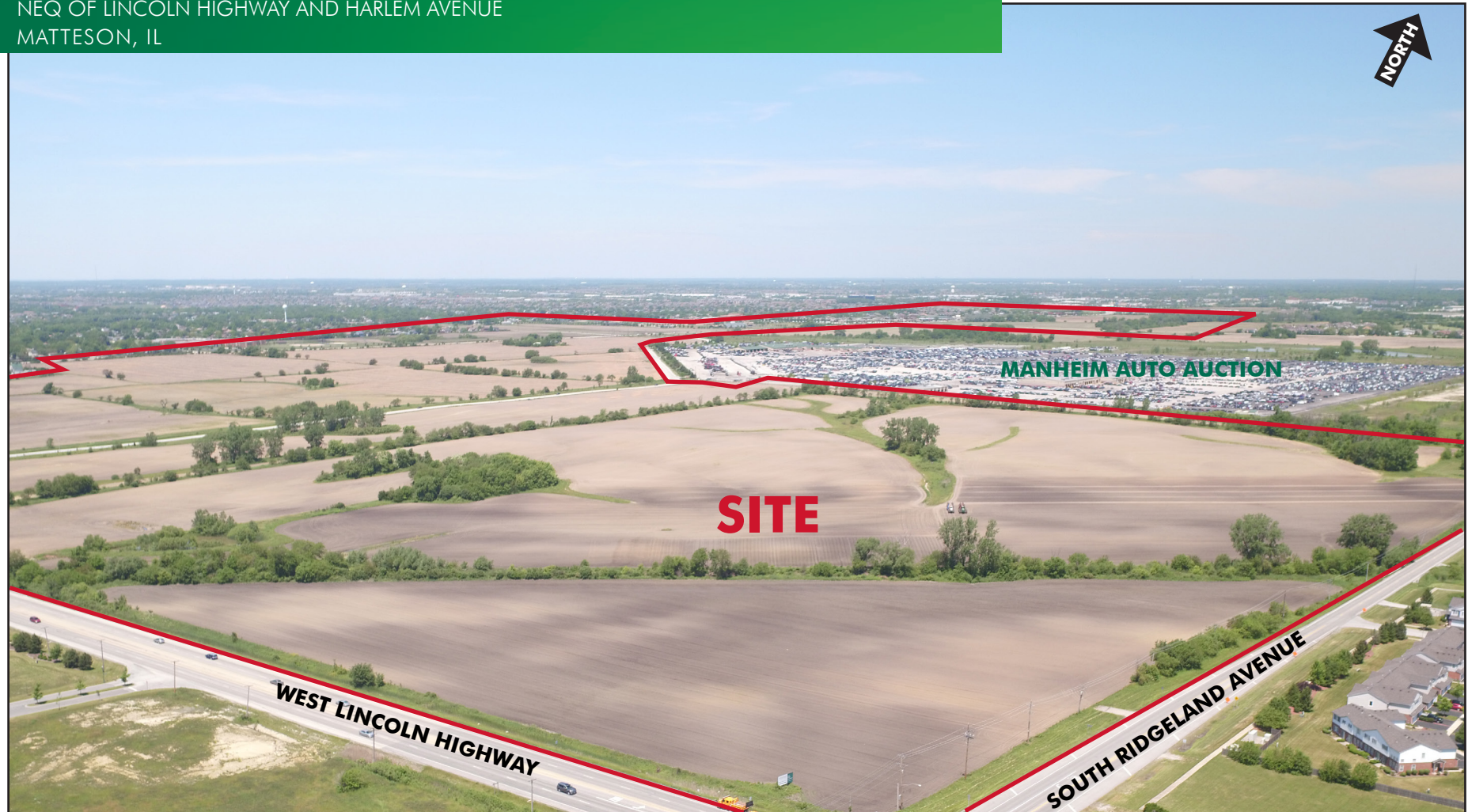


FOR SALE

# DEVELOPMENT OPPORTUNITY

## MANHEIM BUSINESS PARK

NEQ OF LINCOLN HIGHWAY AND HARLEM AVENUE  
MATTESON, IL



[www.cbre.com](http://www.cbre.com)

