

DIAMOND POINT COMMERCIAL

NEC of Route 113 & Will Road
Diamond IL 60416

For more information contact:

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Goodwin & Associates Real Estate, LLC
is an AGENT of the SELLERS.

GOODWIN



County:	Will
Township:	Wilmington
Gross Land Area:	1-14 acres to choose from
Property Type:	Vacant Commercial Land
Possible Uses:	Retail Outlots
Total Investment:	Varies by size and location
Buildings:	None
Utilities:	Sewer, water, storm sewer, detention, gas and electric are all on site.
Zoning:	B-3



Diamond Point Commercial
NEC of Route 113 & Will Road, Diamond, IL 60416

- Development is only 1/2 of a mile from I-55
- 1 to 14 acres available with five out-lots on Route 113
- Two pad-ready sites for out-lots
- Located across Highway 113 north of approved Jewel Osco
- \$250,000,000 retail market gap in the trade area
- Route 113 and County Line Road Intersection improvements including turn lanes are now completed.
- Corner is ready for signalization when needed

Two major industrial development projects are within three miles of this site: Ridgeport Logistics (Lorenzo & I-55), Providence Logistics (Reed Rd, south of Coal City). Strong retail demand in the market area. Nearly 250M of retail market gap.

Property Video Available On Website.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: Diamond Point Commercial
NEC of Route 113 & Will Road

Tax ID Number/APN: Varies

Possible Uses: Fast food & Entertainment venue to Car Dealerships wanted. Any retail use would be considered.
Retail strip center or outlots available.

Zoning: B-3

Sale Terms: Seller will consider ground leases.

AREA & LOCATION

School District: Coal City Unit District 1

Market Type: Market area of approximately 40,000 residents. Market gap of 250 million dollars. Great opportunity for retail, entertainment and dining. Very under served market area.

Location Description: Half of a mile west of the I-55 entrance ramp at Route 113

Site Description: Vacant commercial land. Sellers providing pad ready sites for outlots.

Side of Street: North

Highway Access: 1/2 mile from I-55 ramp

Road Type: Improved Rt. 113 with curb, gutter, turn lanes, corner is ready to be signalized. Right in an Right out is in place.

Property Visibility: Easy access and great visibility to Rt. 113

Largest Nearby Street: Interstate I-55 is 1/2 miles east.

LAND RELATED

Zoning Description: B-3 in the village of Diamond, IL.

Available Utilities: All utilities are in place.

