

SALE

±1.17 AC Development Site in Unincorporated Will County

111 E ILLINOIS HWY

New Lenox, IL 60451

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PRESENTED BY:

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SVN
CHICAGO COMMERCIAL

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Flexible Seller - Owner Financing / Seller Financing / Seller Carryback Available:** Seller is open to creative deal structures including owner financing, seller financing, and seller carryback terms. These options allow qualified buyers, builders, or investors to acquire the property with flexible financing while preserving capital for development. The Seller is highly experienced and active in seller-financed and "subject to" type transactions, which often accelerate opportunities and make deals happen faster.
- Development Potential & Concept Plans:** Preliminary concept drawings have been prepared showing a potential four-duplex (8-unit) configuration, taking advantage of the site's dual frontage on Illinois Highway and Cedar Road. Zoning, setbacks, and utilities provide multiple options for residential or low-intensity commercial development.
- Collaborative Seller / JV or Build-to-Suit Opportunities:** Seller is an established construction and development group open to joint ventures, design-build collaborations, or build-to-suit partnerships. If desired, Seller can provide construction management or turnkey development capabilities to accelerate delivery and streamline project execution.
- Location Advantage:** Prominent corner visibility at Illinois Highway and Cedar Road with two street frontages. Excellent access for residential, office, or neighborhood commercial concepts, with nearby amenities and strong area growth supporting future value.

PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present a ±1.17 AC Development opportunity located at 111 Illinois Hwy and 934 S Cedar Rd in New Lenox, Illinois. The property is situated at the signalized corner of Illinois Hwy and Cedar Road in unincorporated Will County. This intersection also includes an active Speedway gas station and car wash, as well as the Cedar Shopping Center, which includes Rosati's Pizza, a cancer center, nail salon, dentist, liquor store, and other businesses. Various development opportunities considered.

OFFERING SUMMARY

SALE PRICE:	\$515,000
LOT SIZE:	+/- 50,965 SF 1.17 AC
PIN NUMBERS:	15-08-22-304-009-0000 15-08-22-304-010-0000 15-08-22-304-011-0000

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RETAILER MAP



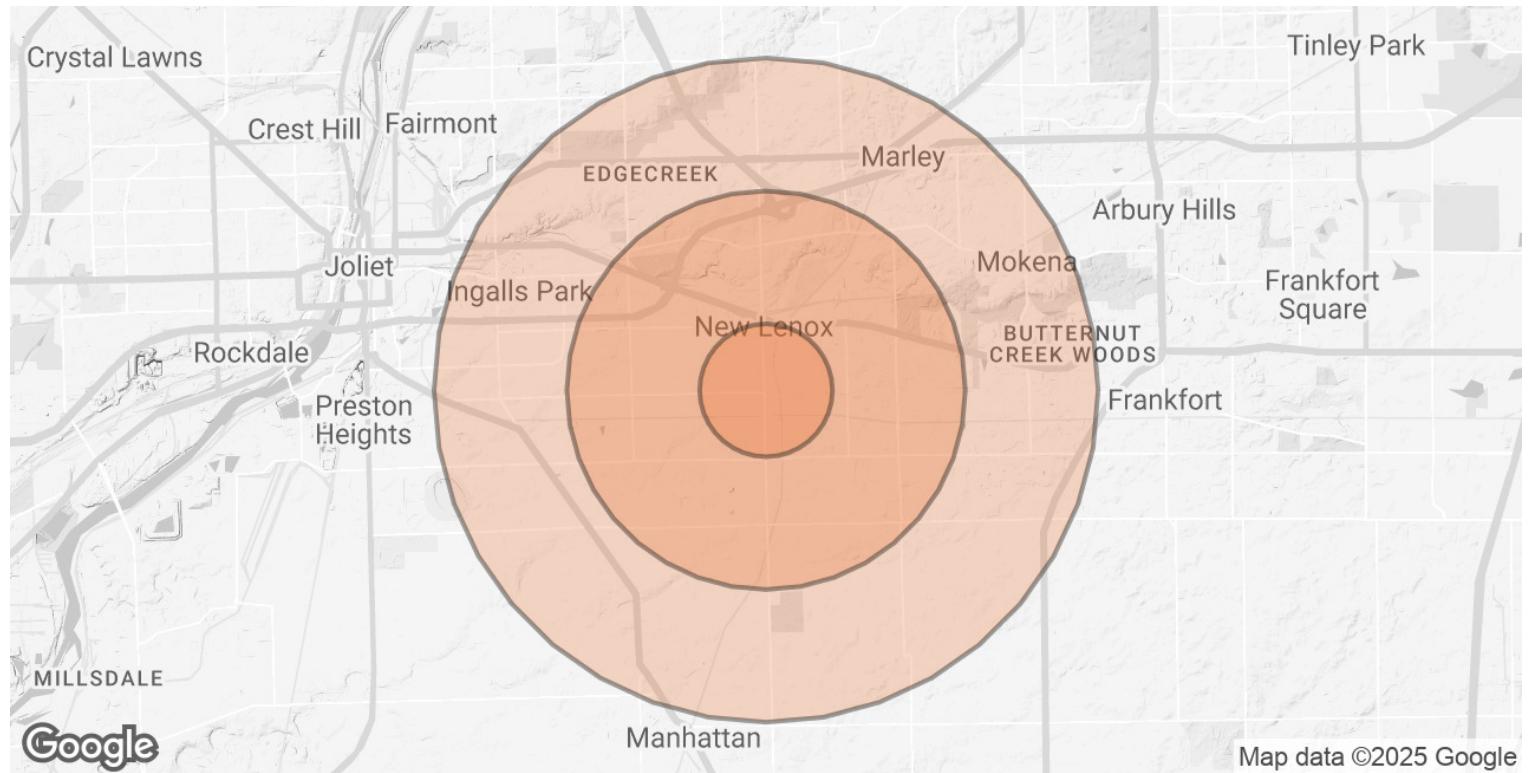
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ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,603	34,161	79,030
AVERAGE AGE	41	40	40
AVERAGE AGE (MALE)	40	39	39
AVERAGE AGE (FEMALE)	43	41	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,430	11,906	27,334
# OF PERSONS PER HH	2.7	2.9	2.9
AVERAGE HH INCOME	\$132,197	\$150,906	\$150,053
AVERAGE HOUSE VALUE	\$357,220	\$398,229	\$406,581

Demographics data derived from AlphaMap

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DISCLAIMER

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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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