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# FOR SALE DEVELOPMENT OPPORTUNITY

**MANHEIM BUSINESS PARK**  
NEQ OF LINCOLN HIGHWAY AND HARLEM AVENUE  
Matteson, IL



## SITE AERIALS



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Matteson, IL



## PROPERTY HIGHLIGHTS

- + ±531.92 acres (Divisible)
- + Zoning is a combination of C-4 Highway Commercial and I-1 Service District (heavy commercial and light industrial)
- + Close proximity to I-80 & I-57
- + Tax incentive package in place
- + Existing user is the Greater Chicago Auto Auction located on 244.23 acres in the center of the property
- + Majority of the property is currently being farmed
- + Acreage, Parcel Numbers and Taxes:
  - ±179.81 Acres, 31-18-102-001, Taxes (\$15,271.35)
  - ±92.55 Acres, 31-18-302-001, Taxes (\$3,834.98)
  - ±112.60 Acres, 31-19-102-004, Taxes (\$4,974.44)
  - ±131.63 Acres, 31-19-201-003, 31-19-201-010, 31-19-201-009, Taxes (\$379,477.98)
  - ±15.33 Acres, 31-19-201-006, Taxes (\$660.58)
- + Asking \$35,000 per acre
- + Please call for additional information



## SITE AERIAL





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Matteson, IL



## CONCEPTUAL SITE PLAN



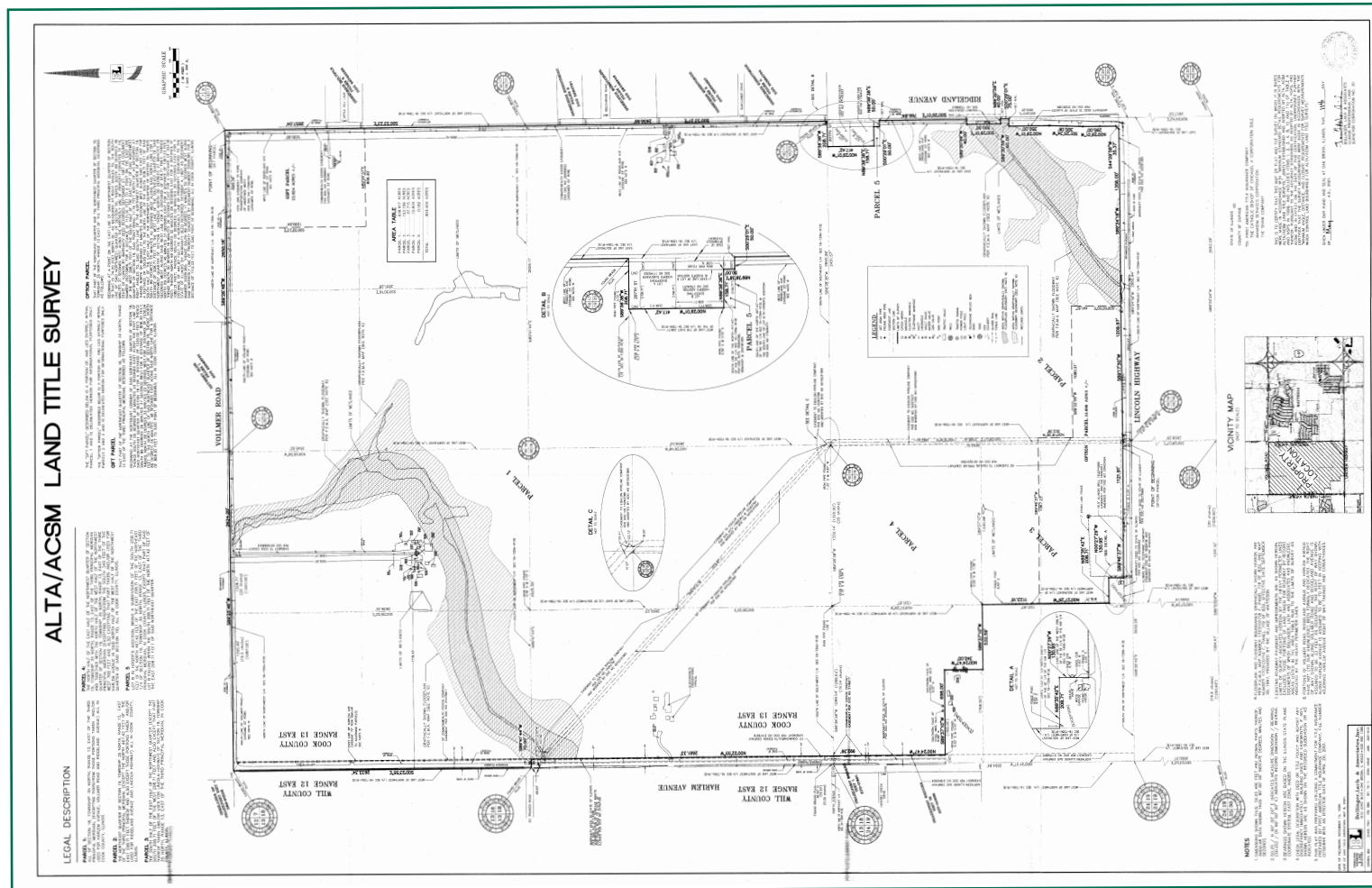
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Matteson, IL



