



JAMESON

OFFERING
MEMORANDUM

RETAIL DEVELOPMENT OPPORTUNITY FOR SALE

29 ACRES (10 ACRES - NET BUILDABLE) | AVAILABLE FOR SALE / DIVISIBLE
TIF DISTRICT ELIGIBLE

NEC GRAND AVENUE & DEEP LAKE ROAD
LINDENHURST, IL 60046

STEVEN GOLDSTEIN

SENIOR VICE PRESIDENT
steve@chicagobroker.com
312.840.9002

EXECUTIVE SUMMARY

LAND SIZE: 29 ACRES, 10 ACRES - NET BUILDABLE

SITE IMPROVEMENTS: > OFF-SITE DETENTION
> UTILITIES TO SITE
> IDOT ENGINEERING COMPLETE

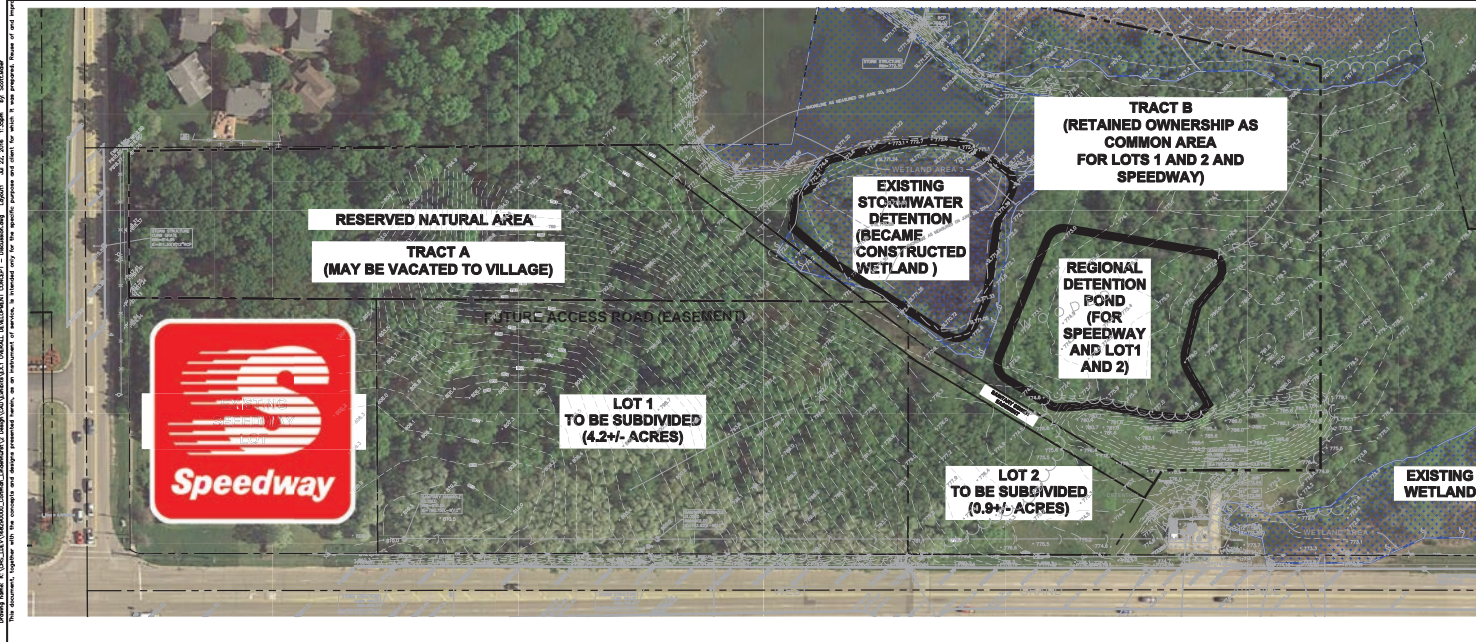
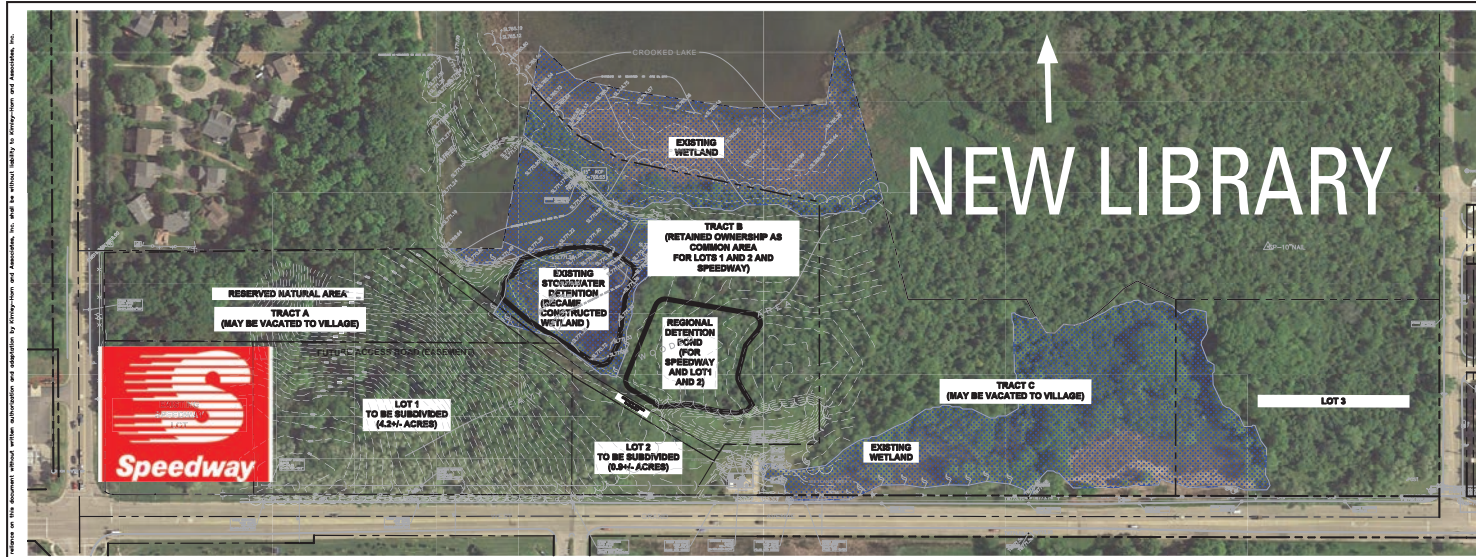
TRAFFIC: > GRAND AVE: 16,700 VPD
> DEEP LAKE ROAD: 10,200 VPD

