



# MARKET SQUARE

C R O S S I N G

RECREATION  
COMMUNITY  
RESIDENTIAL  
RETAIL

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MATTESON, IL



# THE NEW CROSSROADS OF FUN, FRIENDS AND FAMILY

A prime 50-acre multi-use redevelopment in Matteson, Illinois



## VISION

Market Square Crossing is a brand-new, revolutionary mixed-use community in one of the most vibrant villages in Chicago's south suburbs. Land use opportunities include recreational/sports, office, residential for sale, residential for lease, hotel and retail. This is a high visibility, high auto traffic site in the heart of the Village of Matteson.

## AREA DEMOGRAPHICS

MILES	RESIDENTIAL POP.	AVG. HHI
3	64,609	\$73,900
5	161,852	\$76,208
10	517,361	\$78,470

## PROPERTY FEATURES

- Includes 2.5-acre Community Square and 31 acres of sports, community and recreational space
- Area tenants include The Home Depot, Menards, Marshalls, Ross, Bar Louie, Panera, Starbucks, Chipotle, Holiday Inn, Hampton Inn, LA Fitness, Fifth Third Bank
- Cicero Avenue and Lincoln Highway combined 62,900 cpd
- Unique retail, residential, recreational and community opportunities

## PROPERTY DETAILS

**AVAILABILITY:** Immediate

**SALES AND LEASE PRICES:** Negotiable

**PARKING:** Ample

**DELIVERY CONDITION:** Matteson offers financial incentives to promote strong community partnerships



# MARKET SQUARE CROSSING

## RECREATIONAL

### VISIONARY OPPORTUNITY IN MATTESON, IL A PRIME 50-ACRE MULTI-USE REDEVELOPMENT



#### LOCATION

Conveniently located just 45 minutes from downtown Chicago and in the heart of the Chicago Southland area, Matteson's Market Square Crossing is a premier opportunity for recreational growth. The Matteson market features a young, active family-oriented population and draws from a larger market seeking sports facilities in the region. Matteson includes beautiful homes, friendly neighbors, shopping and dining, great schools, parks and exceptional village services. The Market Square Crossing site will be the premier athletic hub of the Chicago Southland area, attracting a wide range of tournaments and families seeking recreational venues and the amenities that support these venues such as restaurants and retail.

#### SITE FEATURES

- 50-acre prime redevelopment, can be subdivided down to 1-acre sites
- 30.9 acres of sports and recreational use
- Proposed 613 residential units for sale and lease
- A 2.3-acre Town Center with green space and fountain and outdoor concert venue
- Up to 200,000 SF of available retail space for sale or lease
- 2,500 off street parking spaces
- Pedestrian-friendly, extra-wide sidewalks suitable for outdoor seating
- Bicycle and jogging paths connect to Old Plank Road Trail and attract cyclists

#### RECREATIONAL SITE DETAILS

**AVAILABLE RECREATIONAL SPACE:** 30.9 acres of athletic fields and free-standing buildings for sale or for lease.

Ideally suited for both indoor and outdoor ice skating, golf ranges, and team sports such as soccer, football, baseball, lacrosse. Ideal for both indoor and outdoor entertainment venues.

**ROADS:** Signalized access in 5 separate entrance locations; Accessible by Metra and PACE, I-57, U.S. Rt. 30 (Lincoln Highway), IL 50 (Cicero Ave.), I80/I-294; bicycle/jogging paths

**UTILITIES:** Ample and suitable for recreational uses

**ZONING :** PUD

**PARKING:** Ample for recreational parking ratios

**AVAILABILITY:** Immediate

**SALES AND LEASE PRICES:** Negotiable

**INCENTIVES:** Business Districts, Enterprise Zone, Tax Increment Financing, Cook County property tax reduction

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# MARKET SQUARE CROSSING

## RESIDENTIAL

### VISIONARY OPPORTUNITY IN MATTESON, IL A PRIME 50-ACRE MULTI-USE REDEVELOPMENT



#### LOCATION

Conveniently located just 45 minutes from downtown Chicago and in the heart of the Chicago Southland area, Matteson's Market Square Crossing is a premier opportunity for residential growth. Matteson includes beautiful homes, friendly neighbors, shopping and dining, great schools, parks and exceptional village services. The Market Square Crossing site offers a full range of amenities for residents, including treelined pedestrian friendly streets, bicycle trails, recreational facilities, outdoor entertainment venues, and new shops and restaurants. Residential units will flank a beautiful 2.3-acre Town Square green space with fountain.

