COMMERCIAL REAL ESTATE SERVICES

CBRE, Inc.
Brokerage Services
Land Services Group

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www.cbre.com

November 21, 2025

Dr. Brian Waterman
Superintendent
Lyons Township High School District 204
Bwaterman@d204.lths.net

RE: RFP – Real Estate Consulting Services (Willow Springs Property)

Dear Dr. Waterman,

On behalf of CBRE, we are pleased to submit our proposal to provide valuation and analysis, marketing, and advisory services for the District's land asset in Willow Springs, IL. As the world's largest commercial real estate services company, CBRE offers an unmatched global platform, comprehensive research capabilities, and best-in-class marketing tools that ensure our clients achieve maximum exposure, optimal positioning, and the highest probability of a successful outcome.

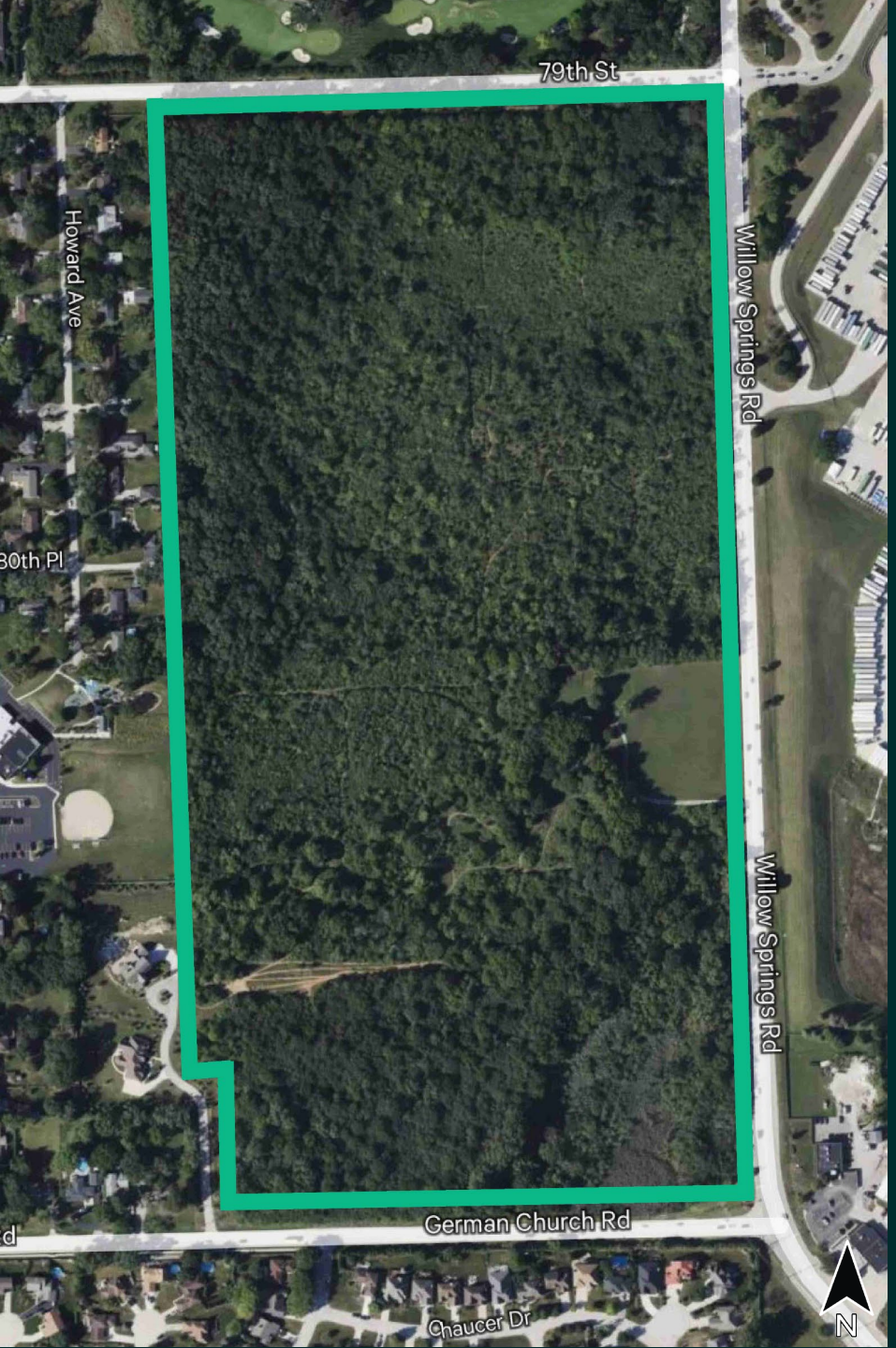
Locally, our Chicago Land Services Group brings an unparalleled level of experience, market knowledge, and a proven track record that directly benefits public-sector clients. Over the past 30 years, our team has successfully sold more than 1,890 land parcels across Illinois, southeastern Wisconsin, and northwestern Indiana, including over 500 residential subdivision sites, with total consideration over $4 billion. We have long-standing relationships with more than 150 local residential developers, covering national homebuilders, regional operators, and local infill specialists. This network – combined with decades of transaction experience – allows us to immediately identify the most qualified and active buyers for your site. Our primary focus has always been, and will continue to be, the representation of landowners such as District 204 and using our skills and experience to create a competitive environment to create the best outcomes for our clients.

If selected, CBRE will deliver a comprehensive suite of services including precise valuation analysis, municipal outreach, strategic pricing, best in class marketing materials, exposure through both our global platform and target local developer network and ultimately navigating the due diligence and governmental approval process to a successful closing. Our team is committed to maximizing the District's value while providing transparent communication, disciplined execution, and full alignment with your timeline and objectives.

We appreciate the opportunity to partner with Lyons Township High School District 204 and look forward to the chance to support your decision-making process through our experience, market intelligence, and unmatched land advisory capabilities. Please feel free to contact us with any questions or requests for additional information.

Sincerely,

CBRE | Chicago Land Services Group



November 2025

CBRE

Lyons Township High School District 204

Willow Springs, Illinois

CBRE | LAND SERVICES GROUP

Request for Proposal

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   - Team Transaction Map (Team Inception – Present Day)
   - Sample Marketing Package (Arlington Racetrack)
7. Thank You

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EXECUTIVE SUMMARY

CBRE is pleased to submit this proposal to provide **marketing and valuation services** to Lyons Township High School District 204 ('the District") for its property in Willow Springs. As the global leader in commercial real estate advisory, CBRE brings unmatched expertise, market insight, and a proven track record in delivering successful outcomes for public-sector clients and educational institutions throughout the Chicagoland area.

Our team combines **local market knowledge** with **institutional-level** resources, ensuring the District receives both strategic guidance and best-in-class execution. CBRE's Land Services Group has completed numerous assignments involving surplus properties and public land assets, resulting in transparent processes, strong community alignment, and maximized financial return for our clients.

For this engagement, CBRE will provide a comprehensive valuation analysis to establish defensible market value and inform disposition strategy. Leveraging our proprietary data platforms and extensive broker network, we will develop and implement a **targeted marketing campaign** to attract qualified buyers while maintaining the integrity and objectives of the District.

Our aim is to create a highly competitive process which will benefit the district in creating the highest price with best terms for a sale of the Property.

Our process emphasizes accountability, communication, and compliance with all public bidding and disclosure requirements.

CBRE's proposed team is led by professionals with **deep experience in residential, institutional, and redevelopment land sales** across Cook County and the greater Chicago region. We are committed to guiding the District through every stage of the assignment – from valuation and marketing through negotiation and closing – ensuring a smooth, transparent, and successful transaction.

By selecting CBRE, Lyons Township High School District 204 will gain a trusted advisor dedicated to achieving the District's goals through **data-driven analysis, strategic positioning, and disciplined execution**. Our objective is simple: to deliver the highest possible value and best long-term outcome for the District and its stakeholders. CBRE spoke to Willow Springs about their desired residential uses, and we will continue to work with them throughout the process. We included their zoning map for your reference on page 24.



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NOVEMBER 2025

1 — Team & Experience

CBRE Corporate Overview

CBRE Group, Inc. (NYSE: CBRE), a Fortune 500 and S&P 500 company headquartered in Dallas, is the world's largest commercial real estate services and investment firm (based on 2024 revenue). The company has more than 140,000 employees (including Turner & Townsend employees) serving clients in more than 100 countries. CBRE serves clients through four business segments: Advisory (leasing, sales, debt origination, mortgage servicing, valuations); Building Operations & Experience (facilities management, property management, flex space & experience); Project Management (program management, project management, cost consulting); and Real Estate Investments (investment management, development). CBRE holds the #1 global market position in leasing, property sales, and property management.

