



New Georgia Pacific ROC
1 mil. sf

DSC
Logistics

Stuenkel Rd

Castle & Cooke
Cold Storage

Avatar
Corp

Federal Signal

Altra Steel

Esmark
Steel Group

Brennan
Equipment
& Manufacturing

Airo
Steel

Central Steel/Wire Site
sf plant

Low Dot Foods
Expansion
Dot Foods Inc

**SUBJECT
PROPERTY**

Applied
Systems

New Carvana Car
Facility on 100 acres

Midwest Store
Fixtures

10 ACRES
Sold

55+ ACRE SITE

Carbon & Alloy
Steel Corp

INDUSTRIAL LAND 55.64 AC UNIVERSITY PARK

SEC OF STUENKEL RD. AND CENTRAL AVE.
UNIVERSITY PARK, IL 60484

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New Central Steel/Wire Site
1 mil. sf plant

New Amazon Facility
1.2 mil. sf

New Dot Foods
Expansion
Dot Foods Inc

SUBJECT
PROPERTY

Applied
Systems

New Carvana Car
Facility on 100 acres

57 New Georgia Pacific ROC
1 mil. sf

DSC
Logistics

1

Midwest Store
Fixtures

PROPERTY INFORMATION

Property Summary

Property Description

Central Ave New Developments 2020

Central Ave. and Stuenkel Rd newDevelopments 2021

Site Dimensions

Main Street View

Complete Highlights

Plat of Survey

Zoning Map

Industrial Zoning Info

Enterprise Zone

TIF DISTRICTS

Stuenkel Rd

10 ACRES
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55+ ACRE SITE

Carbon & Alloy
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Premier
Transportation

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Equipment
& Manufacturing

2

Dart
Container

Clorox
Company

LOCATION INFORMATION

Regional Map

Location Maps

Aerial Map

Airo
Steel

DEMOGRAPHICS

Demographics Report

Demographics Map

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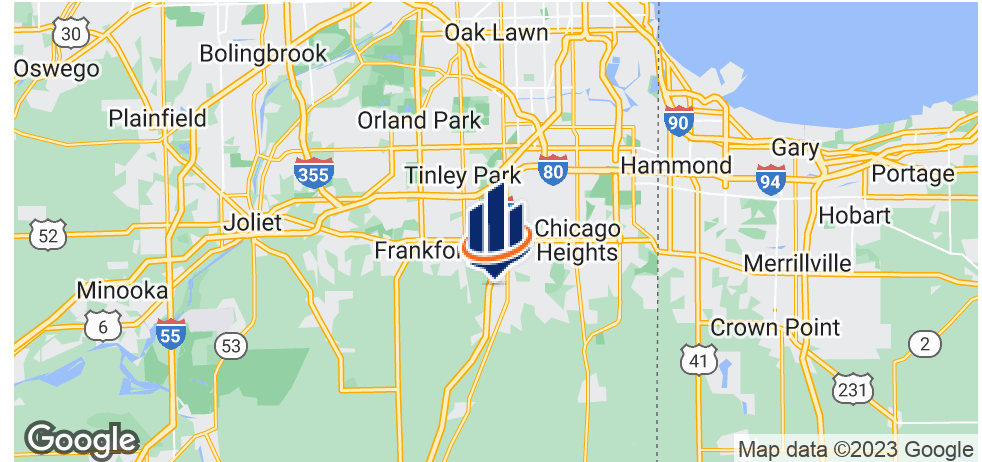
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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind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

1 PROPERTY INFORMATION

SEC Of Stuenkel Rd. And Central Ave.
University Park, IL 60484

Property Summary



OFFERING SUMMARY

Sale Price:	\$5,995,000
Lot Size:	55.64 Acres
Zoning:	Industrial
Price / SF:	\$2.47

PROPERTY OVERVIEW

SVN Commercial Chicago is pleased to present for Sale the exclusively listed property of 55.64 acres of Industrial Zoned Land. The property is located just off the SEC of Stuenkel Rd. and Central Ave. The property is in University Park, II. Will County ad is zoned Industrial. The village has a TIF and Enterprise Zone designation on this property. Water/Sewer is located on both Stunkel Road and Central Ave. and is controlled by Aqua Illinois.

PROPERTY HIGHLIGHTS

- Land just east of the new I-57 interchange with Stunkel Road
- Four Way corner interchange locations
- Water/Sewer along property on both Stunkel and Central
- Located in Major Industrial Park know as Commerce Center UP
- 10+/- Acres at SEC Commercial Carve out sold to national gas/diesel service station chain.

Property Description



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LOCATION OVERVIEW

The Subject properties consist of two adjacent land parcels in an L-shape located east of the new I-57 Interchange with Stuenkel Rd. starting at the SEC of Central Ave. and Stuenkel Rd. in University Park, Illinois, Will County. The intersection of Stuenkel Rd. and Central Ave is a four-way lighted corner, the parcels are within 200 yards on the new I-57 interchange. Water and Sewer is long the property on both Central and Stuenkel Rd...I-57 is a major North-South Highway connecting to I-80, and not far from I-294 and even I-355. The property is within the City of University Park and is presently Zoned Industrial (I). 10 acres at the hard SEC have been sold to a national gas/diesel service chain.