#### SITE FEATURES

- 50-acre prime redevelopment, can be subdivided down to 1-acre sites
- Proposed 613 residential units for sale and lease
- A 2.3-acre Town Center with green space and fountain feature
- 30.9 acres of sports and recreational use
- Up to 200,000 SF of available retail space for sale or lease
- 2,500 off street parking spaces
- Pedestrian-friendly, extra-wide sidewalks suitable for outdoor seating
- Bicycle paths connect to Old Plank Road Trail and attract cyclists

#### RESIDENTIAL SITE DETAILS

**AVAILABLE RESIDENTIAL SPACE:** The site can be divided into 16 lots for sale and for lease. 613 planned residential units for multi-family and senior housing offering a range of floor plans.

**ROADS:** Signalized access in 5 separate entrance locations; Accessible by Metra and PACE, I-57, U.S. Rt. 30 (Lincoln Highway), IL 50 (Cicero Ave.), I-180/I-294

**UTILITIES:** Ample and suitable for residential

**ZONING :** PUD

**PARKING:** Ample for residential parking ratios

**AVAILABILITY:** Immediate

**SALES AND LEASE PRICES:** Negotiable

**INCENTIVES:** Business Districts, Enterprise Zone, Tax Increment Financing, Cook County property tax reduction

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# MARKET SQUARE CROSSING

## RETAIL

### VISIONARY OPPORTUNITY IN MATTESON, IL A PRIME 50-ACRE MULTI-USE REDEVELOPMENT



#### LOCATION

Conveniently located just 45 minutes from downtown Chicago and in the heart of the Chicago Southland area, Matteson's Market Square Crossing is a premier opportunity for retail growth. Matteson has a trade area of 279,562 within a 7-mile radius and generates a total of \$2.1 billion in sales tax revenue. Matteson includes beautiful homes, friendly neighbors, shopping and dining, great schools, parks and exceptional village services. The Market Square Crossing site is conveniently located off of I-57 and has signalized access in 5 separate entrance locations.

#### SITE FEATURES

- 50-acre prime redevelopment, can be subdivided down to 1-acre sites
- Up to 200,000 SF of available retail space for sale or lease
- A 2.3-acre Town Center with green space and fountain feature
- 30.9 acres of sports and recreational use
- Proposed 613 residential units for sale and lease
- 2,500 off street parking spaces
- Pedestrian-friendly, extra-wide sidewalks suitable for outdoor seating
- Bicycle paths connect to Old Plank Road Trail and attract cyclists

#### RETAIL SITE DETAILS

**AVAILABLE RETAIL SPACE:** Small, medium and large pad sites for sale or lease in both free-standing and in-line formats ranging from 1,000 SF - 200,000 SF

**ROADS:** Signalized access in 5 separate entrance locations; Accessible by Metra and PACE, I-57, U.S. Rt. 30(Lincoln Highway), IL 50 (Cicero Ave.), I80/I-294

**UTILITIES:** Ample and suitable for retail

**ZONING :** PUD

**PARKING:** Ample for retail parking ratios

**AVAILABILITY:** Immediate

**SALES AND LEASE PRICES:** Negotiable

**INCENTIVES:** Business Districts, Enterprise Zone, Tax Increment Financing, Cook County property tax reduction

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# MARKET SQUARE CROSSING

# COMMERCIAL/ COMMUNITY

## VISIONARY OPPORTUNITY IN MATTESON, IL A PRIME 50-ACRE MULTI-USE REDEVELOPMENT



### LOCATION

Conveniently located just 45 minutes from downtown Chicago and in the heart of the Chicago Southland area, Matteson's Market Square Crossing is a premier opportunity for commercial growth and raising brand awareness through community sponsorship. Matteson includes beautiful homes, friendly neighbors, shopping and dining, great schools, parks and exceptional village services. The Market Square Crossing site will be the new go-to place in Chicago Southland and will greatly increase the number of residents and visitors to the area seeking such uses as hotels, community centers, banquet facilities, recreation halls, and office space.

