

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 more than 640 single-family homes and duplexes since 2019
- + At Lincoln Station Apartments two buildings and the clubhouse are occupied, with three other buildings under construction, for a total of 220 apartments
- + 4 Additional Residential developments in progress

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 45 new businesses in 2023
- + Industrial Community is growing with large users such as FedEx & NLX Beverages

ABUNDANCE OF ENTERTAINMENT

- + 8 new eating establishments opened in 2023 and 4 new restaurants to come!
- + KidsWork Children's Museum expected to open Summer 2024

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.

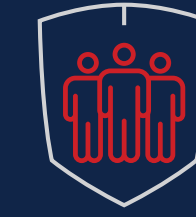


NEW LENOX
CROSSROADS
SPORTS COMPLEX

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

12 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 wrestling and pickleball



33
COMPETITIONS AND
EVENTS AT MATURITY



20,700
HOTEL ROOM
NIGHTS ANNUALLY



87,900
NON LOCAL
VISITORS ANNUALLY



\$12.1 MILLION
IN DIRECT
SPENDING



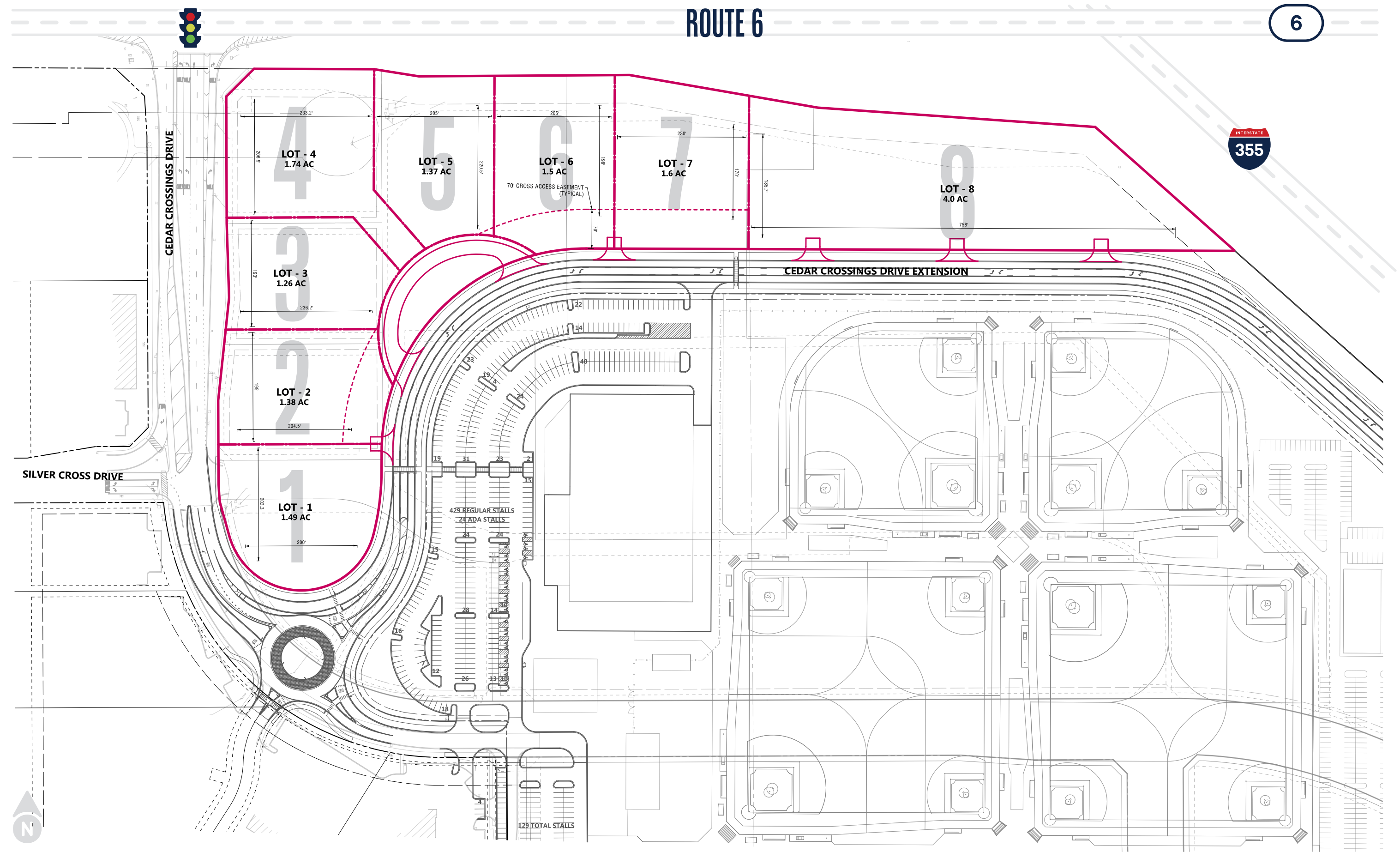
PLAY AREA



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.