Central Ave New Developments 2020



Newly completed 2019 Georgia Pacific 1.2 mil. SF on Central Ave.



Dots Food expansion on Central Ave completed 2019

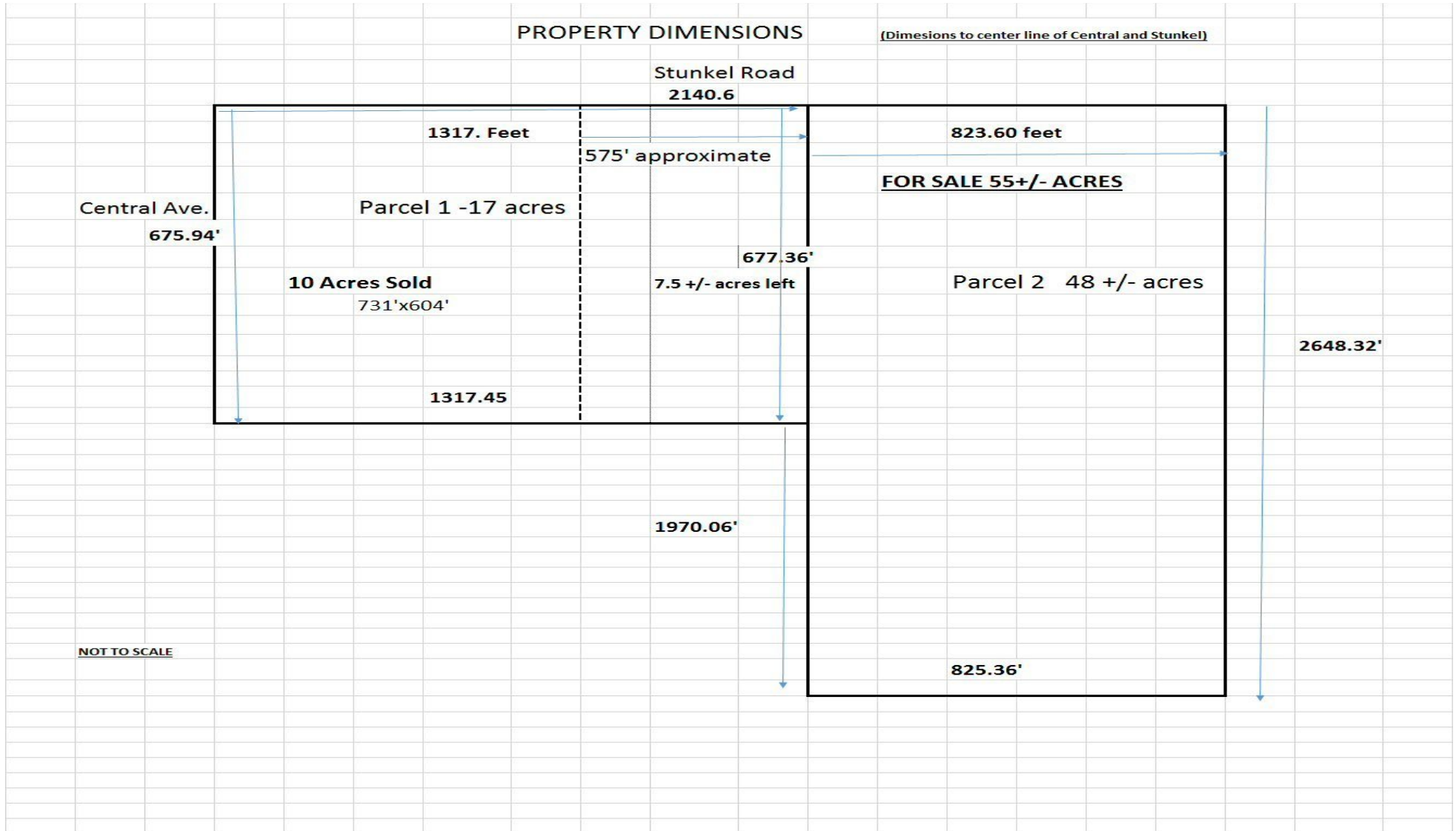


Amazon Site Under Construction May 2020
SWC of Central Ave. And Steger Rd.