Market Square Crossing offers companies, families and individuals a unique opportunity to show their community pride through a sponsorship and naming rights program for the Town Square, pavilions, community buildings, benches, bricks and more.

### SITE FEATURES

- 50-acre prime redevelopment, can be subdivided down to 1-acre sites
- Up to 200,000 SF of available commercial space for sale or lease
- 2,500 off street parking spaces
- Proposed 613 residential units for sale and lease
- A 2.3-acre Town Center with green space and fountain feature
- 30.9 acres of sports and recreational use
- Pedestrian-friendly, extra-wide sidewalks suitable for outdoor seating
- Bicycle paths connect to Old Plank Road Trail and attract cyclists

### COMMERCIAL / COMMUNITY SITE DETAILS

#### AVAILABLE COMMERCIAL / COMMUNITY SPACE:

Small, medium and large pad sites for sale or lease in both free-standing and in-line formats ranging from 1,000 SF - 200,000 SF for build to suits, retail, hotel, community centers and office uses

**ROADS:** Signalized access in 5 separate entrance locations; Accessible by Metra and PACE, I-57, U.S. Rt. 30 (Lincoln Highway), IL 50 (Cicero Ave.), I80/I-294

**UTILITIES:** Ample and suitable for commercial

**ZONING :** PUD

**PARKING:** Ample for commercial / community parking ratios

**AVAILABILITY:** Immediate

**SALES AND LEASE PRICES:** Negotiable

**INCENTIVES:** Business Districts, Enterprise Zone, Tax Increment Financing, Cook County property tax reduction

**SPONSORSHIP AND NAMING RIGHTS:** Negotiable

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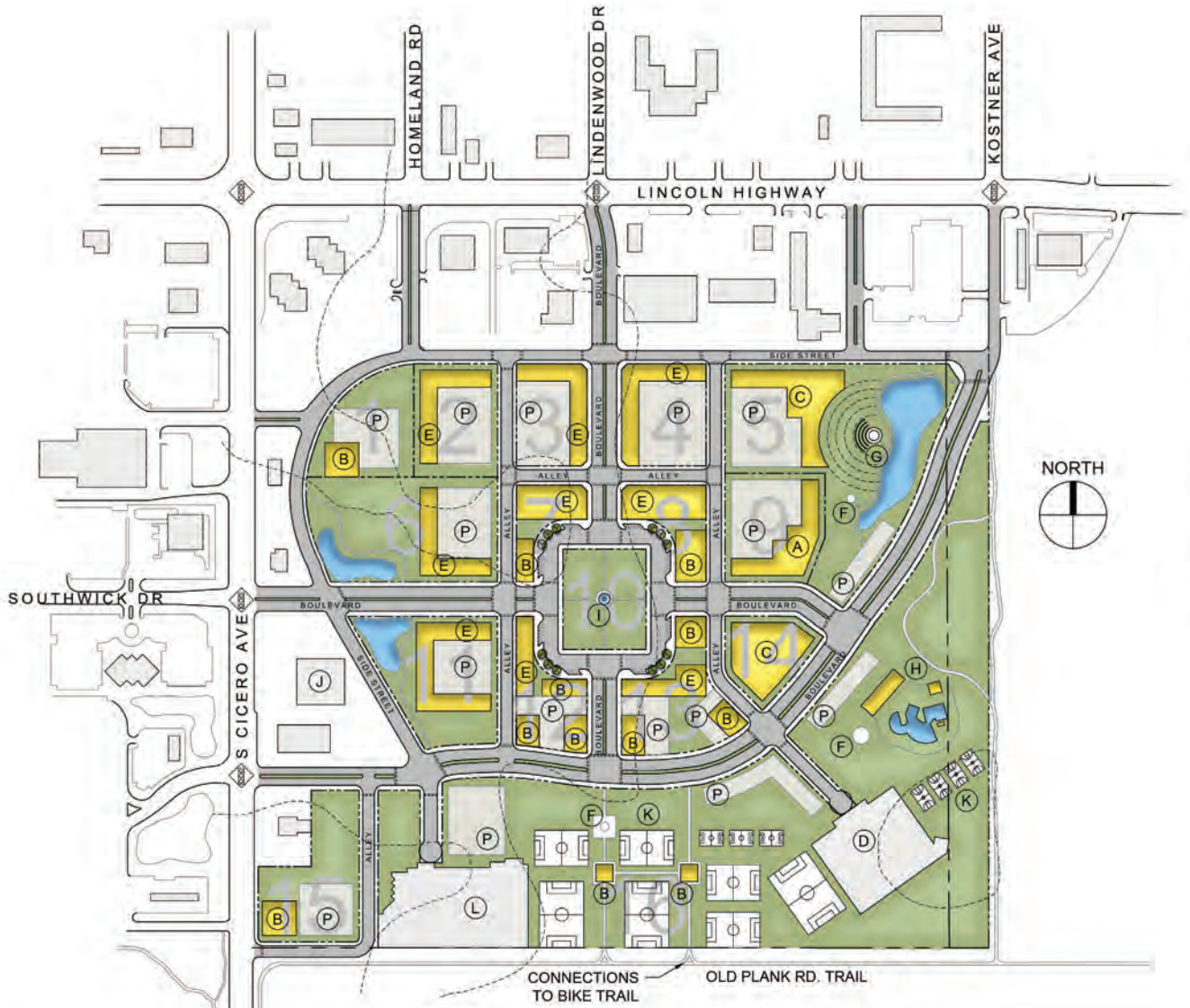
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# MARKET SQUARE CROSSING

