

OFFERING MEMORANDUM

Oak Brook Promenade ±2 Acres of Land for Hotel/Retail

3001 - 3051 BUTTERFIELD ROAD

Oak Brook, IL 60523

PRESENTED BY:

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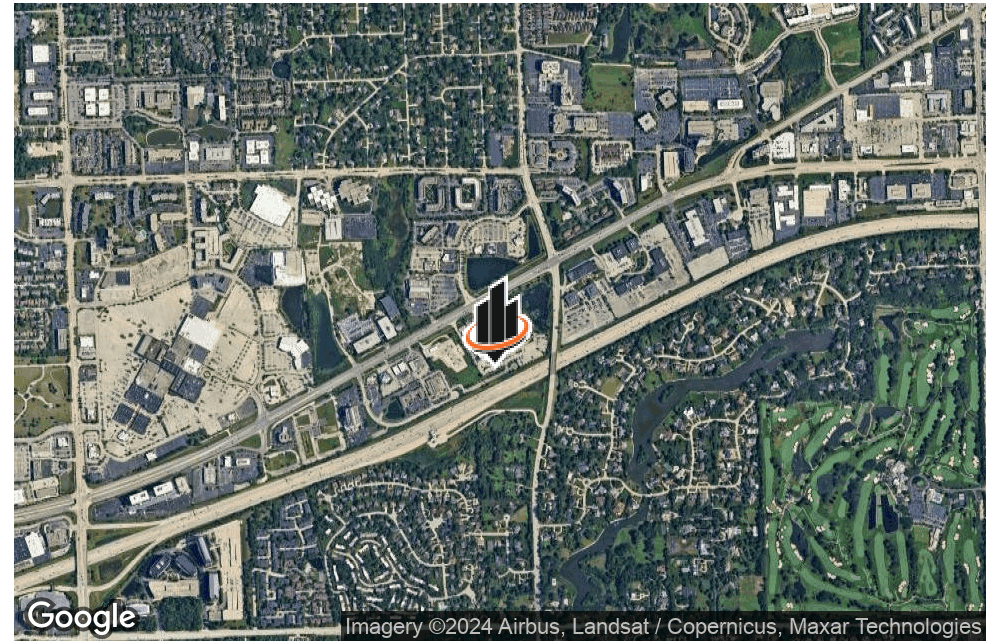
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OFFERING SUMMARY

| | |
|--------------------|-------------|
| SALE PRICE: | \$2,200,000 |
| LOT SIZE: | ±2 Acres |
| PRICE / SF: | \$31.83 |

PROPERTY OVERVIEW

The popular Oak Brook Promenade is a fantastic location for a Hotel that would be surrounded by very meaningful and convenient retail, restaurants and businesses. The visibility from the freeway is perfect and the access is convenient. This location is 19 miles west of Downtown Chicago and the Median Family Income is \$175,500.