PRICING: SUBJECT TO OFFER

ZONING: CB - COMMUNITY BUSINESS DISTRICT

PIN NUMBERS; 234100013
234300004
234305006
234305007
234305008
234408001
234408003

LOT 2: 4.17 ACRES
(DIVISIBLE)
OFF-SITE
DETENTION
LOT 3: 1.34 ACRES
OFF-SITE
DETENTION
LOT 4: 4.47 ACRES
ON SITE
DETENTION



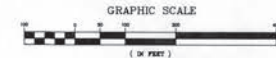
<p>Kimley-Horn <small>INCORPORATING</small> <small>CONSULTING ENGINEERS AND ARCHITECTS</small> <small>200 SOUTH WASHINGTON STREET, SUITE 100</small> <small>ANN ARBOR, MI 48106-1500</small></p>		<p>NO. _____</p> <p>REVISIONS</p> <p>DATE _____</p> <p>BY _____</p>
<p>SCALE: AS NOTED</p> <p>DESIGNED BY: SEM</p> <p>DRAWN BY: SEM</p> <p>CHECKED BY: SEM</p>	<p>CONCEPT PLAN</p>	
<p>COLTMAN DEVELOPMENT <small>VILLAGE OF LINDSEYHURST, IL</small></p>		
<p>ORIGINAL ISSUE:</p> <p>KHA PROJECT NO. 168290000</p> <p>SHEET NUMBER</p> <p>EX-1</p>		

SITE PLAN OF RETENTION AREAS

7518365

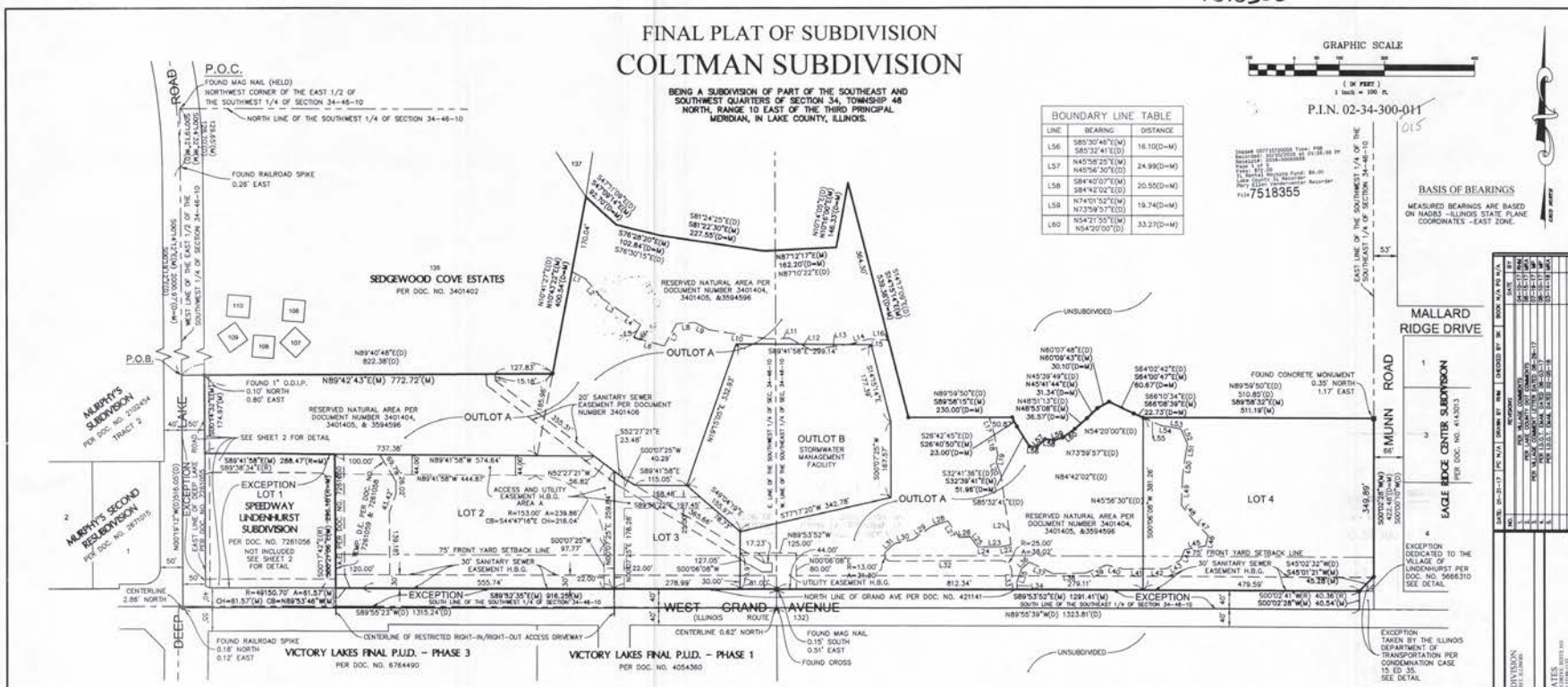
FINAL PLAT OF SUBDIVISION COLTMAN SUBDIVISION

BEING A SUBDIVISION OF PART OF THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 34, TOWNSHIP 48 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.