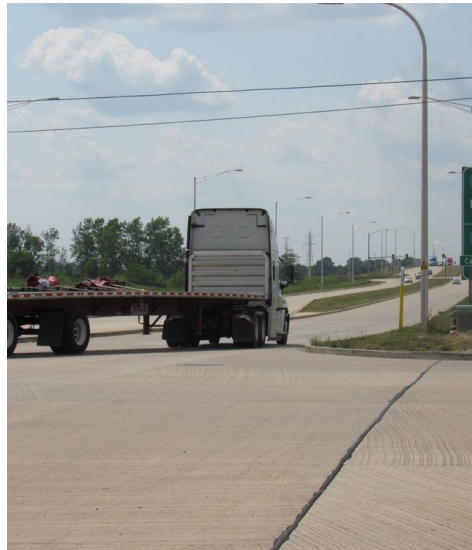
Central And Stuenkel New Developments 2021



Site Dimensions



Main Street View



PROPERTY DIMENSIONS		
(Dimensions to center line of Central and Stunkel)		
Stunkel Road 2140.6		
1317. Feet	575' approximate	823.60 feet
Parcel 1 -17 acres		FOR SALE 55+/- ACRES
10 Acres Sold 731'x604'	677.36' 7.5 +/- acres left	Parcel 2 48 +/- acres
1317.45		
	1970.06'	
		825.36'