**ALTA/ACSM LAND TITLE SURVEY**



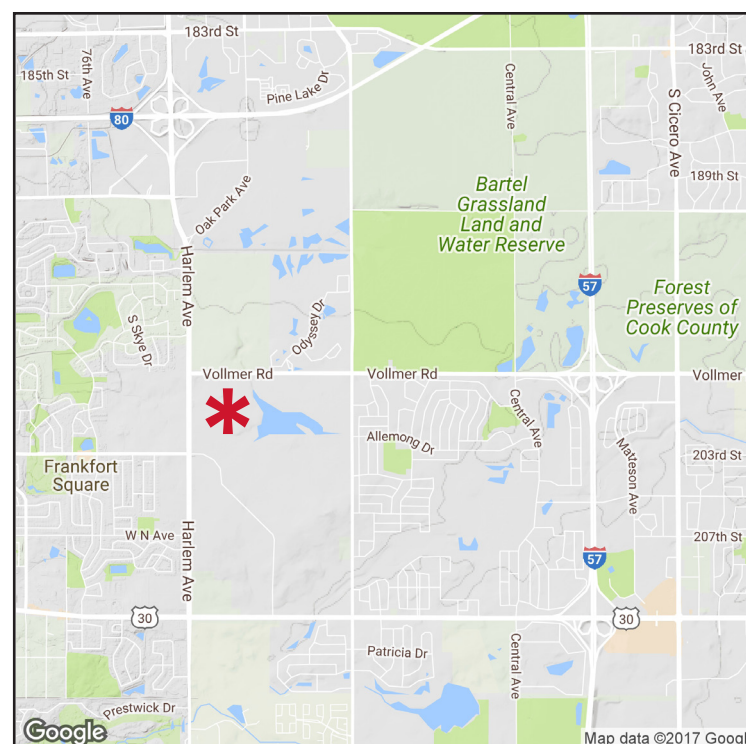
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DEMOGRAPHIC SNAPSHOT	3 MILES	5 MILES	7 MILES
Population	44,136	147,624	305,480
Average Household Income	\$93,312	\$92,638	\$89,816
Average Housing Value	\$255,459	\$254,615	\$249,930



## CONTACT US MATT ISHIKAWA

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