# SITE PLAN



\*Broker is using information provided by the property owner and does not certify as to its accuracy.  
This information is subject to possible errors, omissions, changes of price and withdrawal without notice.

- |                              |  |
|------------------------------|--|
| (A) CHILDRENS MUSEUM         | (H) AQUATIC CENTER                       |
| (B) OUT LOT                  | (I) FOUNTAIN                             |
| (C) REC / ARTS / PAC         | (J) POTENTIAL REUSE<br>AS CHILDREN'S REC |
| (D) J.C. PENNEY              | (K) ATHLETIC FIELDS                      |
| (E) MIXED USE / MULTI-FAMILY | (L) RESEARCH / TECH CENTER               |
| (F) COMFORT STATION          | (P) PARKING                              |
| (G) OUTDOOR PERFORMANCE AREA |  |

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# MARKET SQUARE CROSSING

## MATTESON, IL FACTS

### MUNICIPAL ADDRESS

Village of Matteson  
4900 Village Commons, Matteson, IL 60443  
www.villageofmatteson.org  
www.facebook.com/thevillageofmatteson  
www.twitter.com/matteson1855

### GOVERNMENT

Village President, Sheila Y. Chalmers-Currin  
6 Board of Trustees & Village Clerk

### VILLAGE ADMINISTRATOR CONTACT INFORMATION

Anthony Burton, Village Administrator  
708-283-4916  
aburton@villageofmatteson.org

### POPULATION (YEAR)

Matteson: 19,008 (2010 U.S. Census)

### MUNICIPAL BUDGET

\$25 million

### AVERAGE HOUSEHOLD INCOME

\$81,326 Matteson

### DAYTIME WORKPLACE POPULATION

Matteson: 8,995

### EDUCATION ATTAINMENT

Matteson has an above average educated market and surpasses all other areas:  
19.6% Bachelor's Degree - US 17.7%  
11.3% Master's Degree - US 7.3%"

### AVERAGE HOME VALUE

\$181,524

### HOMEOWNERSHIP

80% owner-occupied

### HOUSEHOLD BUDGET EXPENDITURE

\$3.9 billion (5-mile radius)

