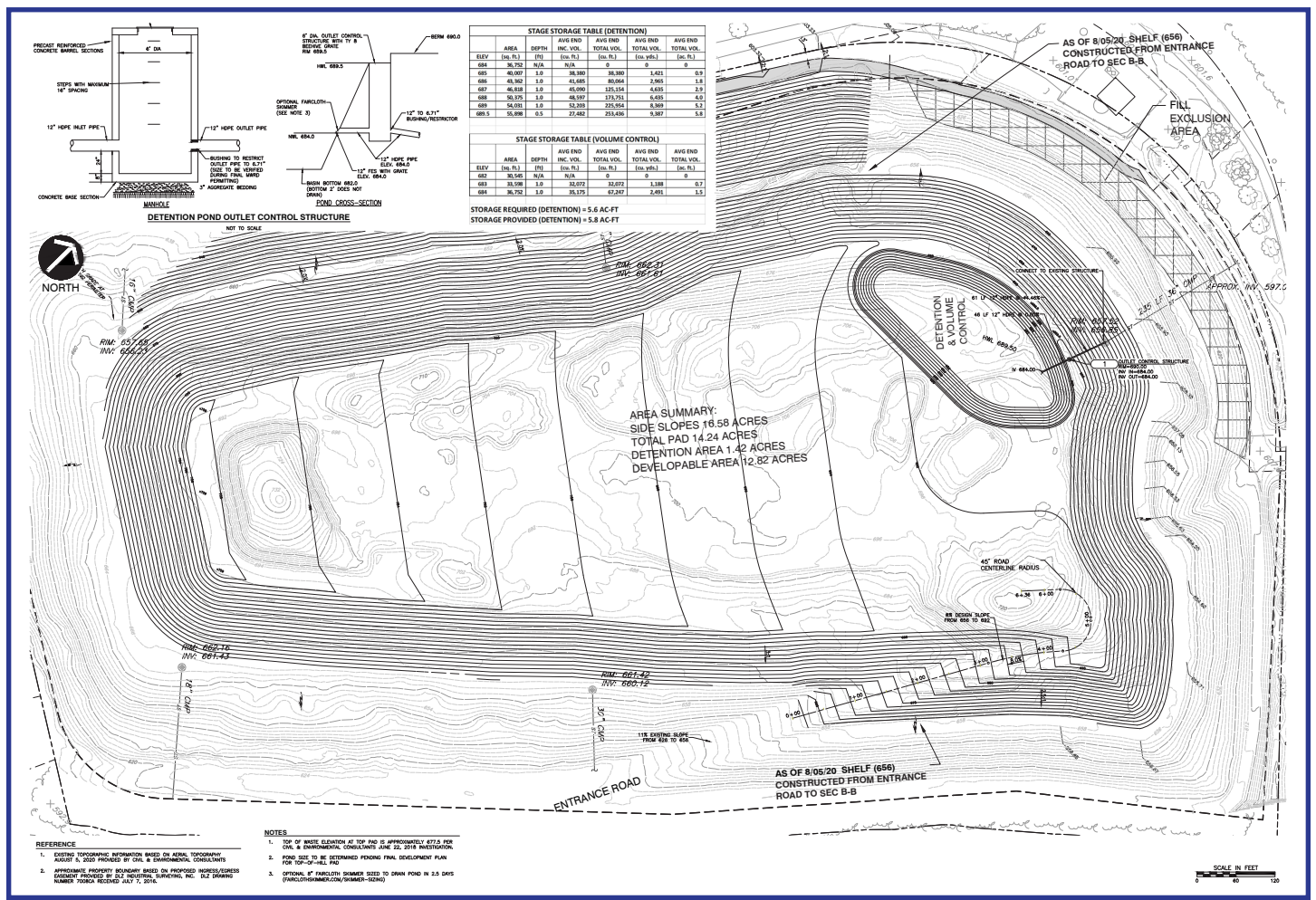
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DEVELOPMENT SITES FOR SALE

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SOUTH HILL SITE

- Accessed by River Road from the south from Hodgkins
- Lot Size: 48 Acres
- Pad Size: 12.87 Acres, Net of Detention