P.I.N. 02-34-300-011

LINE	BEARING	DISTANCE
L56	S85°30'46"E (M)	16.10 (D-M)
L57	N45°36'30"E (D)	24.99 (D-M)
L58	S84°40'07"E (M)	20.55 (D-M)
L59	N73°59'57"E (D)	19.74 (D-M)
L60	N54°21'50"E (M)	33.23 (D-M)



LINE	BEARING	DISTANCE
L1	N62°06'01"E	34.54
L2	N40°10'41"E	58.19
L3	N54°41'03"E	52.48
L4	N58°09'37"E	49.70
L5	N28°07'02"E	32.26
L6	N74°36'35"E	70.69
L7	S28°42'39"E	56.45
L8	S88°43'46"E	40.85
L9	N62°53'02"E	35.67
L10	N81°07'45"E	128.85
L11	S88°39'47"E	51.06
L12	N60°42'19"E	53.35
L13	S81°07'06"E	91.42
L14	S74°31'46"E	39.81
L15	N68°23'40"E	38.62
L16	N67°18'01"E	6.14
L17	N16°31'21"E	39.16
L18	N09°14'24"E	45.75
L19	N19°05'35"E	17.50
L20	N21°26'07"E	26.68

LINE	BEARING	DISTANCE
L21	N06°20'39"E	156.80
L22	N78°18'16"E	25.37
L23	S88°51'32"E	22.89
L24	N89°16'30"E	25.81
L25	S36°14'08"E	28.57
L26	N86°08'52"E	24.15
L27	S35°20'41"E	43.88
L28	N72°33'40"E	35.91
L29	N55°09'27"E	52.30
L30	N79°02'48"E	45.00
L31	N47°41'00"E	20.60
L32	S89°43'56"E	243.05
L33	N03°07'40"E	40.85
L34	S03°07'48"E	15.08
L35	S18°52'30"E	32.94
L36	S50°16'50"E	22.50
L37	N63°56'08"E	58.25
L38	S88°36'29"E	71.87
L39	S69°18'38"E	50.59
L40	N76°52'14"E	39.84

LINE	BEARING	DISTANCE
L41	S89°56'17"E	54.26
L42	S89°55'08"E	36.09
L43	S08°06'18"E	36.57
L44	S19°43'12"E	23.90
L45	S80°22'37"E	46.81
L46	S14°22'54"E	23.63
L47	S43°48'53"E	47.84
L48	S38°22'27"E	41.51
L49	S02°41'07"E	63.77
L50	S07°52'57"E	44.35
L51	S10°46'54"E	27.72
L52	S23°48'06"E	36.38
L53	S77°51'35"E	23.25
L54	S83°05'33"E	20.51
L55	S88°08'39"E	44.53

BLANKET DRAINAGE, STORMWATER MANAGEMENT, STORMWATER CONVEYANCE, AND DETENTION/RETENTION EASEMENT FOR OUTLOT B

THE VILLAGE OF LINDEHURST IS HEREBY GRANTED AND RESERVED THE RIGHTS OF ACCESS, USE OF, AND THE OPERATION AND MAINTENANCE OF 3.7 ACRE FEET OF VOLUME OF STORMWATER DETENTION/RETENTION AS PROVIDED FOR IN THIS PARCEL OF PROPERTY FOR THE PURPOSES OF STORMWATER DETENTION/RETENTION MANAGEMENT OF STORMWATER DETENTION/RETENTION AND CONVEYANCE OF STORMWATER TO THE DETENTION/RETENTION BASIN OR BASINS, AND IF NECESSARY, FOR THE MAINTENANCE OF THE CONVEYANCE ROUTES AND THE DETENTION/RETENTION BASIN OR BASINS. NO ACTION SHALL BE TAKEN WHICH WOULD PROHIBIT, HINDER, INTERFERE WITH, BLOCK, RE-ROUTE, DIVERT, OR LESSEN OR RENDER INEFFECTIVE, IN ANY MANNER OR FORM, THE RIGHTS OR THE EXERCISE OF THE RIGHTS AS CONFERRED HEREIN. NO GRADING, BUILDINGS, SIGNS, CONDUITS, CABLES, WIRES, SEWERS, PIPES, DEBRIS, WALLS, TRANSMISSION LINES, FENCING, LANDSCAPING, OR OTHER SUCH FEATURES, FACILITIES OR STRUCTURES SHALL BE PLACED IN SUCH A MANNER AS TO BE IN CONFLICT WITH THE RIGHTS OR THE EXERCISE OF THE RIGHTS CONFERRED HEREIN. THE RESERVATION AND THE RIGHTS AS CONFERRED HEREIN SHALL BE OVER THE ENTIRE AREA DEICATED BY THIS PLAT AS OUTLOT B AND SHALL TAKE PRECEDENCE OVER ANY AND ALL OTHER EASEMENTS OR ENCUMBRANCES THAT MAY BE CONFERRED BY THIS PLAT, AS OUTLOT B, INCLUDING SPECIFICALLY, BUT WITHOUT LIMITATION, ANY OTHER BLANKET EASEMENTS PROVIDED FOR THIS PLAT AS OUTLOT B. NOTHING SHALL BE CONSTRUCTED OR PLACED WITHIN, ABOVE, OR OVERHEAD WITHOUT THE WRITTEN PERMISSION OF THE VILLAGE OF LINDEHURST.