Worldwide Business Activity 2024

500+

OFFICES

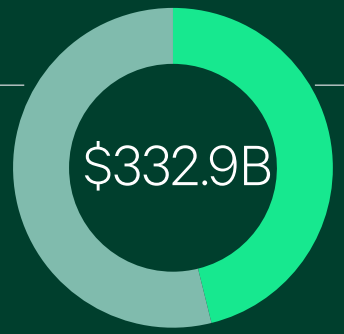
140,000+

EMPLOYEES

100+

COUNTRIES WHERE CBRE SERVES CLIENTS

Total Transaction Value



SALES

$175.3B VALUE

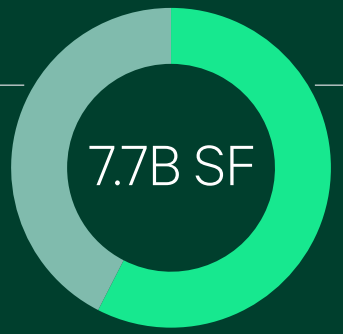
14,200 TRANSACTIONS

LEASING

$157.6B VALUE

66,525 TRANSACTIONS

Management Portfolio



PROPERTY MANAGEMENT

3.4B SQUARE FEET

FACILITIES MANAGEMENT

4.3B SQUARE FEET

$55.2B

LOAN ORIGINATIONS

$432.5B

LOAN SERVICING

$146.2B

INVESTMENT ASSETS UNDER MANAGEMENT

$18.8B

DEVELOPMENT IN PROCESS

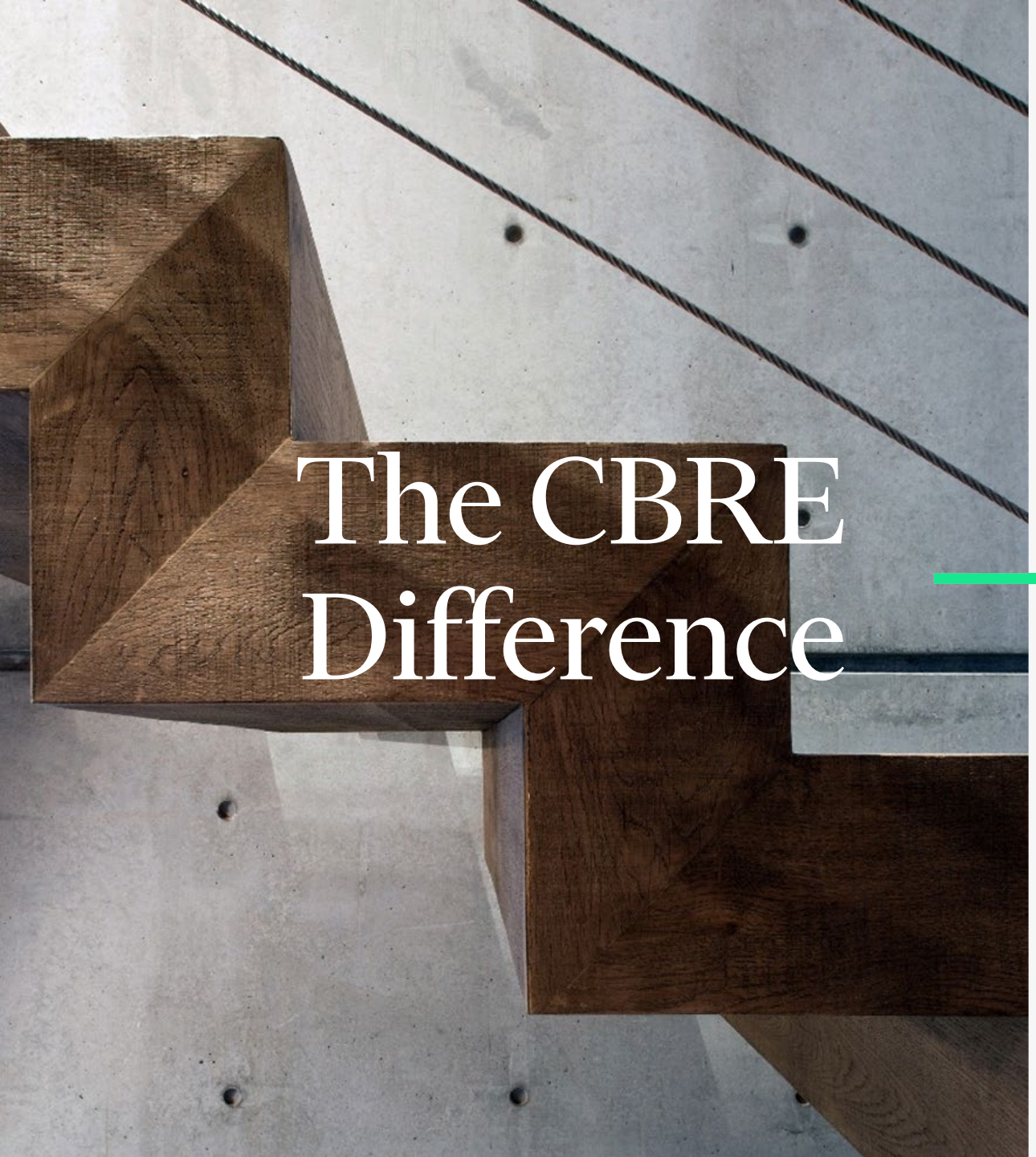
590,575

VALUATION & ADVISORY ASSIGNMENTS

50,900

PROJECTS MANAGED

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The CBRE Difference

Specialized Advisors

Focused, detail driven professionals that service specific segments of the real estate marketplace.

Connected Global Scale

Linking clients to potential buyers based off the largest international database in the world.

Access to Global Capital

Offering undisputed leadership in commanding global capital

Powerful Insights

Accelerating performance with executable insights into industries, economies, market sectors and occupiers

Innovative Technology

Providing access to global inventory and meaningful, actionable data. Also providing best in class marketing for all property types, including land.

Integrated Investor Platform

Unlocking the power and potential of real estate across its entire lifecycle

Global Recognition

Ranked #128 on the Fortune 500 list in 2025
Fortune 500

Named a top company for women & diversity in 2024
Forbes

Named one of America's Most Innovative Companies in 2024
Fortune

2025 Net Zero Leaders
Forbes

Named Most Admired Real Estate Company 15 years in a row
Fortune

Voted the industry's top real estate brand for 24 consecutive years
Lipsey

Recognized as one of the World's Most Ethical Companies for the 12th consecutive year
Ethisphere

Recognized #11 most sustainable U.S. company out of 1,000 eligible companies
Barron's

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Land Services

CBRE Land Services is a group of specialized professionals that devote their careers to one discipline: the disposition of development land and successfully navigating their clients through all the nuances that come with it.

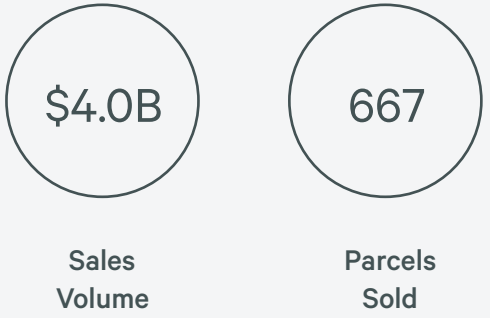
We have over 100 land entitlement and sales experts globally who focus exclusively on land holdings, providing a depth of expertise found only at CBRE.

The local team, headed by Tony Gange and Matt Ishikawa, will interact with our global land team to ensure the Property receives the notice it deserves on a national and global scale.

Land Competencies

- Suburban infill and redevelopment
- Master-planned residential and resorts
- Raw, entitled and vacant residential lots
- Retail, office and industrial sites
- Resource land

U.S. LAND ACTIVITY | 2024



Sales Volume

Parcels Sold

Land Services Areas of Expertise

Dispositions & Acquisitions	Financing & Equity Sourcing	Review of Strategic Alternatives
Property Marketing	Foreclosure Sales	Right-of-way/Eminent Domain
Due Diligence Support	Short & Note Sales	Property Assessments
Market Analysis & Research	Development Consulting	Zoning Compliance Support and Government Interaction
Site Selection	Feasibility Studies	
Financial Analysis	Highest-and-best-use Studies	

Source: CBRE Capital Markets

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Chicago Land Services Group



Tony Gange

Executive Vice President

- **30+ Years of Commercial Land Real Estate Experience**
- **Licensed in IL & IN**

tony.gange@cbre.com

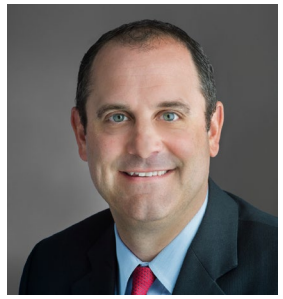


Matt Ishikawa

Senior Vice President

- **20+ Years of Commercial Land Real Estate Experience**
- **Licensed in IL**

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Brian Buckingham

Senior Vice President

- **20+ Years of Commercial Land Real Estate Experience**
- **Licensed in IL & IN**

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Tom Svoboda

Senior Vice President

- **8+ Years of Commercial Land Real Estate Experience**
- **Licensed in IL**

tom.svoboda@cbre.com



Mike Smith

First Vice President

- **5+ Years of Commercial Land Real Estate Experience**
- **Licensed in IL**

mike.r.smith@cbre.com



Joe Loftus

Financial Analyst

- **2+ Years of Commercial Land Real Estate Experience**
- **Licensed in IL**

joseph.loftus@cbre.com

The Value We Bring

Unparalleled Experience with a Dominant Market Presence

- The longest tenured, most active land team in the Chicagoland area, representing a wide range of large corporations to smaller investors in their sale of land to developers.
- A proven track record of completing complex land transactions throughout the suburbs and Chicago.

Access to the Largest Developer Pool/Relationships with Most Likely Buyers

- Tracking active bidders in real-time through our proprietary database of more than 1.5 million investors
- Ability to leverage long-standing relationships within the development and brokerage communities to create a highly competitive process to benefit our clients.

Strength of CBRE's Global Platform

- Network of professionals in 100+ countries sharing investor requirements and activity in real-time, ensuring no possibility is overlooked
- Access to market intelligence from every corner of the world, allowing us to anticipate trends that drive strategy

Tony Gange

Executive Vice President, Land Services Group



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Tony.gange@cbre.com

Experience

Tony Gange is an Executive Vice President for the Land Services Group specializing in the evaluation and sale of development and redevelopment land throughout the Chicagoland area. Tony's responsibilities include maintaining long term relationships with clients as well as establishing new relationships.

Since joining CBRE in 1992, Tony has participated more than over 1,000 sales transactions involving more than 40,000 acres of land with total sales in excess of $2 billion.

With 32 years of experience exclusively in commercial land sales, Tony is uniquely qualified in locating redevelopment and development properties and evaluating their feasibility for all types of development.

Tony is a proud 1980 Lyons Township Graduate and now lives in Elburn with his wife, near his daughter and two grandchildren.

Pro Affiliations/Accreditations

- Licensed Illinois Real Estate Broker
- Home Builders Association of Greater Chicagoland
- CBRE Oak Brook Advisory Board
- Colbert Coldwell Circle (CBRE's top 3% of the international sales force)
- International Recognition Conference

Notable Clients Represented

- US Navy
- Silver Cross Hospital
- Advocate Hospital
- Northwestern Mutual Life
- DuPage County Health Department
- CenterPoint Properties
- Blackstone
- Wintrust
- BMO Harris
- Northern Illinois University

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Matt Ishikawa

Senior Vice President, Land Services Group



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Experience

Matt Ishikawa is a Senior Vice President with CBRE's Land Services Group. The Land Servies Group has long been the market leader in land transactions throughout the Chicagoland Area. Matt's responsibilities include maintaining contact with an expansive network of landowners, developers, investors and municipalities in order to stay on top of a continually changing market. Taking a strategic, rather than a merely transactional approach, Matt is able to personally service his clients with knowledge and analysis that allows them to make well-informed business decisions.

Matt joined CBRE in 2004 as a member of the Information Management Group, where he was responsible for evaluating market data, historical trends and future uses for land parcels throughout Illinois.

Matt graduated from Vanderbilt University and now lives in Naperville with his family of 5.

Pro Affiliations/Accreditations

- Licensed Illinois Real Estate Broker
- CBRE Top 20% Producer Nationally, 2020, 2023, 2024
- Number One in Chicago Metro Land Services Group, 2009, 2011-2024
- CBRE Chicago Circle, 2009

Notable Clients Represented

- Churchill Downs
- Centrust Bank
- MB Financial
- Bank of America
- US Bank
- Prologis
- Ryan Companies
- Centerpoint Properties
- Walt Disney Co.
- US Navy
- Village of Libertyville
- Village of Glen Ellyn
- General Electric

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CBRE RELEVANT EXPERIENCE

Arlington International Racecourse

NWC Euclid Avenue and Wilke Road
Arlington Heights, Illinois

The CBRE Land Services Group was hired by Churchill Downs to sell the 326-acre Arlington International Racecourse. CBRE procured over 30 offers from an array of sophisticated developers and investors for a handful of redevelopment uses – residential (single family and townhomes), multifamily, retail, entertainment, medical, hotel, data center, and industrial. Ultimately, the competitive environment that CBRE was able to create enabled the Seller leverage to sell at top dollar in a quick timeframe without entitlements to the Chicago Bears.