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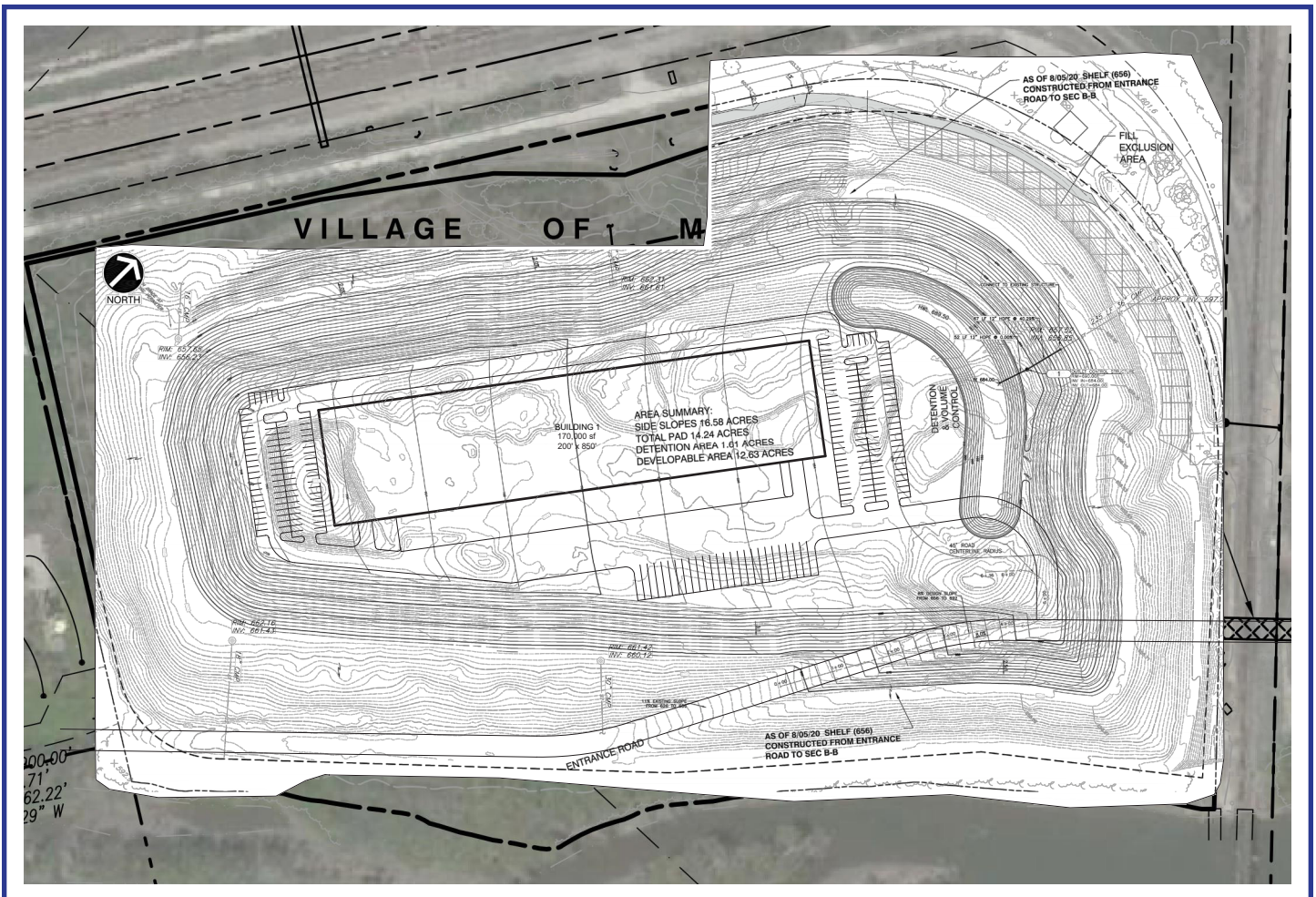
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READY FOR TRAILER PARKING