### PLANNED DEVELOPMENT

Proposed Pete's Fresh Market, two quick service eateries, Repurpose & Renaming of Lincoln Mall into Market Square Crossing, Senior Housing development with Assisted Living, Independent living, and memory care, Medical facility, Streetscape plan, two proposed residential development projects

### PERMITTING DATA

Last five years approximately 5,5000 residential and commercial improvement permits and 250 single family permits issued

### INCENTIVES AVAILABLE

Business Districts, Enterprise Zone, Façade Improvements, Tax Increment Financing, Cook County property tax reduction

### AREA MAJOR EMPLOYERS

Rogers & Holland Corporation  
Sherwin Williams/Paint Division  
Manheim Auto Auction  
Governor State University  
St. Franciscan Hospital Matteson Auto Mall  
CN Rail Road Company  
Panduit Corporation  
School Districts

### NUMBER OF BUSINESSES

Approximately 300

### PUBLIC TRANSIT AVAILABILITY

Metra and PACE

### AREA COMMUNITY ATTRACTIONS

Governors State Performing Arts Center, Olympia Fields Golf Course, Fine Arts Center, Multi-purpose Community Center which host numerous sporting events and over 400 programming, Matteson Family Days, Annual 5K Runs, regional shopping area, Auto Mall, and Multi-purpose community center which hosts numerous sporting events.

### MAJOR TRAFFIC ARTERIES

I-57; U.S. Rt. 30 (Lincoln Highway); IL 50 (Cicero Ave.); I-80/I-294

### OTHER INFORMATION

The Village of Matteson is nestled in the heart of the southern suburbs and is one of the most thriving residential, business, and commercial hub conveniently located right off I-57 just 25 minutes from downtown Chicago. Matteson includes beautiful homes, friendly neighbors, shopping and dining, great schools, parks and exceptional village services. Matteson also offers a great quality of life with access to scenic forest preserves, walking & biking trails, a nearby golf course, and excellent public safety response. Matteson is also accessible from all directions and by many modes of transportation. These attributes make Matteson a great home for businesses and a heart for family.

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**% OF USE**

**LOT 1**

Lot Area (Sq.Ft.)		
1-Story Out-Building Area (Sq.Ft.)	14,000	100%
Parking (spaces)	266	

**% OF USE**

**LOT 2**

Lot Area (Sq.Ft.)	114,500	
3-Story Multi-Family Building Area (Sq.Ft.)	93,000	
Dwelling Units	75	100%
Parking (spaces)	141	

**% OF USE**

**LOT 3**

Lot Area (Sq.Ft.)	87,400	
4-Story Mixed Use Building Area (Sq.Ft.)	128,800	
Retail Area (Sq.Ft.)	27,200	21%
Dwelling Units	78	79%
Parking (spaces)	158	

**% OF USE**

**LOT 4**

Lot Area (Sq.Ft.)	104,300	
4-Story Mixed Use Building Area (Sq.Ft.)	140,000	
Retail Area (Sq.Ft.)	30,000	21%
Dwelling Units	28	79%
Parking (spaces)	198	

**% OF USE**

**LOT 5**

Lot Area (Sq.Ft.)	397,200	
1-Story Arts Building Area (Sq.Ft.)	51,300	100%
Parking (spaces)	232	

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<b>LOT 6</b>		<b>% OF USE</b>
Lot Area (Sq.Ft.)	233,700	
3-Story Multi-Family Building Area (Sq.Ft.)	88,800	
Dwelling Units	63	100%
Parking (spaces)	131	

<b>LOT 7</b>		<b>% OF USE</b>
Lot Area (Sq.Ft.)	45,000	
4-Story Mixed Use Building Area (Sq.Ft.)	117,200	
Retail Area (Sq.Ft.)	29,300	25%
Dwelling Units	72	75%
1-Story Out-Building 1 Area (Sq.Ft.)	9,000	100%
Parking (spaces)	147	

<b>LOT 8</b>		<b>% OF USE</b>
Lot Area (Sq.Ft.)	61,000	
4-Story Mixed Use Building Area (Sq.Ft.)	140,000	
Retail Area (Sq.Ft.)	35,000	25%
Dwelling Units	78	75%
1-Story Out-Building 1 Area (Sq.Ft.)	19,100	100%
Parking (spaces)	185	