$197,200,000
Sale Price

326.00 Acres
Land Size







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CBRE RELEVANT EXPERIENCE

Rivers Edge Subdivision

Route 53 and Summerhill Drive
Woodridge / Lisle, Illinois

The CBRE Land Services Group assisted in the sale of this redevelopment opportunity along Route 53 in Woodridge / Lisle. The Property received an abundance of interest from local and national homebuilders. Ultimately, it was awarded to a national homebuilder who has developed the Rivers Edge subdivision on site. This 80-acre site sat in two municipalities which demanded complicated municipal negotiation and coordination. **This transaction was the largest unimproved residential vacant land sale (by purchase price) in 2024 in the Chicagoland suburbs.**

$18,250,000
Sale Price

80.00 Acres
Land Size







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CBRE Relevant Experience

100 West 39th, Downers Grove, IL



Sale Price	$8,570,000
Land Size	18.50 Acres
Use	Residential

Note

CBRE represented Disney Corporation in the disposition of 18.50 acres in Downers Grove. CBRE received over 8 offers from national and local homebuilders. A national homebuilder closed on the site and is developing a 35-home single-family community. **This was the largest for-sale residential unimproved land deal (by purchase price) completed thus far in 2025 in the Chicagoland suburbs.**

SWC 3rd Street and Berteau Avenue, Elmhurst, IL



Sale Price	$6,000,000
Land Size	11.20 Acres
Use	Residential

Note

CBRE acted as the exclusive agent in the disposition of the former Elmhurst Memorial Hospital in Elmhurst, IL. With underlying residential zoning, the property was highly sought after from residential developers. CBRE worked to identity a local, private developer to lead the redevelopment process, and close on the Property.

140 North Wright, Naperville, IL



Sale Price	$4,500,000
Land Size	3.79 Acres
Use	Residential

Note

CBRE assisted in the disposition of a rare downtown Naperville redevelopment opportunity. CBRE worked with Little Friends to successfully identity a custom, local homebuilder as purchaser. The Seller received 10 offers to choose from. Heritage Place, a 41-unit rowhome community was built on site.

300 Summit Circle, Lombard, IL



Sale Price	$5,015,000
Land Size	6.06 Acres
Use	Residential

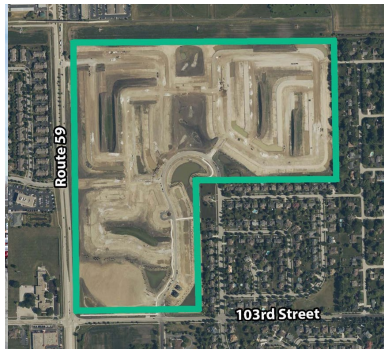
Note

CBRE worked with ownership of Yorktown Commons Shopping Center in the disposition of a 6-acre parcel on the outer ring of the Center. After receiving an abundance of interest from multifamily and residential developers, a national homebuilder was selected as purchaser. Summit at Yorktown was developed on site.

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CBRE Relevant Experience

NWC Route 59 & 103rd Street, Naperville, IL



Sale Price	$26,200,000
Land Size	113.00 Acres
Use	Residential

Note

CBRE represented the Wagner Family in the disposition of their farm asset along Route 59 and 103rd Street in Naperville. At the time, the Property represented the largest subdivision development proposal to advance through local approvals in years, per Crains. A national builder was selected and developed Wagner Farms, with 312 homes on site.

NEQ of Woodward Avenue & 87th Street, Woodridge, IL



Sale Price	$5,350,000
Land Size	12.78 Acres
Use	Residential

Note

CBRE represented the seller in the disposition of a mass graded, 12.78-acre residential development opportunity. The Property is exceptionally located along a strong 87th Street retail corridor, with Costco, Ikea, and Meijer all in close proximity. A national homebuilder developed the Townes at Farmingdale, a 77-unit townhome community.

20276 North Wilmot Road, Deerfield, IL



Sale Price	$5,100,000
Land Size	18.00 Acres
Use	Residential

Note

CBRE assisted in the disposition of a portion of the former Walgreens Campus in Deerfield, IL. This highly accessible site is located just north of Lake Cook Road, with immediate access to I-94 just west of the site. A national homebuilder is developing Leclair Estates, a luxury 42 home single-family community on site.

2000 West Lucent, Naperville, IL



Sale Price	$18,780,000
Land Size	55.00 Acres
Use	Residential

Note

CBRE assisted in the disposition of a portion of the Nokia Campus in Naperville. The Property received interest from an abundance of national and local residential groups. A national homebuilder developed Naper Commons, with 44 single family homes and 184 townhomes.

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CBRE Not-For-Profit Experience

Willow Creek Church



Address	1319-47 S. State Street, Chicago, IL
Status	Under Contract
Use	Performing Arts/Education

Note

CBRE is working with Willow Creek Church in the disposition of their property located in the South Loop of Chicago. The Property is home to a large auditorium, a daycare, and music learning center. CBRE is currently under contract with a performing arts/educational foundation.

Boy Scouts of America



Address	1218 W. Adams Street, Chicago, IL
Status	Sold
Use	Educational

Note

CBRE represented the Boy Scouts of America in the disposition of their Chicago headquarters. Not only did CBRE identify a well-known early education group as purchaser, CBRE also assisted the Boy Scouts of America in locating a new property for a new headquarters location.

YMCA



Address	6400 W. Touhy Ave, Niles, IL
Status	Sold
Use	Mixed-Use

Note

CBRE represented YMCA in the sale of their Leaning Tower YMCA Niles location, a former recreation facility. The Property was well received by the market for a redevelopment opportunity. Ultimately, the Village of Niles was awarded the deal with plans for a mixed-use development. Demolition began in the spring of 2025.

Girl Scouts of America



Address	2430 Esplanade Dr., Algonquin, IL
Status	Sold
Use	Commercial

Note

CBRE assisted the Girl Scouts of America in the disposition of 5.19 acres of commercial land just West of Randall Road, a strong commercial corridor of Algonquin.

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2 — Project Approach

02 | Project Approach

APPROACH

Our global footprint means we see more and can uncover more opportunities. Leveraging resources across our platform and an in-depth knowledge of market trends, our team will deliver a tailored approach that's specific to the goals of Lyons Township High School District 204 in these important dispositions.

We offer an institutional approach; whether it is a 1-acre parcel or a 300-acre site, we go through a full, detailed marketing process to achieve maximum exposure and value for our clients. We look forward to discussing in great detail these proven tactics we use to create the best outcomes possible with Ownership at your convenience.

STRENGTHS

- One of the last large infill parcels in Chicagoland.
- Transit oriented location, just north of the Willow Springs Metra.
- Just south of I-55 and I-294 with access via County Line Road.
- Lyons Township HSD 204 is one of the top performing districts in Illinois.
- High demographic area, with an average household income of $211,696 within 1-mile of the Property

CHALLENGES

- Property is adjacent to a large intermodal facility.
- Overcome objections from the residents of Willow Springs regarding any development on the site.



Specific Site Knowledge

...by obtaining a clear understanding of ownership's objectives, researching key aspects of the property and trade area including pertinent governmental matters, utility issues, demographic profiles, traffic patterns and the existing commercial and residential inventory.



Speed to Market

...utilizing an accurate and comprehensive marketing package to all viable prospects at the earliest possible time.



Maximum Exposure

...by utilizing CBRE Proprietary databases, mass mailings, internet marketing and signage, and word of mouth.



Qualified Prospects

....by reviewing the track record, capital qualifications and proposed use or concept plan of land developers, users.



Highest and Best Use

...by evaluating all salient aspects of each proposal with ownership to select the best contract purchaser or end user for the Property.

Sale Transaction Process

This page represents the timing Ownership should generally expect when selling a property subject to entitlements. We envision this site to be highly sought after and therefore believe that a bid date should be set immediately, about 60 – 90 days from the day we begin full scale marketing.



Initial Steps: 1 Month

- Sign Listing Agreement
- Client interview to determine objectives
- Technical review of property
- Provide market analysis to help determine listing price
- Create marketing materials, offering memorandum (OM)

A sample marketing brochure is in the appendix. We would engage an engineering firm at no cost to Ownership to help us ascertain as much property info as possible for the marketing package.

- Order signs if applicable
- Meet with Willow Springs to understand their development objectives.

Marketing: 60 – 90 Days

- List property on 4 online multiple listing platforms, in which include CBRE Deal Flow & Global Listings, CoStar and LoopNet.
- Distribution of marketing package to targeted buyers
- Personal contact with likely buyers
- Q&A follow-up with prospective buyers
- Marketing updates to ownership

Call for Offers/Negotiations: 1 Month

- Create Letter of Intent template to suit client's needs
- Negotiate all Letters of Intent at client's direction
- Summarize offers for client review
- 2nd tier offers
- Request final and best offers
- Buyer interviews

Execute Contract: 1 Month

- Assist client and attorneys with contract negotiations
- Abstract contract
- Track milestone dates
- Attorney Negotiation

Due Diligence & Closing: 6 – 12 Months from Contract Execution

- Meetings with municipality
- Provide project updates to Ownership from meetings attended and update calls with Purchaser.
- Coordinate consultants to expedite the transaction
- Close transaction

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3 — Compensation Proposal

CBRE Compensation Proposal

CBRE proposes the following engagement terms for disposition services related to the approximately 71-acres near 79th Street and Willow Springs Road in Willow Springs, IL. We have executed transactions using numerous compensation structures preferred by our clients, the most common being a fee that is based on a fixed percentage of the gross sales price. This assignment will be as important to our team as it is to you, and we will remain dedicated to exceeding all expectations regarding pricing, service and accountability. If there are other compensation structures preferred by Ownership, we would welcome the chance to discuss those as well.

Proposed Fee

We propose a brokerage fee equal to 3.00% of the gross purchase price. This would be paid by the **buyer**, at closing. CBRE will represent Lyons Township High School District 204 but will receive any and all commissions from the **buyer**, in the form of a buyer's premium. We are confident, given our experience in the marketplace with similar scenarios, that this fee will be acceptable to each potential purchaser.

Relationship

CBRE will represent LTHS 204 and undertake this assignment under the terms of an Exclusive Listing Agreement provided by Lyons Township High School District 204.

Duration

CBRE requests an exclusivity term of twelve (12) months from execution of the listing agreement.

Outside Brokers

CBRE will cooperate with any brokers who are not a part of the marketing team and represent investors/developers not on the marketing team's preregistered investor/developer list. CBRE will require outside brokers to be paid by their clients. Our goal is to give the Property maximum exposure to the marketplace to drive the best results. Fully cooperating with other brokers is a key piece in achieving that goal.

Marketing Expenses

All marketing fees will be borne by CBRE.

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4 — Professional References

Lyons Township High School District 204 - References

If ownership so chooses, CBRE is glad to provide many other referrals upon request. These additional references can be land owners, attorneys, engineers, consultants or even builders/developers with whom CBRE has worked closely with on land deals over the years.

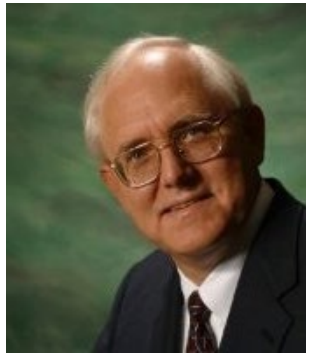


HUNT MILITARY COMMUNITIES

John Hoyt

SVP of Development
m +1 843 614 6040
john.hoyt@huntcompanies.com

The team has worked with Mr. Hoyt on a number of projects for the US Navy and its excess land to residential developers.