NORTH HILL POTENTIAL BUILDING



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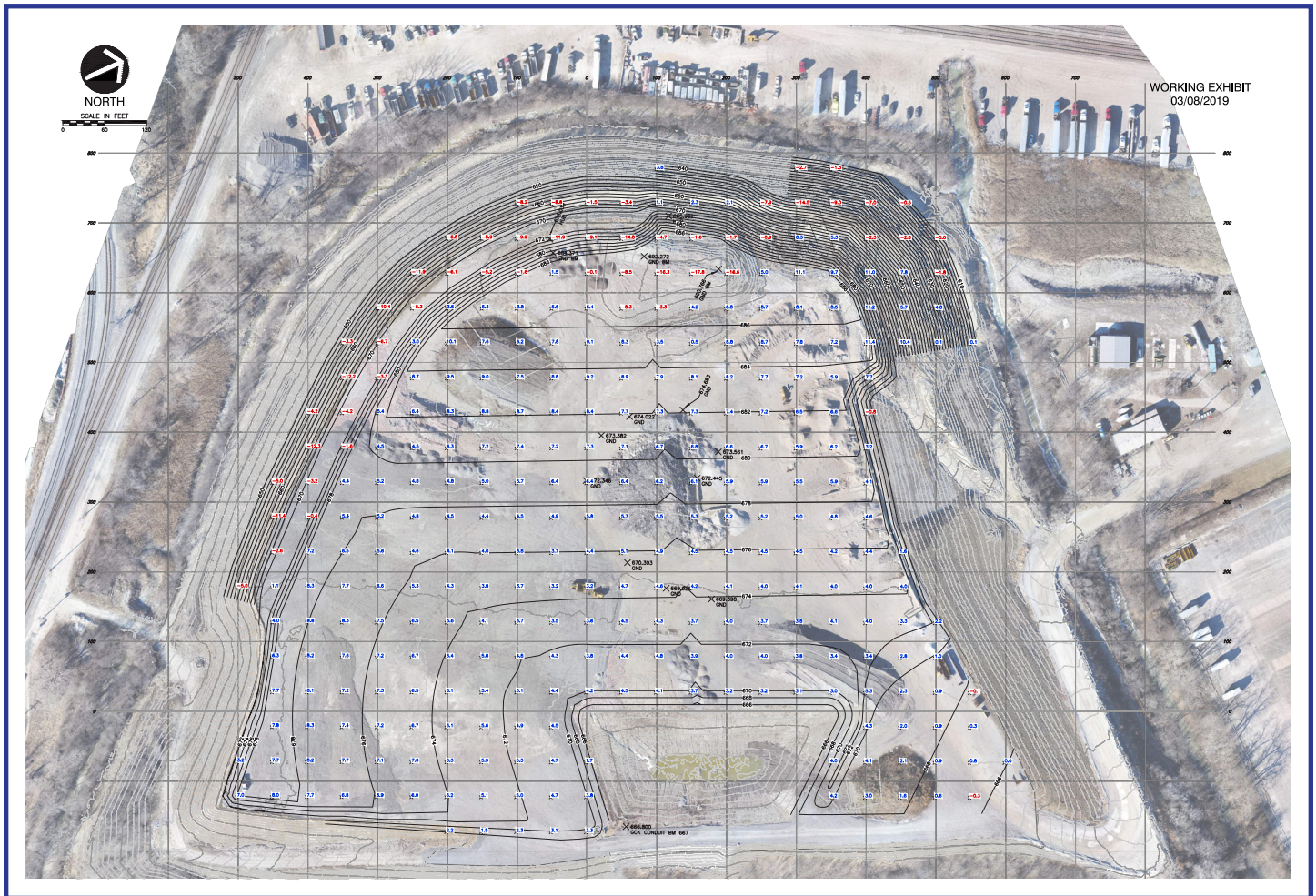
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DEVELOPMENT SITES FOR SALE

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NORTH HILL SITE

- Accessed off Lawndale Ave.
- Lot Size: 36 Acres
- Top of Hill Size: 13.8 Acres, Net of Detention