PROPERTY HIGHLIGHTS

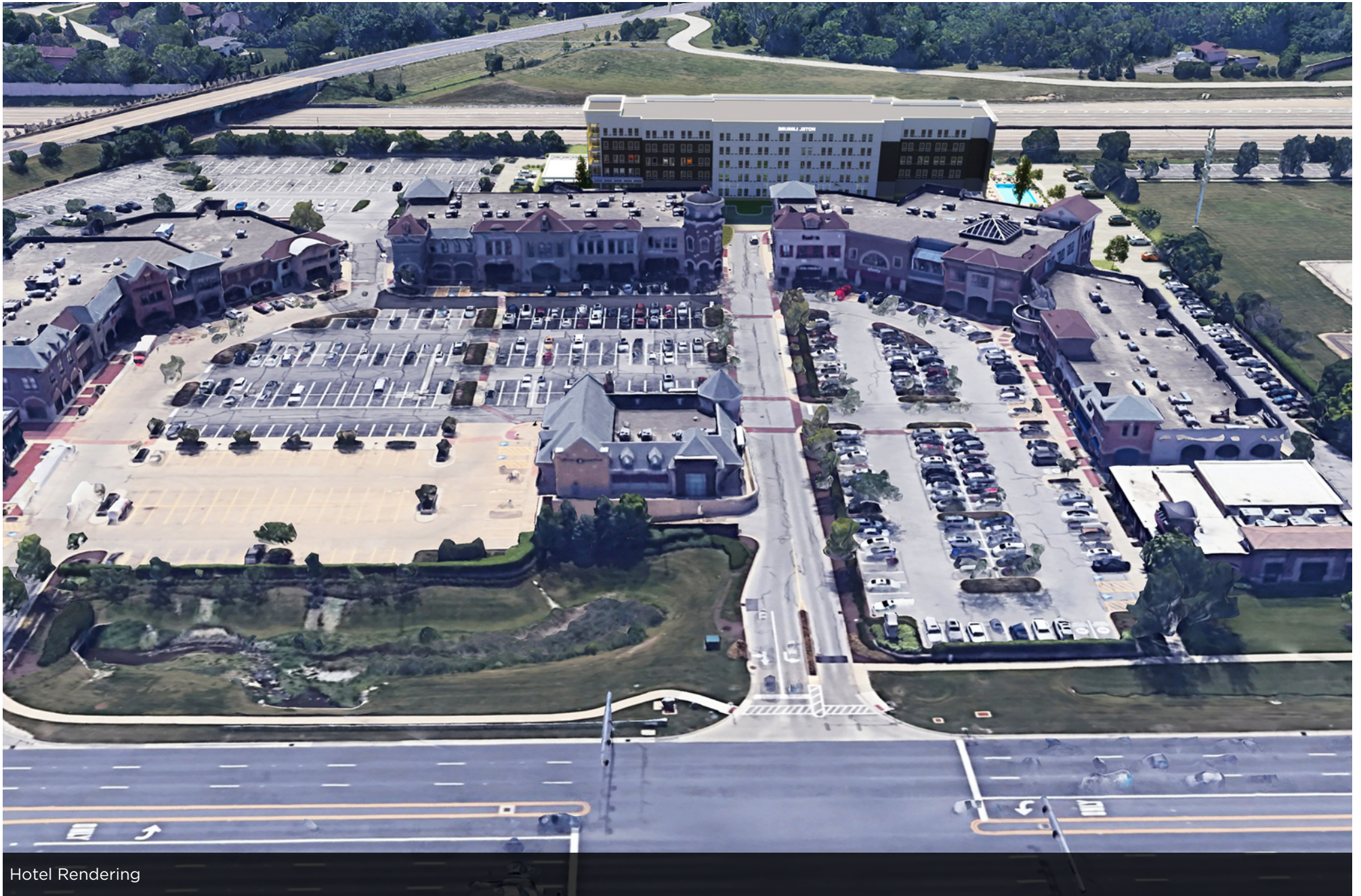
- Ideal Location
- Surrounded by Restaurants, retail and entertainment
- Ace Hardware, Blistex, Federal Signal, and CenterPoint Properties have Headquarters in Oak Brook
- Located Less than 2 Miles from Butterfield Country Club and Butler National Golf Club
- Close to Oak Brook Shopping Center and Yorktown Mall