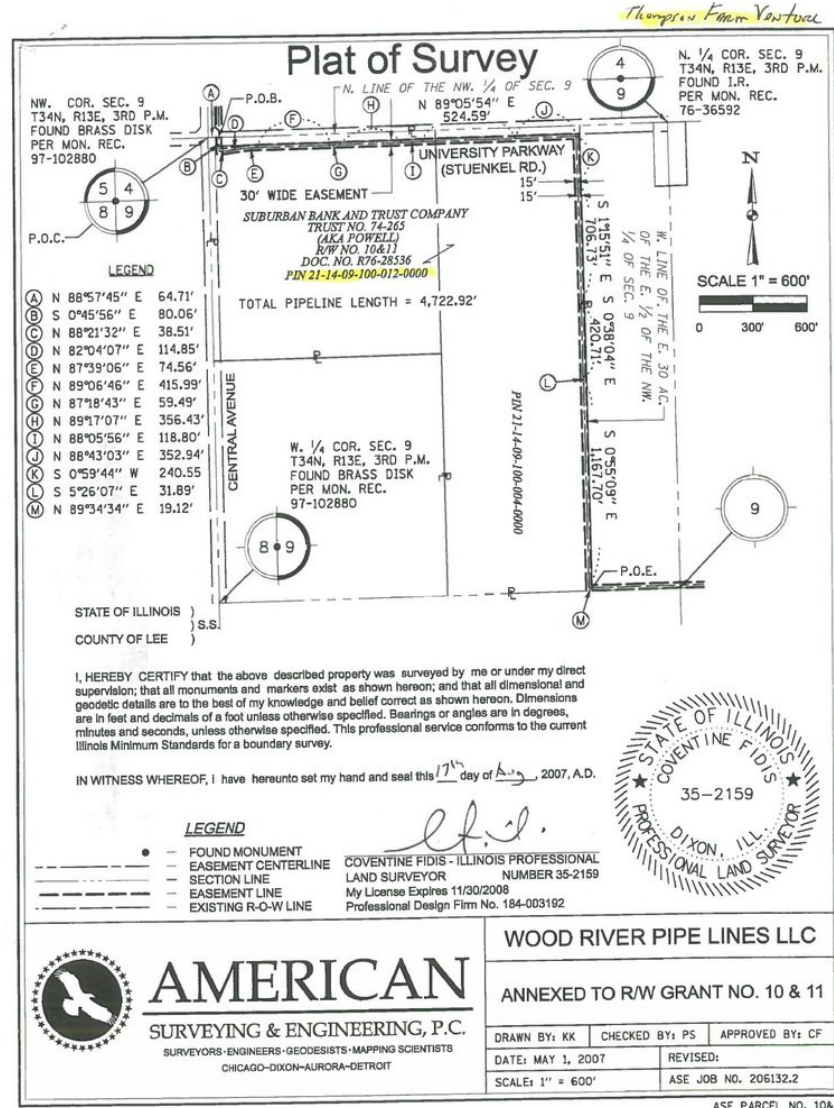
Complete Highlights

SALE HIGHLIGHTS

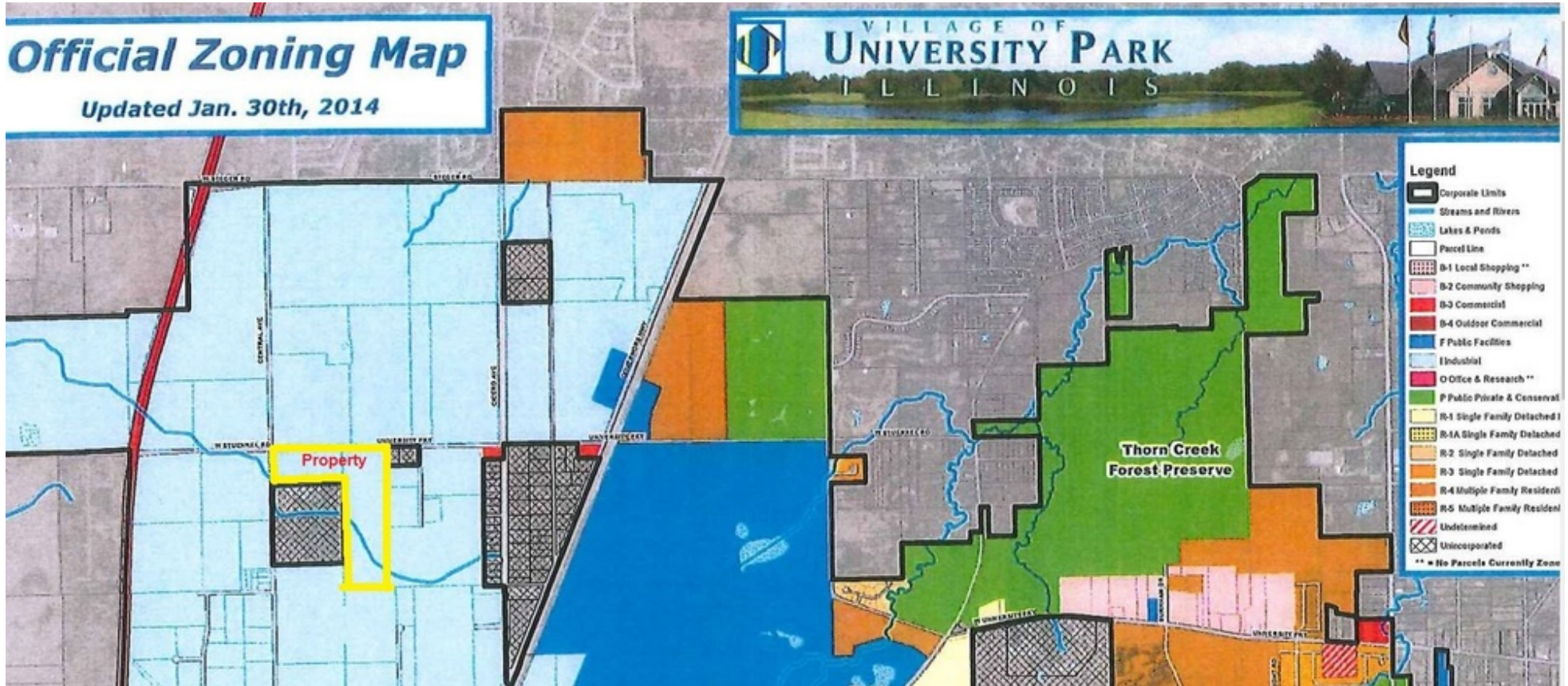
- Land just east of the new I-57 interchange with Stunkel Road
- Four Way corner interchange location with newly installed traffic lights.
- Water/Sewer along property on both Stunkel and Central
- Located in Major Industrial Park know as Commerce Center UP
- 10+/- Acres at SEC Commercial Carve Out parcel sold to
- National Gas/diesel service provider.
- Newly Built Georgia Pacific ROC 1 mil SF on Central Ave. opened.
- Dots Food expansion 2019 completed.
- Amazon opens new 1.2 mil SF facility on Central Ave. June 2021
- Central Steel and Wire to build new 1 mil sf plant across from Amazon.
- Carvana building new facility at Stuenkel Ave, and Cicero on 100 acre site.



Plat Of Survey



Zoning Map



Industrial Zoning Info

(Ord. 583. Passed 4-19-83.)

Sec. 1260-14. - Floor area ratio.

Floor area ratios shall be as follows:

- (a) One-story buildings, not more than seven-tenths (0.7); and
- (b) Two (2) or more stories, not more than one and two-tenths (1.2).
(Ord. 583. Passed 4-19-83.)

Sec. 1260-15. - Building height.

There shall be no building height limitation.
(Ord. 583. Passed 4-19-83.)