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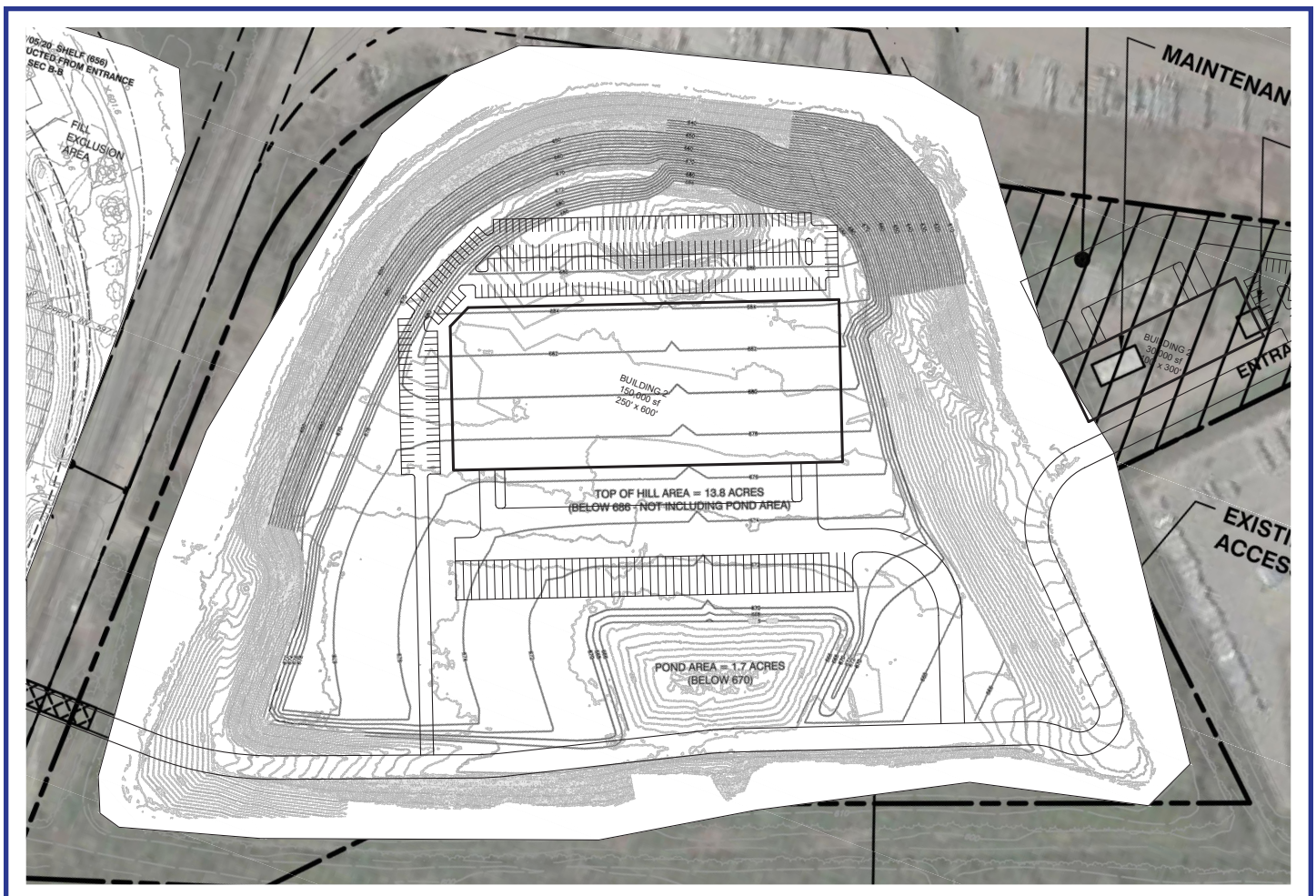
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