THE ACCESS AND UTILITY EASEMENT NOTED AS AREA A ACROSS LOTS 2 AND 3 MAY BE UTILIZED FOR REMEDIARY OPEN DRAINAGE CHANNELS. DEVELOPMENT WITHIN LOTS 2 AND 3 WILL BE PERMITTED TO CONSTRUCT BURIED STORM SEWERS AND PAVING WITHIN AND OVER THE EASEMENT AREA TO CONVEY STORMWATER WITHIN AND OVER THE EASEMENT AREA.

ACCESS NOTES:

- DIRECT ACCESS TO DEEP LAKE ROAD (COUNTY HIGHWAY 36) FROM OUTLOT A IS STRICTLY PROHIBITED.
- THERE SHALL BE AT MOST ONE RESTRICTED RIGHT-IN/RIGHT-OUT VEHICULAR ACCESS DRIVEWAY (WITH CENTERLINE SHOWN ON THE PLAT AS NOTED) FROM LOT 1 AND LOT 2 TO IL ROUTE 132 (GRAND AVE) LOCATED ON THE COMMON LOT LINE OF LOT 1 AND LOT 2.
- THERE SHALL BE AT MOST ONE RESTRICTED RIGHT-IN/RIGHT-OUT VEHICULAR ACCESS DRIVEWAY (WITH CENTERLINE SHOWN ON THE PLAT AS NOTED) FROM LOT 2 AND LOT 3 TO IL ROUTE 132 (GRAND AVE) LOCATED ON THE COMMON LOT LINE OF LOT 2 AND LOT 3.
- THERE SHALL BE NO DIRECT VEHICULAR ACCESS DRIVEWAY TO IL ROUTE 132 (GRAND AVE) FROM LOT 4.
- THERE SHALL BE NO DIRECT VEHICULAR ACCESS DRIVEWAY TO IL ROUTE 132 (GRAND AVE) FROM LOT 1.
- ALL OTHER ACCESS SHALL BE FROM INTERNAL CIRCULATION.

LOT NUMBER	SQUARE FEET	ACRE
LOT 1	181,809	4.174
LOT 2	58,552	1.344
LOT 3	194,539	4.465
OUTLOT A	674,590	15.486
OUTLOT B	148,498	3.409
TOTAL	1,258,084	28.881

GRAND AVE	72'
SIDE	10'
REAR	25'

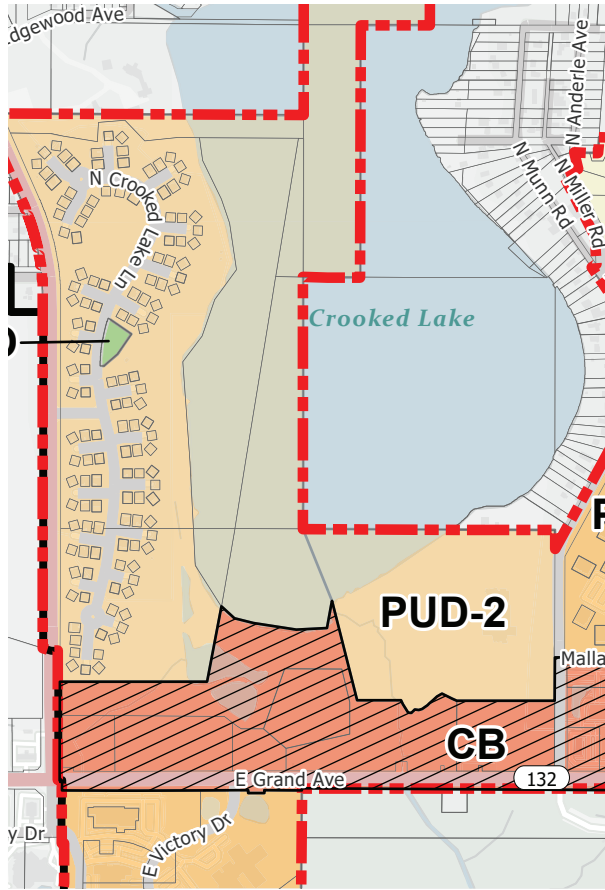
NOTE:
BUILDING SETBACKS ARE PER VILLAGE OF LINDEHURST ZONING ORDINANCES.

COMPASS SURVEYING LTD
 3031 CENTRAL WOODS PARKWAY, STE. 100
 ALTA, ILLINOIS 60004-3900
 PHONE: 630-580-1000 FAX: 630-580-1001
 WWW.COMPASSSURVEYING.COM

APPROPRIATE ASSOCIATES
 1000 W. WASHINGTON ST., SUITE 200
 CHICAGO, ILLINOIS 60606
 PHONE: 312-467-1000 FAX: 312-467-1001
 WWW.AAPROPSOCIATES.COM

SCALE: 1" = 100'
1 OF 4

ZONING



These are general use categories; the official zoning text or Village interpretation governs specific cases and definitions.