GUERARD KRASNER LAW

Rich Guerard

Attorney
m +1 630 698 4700
rich@wydp.com

Mr. Guerard is a well known real estate attorney that the team has worked with numerous times over the past 30 years. He has been a successful developer as well as counselor to landowners and can speak on the team's acumen, reputation and market dominance over the past 3 decades.



WHEATON BANK

Roger Benson

Board Member
m +1 630 561 8702
rogerbenson@wheatonsportcenter.com

Mr. Benson is a small business owner in both the construction and fitness industries. The team recently worked with Mr. Benson on the Woodridge/Lisle deal referenced earlier and can attest to the amount of market interest the team was able to procure along with the skills to get a highly complicated deal completed.

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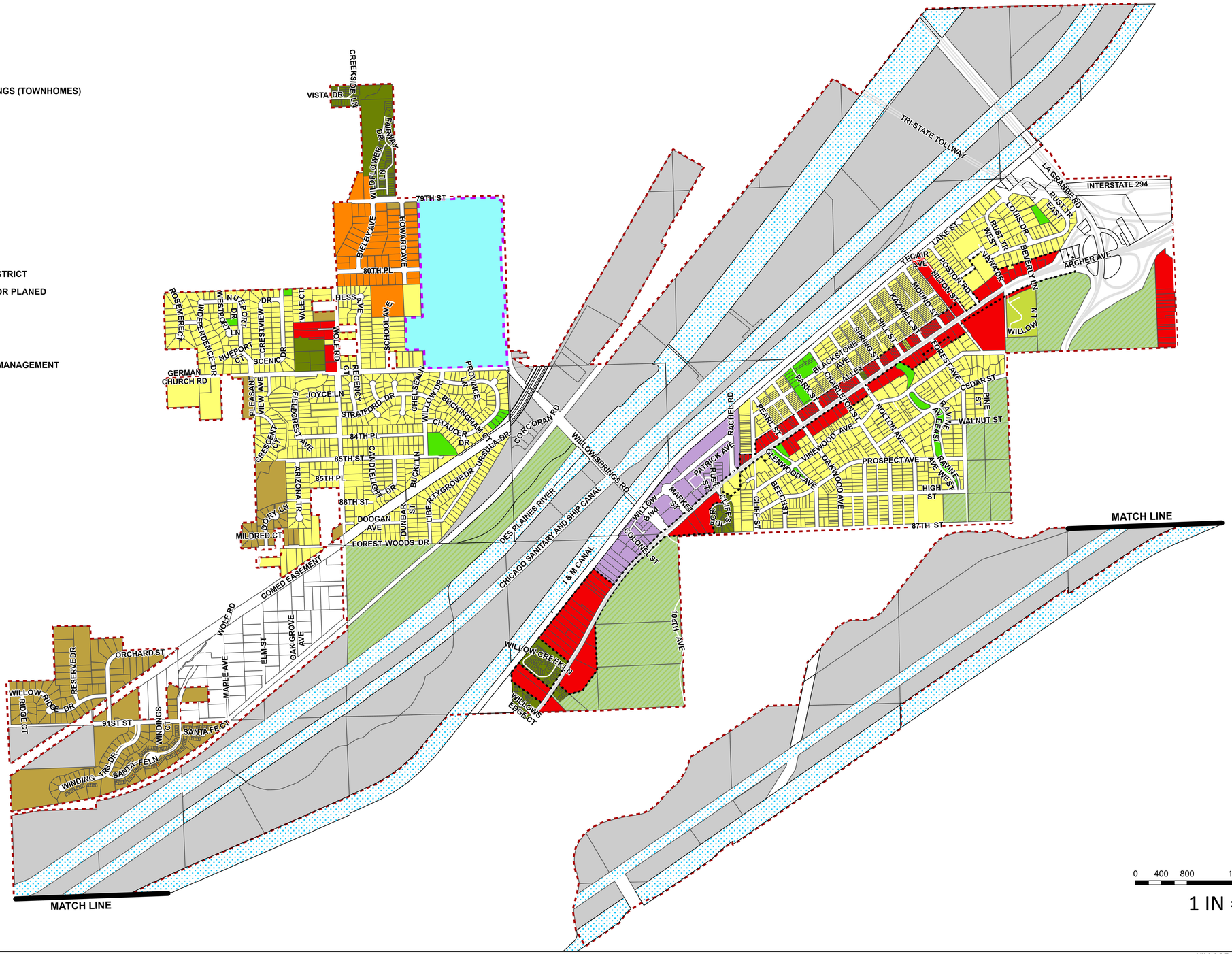
5 — Appendix

1. Willow Springs Zoning Map
2. Chicagoland Transaction Map (Team Inception – Present Day)
3. Sample Marketing Package (Arlington Racetrack)

VILLAGE OF WILLOW SPRINGS, ILLINOIS
ZONING MAP

ZONING LEGEND

- (R-1) RESIDENCE – SINGLE FAMILY
- (R-2) RESIDENCE – MULTI FAMILY
- (R-3) RESIDENCE – SINGLE FAMILY ATTACHED DWELLINGS (TOWNHOMES)
- (S R-1) SUBURBAN RESIDENCE - SINGLE FAMILY
- (S R-2) SUBURBAN RESIDENCE - SINGLE FAMILY
- (S R-3) SUBURBAN RESIDENCE - SINGLE FAMILY
- (S R-4) SUBURBAN RESIDENCE – SINGLE FAMILY
- (B-1) COMMUNITY SHOPPING DISTRICT
- ARCHER OVERLAY DISTRICT BOUNDARY
- COMMERICAL AND SERVICE BUSINESS DISTRICT
- (VCPD) VILLAGE CENTER PLANNED DEVELOPMENT DISTRICT
- (NWSRC-PD) NORTH WILLOW SPRINGS ROAD CORRIDOR PLANED DEVELOPMENT DISTRICT
- (L-1) LIGHT INDUSTRIAL DISTRICT
- COOK COUNTY FOREST PRESERVE DISTRICT
- VILLAGE OWNED PARK / OPEN SPACE STORM WATER MANAGEMENT
- VILLAGE LIMITS



