

# MARKET SQUARE CROSSING

An exciting 50-acre shovel-ready development opportunity



## Matteson Market Square Crossing Highlights:

### Visionary Mixed-Use Development:

A brand-new community located in one of Chicago's most vibrant southern suburbs—just 30 minutes south of downtown.

### Prime Redevelopment Opportunity:

- Approximately 50 acres owned by the Village of Matteson.
- Formerly home to Lincoln Mall.
- Offers established infrastructure and ample onsite utilities.

### High Visibility & Accessibility:

- Located near the I-57 and Lincoln Highway interchange.
- Daily traffic counts of 76,600.
- Ideal for retail, hotels, residential (for sale or lease), offices, and recreational facilities.

### Sports & Recreation Focus:

- South and East sections featuring both indoor and outdoor sports facilities.
- Designed to attract regional and national athletic events.

### Central Community Hub:

- A walkable community square at the heart of the development.
- Surrounded by residential, hotel, and commercial spaces.
- Extra-wide sidewalks and outdoor seating perfect for restaurants and gatherings.

### Enhanced Connectivity:

- Onsite bike paths connect directly to the Old Plank Road Trail.
- Promotes accessibility and encourages cycling and outdoor recreation.

### Strategic Growth Potential:

Market Square Crossing presents a unique opportunity to shape the future of Matteson—serving both residents and visitors with a dynamic, modern, and inclusive destination.



### INTERSECTION:

Highly visible location at the intersection of Cicero Avenue and Lincoln Highway (Route 30).

### ACCESS:

Signalized access with five separate entrance locations.

### ROADS:

Located off Lincoln Highway (Route 30) and Cicero Avenue and just over half a mile off the I-57 interchange.

### DAILY TRAFFIC:

- Cicero Avenue daily traffic count of 21,826
- Lincoln Highway daily traffic count of 37,228
- Combined traffic count of 59,054
- I-57 Lincoln Highway interchange traffic count of 76,700
- Additional proximity to I-80 and I-57 interchange with traffic counts above 115,000

### UTILITIES:

Ample existing utilities onsite for large-scale development and the ability to bring additional utilities to sites.

### INCENTIVES:

Tax-Increment Financing (TIF) District, Enterprise Zone, Class 7 and 8 Cook County Property Tax Incentives, and sales-tax sharing options. Also eligible for New Markets Tax Credits.



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