FINANCIALS

Real Estate Taxes: Varies by lot

Investment Amount: Varies by lot

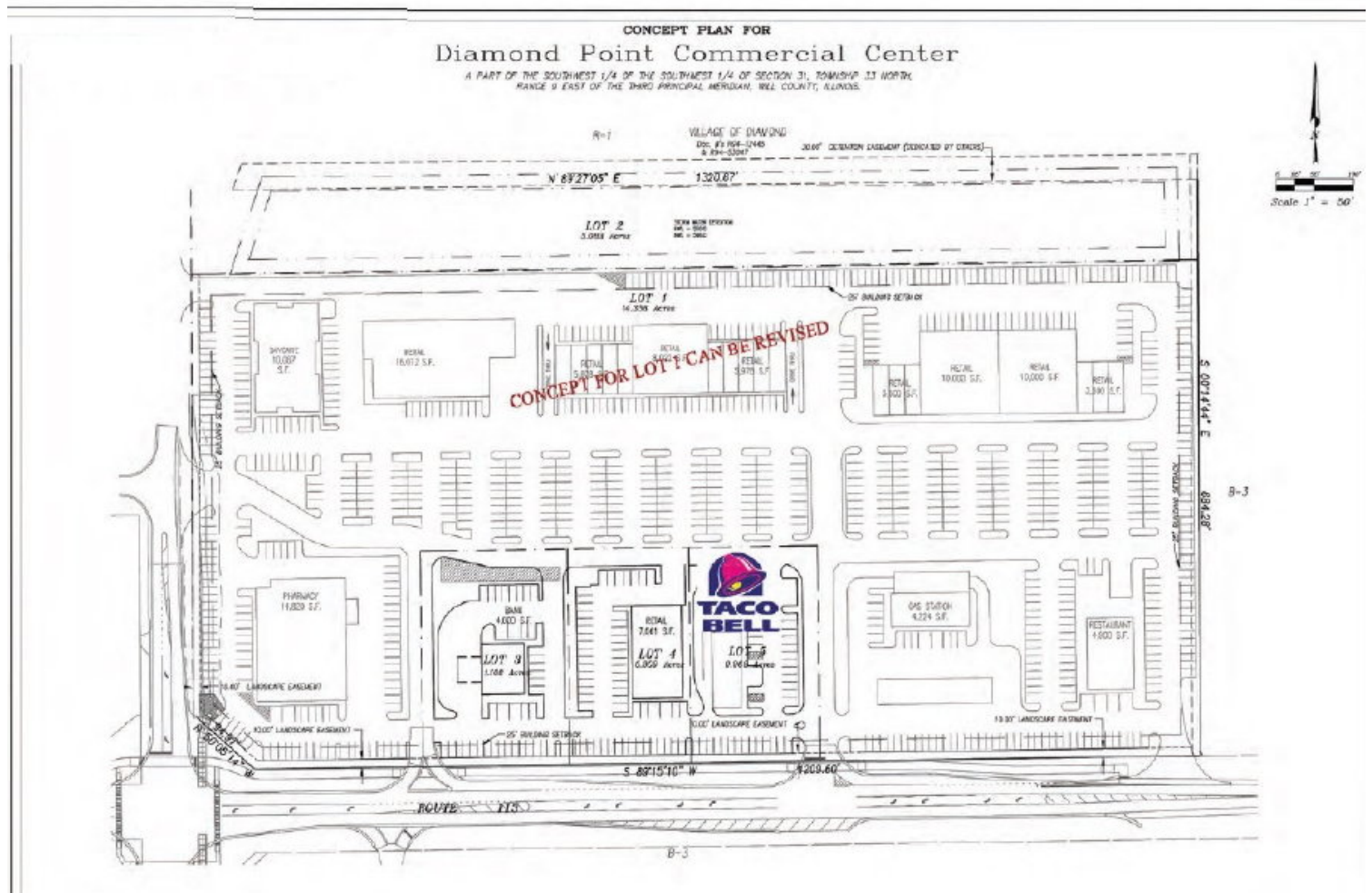
LOCATION

Address: NEC of Route 113 & Will Road, Diamond, IL 60416
Latitude 41.288851
Longitude -88.245463

