

SWQ ROUTE 6 & INTERSTATE 355,  
NEW LENOX, IL 60451

# NEW LENOX CROSSROADS SPORTS COMPLEX



OUTLOTS  
AVAILABLE  
FOR SALE:

RETAIL, HOTEL &  
RESTAURANT  
OPPORTUNITIES

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# WHY NEW LENOX

New Lenox is a progressive and dynamic community that's now considered a major suburb with consistent annual growth. The central location, just southwest of Chicago, and ease of access makes it a natural location for regional shopping, entertainment, and hospitality. Welcome to the "Crossroads of Opportunity".

*\*Source: The Village of New Lenox website*

## FLOURISHING ACCESSIBILITY

- + Located in Will County
  - One of the fastest growing counties in the state (current population has doubled in the last decade to +/- 700,000 residents)
- + Just Southwest of Chicago with Excellent Access to both I-80 and I-355
- + Less than 15 miles from I-55 and I-57

## BUSTLING RESIDENTIAL

- + The Village has issued permits for approximately 760 single-family homes, duplexes, and townhomes since 2020
- + At Lincoln Station Apartments, a TOD development which consists of five buildings with a total of 220 apartments and a clubhouse, four of the five buildings are completed. The last building is near completion.
- + An approximate 500 home development approximately two miles from Crossroads will begin construction in spring 2025

## A VILLAGE THAT'S COMMITTED

- + Investment in major infrastructure to ensure it meets the demands of current residents and businesses and the demands for future developments:
  - Infrastructure improvements include roadways and replacing water main lines
  - The Village is also constructing a new water resource recovery facility to replace two existing wastewater treatment plants and add additional capacity to accommodate growth

## EMERGING COMMERCE

- + The Village registered 30 new businesses in 2024
- + Industrial Community is growing with large users such as FedEx & NLX Beverages

## ABUNDANCE OF ENTERTAINMENT

- + KidsWork Children's Museum, a 12,000 square foot facility for ages birth through 12, opened in October, 2024. In the first eight weeks after opening, 20,000+ patrons visited the Museum
- + The Village has 75 eating establishments from which to choose

# NEW LENOX CROSSROADS

## YOUR NEW STATE-OF-THE-ART SPORTS COMPLEX

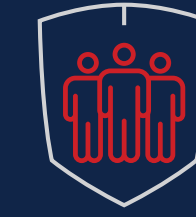
The Village of New Lenox has acquired 100 acres at the I-355/Route 6 interchange where construction for a multi-sport complex has begun! The complex expects to draw teams from a multi-state area and will be hosting tournament play by 2025. This facility will be well attended and is an ideal spot for a wide variety of events.



# OUTDOOR FIELD COMPLEX



**37**  
COMPETITIONS AND  
EVENTS AT MATURITY



**151,000**  
NON-LOCAL  
VISITORS ANNUALLY



**34,900**  
HOTEL ROOM  
NIGHTS ANNUALLY



**\$20.9MILLION**  
IN DIRECT  
SPENDING

## BASEBALL/SOFTBALL FLEX FIELDS

9 artificial turf full-size baseball/  
softball fields that can be converted  
to 29 smaller fields

## ELEVATING THE CUSTOMER

The complex will feature additional  
secondary support buildings to  
include convenient access to food  
& beverage operations and other  
tournament and event amenities

## OUTDOOR MULTI-PURPOSE FIELDS

11 full size -multi purpose synthetic  
turf fields (over the flex fields) that  
can be used for soccer, football,  
lacrosse and field hockey

## ANNUAL NON LOCAL VISITATION TRAFFIC DRIVER

The fields will host a variety of clinics,  
camps, leagues and tournaments  
as well as other community events  
throughout the year

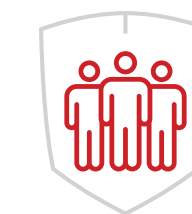
# INDOOR SPORTS FACILITY

## THE FUTURE 122,000 SF INDOOR FACILITY WILL INCLUDE:

- + 10 full-size basketball courts that can be converted to 20 volleyball courts
- + Courts will be able to accommodate other sports such as soccer, wrestling and pickleball