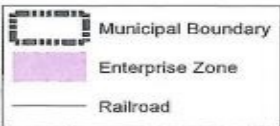
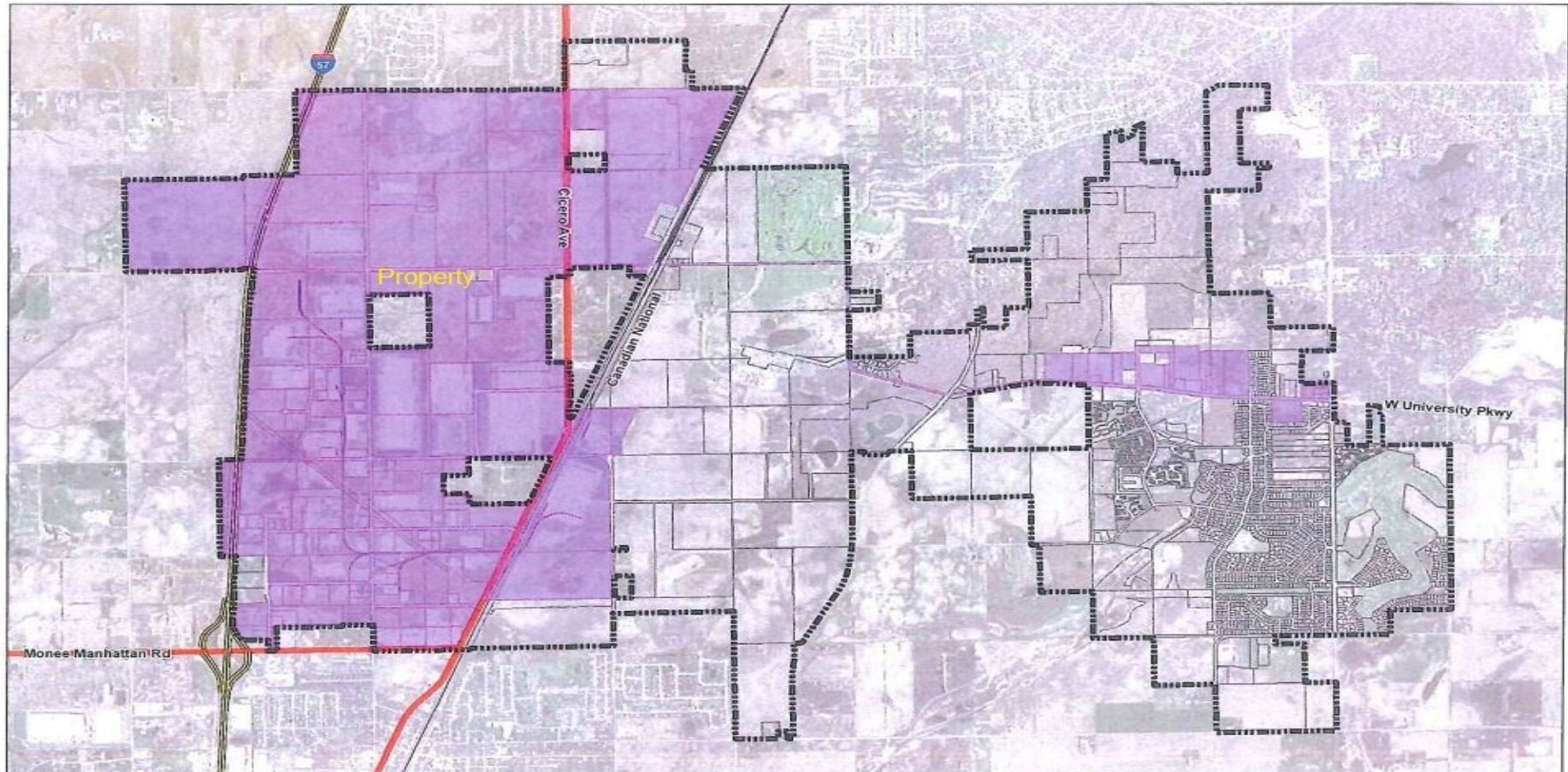
Sec. 1260-16. - Yard depth.

Yard depth shall be as provided in the following table:

		Feet
(a)	Front, not less than (guest parking may be permitted, but not closer than thirty (30) feet to a street line)	25
(b)	Side yards, interior, not less than	20
(c)	Side yards adjoining a street, not less than	25
(d)	Rear yards, not less than	25
(e)	Rear yards, adjoining a railroad switch, lead, industrial or siding track	1

Enterprise Zone

Village of University Park Enterprise Zone



Enterprise Zone Total Area = 4.62 (Sq. Mi.)