N

0 400 800 1,600 2,400 3,200 Feet

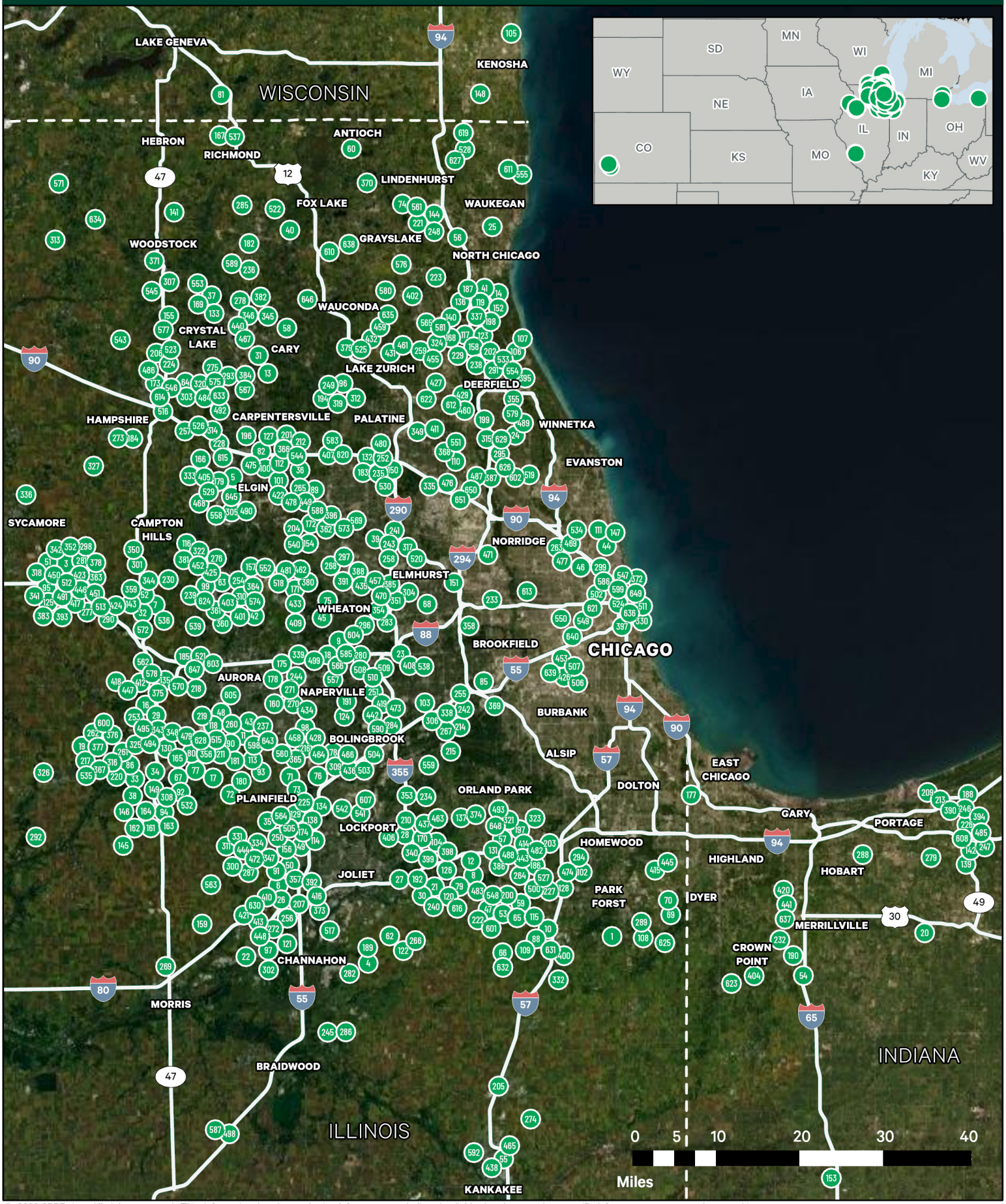
1 IN = 800 FT

NOVOTNY ENGINEERING

VILLAGE OF WILLOW SPRINGS, ILLINOIS
ZONING MAP
DATE: 01/02/2025
BY: BRF, CMR, TRB

Chicagoland Transactions

Land Services Group
Oak Brook



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CBRE

ID	City	State	Size		ID	City	State	Size
1	CRETE	IL	87.12		63	LILY LAKE	IL	65
2	BELOIT	WI	614		64	HUNTLEY	IL	79.54
3	MAPLE PARK	IL	40		65	FRANKFORT	IL	181
4	ELWOOD	IL	49.69		66	MONEE	IL	221.76
5	ELGIN	IL	173.78		67	YORKVILLE	IL	113
6	SHOREWOOD	IL	3		68	OAKBROOK TERRACE	IL	3
7	ELBURN	IL	28.89		69	SAUK VILLAGE	IL	41.13
8	MOKENA	IL	6		70	SAUK VILLAGE	IL	47.94
9	WHEATON	IL	5		71	PLAINFIELD	IL	121.09
10	FRANKFORT	IL	6		72	OSWEGO	IL	135.9
11	OSWEGO	IL	75		73	PLAINFIELD	IL	255
12	MOKENA	IL	1		74	LINDENHURST	IL	100
13	CARY	IL	1		75	WINFIELD	IL	29
14	LAKE BLUFF	IL	57		76	BOLINGBROOK	IL	174
15	Dundee	MI	157.06		77	OSWEGO	IL	110
16	AURORA	IL	189		78	TOWNSHIP OF GOOSELAKE	IL	565.22
17	OSWEGO	IL	78.12		79	NEW LENOX	IL	6.3
18	NAPERVILLE	IL	14.7		80	OSWEGO	IL	16.67
19	PLANO	IL	105		81	MERRILLVILLE	IN	206
20	VALPARAISO	IN	162		82	HOFFMAN ESTATES	IL	16052
21	NEW LENOX	IL	118.4		83	WATERMAN	IL	32
22	MINOOKA	IL	172.47		84	BROOKFIELD	WI	13.09
23	DOWNERS GROVE	IL	2.5		85	COUNTRYSIDE	IL	3.44
24	GLENVIEW	IL	27		86	YORKVILLE	IL	19.88
25	WAUKEGAN	IL	45.05		87	MADISON	OH	240
26	SHOREWOOD	IL	12		88	MONEE	IL	179
27	NEW LENOX	IL	93.08		89	STREAMWOOD	IL	24
28	LOCKPORT	IL	79.65		90	OSWEGO	IL	532
29	SUGAR GROVE	IL	211.45		91	JOLIET	IL	20
30	NEW LENOX	IL	104.86		92	OSWEGO	IL	186
31	CARY	IL	5		93	OSWEGO	IL	10
32	ELBURN	IL	80		94	YORKVILLE	IL	0.25
33	YORKVILLE	IL	790		95	MAPLE PARK	IL	0.25
34	YORKVILLE	IL	60		96	BARRINGTON	IL	3
35	PLAINFIELD	IL	966		97	CHANNAHON	IL	63
36	HOFFMAN ESTATES	IL	1.37		98	NAPERVILLE	IL	87
37	CRYSTAL LAKE	IL	27		99	GENEVA	IL	15
38	YORKVILLE	IL	46.67		100	HOFFMAN ESTATES	IL	10000
39	BLOOMINGDALE	IL	10.3		101	HOFFMAN ESTATES	IL	10000
40	LAKEMOOR	IL	51		102	OLYMPIA FIELDS	IL	75
41	UNICORPORATED LAKE COUNTY	IL	39		103	DARIEN	IL	2.87
42	Geneva	IL	81		104	HOMER GLEN	IL	40
43	OSWEGO	IL	22		105	KENOSHA	WI	30
44	CHICAGO	IL	0.52		106	HIGHWOOD	IL	4.13
45	WINFIELD	IL	2		107	HIGHWOOD	IL	7.35
46	CHICAGO	IL	1		108	CRETE	IL	95
47	FRANKFORT	IL	4		109	MONEE	IL	80
48	MONTGOMERY	IL	169		110	MOUNT PROSPECT	IL	0.93
49	PLAINFIELD	IL	12		111	CHICAGO	IL	0.52
50	SHOREWOOD	IL	12		112	HOFFMAN ESTATES	IL	10000
51	MAPLE PARK	IL	9		113	OSWEGO	IL	10
52	KANE COUNTY	IL	225		114	PLAINFIELD	IL	12
53	GREEN GARDEN TOWNSHIP	IL	355.47		115	FRANKFORT	IL	160
54	CROWN POINT	IN	381		116	LILY LAKE	IL	85
55	BRADLEY	IL	43		117	LAKE FOREST	IL	20
56	GURNEE	IL	73.3		118	KENDALL COUNTY	IL	23
57	MOKENA	IL	2.7		119	LAKE FOREST	IL	1
58	CARY	IL	2.77		120	NEW LENOX	IL	16
59	GREEN GARDEN TOWNSHIP	IL	355		121	CHANNAHON	IL	263
60	ANTIOCH	IL	76.66		122	MANHATTAN	IL	54.34
61	WATERMAN	IL	613		123	LAKE FOREST	IL	30.03
62	JOLIET	IL	46.67		124	NAPERVILLE	IL	0.41

ID	City	State	Size		ID	City	State	Size
125	MAPLE PARK	IL	20		187	LAKE FOREST	IL	0.23
126	NEW LENOX	IL	106.95		188	CHESTERTON	IN	2.55
127	EAST DUNDEE	IL	35.07		189	ELWOOD	IL	98.43
128	MATTESON	IL	0.31		190	CROWN POINT	IN	94.6
129	PLAINFIELD	IL	3.5		191	NAPERVILLE	IL	23
130	BRISTOL TOWNSHIP	IL	113.35		192	NEW LENOX	IL	70
131	MOKENA	IL	5.42		193	CHESTERTON	IN	1
132	SCHAUMBURG	IL	7.65		194	BARRINGTON	IL	11.25
133	CRYSTAL LAKE	IL	13.33		195	CHESTERTON	IN	8.5
134	PLAINFIELD	IL	3.84		196	WEST DUNDEE	IL	9.25
135	SUGAR GROVE	IL	15		197	TINLEY PARK	IL	19.23
136	LAKE FOREST	IL	4.35		198	LAKE FOREST	IL	1
137	HOMER GLEN	IL	0.33		199	NORTHBROOK	IL	9.35
138	PLAINFIELD	IL	3.5		200	FRANKFORT	IL	0.25
139	CHESTERTON	IN	1.42		201	HOFFMAN ESTATES	IL	65.59
140	LAKE FOREST	IL	0.22		202	LAKE FOREST	IL	0
141	MCHENRY COUNTY	IL	344.66		203	MOKENA	IL	75.65
142	CHESTERTON	IN	1.46		204	BARTLETT	IL	10
143	KANE COUNTRY	IN	278.59		205	MANTENO	IL	248
144	GURNEE	IL	11.63		206	HUNTLEY	IL	1.84
145	YORKVILLE	IL	0.25		207	JOLIET	IL	264
146	YORKVILLE	IL	0.25		208	ROCKFORD	IL	89.64
147	CHICAGO	IL	0.23		209	CHESTERTON	IN	1
148	PLEASANT PRAIRIE	WI	55		210	LOCKPORT	IL	38.37
149	YORKVILLE	IL	1.19		211	OSWEGO	IL	1
150	SCHAUMBURG	IL	7.65		212	HOFFMAN ESTATES	IL	7.88
151	ELMHURST	IL	11		213	CHESTERTON	IN	38
152	LAKE FOREST	IL	3		214	WILLOWBROOK	IL	20
153	DEMOTTE	IN	50.8		215	LEMONT	IL	20
154	BARTLETT	IL	10		216	NAPERVILLE	IL	10
155	MCHENRY COUNTY	IL	81		217	PLANO	IL	1.15
156	PLAINFIELD	IL	3.5		218	AURORA	IL	9
157	ST. CHARLES	IL	5.1		219	MONTGOMERY	IL	29.7
158	LAKE FOREST	IL	0		220	PLANO	IL	0.25
159	SEWARD TOWNSHIP	IL	100.53		221	GURNEE	IL	28
160	YORKVILLE	IL	19.26		222	FRANKFORT	IL	2.68
161	YOURKVILLE	IL	0.25		223	LIBERTYVILLE	IL	2.3
162	YORKVILLE	IL	0.25		224	HUNTLEY	IL	1.79
163	YORKVILLE	IL	0.25		225	PLAINFIELD	IL	102
164	YORKVILLE	IL	5.7		226	CHESTERTON	IN	16
165	SOUTH ELGIN	IL	1.2		227	MATTESON	IL	13.44
166	ELIGN	IL	2.31		228	ELGIN	IL	16.67
167	RICHMOND	IL	47.91		229	LAKE FOREST	IL	4.95
168	LAKE FOREST	IL	0.22		230	KANE COUNTY	IL	181.9
169	CRYSTAL LAKE	IL	211.6		231	LOVES PARK	IL	10
170	NEW LENOX	IL	35		232	CROWN POINT	IN	135.55
171	WEST CHICAGO	IL	5		233	BELLWOOD	IL	3.23
172	BARTLETT	IL	4.85		234	HOMER GLEN	IL	3.87
173	HUNTLEY	IL	105		235	SCHAUMBURG	IL	49.03
174	PLAINFIELD	IL	4		236	MCHENRY	IL	40
175	EOLA	IL	4.13		237	AURORA	IL	1
176	EAST MOLINE	IL	3.98		238	LAKE FOREST	IL	0
177	HAMMOND	IN	3.41		239	GENEVA	IL	0.25
178	EOLA	IL	0.04		240	NEW LENOX	IL	85
179	KANE COUNTRY	IL	125		241	ADDISON	IL	2.28
180	OSWEGO	IL	487.66		242	BURR RIDGE	IL	0.25
181	OSWEGO	IL	74		243	ADDISON	IL	1.99
182	MCHENRY	IL	63.69		244	NAPERVILLE	IL	7
183	SCHAUMBURG	IL	27.43		245	WILMINGTON	IL	6.31
184	HAMPSHIRE	IL	15		246	CHESTERTON	IN	1.00
185	NORTH AURORA	IL	7.46		247	CHESTERTON	IN	10.00
186	FRANKFORT	IL	5.04		248	GURNEE	IL	3.20