Additional CB Zoning Notes

- The CB district typically prohibits residential, manufacturing, and bulk storage uses.
- Some uses, such as drive-through establishments or large assembly venues, may require special use permits, subject to additional review.
- Sign regulations and structural design standards are also defined separately in the code.

For the most accurate and updated list of allowable uses or any inquiries about special uses, consult the full Lindenhurst zoning ordinance or contact the Village Planning and Zoning Department directly.

ALLOWABLE USES TABLE: CB ZONING - LINDENHURST, IL

USE CATEGORY	PERMITTED USE (AS-OF-RIGHT)	NOTES/SPECIAL USE PERMIT
GENERAL RETAIL	YES	
EATING/DRINKING ESTABLISHMENT	YES	INCLUDES RESTAURANT, CAFES
PERSONAL & PROFESSIONAL SERVICES	YES	SALONS, MEDICAL, DENTAL, VET
OFFICE (BUSINESS/PROFESSIONAL)	YES	YES
HOTELS/MOTELS/LODGING	YES	YES
ENTERTAINMENT	YES	THEATERS, ARCADES, ETC
COMMUNITY/PUBLIC USES	YES	GOVERNMENT/PUBLIC BUILDINGS
AUTOMOTIVE USES	YES	SERVICE STATIONS, SALES LOTS
COMMERCIAL STORAGE/WAREHOUSING	NO	TYPICALLY NOT PERMITTED
RESIDENTIAL	NO	DWELLING UNITS NOT ALLOWED
LIGHT MANUFACTURING	NO	NOT A CB USE
CHILD CARE/DAY CARE CENTERS	YES	
MEDICAL FACILITIES	YES	CLINICS, URGENT CARE, ETC.
BANKS/FINANCIAL INSTITUTIONS	YES	
DRIVE-THROUGH FACILITIES	BY SPECIAL USE	SUBJECT TO CONDITIONAL APPROVAL
MAJOR EVENT VENUES	BY SPECIAL USE	
PARKING LOTS/GARAGES	YES	



4 Strategic Visions for the Lindenhurst Commercial Corridor

Development Scenarios for 29 Acres at Grand & Deep Lake

Scenario 1:
Multi-Tenant Retail Center

Anchor Retail & Pad Site Focus

Anchor building
40,000-60,000 SF
on Lot 2

High-Visibility
1.0-1.5 acres

Ideal Tenants:
QSR & Specialty Retail



Capitalizing on Drive-Through Demand

With 85% of consumers preferring drive-through formats and rising suburban rents (\$21.94/SF), this scenario creates the immediate need for convenience-oriented retail.

Scenario 3: Hospitality & Hotel Development

80-120 Room Select-Service Hotel

Mid-Scale/Extended-Stay Hotel
(e.g., Hampton Inn, Fairfield Inn, Home2 Suites)
Lot 4



Proximity to transit
Located 2.5 miles from Metra

Sports
Locate 2.5 miles from teams

Regional sports facilities generate demand from traveling teams

Capturing an Underserved Niche: A lack of quality lodging options in the immediate area makes this an "ax-of-right" use under CS zoning that can be subsidized by TIF incentives.

Scenario 2:
Medical & Professional Office Campus

30,000-50,000 SF Medical Office Hub

Medical facility
Urgent care, dental, dermatology, physical therapy

Professional space
10,000-20,000 SF for legal or financial services

High-Visibility Pad site
1.0-1.5 acres each

Synergy with Health Systems & Pharmacy
Complements to Vista and Advocate Health Care

Ideal pharmacy pad site
(Walgreens/CVS) with ancillary coffee service

Serving an Affluent, Aging Demographic

The trade area features an aging population segment (14.6% are 65+) with high spending power, creating a captive market for localized healthcare.

Scenario 4: Mixed Commercial Campus (Highest Value)

Integrated Multi-Use Node

Hybrid, integrated cluster
(p. national institutions, institutional-grade medical campus/ hoster/ Hode)
Lot 4