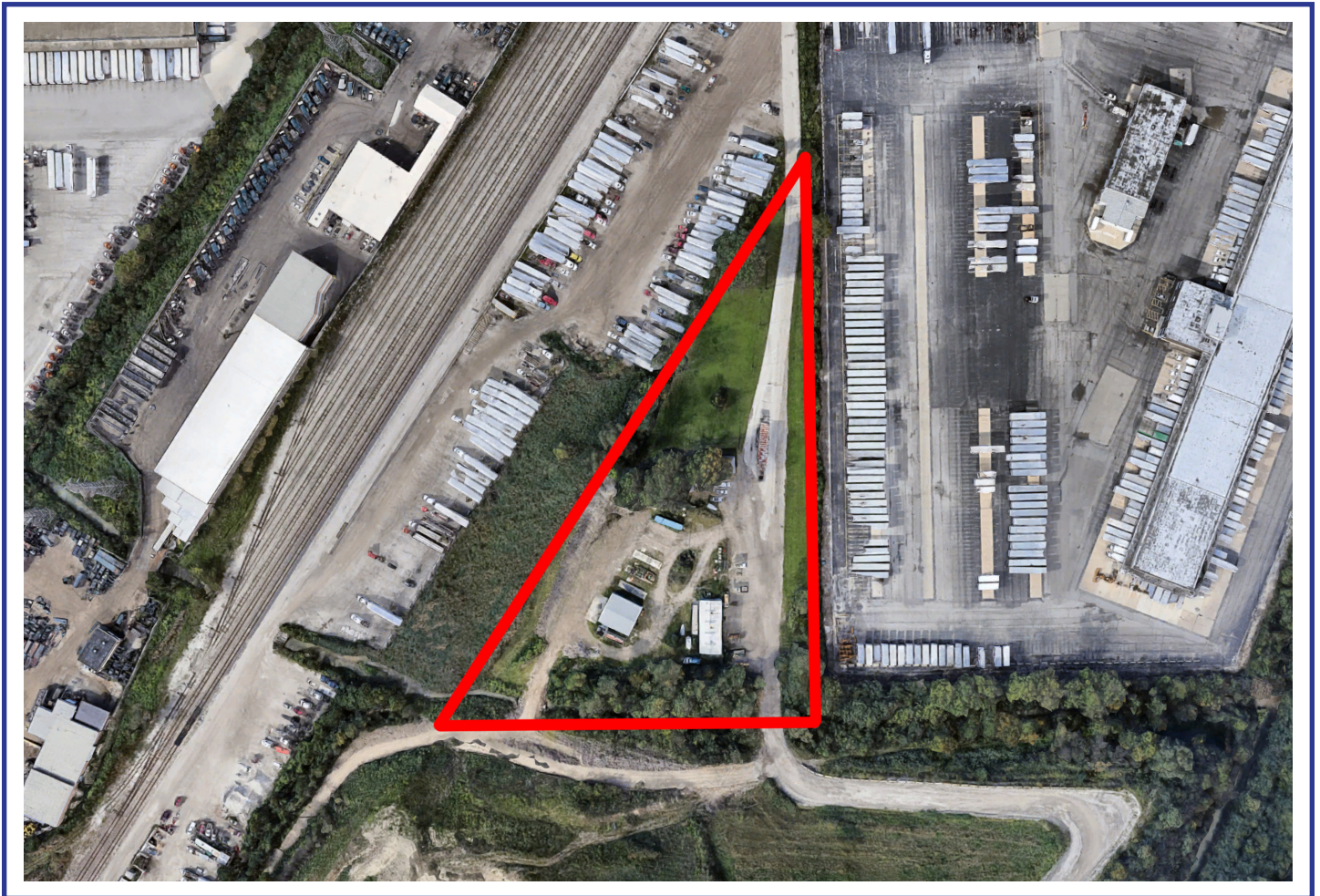
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GROUND LEVEL SITE