ID	City	State	Size		ID	City	State	Size
249	BARRINGTON	IL	0.25		311	JOLIET	IL	4.00
250	PLAINFIELD	IL	0.27		312	BARRINGTON	IL	11.50
251	WOODRIDGE	IL	6.33		313	MCHENRY COUNTY	IL	405.00
252	SCHAUMBURG	IL	225.33		314	ELGIN	IL	21.63
253	SUGAR GROVE	IL	1.53		315	GLENVIEW	IL	4.34
254	GENEVA	IL	8.50		316	PLANO	IL	0.25
255	BURR RIDGE	IL	2.15		317	ADDISON	IL	3.10
256	MINOOKA	IL	0.22		318	MAPLE PARK	IL	0.91
257	GILBERTS	WI	1.55		319	BARRINGTON	IL	3.00
258	ADDISON	IL	1.22		320	ALGONQUIN	IL	3.00
259	LINCOLNSHINE	IL	13.00		321	MOKENA	IL	6.26
260	MONTGOMERY	IL	317.86		322	ST. CHARLES	IL	1.50
261	PLANO	IL	0.25		323	TINLEY PARK	IL	4.08
262	PLANO	IL	1,605.00		324	LINCOLNSHINE	IL	13.60
263	CHICAGO	IL	0.00		325	SUGAR GROVE	IL	1.53
264	MOKENA	IL	4.58		326	SANDWICH	IL	0.91
265	STREAMWOOD	IL	10.16		327	BURLINGTON TOWNSHIP	IL	153.83
266	MANHATTAN	IL	10.82		328	GALVA	IL	8.09
267	DUPAGE COUNTY	IL	7.49		329	GALVA	IL	5.30
268	CAROL STREAM	IL	6.52		330	CHICAGO	IL	3.67
269	MORRIS	IL	59.94		331	JOLIET	IL	5.00
270	AUROA	IL	68.44		332	MONEE	IL	133.48
271	AURORA	IL	6.52		333	ELGIN	IL	13.90
272	MINOOKA	IL	0.44		334	JOLIET	IL	3.44
273	HAMPSHIRE	IL	120.00		335	UNINCORP COOK CNTY	IL	68.85
274	BOURBONNAIS	IL	240.00		336	SYCAMORE	IL	3.44
275	ALGONQUIN	IL	6.35		337	LAKE FOREST	IL	3.00
276	ST CHARLES	IL	22.63		338	BURR RIDGE	IL	1.53
277	MAPLE PARK	IL	0.46		339	NAPERVILLE	IL	25.15
278	PRAIRIE GROVE	IL	1,074.00		340	NEW LENOX	IL	68.00
279	CHESTERTON	IN	19.00		341	MAPLE PARK	IL	0.31
280	LISLE	IL	3.60		342	MAPLE PARK	IL	0.31
281	MAPLE PARK	IL	0.23		343	YORKVILLE	IL	30.00
282	ELWOOD	IL	190.37		344	KANE COUNTY	IL	39.23
283	GLEN ELLYN	IL	4.50		345	CRYSTAL LAKE	IL	2.24
284	BOLINGBROOK	IL	0.30		346	CRYSTAL LAKE	IL	2.24
285	RINGWOOD	IL	77.81		347	JOLIET	IL	3.44
286	WILMINGTON	IL	4.77		348	MONTGOMERY	IL	11.75
287	JOLIET	IL	5.00		349	ARLINGTON HEIGHTS	IL	52.27
288	PORTAGE	IN	68.00		350	MAPLE PARK	IL	0.31
289	CRETE	IL	1.00		351	LOMBARD	IL	5.40
290	MAPLE PARK	IL	1.60		352	MAPLE PARK	IL	0.47
291	LAKE FOREST	IL	4.00		353	LOCKPORT	IL	206.00
292	NORTHVILLE TOWNSHIP	IL	103.23		354	GLEN ELLYN	IL	0.24
293	ALGONQUIN	IL	30.11		355	NORTHBROOK	IL	10.30
294	FLOSSMOOR	IL	4.77		356	OSWEGO	IL	20.00
295	GLENVIEW	IL	4.13		357	SHOREWOOD	IL	48.11
296	WHEATON	IL	15.71		358	WESTCHESTER	IL	8.00
297	CAROL STREAM	IL	3.01		359	BLACKBERRY TOWNSHIP	IL	135.30
298	MAPLE PARK	IL	0.30		360	GENEVA	IL	0.25
299	Chicago	IL	1.19		361	GENEVA	IL	0.25
300	JOLIET	IL	2.52		362	BARTLETT	IL	4.61
301	FLOSSMOOR	IL	323.00		363	MAPLE PARK	IL	0.62
302	CHANNAHON	IL	1.59		364	BATAVIA	IL	55.40
303	HUNTLEY	IL	23.00		365	NAPERVILLE	IL	3.21
304	LOMBARD	IL	1.90		366	HOFFMAN ESTATES	IL	28.96
305	SOUTH ELGIN	IL	25.00		367	PLANO	IL	11.93
306	DOWNERS GROVE TOWNSHIP	IL	5.72		368	MOUNT PROSPECT	IL	0.96
307	WOODSTOCK	IL	4.57		369	WILLOW SPRINGS	IL	3.12
308	YORKVILLE	IL	41.96		370	ZION	IL	7.00
309	BOLINGBROOK	IL	9.90		371	WOODSTOCK	IL	15.00
310	GENEVA	IL	1.50		372	CHICAGO	IL	0.36

ID	City	State	Size		ID	City	State	Size
373	JOLIET	IL	3.44		441	MERRILLVILLE	IN	47.09
374	ORLAND PARK	IL	4.55		442	WOODRIDGE	IL	1.55
375	SUGAR GROVE	IL	4.66		443	MOKENA	IL	9.23
376	LITTLE ROCK TOWNSHIP	IL	111.71		444	JOLIET	IL	3.44
377	LITTLE ROCK TOWNSHIP	IL	205.52		445	SAUK VILLAGE	IL	5.62
378	MAPLE PARK	IL	13,522.00		446	MAPLE PARK	IL	0.31
379	LAKE ZURICH	IL	10.68		447	SUGAR GROVE	IL	3.67
380	WEST CHICAGO	IL	2.04		435	GLENDALE HEIGHTS	IL	10.96
381	ST CHARLES	IL	60.00		436	BOLINGBROOK	IL	3.52
382	CRYSTAL LAKE	IL	1.37		437	LOCKPORT	IL	8.62
383	MAPLE PARK	IL	0.31		438	BRADLEY	IL	12.4
384	DUNDEE TOWNSHIP	IL	2.88		439	CHERRY VALLEY	IL	1.86
385	GLENDALE HEIGHTS	IL	1.05		440	CRYSTAL LAKE	IL	10.01
386	MOKENA	IL	2.36		448	MINOOKA	IL	103.28
387	DES PLAINES	IL	1.99		449	BARTLETT	IL	2.87
388	CAROL STREAM	IL	1.14		450	MAPLE PARK	IL	0.47
389	ROCKFORD	IL	0.41		451	MAPLE PARK	IL	0.45
390	CHESTERTON	IN	44.71		452	ST. CHARLES	IL	1.25
391	CAROL STREAM	IL	0.44		453	CHICAGO	IL	2.11
392	JOLIET	IL	3.44		454	CHERRY VALLEY	IL	1.86
393	MAPLE PARK	IL	0.47		455	LAKE COUNTY	IL	50.00
394	CHESTERTON	IN	3.40		456	BELOIT	WI	608.63
395	HIGHLAND PARK	IL	2.00		457	GLENDALE HEIGHTS	IL	10.96
396	HANOVER PARK	IL	2.82		458	NAPERVILLE	IL	106.96
397	CHICAGO	IL	6.40		459	HAWTHORN WOODS	IL	22.35
398	NEW LENOX	IL	1.50		460	WHEELING	IL	3.50
399	NEW LENOX	IL	7.78		461	KILDEER	IL	40.00
400	MONEE TOWNSHIP	IL	28.42		462	WEST CHICAGO	IL	15.76
401	BATAVIA	IL	1.70		463	LOCKPORT	IL	8.62
402	MUNDELEIN	IL	1.45		464	NAPERVILLE	IL	4.53
403	GENEVA	IL	7.30		465	BRADLEY	IL	12.40
404	CROWN POINT	IN	19.85		466	BOLINGBROOK	IL	3.52
405	ELGIN	IL	5.00		467	CRYSTAL LAKE	IL	10.01
406	LOCKPORT	IL	20.00		468	ELGIN	IL	73.00
407	HOFFMAN ESTATES	IL	3.35		469	CHICAGO	IL	21,247.00
408	DOWNERS GROVE	IL	4.80		470	GLENDALE HEIGHTS	IL	0.52
409	WARRENVILLE	IL	8.32		471	FRANKLIN PARK	IL	0.94
410	SHOREWOOD	IL	38.00		472	JOLIET	IL	3.44
411	PROSPECT HEIGHTS	IL	0.84		473	WOODRIDGE	IL	11,647
412	SUGAR GROVE	IL	3.67		474	MATTESON	IL	38.00
413	MINOOKA	IL	103.28		475	ELGIN	IL	13.70
414	MOKENA	IL	9.23		476	MOUNT PROSPECT	IL	0.90
416	SAUK VILLAGE	IL	5.62		477	CHICAGO	IL	2.00
415	JOLIET	IL	3.44		478	ELIGIN	IL	2.50
417	MAPLE PARK	IL	0.31		479	OSWEGO	IL	3.09
418	SUGAR GROVE	IL	3.67		480	SCHAUMBURG	IL	10.00
419	WOODRIDGE	IL	1.55		481	WEST CHICAGO	IL	9.00
420	MERRILLVILLE	IN	47.09		482	TINLEY PARK	IL	3.75
421	MINOOKA	IL	103.28		483	FRANKFORT	IL	14.00
422	BARTLETT	IL	2.87		484	CARPENTERSVILLE	IL	12.45
423	MAPLE PARK	IL	0.47		485	CHESTERTON	IN	0.86
424	MAPLE PARK	IL	0.45		486	HUNTLEY	IL	6.50
425	ST. CHARLES	IL	1.25		487	DES PLAINES	IL	0.44
426	CHICAGO	IL	2.11		488	MOKENA	IL	24.41
427	LAKE COUNTY	IL	50		489	NORTHBROOK	IL	11.67
428	NAPERVILLE	IL	106.96		490	SOUTH ELGIN	IL	20.04
429	WHEELING	IL	3.5		491	MAPLE PARK	IL	20,000
430	BELOIT	WI	608.63		492	CARPENTERSVILLE	IL	6.60
431	KILDEER	IL	40		493	ORLAND PARK	IL	60.11
432	HAWTHORN WOODS	IL	22.35		494	YORKVILLE	IL	60.00
433	WEST CHICAGO	IL	15.76		495	YORKVILLE	IL	60.00
434	NAPERVILLE	IL	4.53		496	STUART	FL	2.40
ID	**City**	**State**	**Size**		**ID**	**City**	**State**	**Size**
497	JACKSONVILLE	FL	6.84		559	LEMONT	IL	384199
498	GARDNER	IL	122		560	NAPERVILLE	IL	9.9
499	WARRENVILLE	IL	239,580		561	GURNEE	IL	14.31
500	MATTESON	IL	4,886,996		562	SUGAR GROVE	IL	39.4
501	MALTA	IL	3,920,400		563	MINOOKA	IL	359351
502	CHICAGO	IL	12198		564	PLAINFIELD	IL	10000