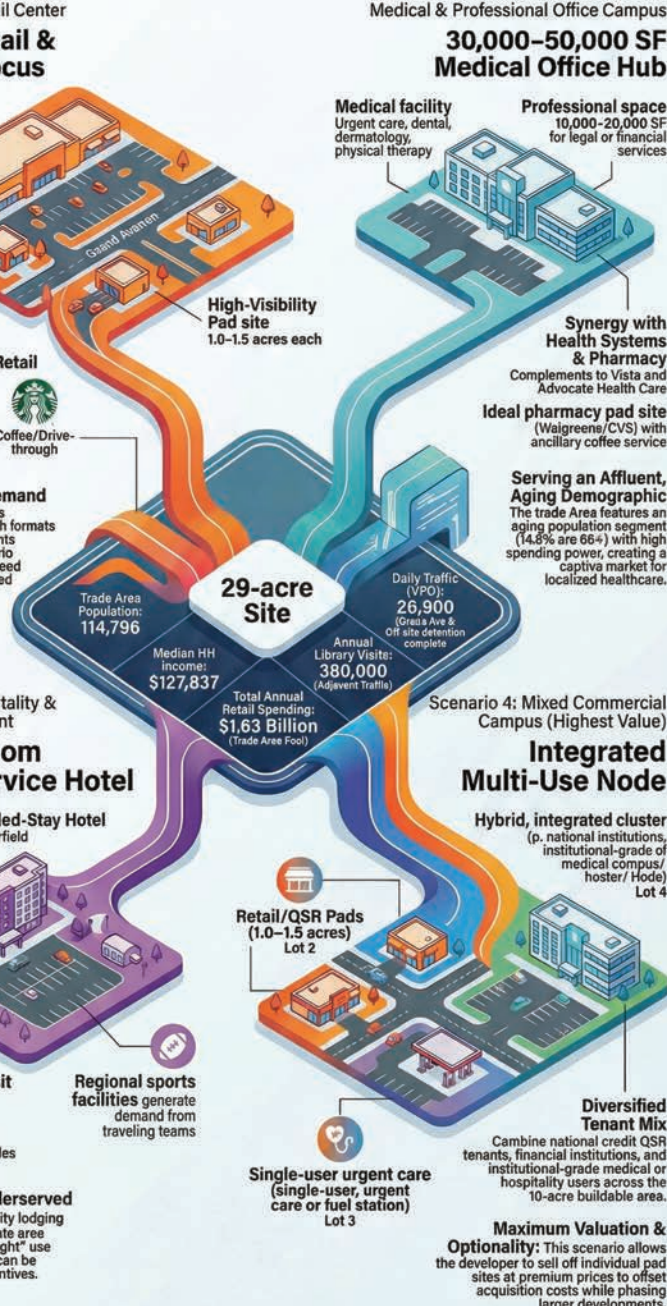
Retail/QSR Pads
(1.0-1.5 acres)
Lot 2

Single-user urgent care
(single-user, urgent care or fuel station)
Lot 3

Diversified Tenant Mix

Combine national credit QSR tenants, financial institutions, and institutional-grade medical or hospitality users across the 10-acre buildable area.

Maximum Valuation & Optionality: This scenario allows the developer to sell off individual pad sites at premium prices to offset acquisition costs while phasing larger developments.



DEVELOPMENT OPPORTUNITY: 29-ACRE COMMERCIAL SITE IN LINDENHURST, IL

PRIME LOCATION & ELITE DEMOGRAPHICS



\$127,837
MEDIAN HOUSEHOLD INCOME
 Trade area income is more than double the national median.



26,900
COMBINED DAILY VEHICLES
 High visibility at the signalized intersection.



\$1.63 BILLION
RETAIL SPENDING POOL
 High homeownership and stability drive massive consumer spending within the trade area.

GRAND AVENUE & DEEP LAKE ROAD



DIVISIBLE DEVELOPMENT LOTS

4.17
 ACRES
 OFF-SITE
 DETENTION
 (COMPLETED)

LOT 2

1.34
 ACRES
 OFF-SITE
 DETENTION
 (COMPLETED)

LOT 3

4.47
 ACRES
 ON-SITE
 DETENTION
 (ADDRESSED)

LOT 4

STRATEGIC CATALYSTS & REDUCED RISK



360,000
ANNUAL LIBRARY VISITORS
 Adjacency to Lake Villa District Library provides a built-in customer base.



**“SHOVEL-READY”
 INFRASTRUCTURE**
 Completed off-site detention and utilities eliminate 12–18 months of typical lead time.



**TIF DISTRICT
 FINANCIAL INCENTIVES**
 Eligible for reimbursement of qualifying costs through incremental property tax revenue.

Notebook

The Lindenhurst Advantage: Prime 29-Acre Commercial Development

Strategic Property Assets



Shovel-Ready Infrastructure

Off-site detention, utilities, and IDOT engineering are complete, reducing development timelines by 12-18 months.



26,900

Combined Daily Vehicles

High visibility at the signalized intersection of Grand Avenue (16,700 VPD) and Deep Lake Road.



TIF District Financial Incentives

TIF eligibility allows developers to reimburse qualifying costs through incremental property tax revenue.

Market Strength & Growth Catalysts



Flexible CB Zoning

Broad "as-of-right" uses include retail centers, medical offices, hotels, and professional services.



360,000 Annual Library Visitors

The adjacent Lake Villa District Library provides a massive, built-in customer base for retail and services.

