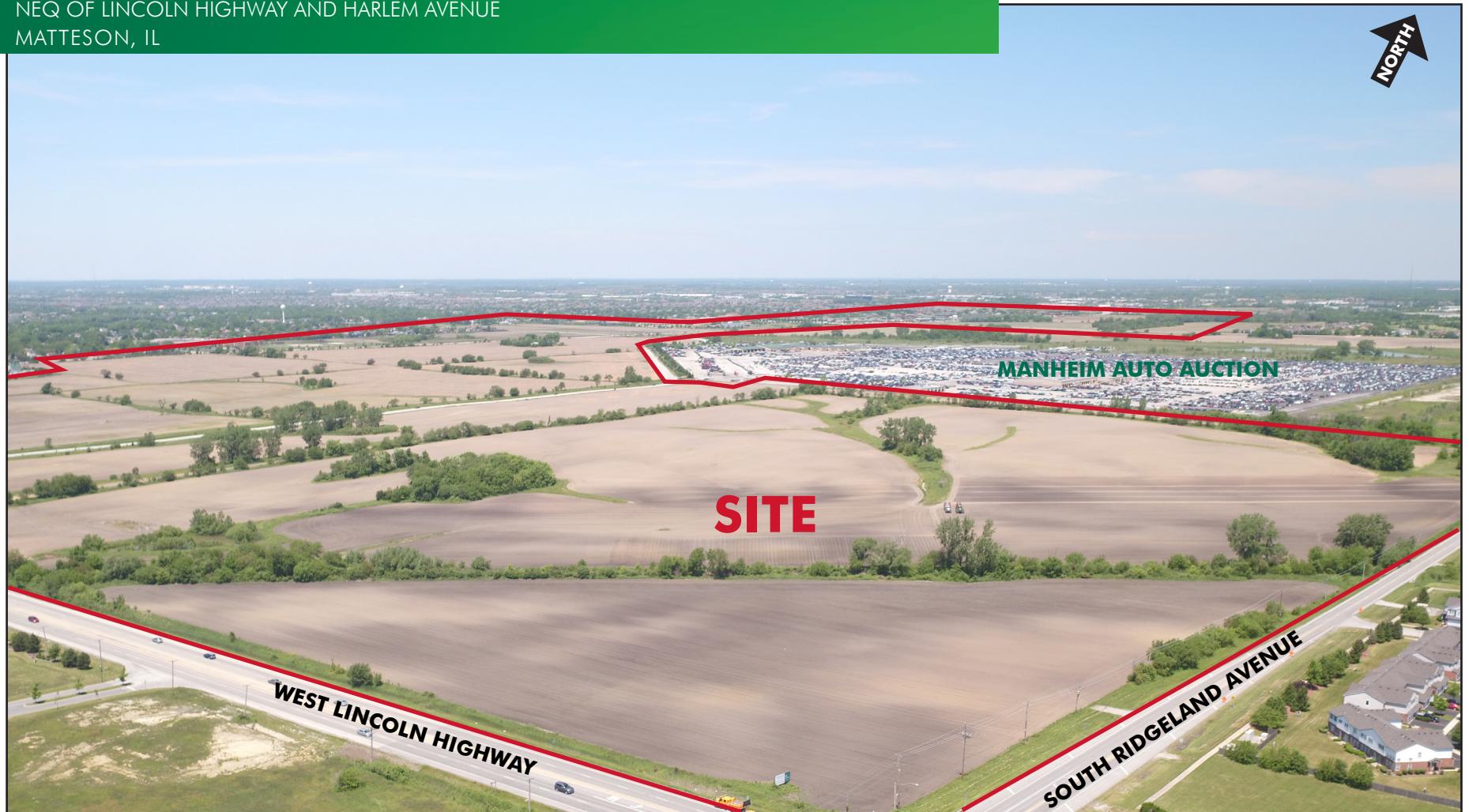


FOR SALE

# DEVELOPMENT OPPORTUNITY

## MANHEIM BUSINESS PARK

NEQ OF LINCOLN HIGHWAY AND HARLEM AVENUE  
MATTESON, IL



# FOR SALE DEVELOPMENT OPPORTUNITY

MANHEIM BUSINESS PARK

NEQ OF LINCOLN HIGHWAY AND HARLEM AVENUE

Matteson, IL



## SITE AERIALS



# FOR SALE DEVELOPMENT OPPORTUNITY

## MANHEIM BUSINESS PARK

NEQ OF LINCOLN HIGHWAY AND HARLEM AVENUE

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



#### AVAILABLE PROPERTY

- COMMERCIAL (orange)
- RESIDENTIAL (red)
- INDUSTRIAL (yellow)

#### NOT INCLUDED

- RESERVED/DEVELOPED PROPERTY (olive green)