ARLINGTON INTERNATIONAL RACECOURSE

THE CENTER OF OPPORTUNITY



READY FOR REDEVELOPMENT

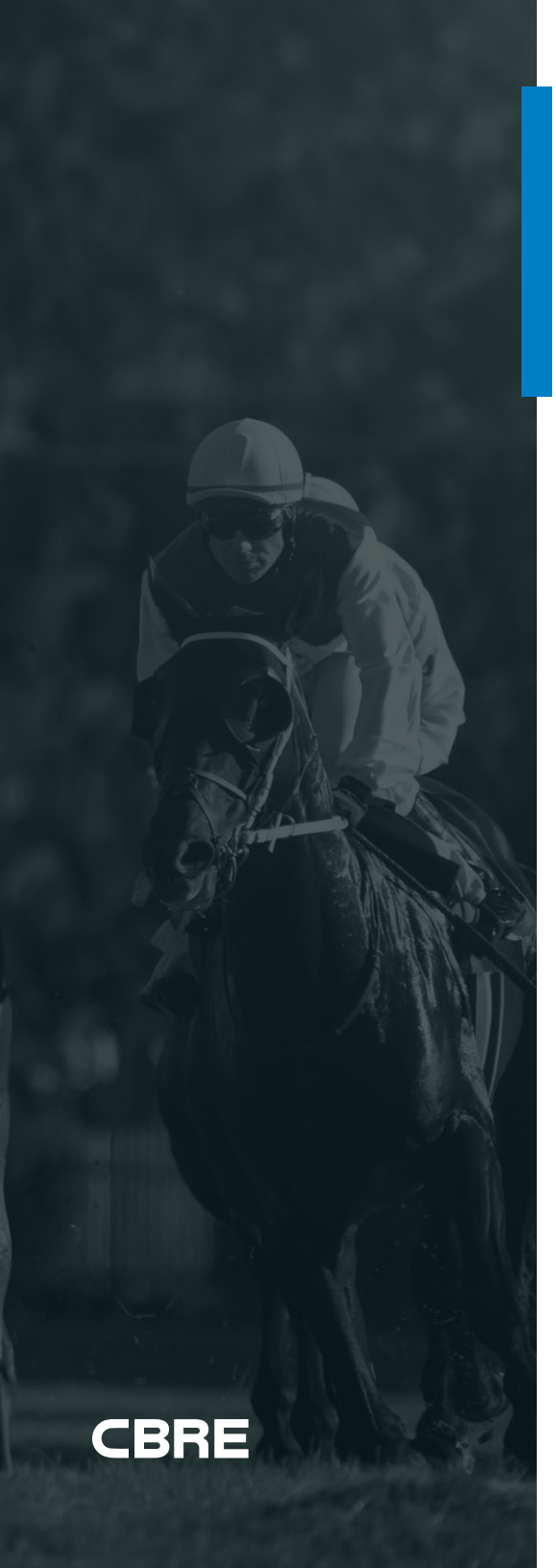
- 326 ACRE CONTIGUOUS REDEVELOPMENT SITE
- 30 MILES TO DOWNTOWN CHICAGO
- 20 MINUTES TO O'HARE AIRPORT

CHICAGO IS THE **3RD LARGEST** METROPOLITAN AREA IN THE U.S. WITH A **POPULATION OF 9.5 MILLION**

MILWAUKEE
ARLINGTON HEIGHTS
SCHAUMBURG
O'HARE
CHICAGO
OAK PARK
MIDWAY
NAPERVILLE

BID DATE: JUNE 15

CBRE



AFFILIATED BUSINESS DISCLOSURE

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Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

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ONCE-IN-A-GENERATION OFFERING

326 ACRE INFILL

This rare 326 acre site is a dynamic destination for investors and developers.



CLOSE AND CONVENIENT

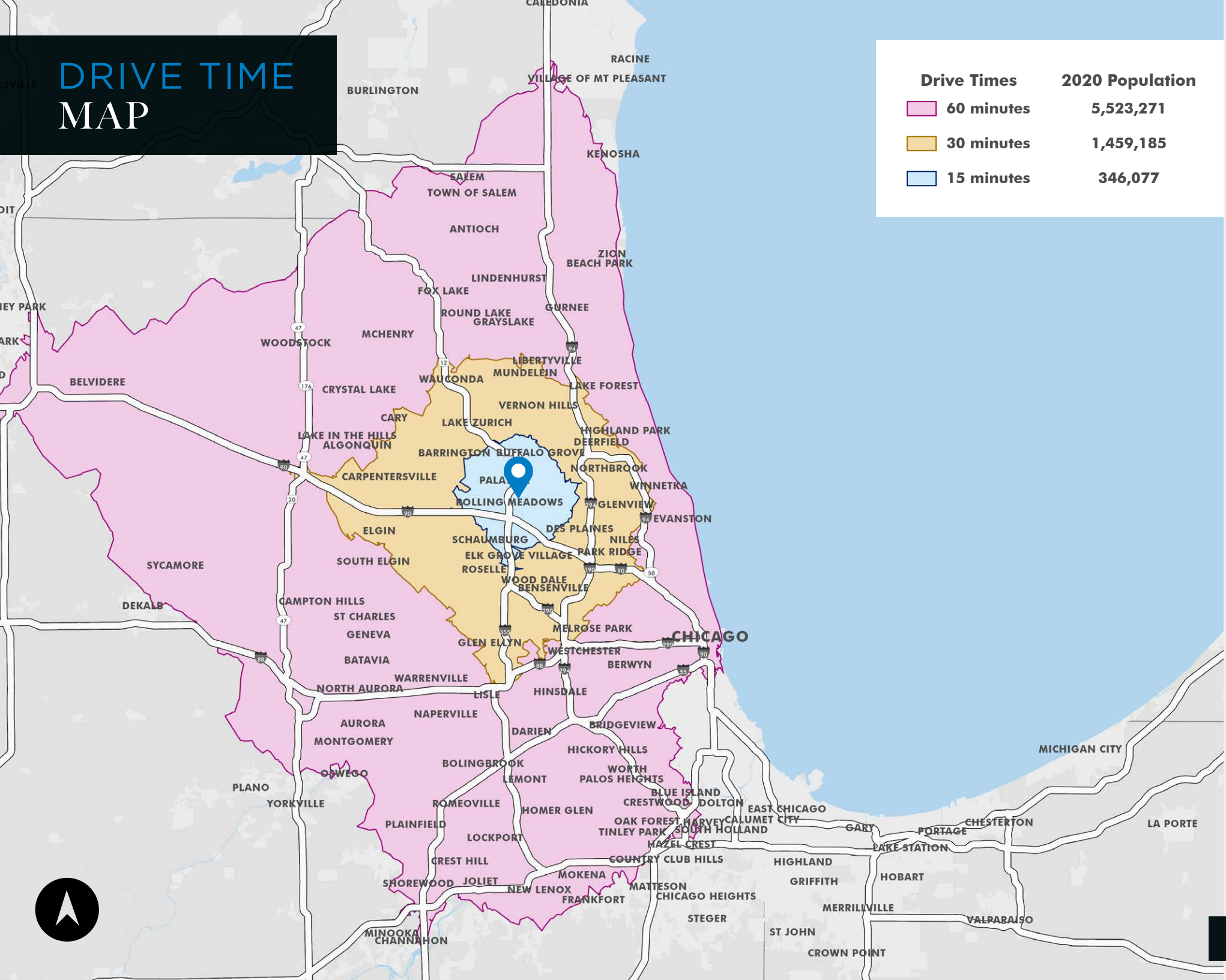
Chicago
Metra commuter rail station on property that takes you directly downtown

O'Hare
Top-five airport for U.S. passengers and cargo

Woodfield Mall
The largest shopping mall in the state of Illinois, surrounded by high end retail, restaurants, and world class office tenants.

NESTLED IN THE HEART OF CHICAGO'S NORTHWEST SUBURBS, WITH EASY ACCESS TO NAPERVILLE, SCHAUMBURG AND ARLINGTON HEIGHTS — THE BEST OF SUBURBAN LIVING WITH QUICK AND EASY ACCESS TO DOWNTOWN AMENITIES

DRIVE TIME MAP



CHICAGO'S MAGNETIC **ATTRACTIONS**

The property is nestled in a suburban oasis, but it's close and connected to the Loop and all that makes Chicago a ***magnet for business, logistics, retail and residential development.***



#1
U.S. CITY FOR FOREIGN DIRECT INVESTMENT

#1
IN VC RETURNS AND CORPORATE RELOCATIONS

42%
OF U.S. POPULATION WITHIN 750 MILES

Most Educated
BIG CITY IN AMERICA

Buying Power
ABOVE MOST MAJOR MARKETS

Tourism,
ARTS AND CULTURE DESTINATION

UPSCALE DEMOGRAPHICS

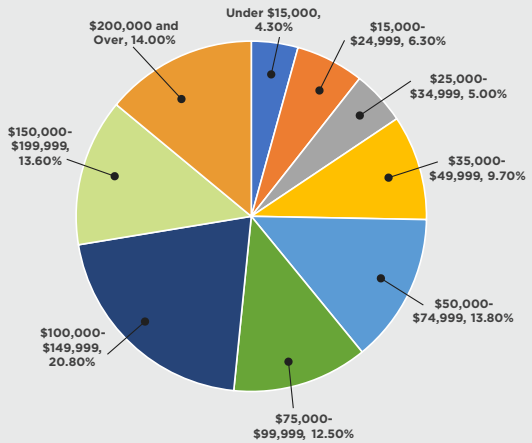
High income. High density.

Population profiles support office, retail, residential and more.

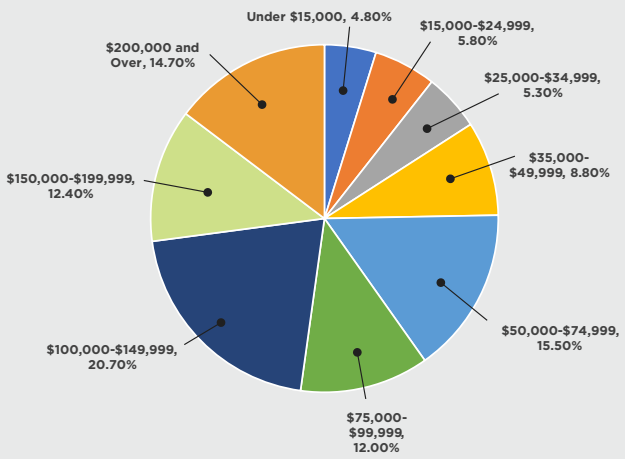
	1 MILE	3 MILES	5 MILES	7 MILES
POPULATION				
2020 Population - Current Year Estimate	**13,243**	**118,561**	**291,397**	**506,445**
2025 Population - Five Year Projection	13,110	117,423	287,870	501,733
2020 Median Age	45.9	43.2	41.1	41.4
HOUSEHOLDS AND HOUSEHOLD INCOME				
2020 Households - Current Year Estimate	5,294	48,215	116,920	199,488
2020 Average Household Income	**$123,049**	**$122,754**	**$115,124**	**$115,092**
2020 Median Household Income	$95,986	$94,292	$85,436	$84,937
2020 Per Capita Income	$50,174	$49,912	$46,124	$45,321
2020 Median Value of Owner Occ. Housing Units	$311,489	$328,984	$317,189	$307,619
2020 Average Value of Owner Occ. Housing Units	**$354,252**	**$365,858**	**$348,498**	**$340,838**
2025 Households - Five Year Projection	5,240	47,824	115,637	197,855
2025 Average Household Income	$135,494	$134,529	$126,807	$126,889
2025 Median Household Income	$103,472	$100,930	$91,550	$90,901
2025 Per Capita Income	$55,243	$54,792	$50,861	$50,019

HOUSEHOLD INCOME 2020

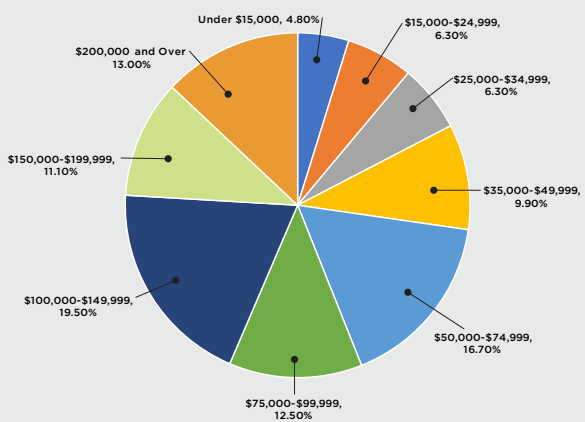
1 MILE



3 MILES



5 MILES



ABUNDANT **AMENITIES**



Downtown Arlington Heights

Charming town square with restaurants, shops, movies, library, parks and more - the benefit of small community living with quick and convenient access to a major metropolis

Woodfield Mall

Enclosed mall with 2.3 million square feet of shops, restaurants and entertainment

Nearby Redevelopment

Topgolf Schaumburg and other new attractions on Motorola's former campus

Restaurants. Retail. Recreation. For homebuyers and office workers, all the conveniences are already here in a thriving marketplace.