- Accessed off Lawndale Ave.
- Adjacent to the North Hill site
- Lot Size: 5 Acres



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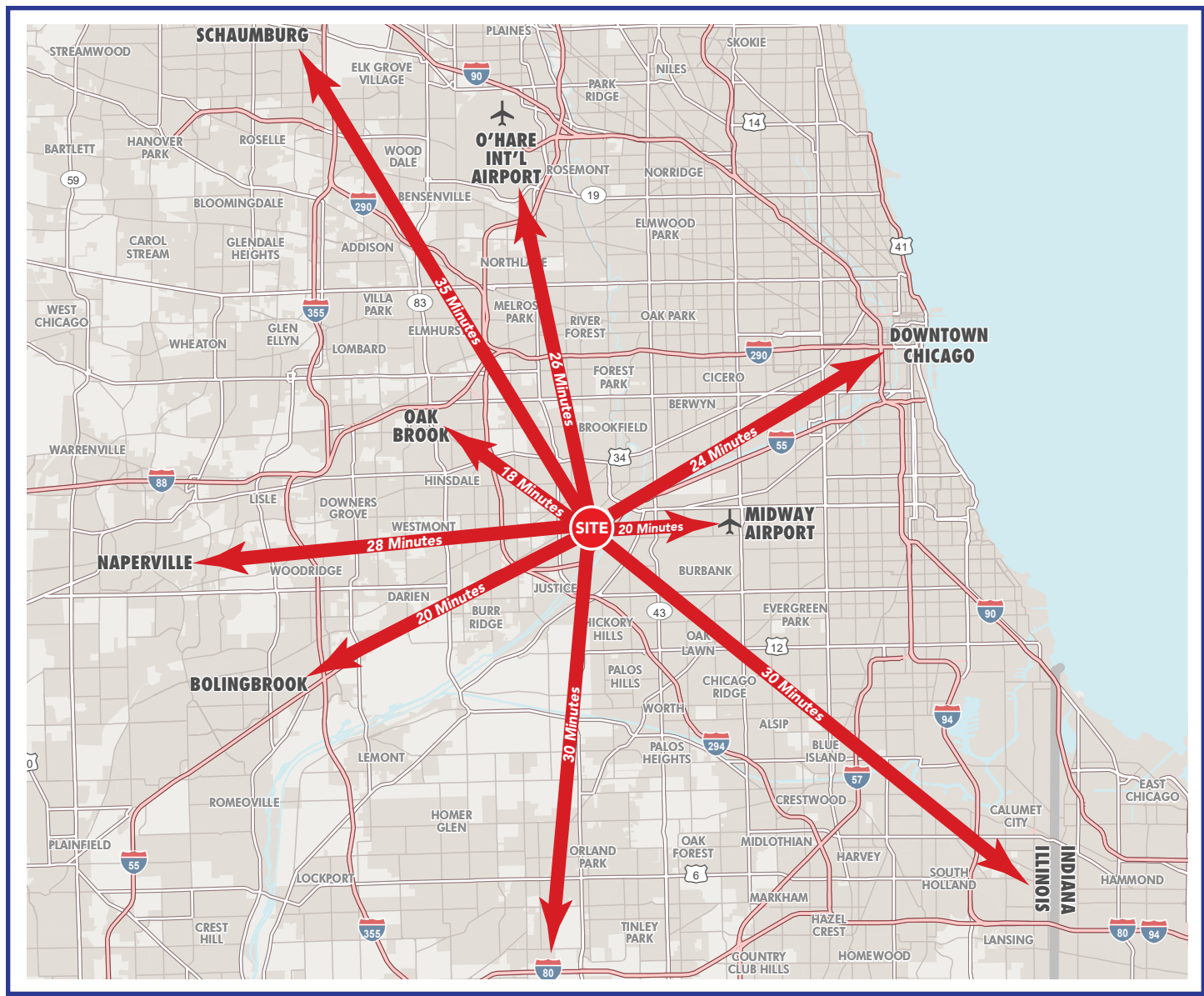
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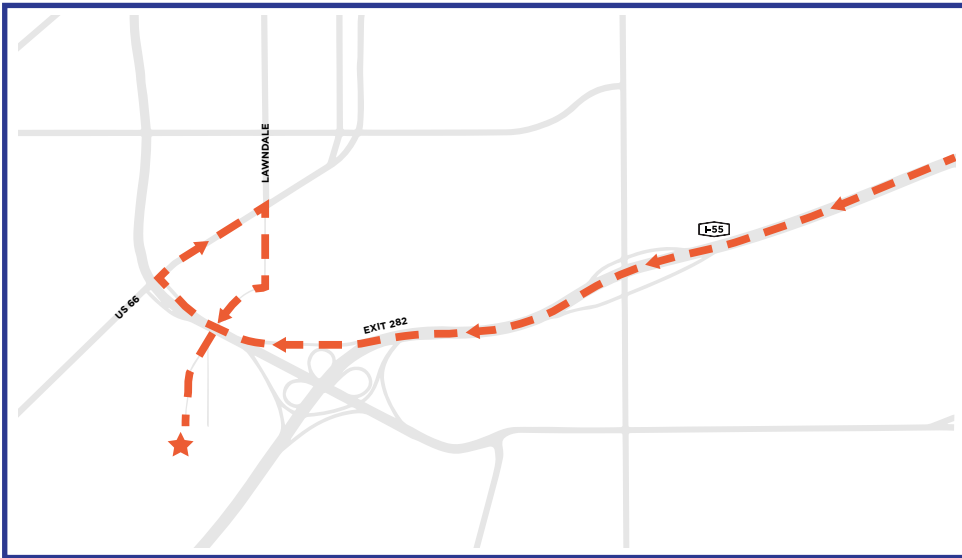