# FOR SALE DEVELOPMENT OPPORTUNITY

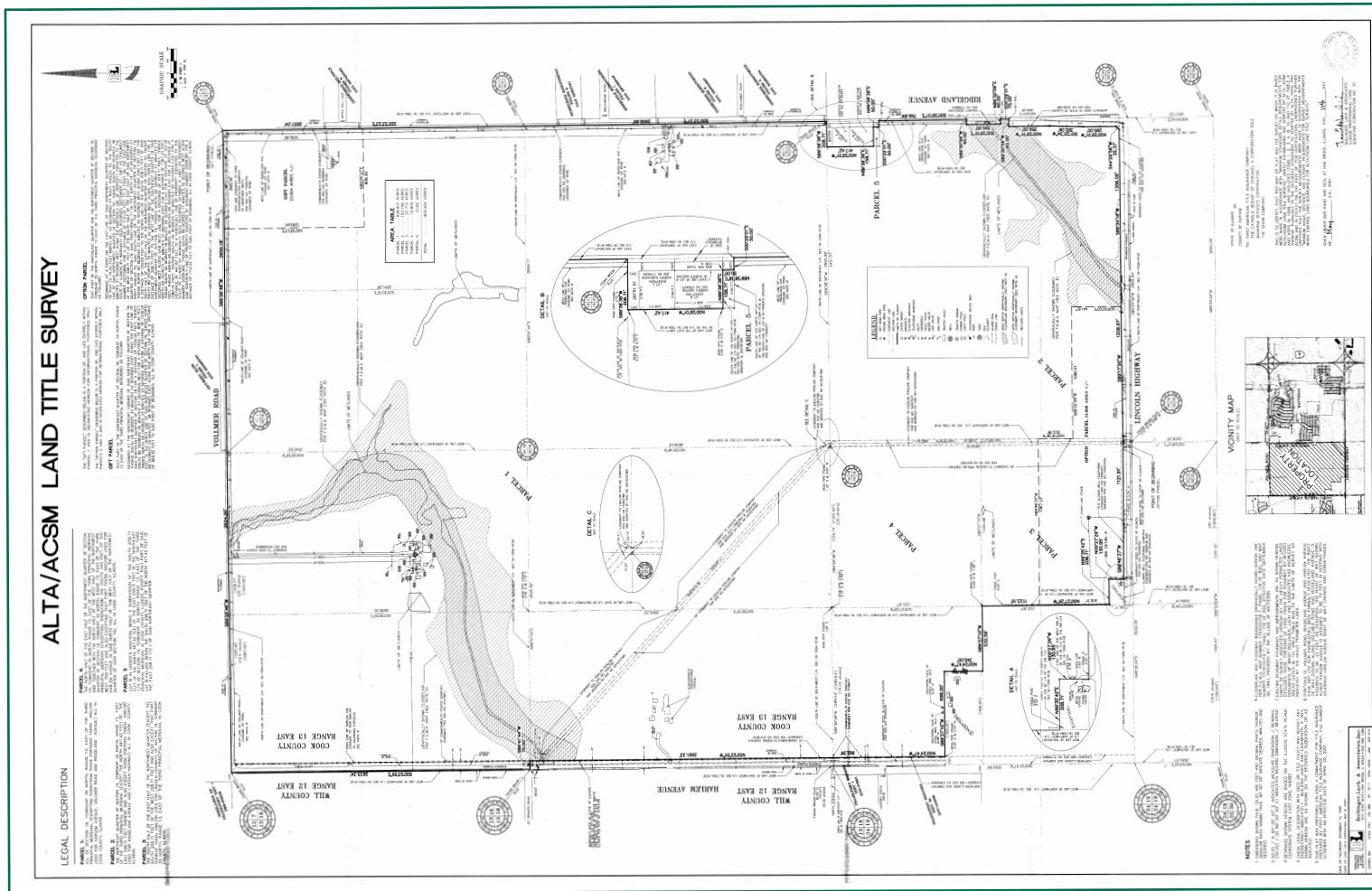
MANHEIM BUSINESS PARK

NEQ OF LINCOLN HIGHWAY AND HARLEM AVENUE

Matteson, IL



ALTA/ACSM LAND TITLE SURVEY

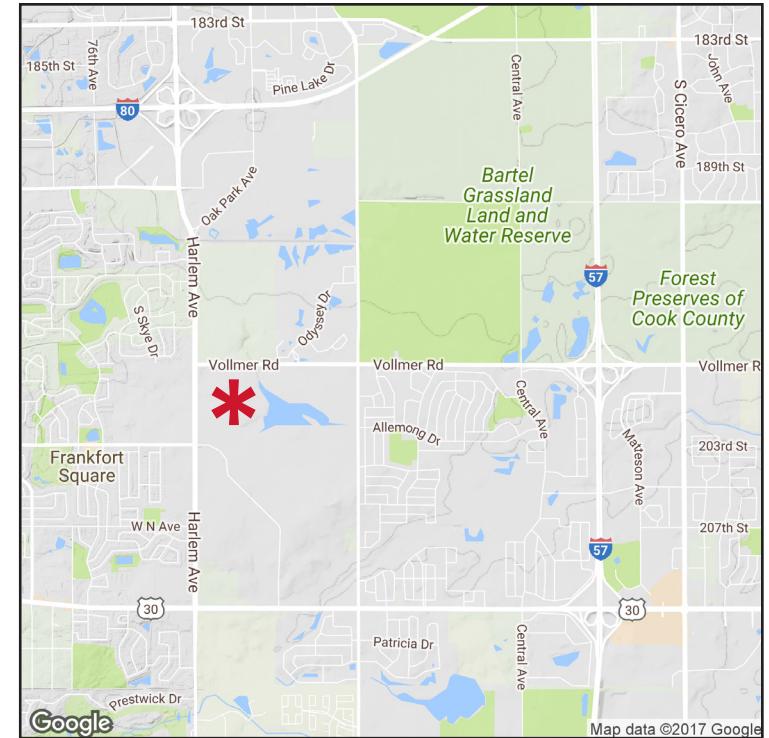


# FOR SALE DEVELOPMENT OPPORTUNITY

## MANHEIM BUSINESS PARK

NEQ OF LINCOLN HIGHWAY AND HARLEM AVENUE  
Matteson, IL

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



### CONTACT US

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