OFFERING **HIGHLIGHTS**

Arlington International Racecourse
Rare Infill Opportunity 326 Acres

PROPERTY

Size

326 acres **(Divisible)**

Location

Northwest corner
Euclid Avenue and Wilke Road
Arlington Heights, Illinois

Zoning

B-3
General service, wholesale and motor vehicle
Area Comprehensive Plan anticipates mixed use

Parcel Numbers

02-25-100-005
02-25-202-008
02-25-303-007
02-26-201-010

Utilities

Municipal water, MWRD sewers, ComEd electric, Nicor Natural Gas, and Comcast and AT&T telecom/fiber

Taxes

$3,517,639.60

MOBILITY

Access

Easy highway access at Route 53
Close to I-90 (Kennedy Expressway)
Adjacent to Metra station

Vehicles Per Day

145,800 on Route 53
22,200 on Euclid Avenue
11,500 on Wilke Road
20,700 on Northwest Highway

COMMUNITY

Amenities

Abundant shopping and entertainment nearby

Labor

High-skill employment corridor

Government

Developer-friendly village planning

ASKING

Subject to offer

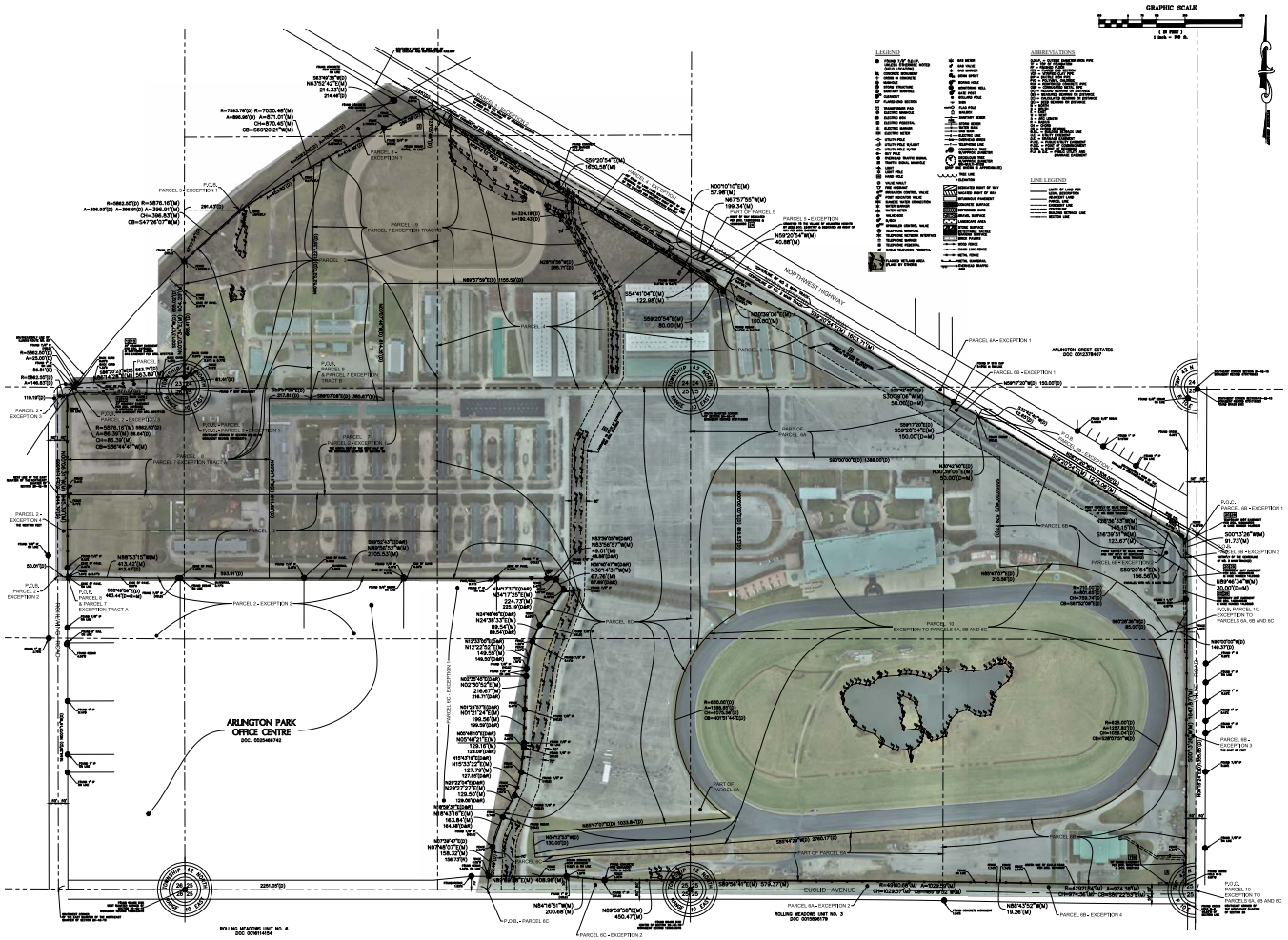
BID DATE

June 15

ACCESS DUE DILIGENCE AND VIRTUAL DEAL ROOM

FOR MORE INFORMATION CONTACT TONY.GANGE@CBRE.COM OR MATT.ISHIKAWA@CBRE.COM

ENDLESS OPTIONS
FOR DEVELOPMENT



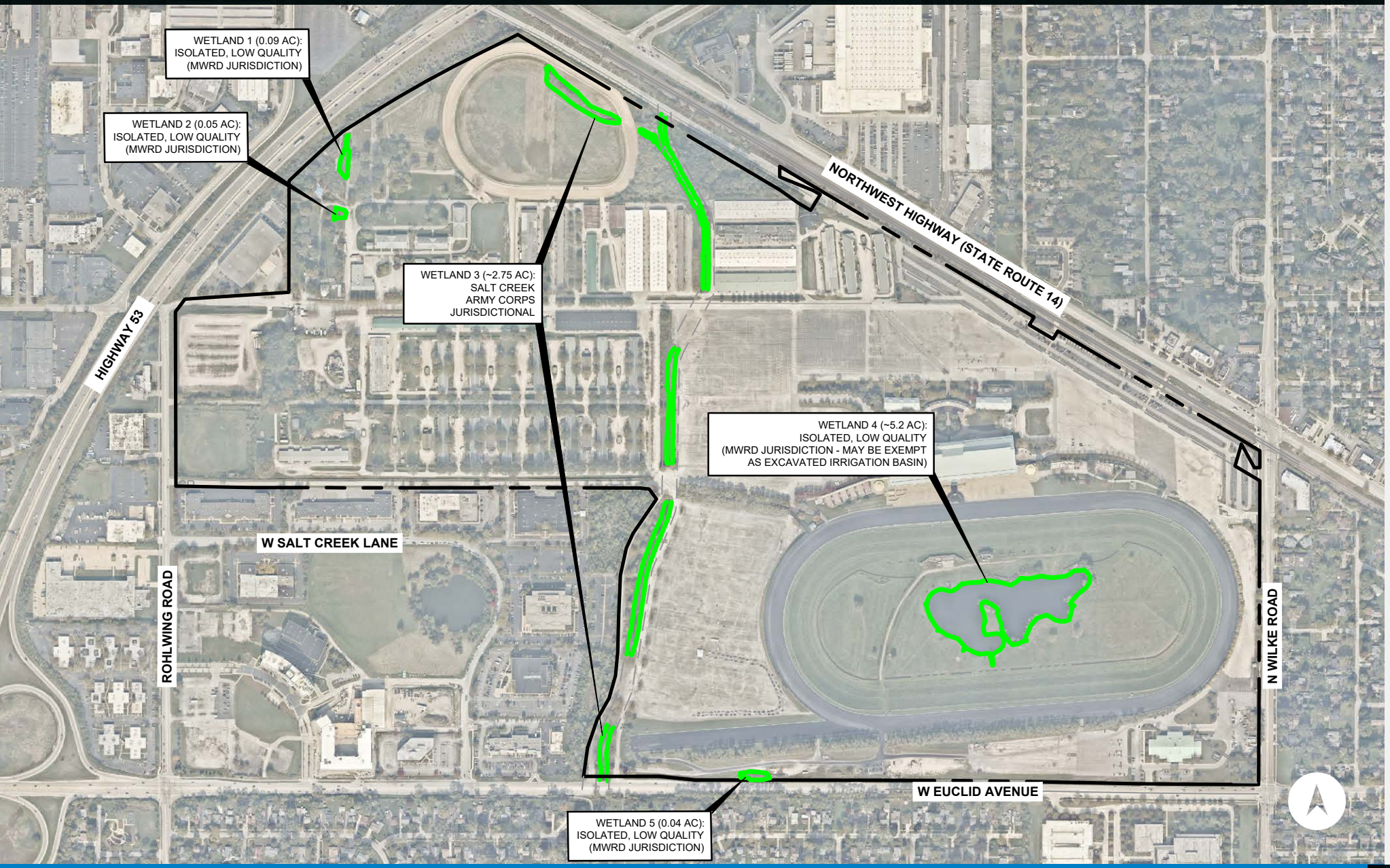
Upscale demographics. A wealth of amenities. Easy access to the Chicago Loop and suburban hubs. The Arlington International Racecourse property has what it takes to support a wide range of uses:

- Mixed-Use Project
- Residential Community
- Retail And Restaurant
- Entertainment Venue
- Corporate Campus
- Office Complex
- Sports Center
- Logistics Hub

With 326 acres, this property offers a once-in-a-generation chance to bring a large-scale vision to life. And with the option to subdivide...

THE POSSIBILITIES ARE AS LIMITLESS AS YOUR IMAGINATION.

FLOODPLAIN & WETLANDS



COMING FULL CIRCLE | THE ARLINGTON **LEGACY**

Arlington International Racecourse is one of the most acclaimed racetracks in the world. Its 93-year history is dotted with firsts and foremosts. The Arlington Million, which debuted here in 1981, marked the first million-dollar race for thoroughbreds. Queen Elizabeth chose Arlington when she entered a horse in a U.S. race for the first time in 35 years, and the Queen's racing silks are displayed in the Hall of Fame. Tens of thousands flocked to single events at this popular destination. With Arlington's closure, anticipation runs high for new development on the site.



OFFER GUIDELINES

BID DATE: JUNE 15

Please reach out to CBRE with any questions about this offering. If interested in acquiring the property, please submit a Letter of Interest including:

- **Offer price**
- **Earnest money deposit amount**
- **Due diligence period and total timing to close**
- **Any required contingencies**
- **General description of intended use or plans for the site**
- **Financial strength**

OFFERS MAY BE SUBMITTED TO:

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Thank **You**

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