County: Will

MSA: Chicago-Joliet

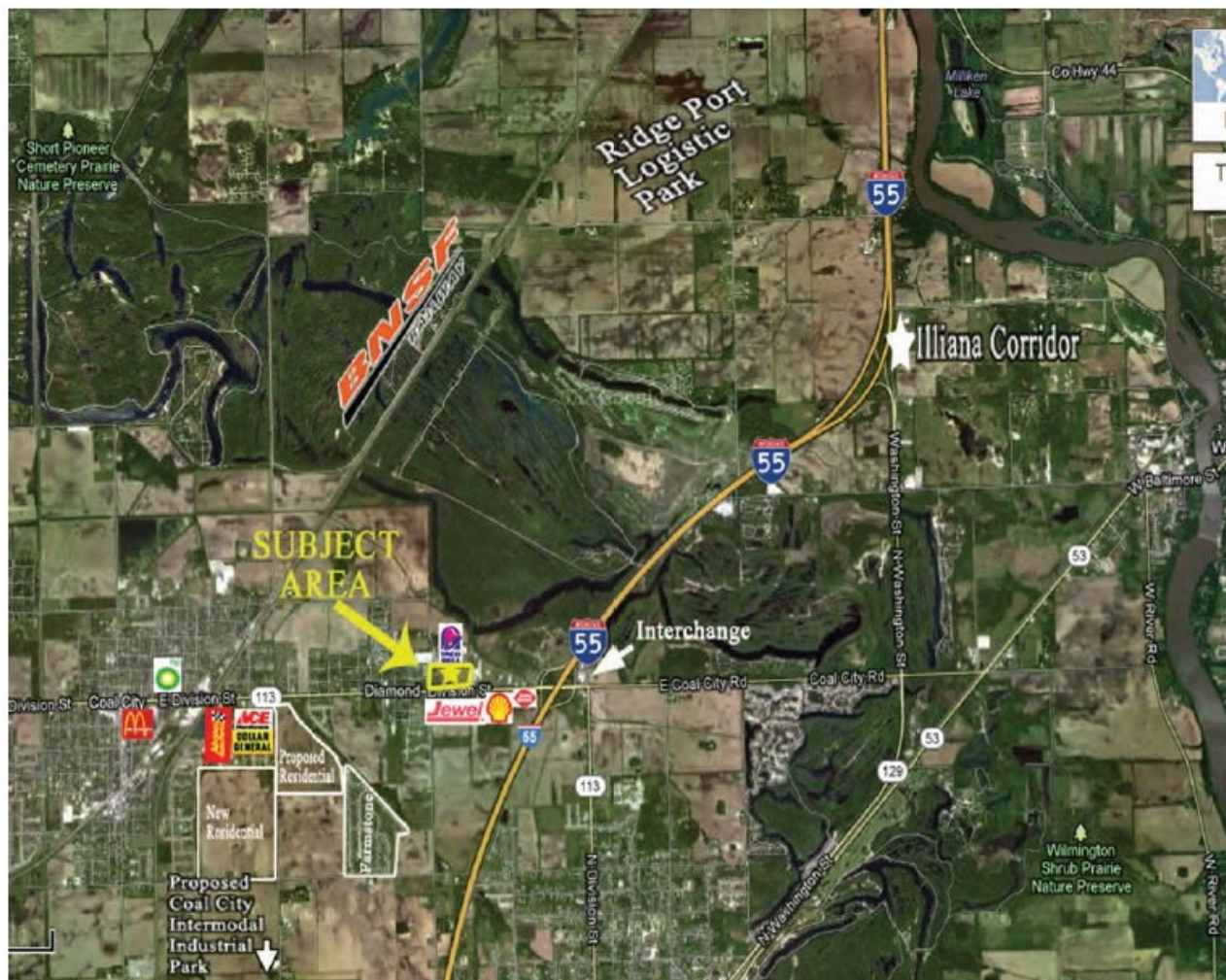
CONCEPT PLAN



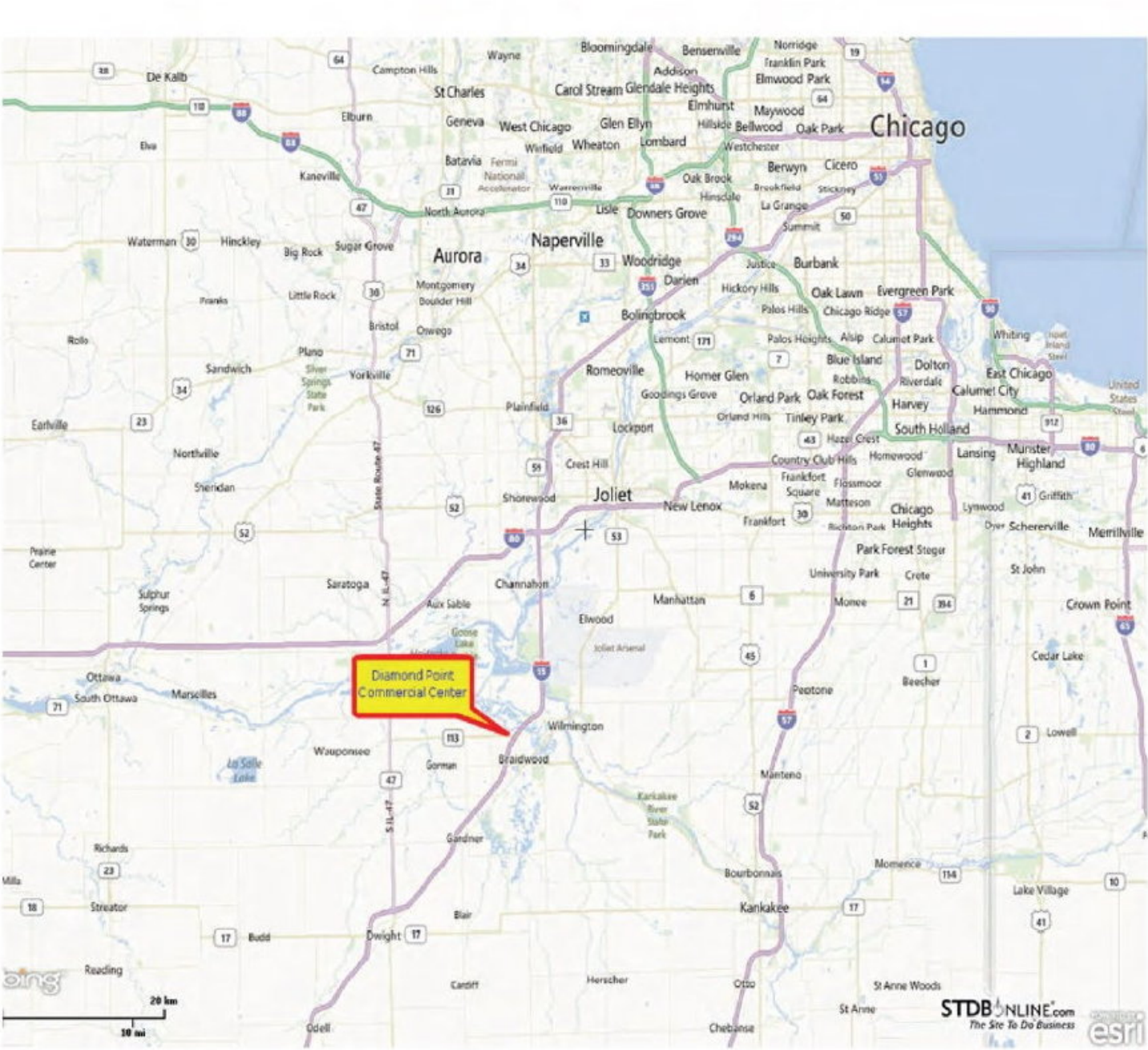
SITE PLAN



AERIAL MAP



LOCATION MAP





Market Area for Diamond



DIAMOND MARKET DEMOGRAPHICS

2010 Population

- Total Population 2010 - 50,158
- Median Age - 38.3

2010 Income

- Median HH Income - \$62,362
- Per Capita Income - \$26,193
- Average HH Income - \$69,571

2010 Households

- Total Households - 18,576
- Average Household Sizes - 2.63

Housing:

Median home value in the market area is \$163,785, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 3.86 percent annually to 197,967. From 2000 to the current year, median home value changed by 3.73 percent annually.

MARKET AREA SUMMARY: Total retail trade and food and drink GAP = \$225,860,326;
for the Diamond Market Area, call Mark Goodwin for more details on this summary (815) 741-2226

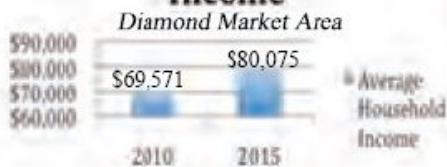
2010 Housing Market Area Diamond



Population Market Area Diamond



Average Household Income Diamond Market Area



Per Capita Income Diamond Market Area



Median HH Income Diamond Market Area



Households by Income:

Current median household income is \$62,362 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$74,214 in five years.

TRAFFIC COUNT



PROFESSIONAL BIOGRAPHY

Goodwin & Associates Real Estate, LLC is an experienced Illinois land brokerage firm located in Shorewood, Illinois. We specialize in vacant land sales including farmland and commercial/residential development land. Managing Illinois Land Broker and owner, Mark Goodwin, has extensive background in both agriculture and Real Estate, which provides him the knowledge to effectively negotiate and close transactions.

Since 1996, Mark Goodwin has successfully provided brokerage services to landowners throughout the Midwest earning him the title of Accredited Land Consultant, (ALC) designated by the Realtors Land Institute. Throughout his life experiences Mark has acquired a unique background of understanding both the agricultural side of land sales as well as the development side and has made numerous valuable contacts with land owners, brokers and developers. Mark was awarded Illinois Land Broker of the Year in 2011 by the Illinois RLI Chapter.



AGENCY DISCLOSURE

Goodwin & Associates Real Estate, LLC has previously entered into an agreement with a client to provide certain real estate Illinois brokerage services through a Broker Associate who acts as that client's designated agent. As a result, **Broker Associate will not be acting as your agent but as agent of the seller.**

DISCLAIMER

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