**33**  
COMPETITIONS AND  
EVENTS AT MATURITY



**87,900**  
NON LOCAL  
VISITORS ANNUALLY



**20,700**  
HOTEL ROOM  
NIGHTS ANNUALLY



**\$12.1 MILLION**  
IN DIRECT  
SPENDING



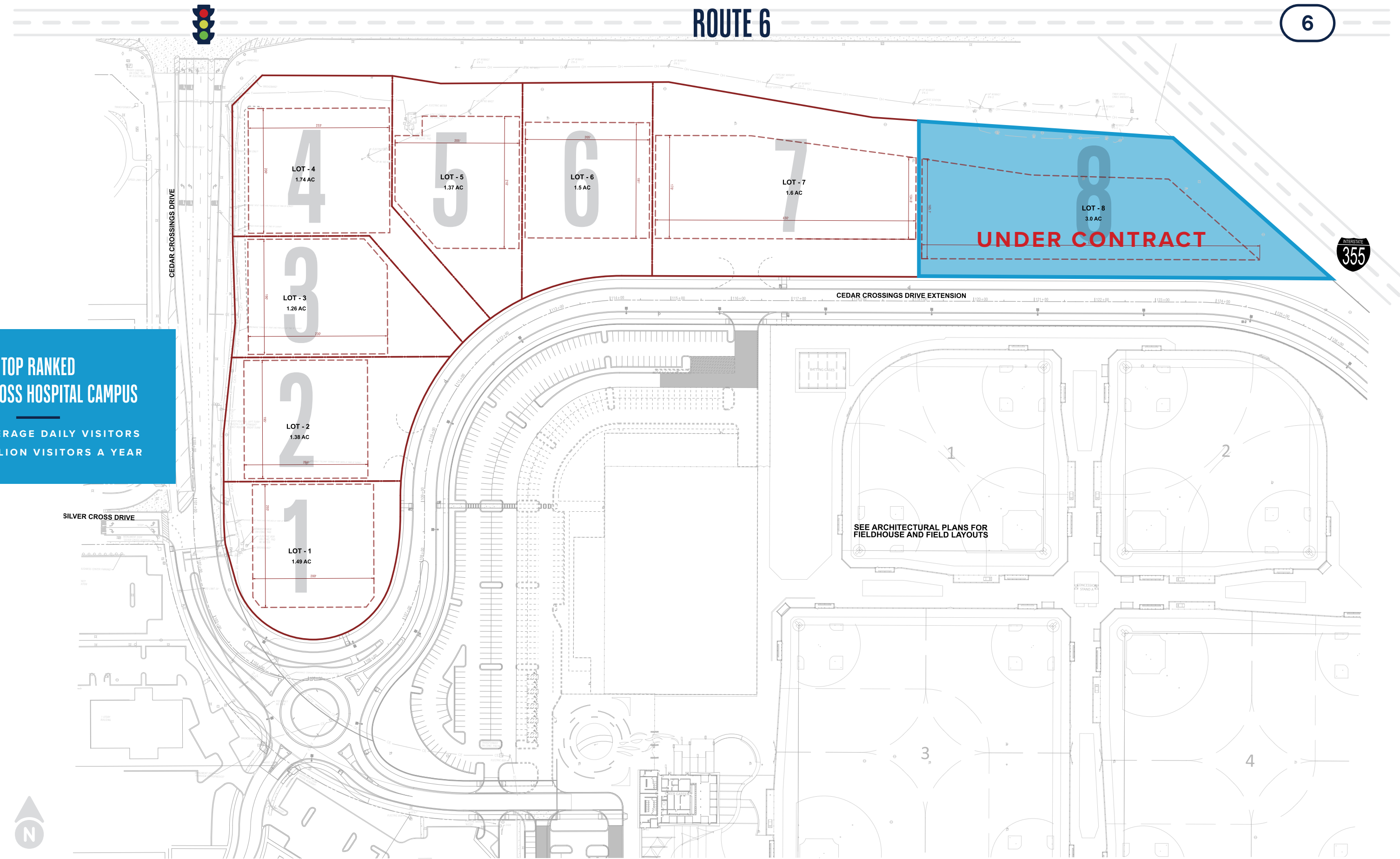
PLAY AREA



ENTRY

**DEVELOPMENT PARTNER**

The Village of New Lenox has partnered with Northern Builders, Inc. as the Master Developer and General Contractor for the Crossroads Sports Complex development. As part of the overall development plan and in conjunction with the sports complex construction, Northern is delivering pad ready outlots on approximately 14 acres for retail, commercial and hotel uses. As master developer, Northern will oversee all retail development on behalf of New Lenox and may assist prospective users with layout and pricing for construction services. Both sale and lease options are available.



**TOP RANKED  
SILVER CROSS HOSPITAL CAMPUS**  
5,940 AVERAGE DAILY VISITORS  
or + 2 MILLION VISITORS A YEAR

**PAD READY OUTLOTS AVAILABLE**



\*Square footages of outlots can be adjusted to accommodate User's layout



# OUTLOTS AVAILABLE 10-12 ACRES

FUTURE BIG BOX DEVELOPMENT

68 ACRES

FUTURE BIG BOX DEVELOPMENT

105 ACRES

OUTLOTS AVAILABLE

RETAIL - RESTAURANT - HOTEL

I-355 / RT 6 INTERCHANGE

TOP RANKED  
SILVER CROSS HOSPITAL CAMPUS

5,940 AVERAGE DAILY VISITORS  
or + 2 MILLION VISITORS A YEAR

FUTURE FIELD HOUSE

140,000 SF

48,500 VPD

FUTURE COMMERCIAL  
DEVELOPMENT OPPORTUNITY

# RETAIL & MIXED-USE DEVELOPMENT OPPORTUNITIES



90% of the money in youth travel sports is spent outside of the walls of the venue