Hotel Rendering



Hotel Rendering



Hotel Rendering

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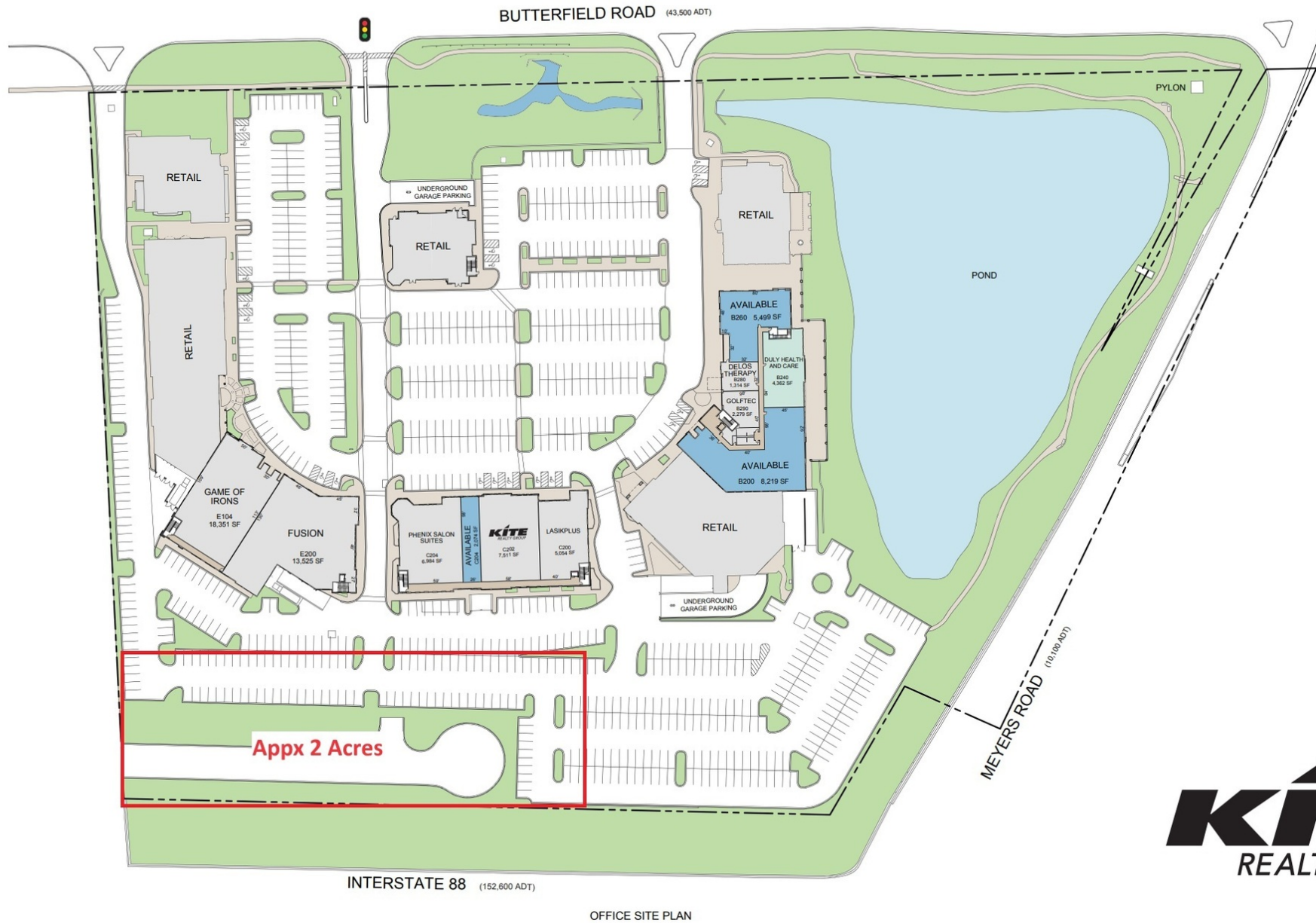




Oak Brook Promenade - 1st Floor



Oak Brook Promenade - 2nd Floor



FACTS & FIGURES

Source: US Census 2020, Intersect Illinois

POPULATION

8,163

39,586

DAYTIME POPULATION

3,039

NUMBER OF HOUSEHOLDS

MEDIAN HOUSEHOLD INCOME:

\$141,055

\$90,033

PER CAPITA INCOME

\$801,100

MEDIAN HOME VALUE

VILLAGE OF OAK BROOK

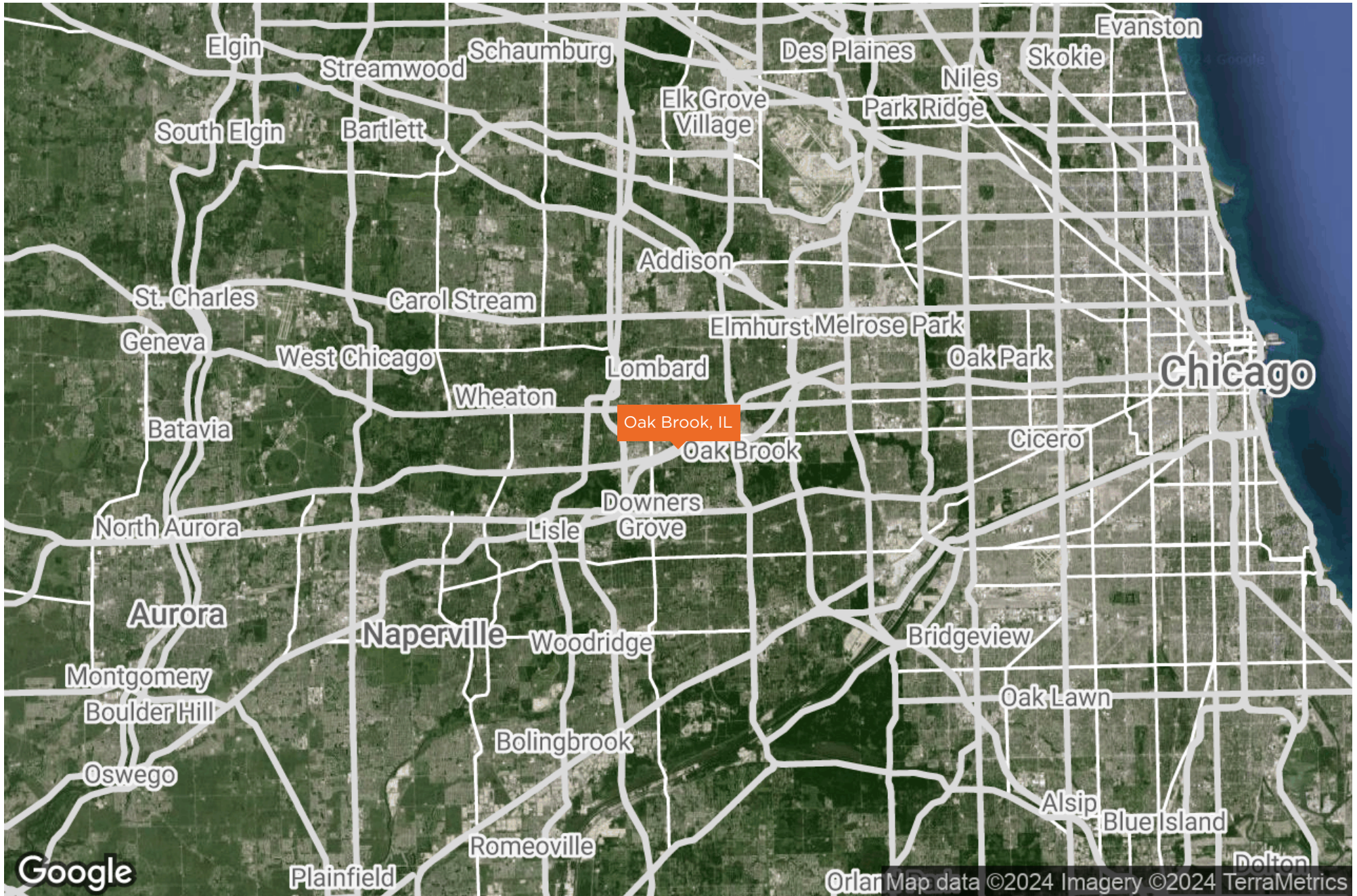
The Village of Oak Brook is located about 15 miles west of the Chicago Loop and is served by a network of major federal, state, and county roads including the Tri-State Tollway system, the East-West Tollway and the Eisenhower Expressway. The Village's adjacent neighbors include the communities of Villa Park, Elmhurst, Lombard, Oakbrook Terrace, Westchester, Westmont, Clarendon Hills, Downers Grove, and Hinsdale.

Since being founded in 1958, the Village of Oak Brook has been at the forefront of commercial expansion. Today companies have taken advantage of the premier location of Oak Brook, including the dynamic corridor spanning east and west along 22nd Street/Butterfield Road. McDonald's Corporation, Federal Signal Corporation, and Elkay Manufacturing, along with nearly 2,000 small and mid-sized companies including Ace Hardware, Blistex, and Inland Real Estate Group of Companies, all call Oak Brook "home."

Oak Brook has been home to McDonald's Corporation since 1971. The first building was at the corner of 22nd Street and McDonald's Drive and they quickly realized that Oak Brook was the perfect location to continue the rapid expansion of the company. In 1983 the company added Hamburger University, which was followed by the Lodge and finally, the World Headquarters. Today, McDonald's has 2,300 employees and consultants on the South Campus and the Plaza building.

During the last several years, businesses, residents, and visitors have seen a rebirth of the commercial corridor. The Village of Oak Brook has worked closely with architectural and design companies to carry out major commercial area revitalization for the 22nd Street/Butterfield corridor as part of a 20-year vision of the Village. These revitalization efforts will mean continued economic growth for the community in years to come.

Oak Brook is the leading corporate hub in the region and the most business friendly. Oak Brook also maintains one of the lowest overall tax rates in the entire Chicagoland area. Also, Oak Brook's geographical proximity to all major expressways and airports facilitates employee recruitment from multiple suburban markets.



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