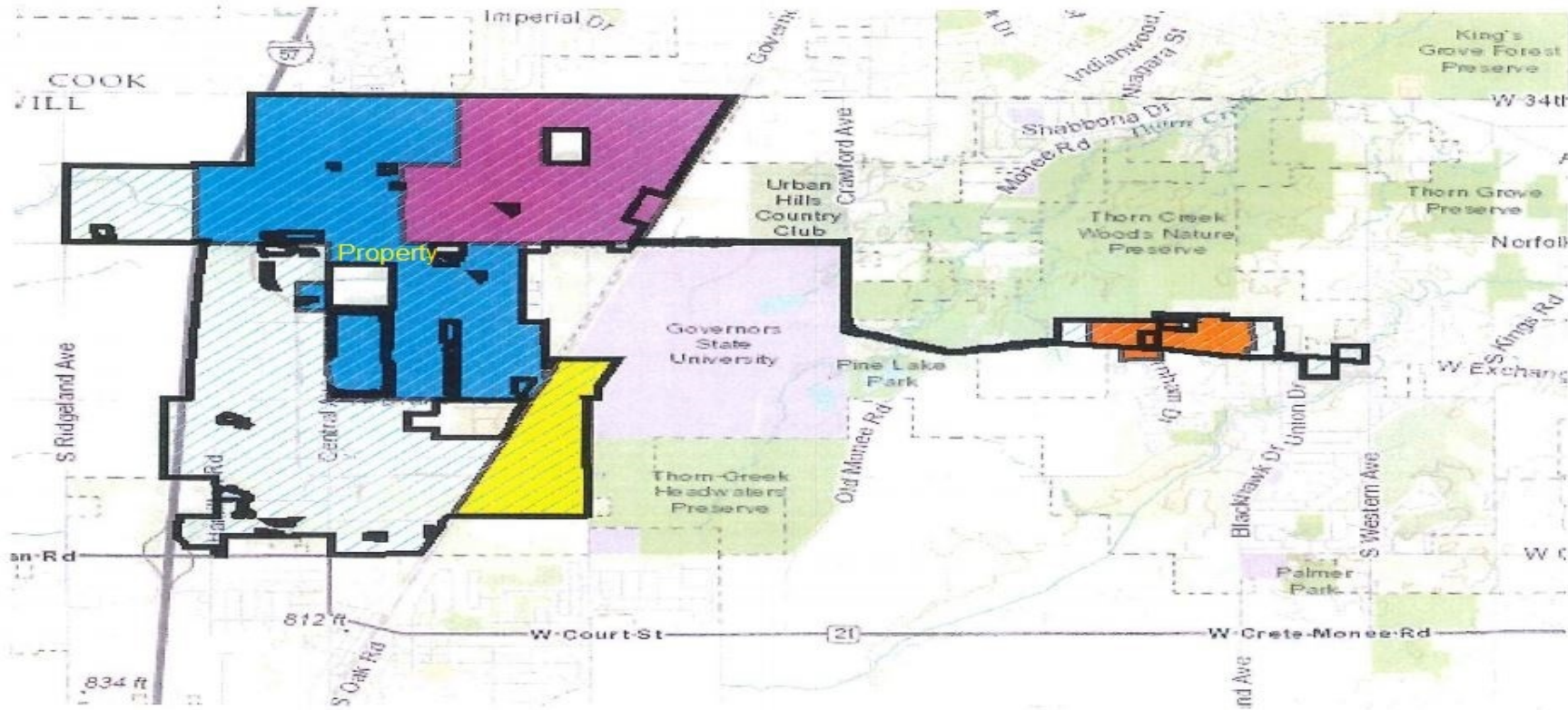


TIF DISTRICTS



Village of
University Park

TIF DISTRICTS

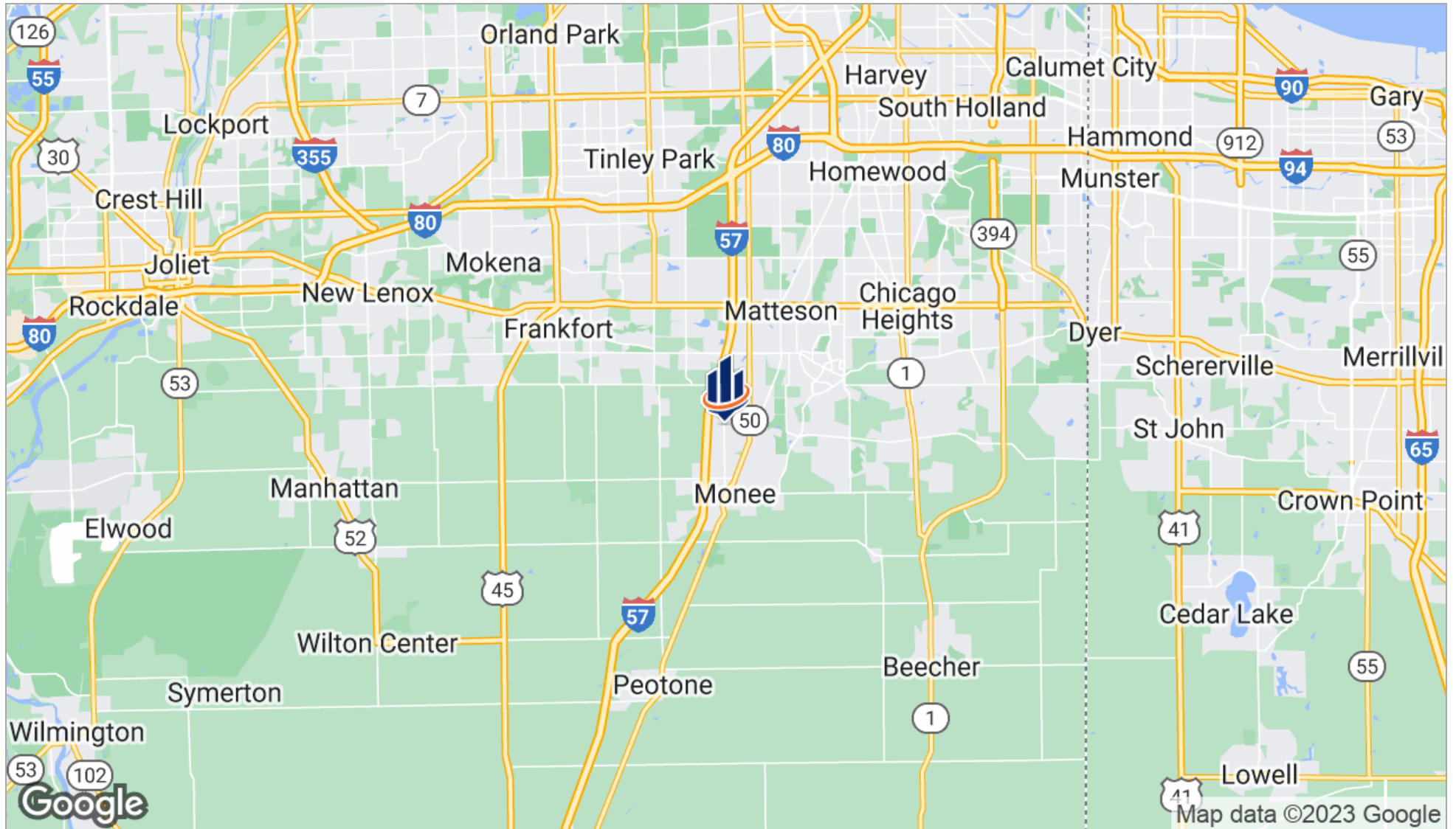


TIF III (Purple) Expires 09-2017 - TIF IV (Yellow) Expires 01-2019 – TIF V (BLUE) Expires 07-2024 – Town Center TIF (Brown) Expires 05-2037