PAD READY OUTLOTS AVAILABLE

1 1.49 ACRES	2 1.38 ACRES	3 1.26 ACRES	4 1.74 ACRES	5 1.37 ACRES	6 1.50 ACRES	7 1.60 ACRES	8 4.00 ACRES
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*Square footages of outlots can be adjusted to accommodate User's layout

OUTLOTS AVAILABLE 10-12 ACRES

FUTURE BIG BOX DEVELOPMENT

68 ACRES

TOP RANKED
SILVER CROSS HOSPITAL CAMPUS

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

I-355 / RT 6 INTERCHANGE

OUTLOTS AVAILABLE

RETAIL · RESTAURANT · HOTEL

FUTURE FIELD HOUSE

122,000 SF

FUTURE BIG BOX DEVELOPMENT

105 ACRES

6

48,500 VPD

FUTURE COMMERCIAL
DEVELOPMENT OPPORTUNITY

355

355

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

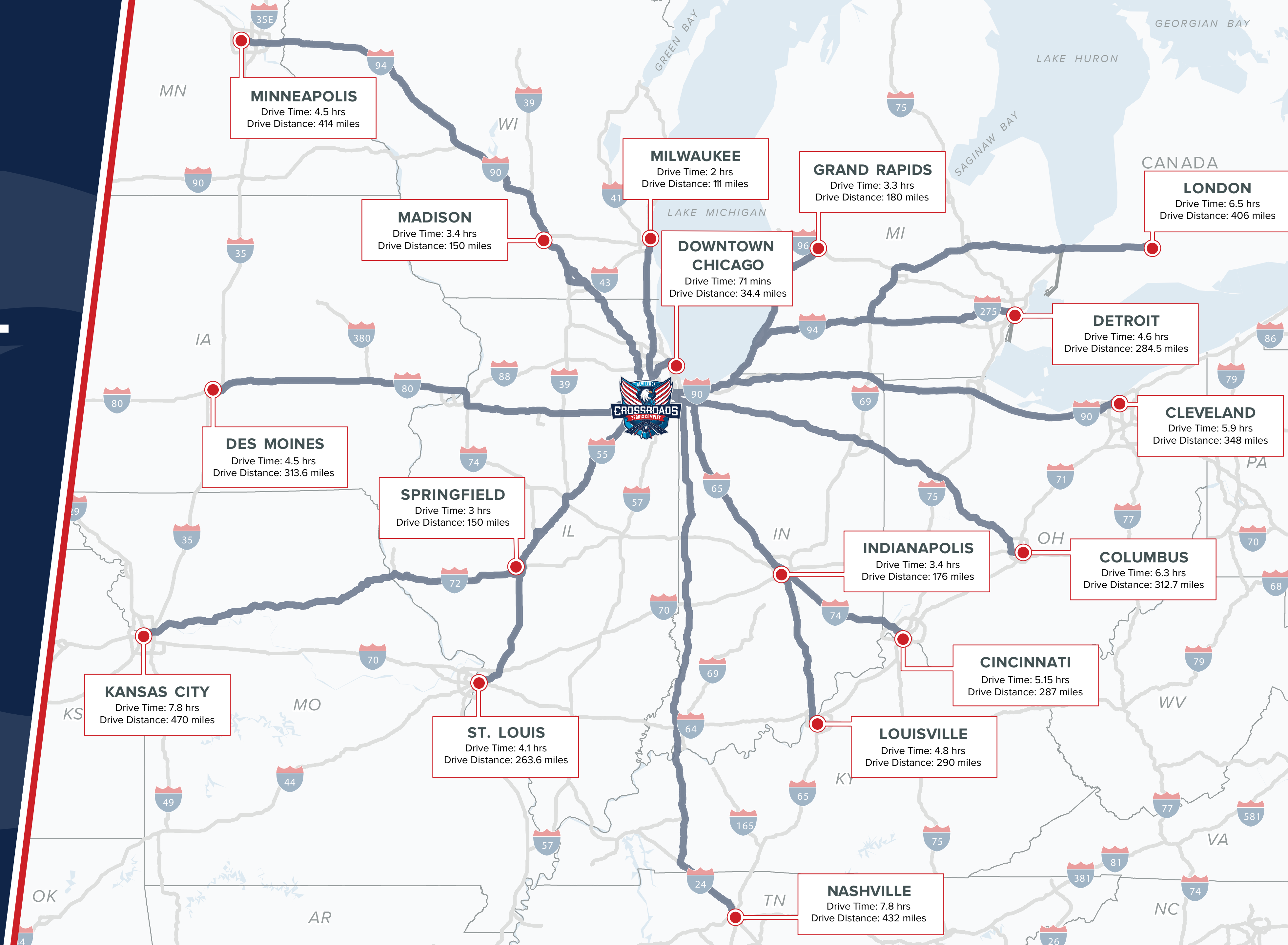


The venue will encourage non-local visitation and drive direct spending to restaurants, hotels and retail especially during weekend tournaments



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.





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