Affluent Consumer Trade Area

\$127,837

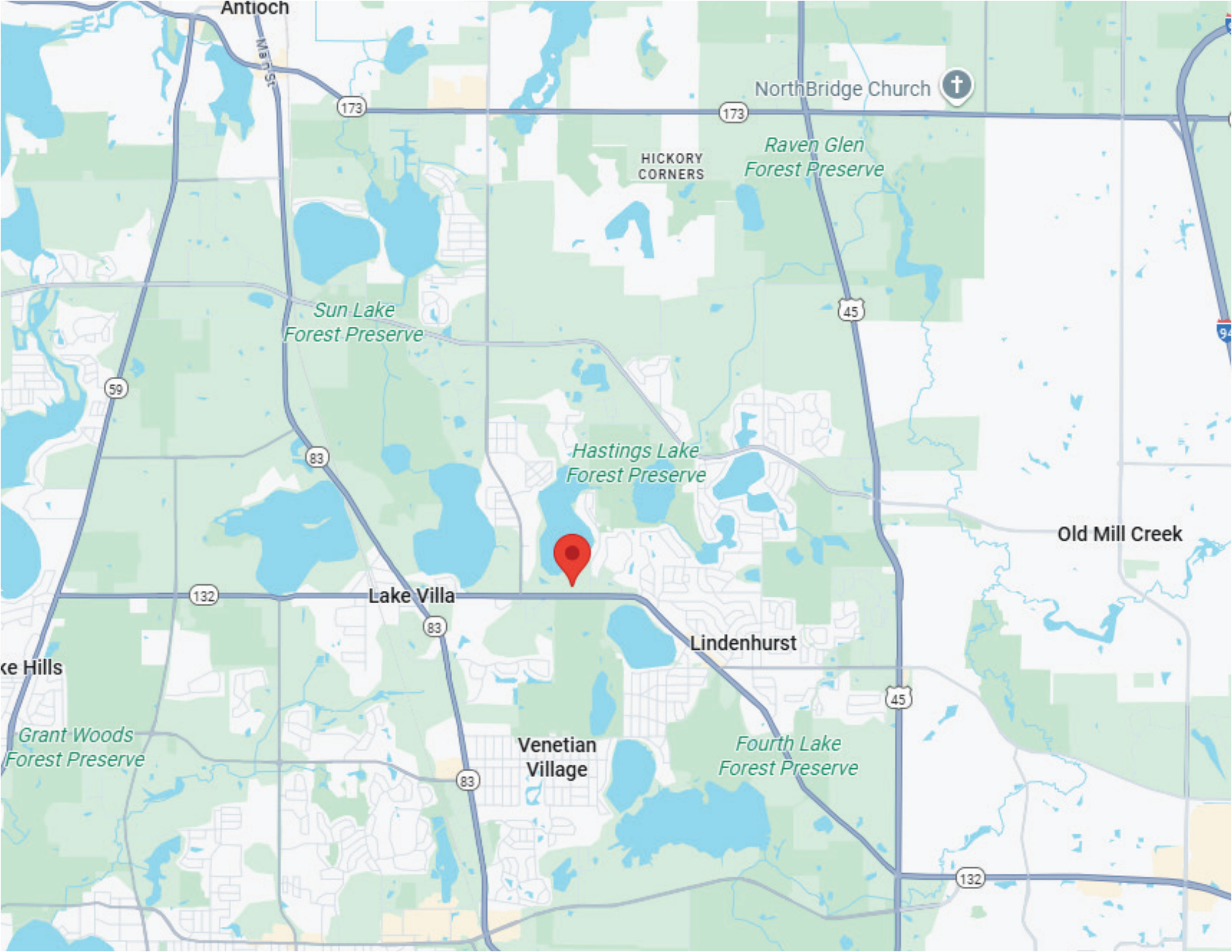
Median Household Income
More than double the national average



Notebook



LOCATION
INFORMATION



Antioch

173

NorthBridge Church



173

HICKORY CORNERS

Raven Glen Forest Preserve

Sun Lake Forest Preserve

45

59

83

Hastings Lake Forest Preserve

Old Mill Creek

132

Lake Villa

83

Lindenhurst

45

ke Hills

Grant Woods Forest Preserve

Venetian Village

Fourth Lake Forest Preserve

83

132



TRANSPORTATION HIGHLIGHTS

METRA	DRIVE	DISTANCE
Lake Villa Metra Station	5 min	2.5 mi
Round Lake Beach Metra Station	8 min	4.5 mi

AIRPORT	DRIVE	DISTANCE
Chicago Midway International Airport	65 min	63 mi
Chicago O'Hare International Airport	45 min	37 mi

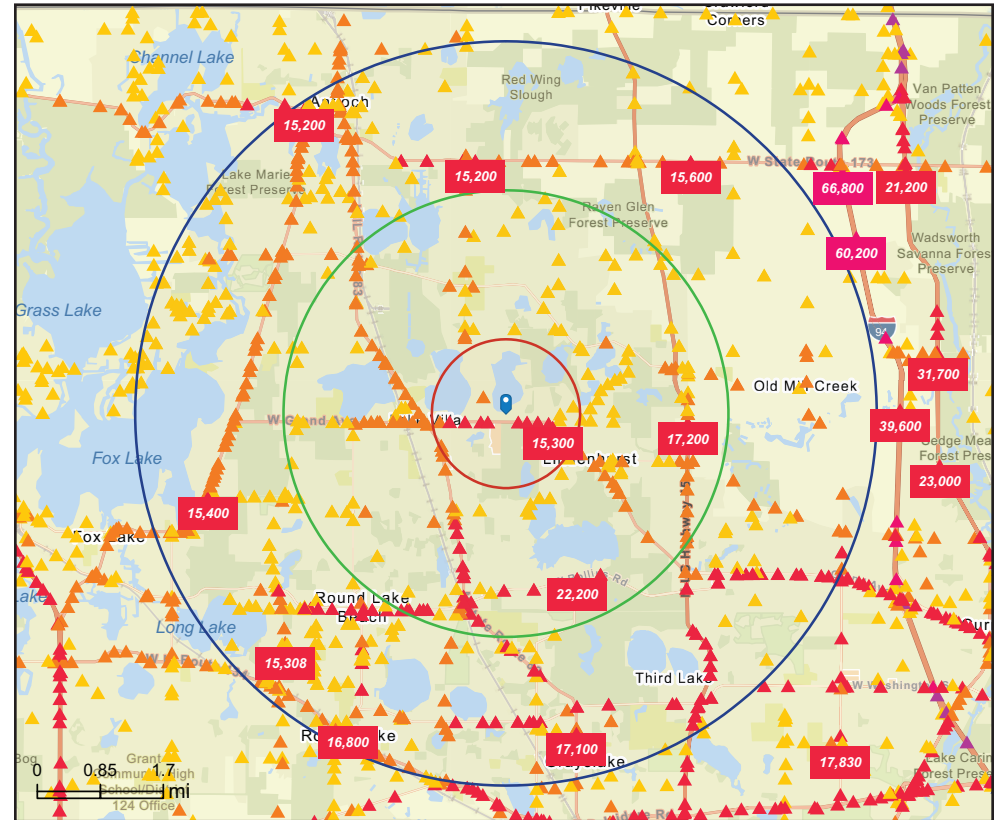
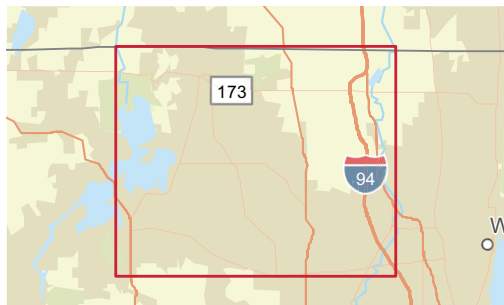
LOCATION HIGHLIGHTS