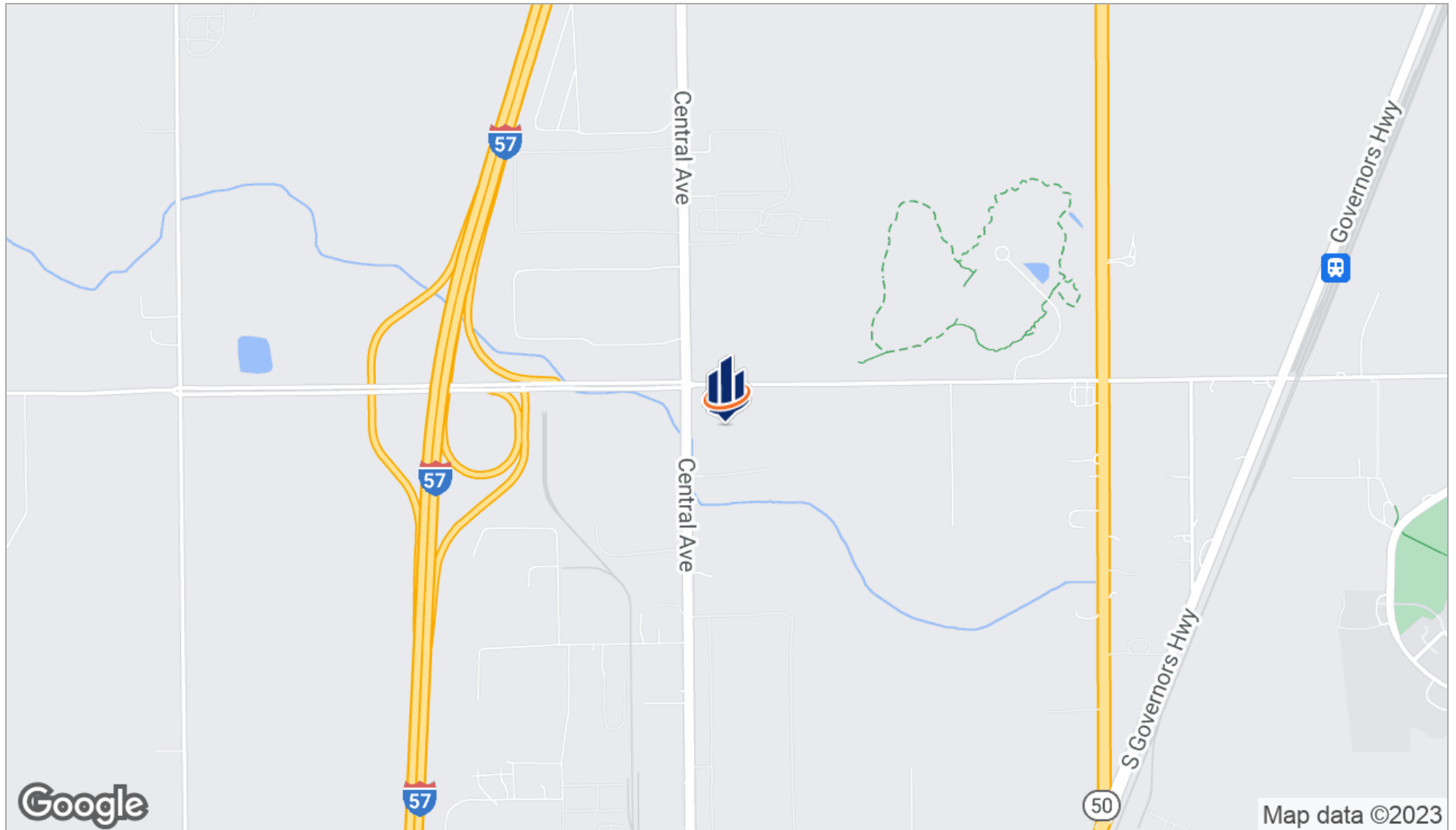
2 LOCATION INFORMATION

SEC Of Stuenkel Rd. And Central Ave.
University Park, IL 60484

Regional Map



Location Maps



Aerial Map



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DEMOGRAPHICS

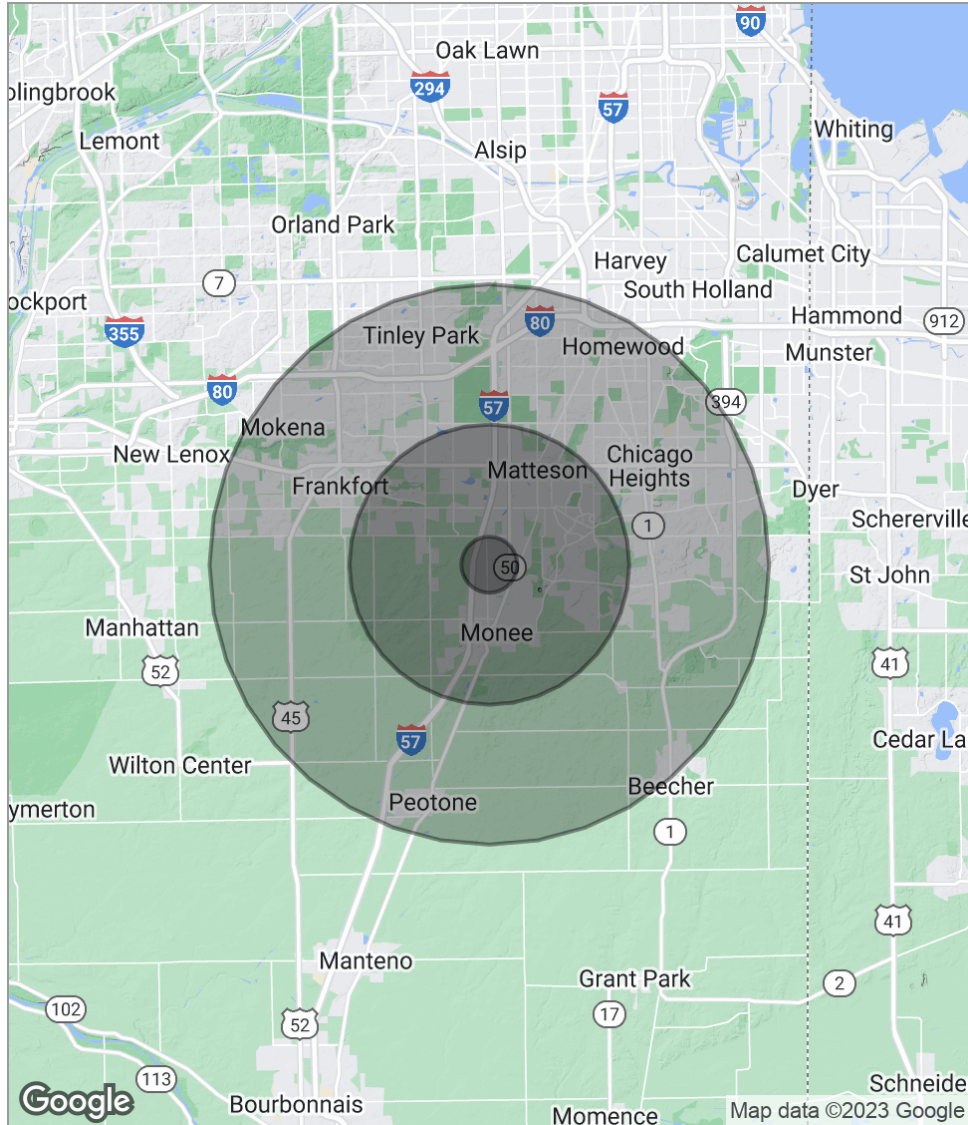
SEC Of Stuenkel Rd. And Central Ave.
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Demographics Report

	1 MILE	5 MILES	10 MILES
Total population	937	78,536	353,817
Median age	34.6	37.3	38.1
Median age (male)	34.7	35.1	36.3
Median age (female)	34.4	39.1	39.6
Total households	332	29,479	129,476
Total persons per HH	2.8	2.7	2.7
Average HH income	\$80,295	\$70,064	\$75,684
Average house value		\$231,175	\$251,782

** Demographic data derived from 2020 ACS - US Census*

Demographics Map



POPULATION

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HOUSEHOLDS & INCOME

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