The youth sports tourism audience represents some of the wealthiest lifestyle segments in America today with strong buying power

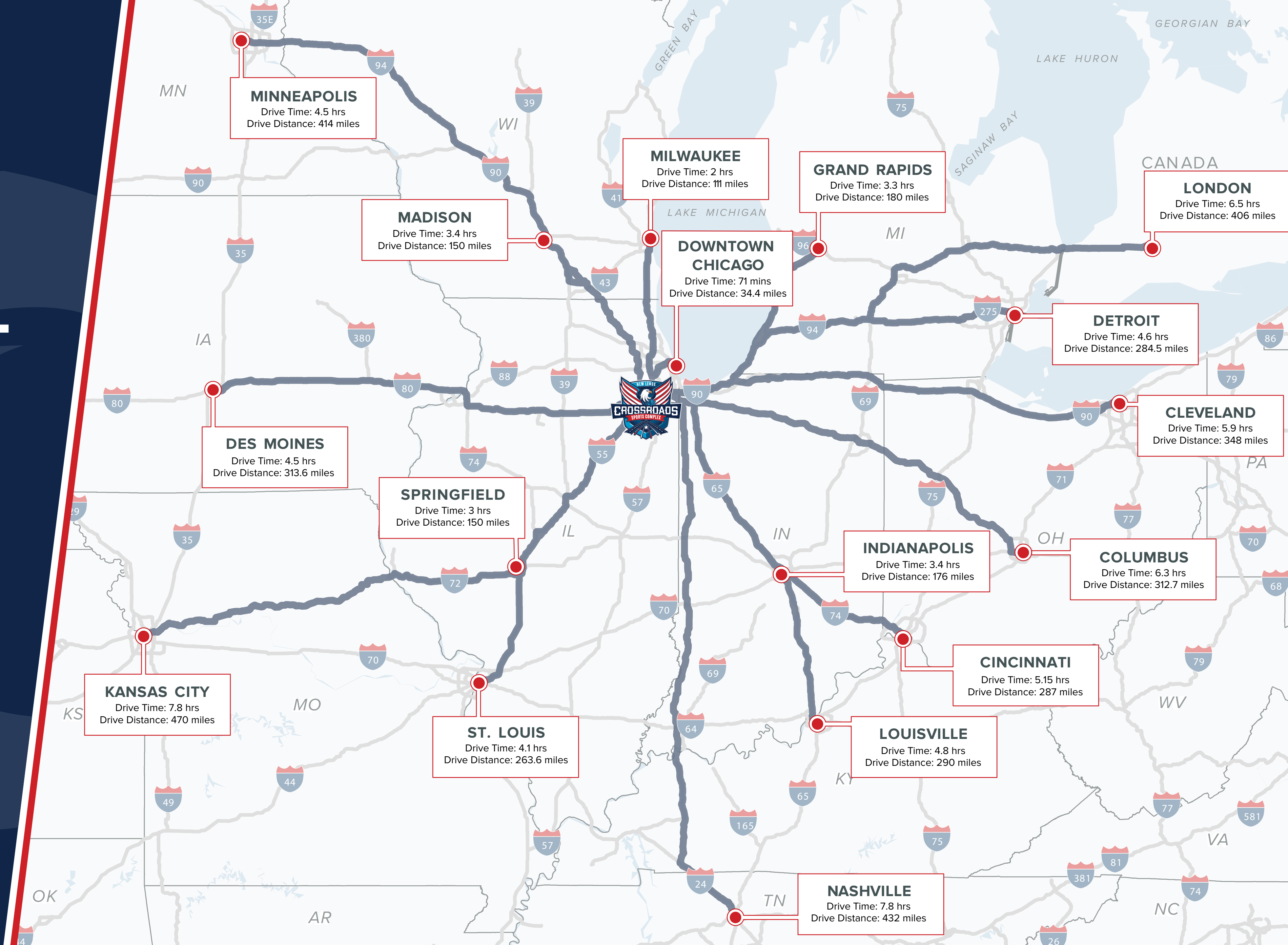


The venue will encourage non-local visitation and drive direct spending to restaurants, hotels and retail especially during weekend tournaments



# THE REGIONAL DRAW

The New Lenox Crossroads Sports Complex will not only host leagues for Baseball, Softball, Soccer, Basketball and Volleyball, but it will also host a number of tournaments pulling teams from the surrounding Midwest states.





# CONTACT

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