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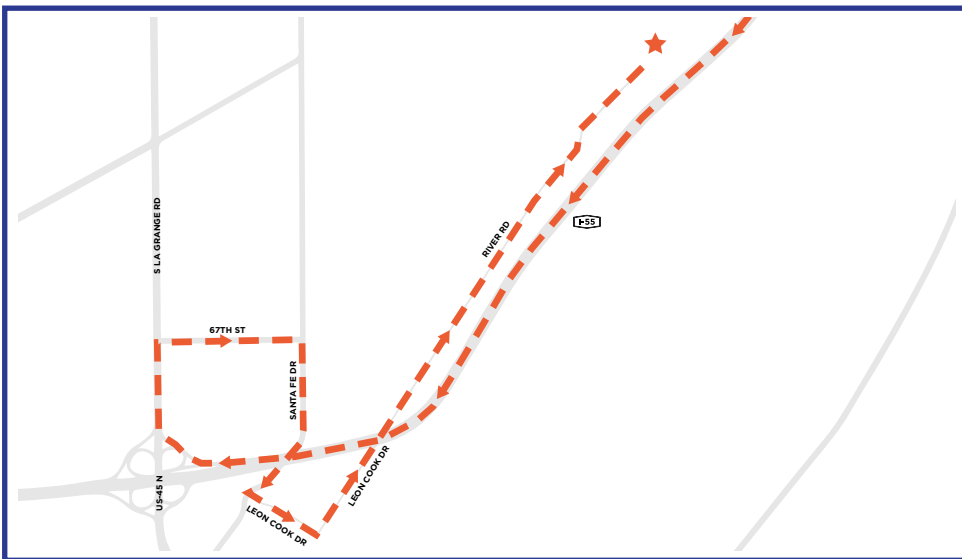
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DRIVING DIRECTIONS TO NORTH AND SOUTH HILL SITES



NORTH HILL SITE

1. Exit I-55 at IL-171 toward 1st Ave
2. Turn right on US 66 (Joliet Rd)
3. Turn right on Lawndale Ave



SOUTH HILL SITE

1. Exit I-55 toward US-45 N/ South La Grange Rd
2. Turn right on 67th St
3. Turn right on Santa Fe Dr
4. Turn left on Leon Cook Dr; Leon Cook Dr turns into River Rd
5. There is an easement from Hodgkins that allows access to site