<b>LOT 9</b>		<b>% OF USE</b>
Lot Area (Sq.Ft.)	127,300	
1-Story Musuem Building Area (Sq.Ft.)	39,800	100%
Parking (spaces)	165	

<b>LOT 10</b>		<b>% OF USE</b>
Lot Area (Sq.Ft.)	100,000	
OPEN SPACE (Sq.Ft.)	100,000	

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**LOT 11**

**% OF USE**

Lot Area (Sq.Ft.)	60,000	
3-Story Multi-Family Building Area (Sq.Ft.)	127,400	
Dwelling Units	102	100%
Parking (Spaces)	107	

**LOT 12**

**% OF USE**

Lot Area (Sq.Ft.)	76,000	
4-Story Mixed Use Building Area (Sq.Ft.)	66,500	
Retail Area (Sq.Ft.)	16,600	25%
Dwelling Units	54	75%
1-Story Out-Building 1 Area (Sq.Ft.)	9,400	100%
1-Story Out-Building 2 Area (Sq.Ft.)	5,400	100%
1-Story Out-Building 3 Area (Sq.Ft.)	4,500	100%
Parking (Spaces)	194	

**LOT 13**

**% OF USE**

Lot Area (Sq.Ft.)	157,500	
4-Story mixed Use Building Area (Sq.Ft.)	92,000	
Retail Area (Sq.Ft.)	23,000	25%
Dwelling Units	63	75%
1-Story Out-Building 1 Area (Sq.Ft.)	11,400	100%
1-Story Out-Building 2 Area (Sq.Ft.)	11,200	100%
1-Story Out-Building 3 Area (Sq.Ft.)	9,200	100%
Parking (Spaces)	243	

**LOT 14**

**% OF USE**

Lot Area (Sq.Ft.)	74,000	
1-Story PAC Building Area (Sq.Ft.)	52,200	100%

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<b>LOT 15</b>		<b>% OF USE</b>
Lot Area (Sq.Ft.)	136,300	
1-Story Out-Building Area (Sq.Ft.)	14,200	100%
Parking (Spaces)	96	

<b>LOT 16</b>		<b>% OF USE</b>
Lot Area (Sq.Ft.)	1,648,300	
1-Story Research/Tech Building Area (Sq.Ft.)	142,000	100%
1-Story Ice rink Building Area (Sq.Ft.)	109,400	100%
1-Story Out-Building 1 Area (Sq.Ft.)	4,000	100%
1-Story Out-Building 2 Area (Sq.Ft.)	4,000	100%
Aquatic Building Area (Sq.Ft.)	9,300	100%
Parking (Spaces)	272	

<b>ROADWAYS</b>		<b>% OF USE</b>
Existing Roads Area (Sq.Ft.)	573,028	
New Roads Area (Sq.Ft.)	404,749	

<b>TOTALS</b>		<b>% OF USE</b>
Total Lot Area SF	3,441,500	
Total Building Gross SF	1,443,900	
Total Retail Area SF	161,100	
Total Dwelling Units	613	
Total Parking	2,535	
Total Roadway Area SF	977,777	
Total Site Area SF	4,419,277	

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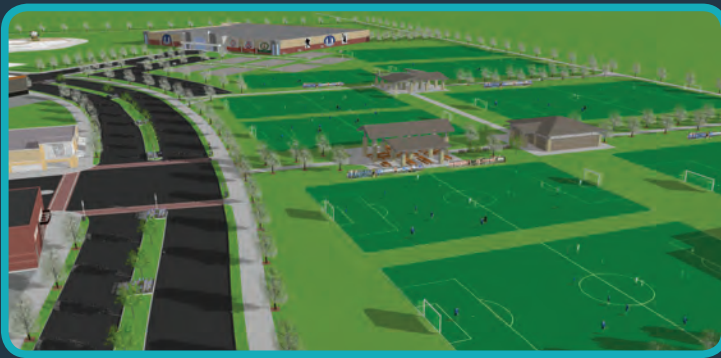
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