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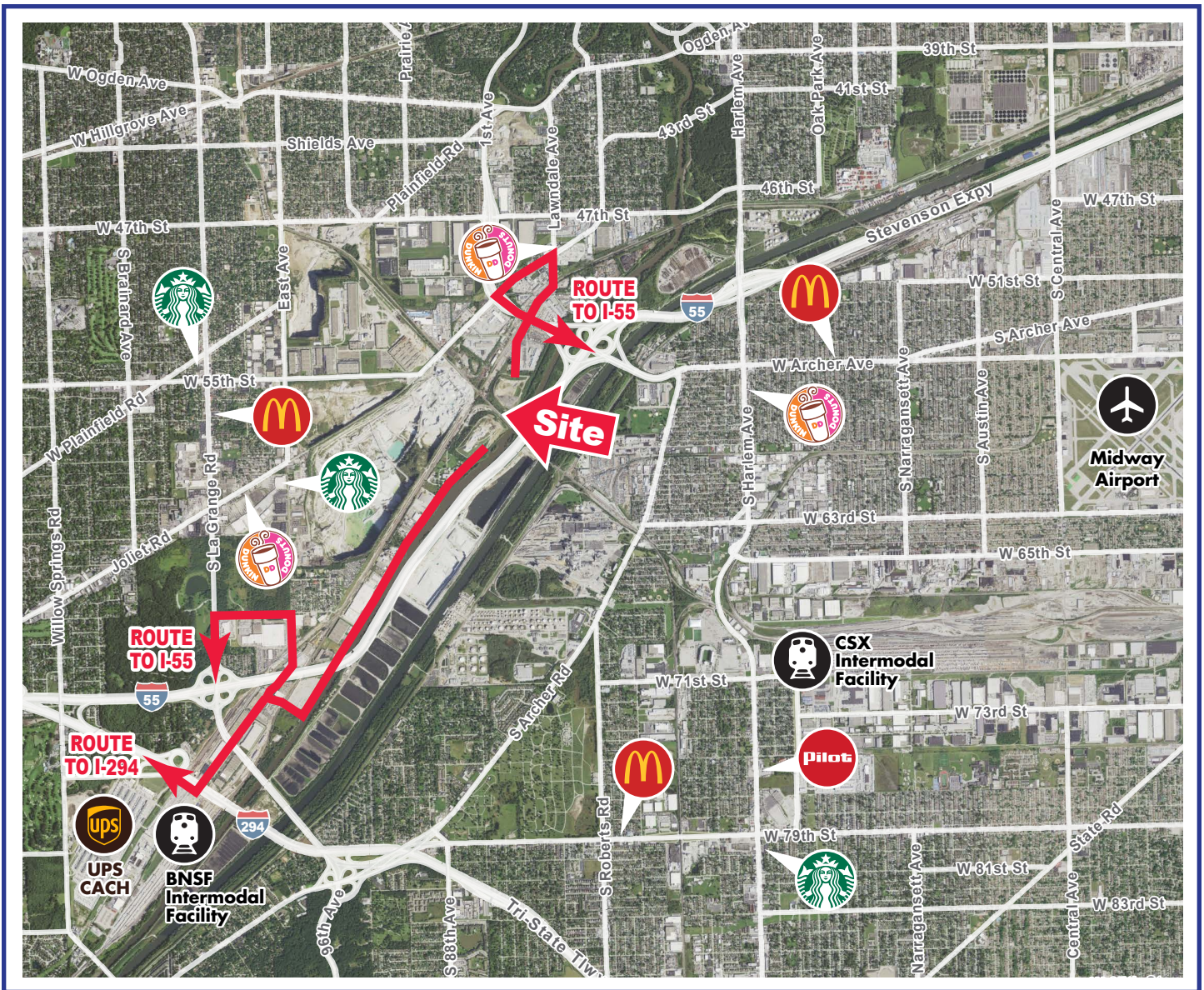
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KEY FACTS

342,116
Population



2.8
Average Household Size

\$69,775
Median Household Income



38.8

Median Age

EDUCATION



13%
No High School Diploma



27%
Some College



29%
High School Graduate



31%
Bachelor's/Grad/Prof. Degree

BUSINESS



9,141
Total Businesses



136,521
Total Employees

EMPLOYMENT



60%



26%



14%



12%
Unemployment Rate

INCOME



\$69,775
Median Household Income



\$35,720
Per Capita Income



\$154,373
Median Net Worth

HOUSEHOLDS BY INCOME

Households by Income

The largest group: \$50,000 - \$74,999 (18.4%)
The smallest group: <\$15,000 (6.6%)

| | | | |
|-----------------------|-------|-------|--|
| <\$15,000 | 6.6% | -4.2% | |
| \$15,000 - \$24,999 | 8.1% | -0.9% | |
| \$25,000 - \$34,999 | 8.5% | +0.1% | |
| \$35,000 - \$49,999 | 11.2% | -0.1% | |
| \$50,000 - \$74,999 | 18.4% | +2.2% | |
| \$75,000 - \$99,999 | 13.1% | +1.7% | |
| \$100,000 - \$149,999 | 16.4% | +1.1% | |
| \$150,000 - \$199,999 | 7.7% | 0 | |
| \$200,000+ | 9.9% | 0 | |

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