6.3 MILES WEST OF I-94 ADJACENT TO THE NEW \$25M LAKE VILLA LIBRARY (140 NORTH MUNN ROAD, ± 360,000 ANNUAL VISITORS), SPEEDWAY AND VISTA HEALTH NEIGHBORS: VISTA MEDICAL CENTER & LINDENHURST TRIP FACILITY

TRAFFIC COUNT MAP

AVERAGE DAILY TRAFFIC VOLUME

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day





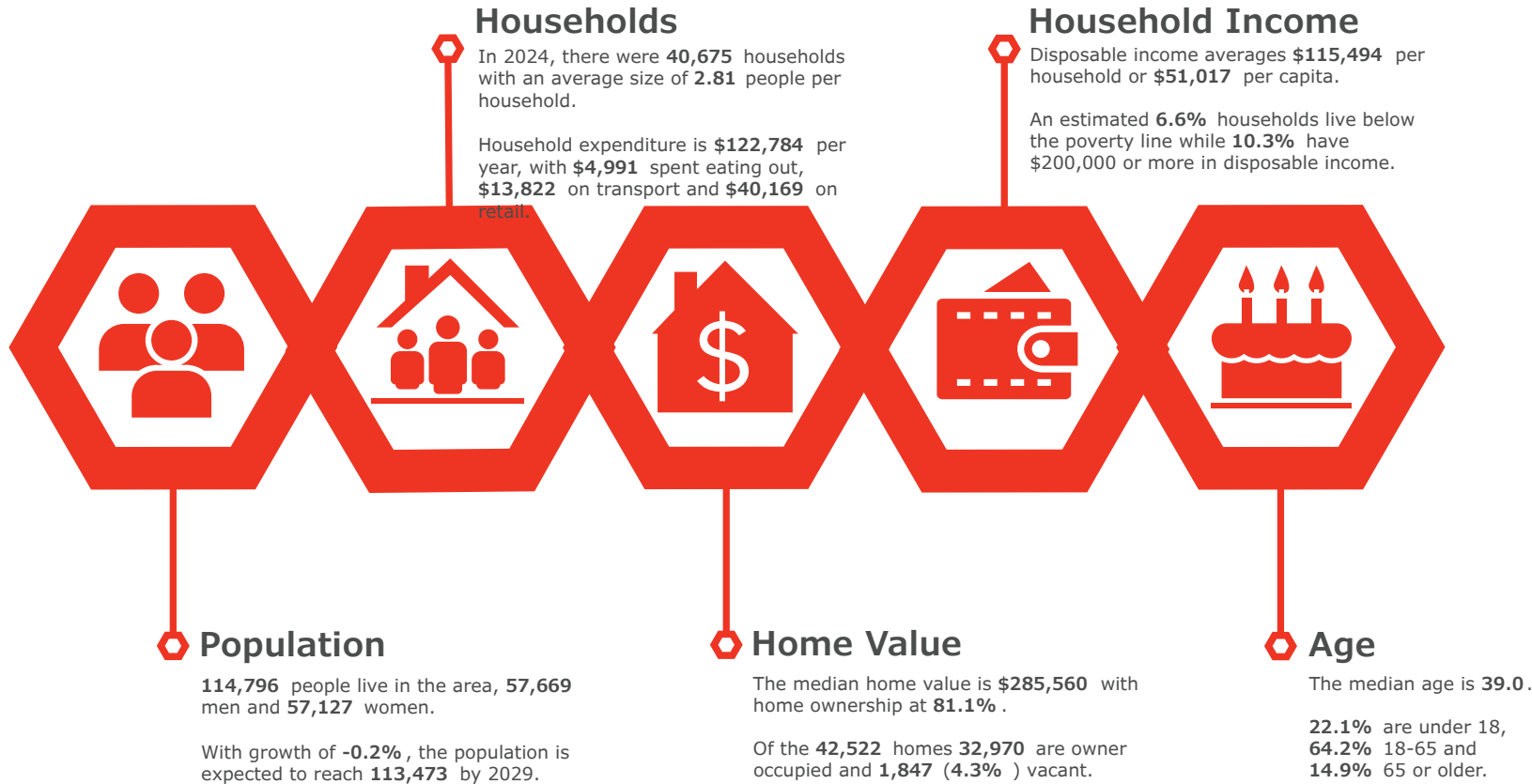
MARKET INFORMATION

LOCATION OVERVIEW

Lindenhurst, Illinois, is a strategically located village in Lake County offering excellent connectivity to the greater Chicago area via the Tri-State Tollway (I-294) and Interstate 80, as well as convenient access to O'Hare and Midway airports. With a population of approximately 14,365 and a median household income of \$127,837, Lindenhurst provides a stable, affluent customer base for businesses. The village is actively investing in economic growth through initiatives like the Grand Avenue TIF District, revitalizing its commercial corridors and creating opportunities for new development. Robust infrastructure, modern public services, and a strong commitment to quality of life, including parks and recreational amenities, make Lindenhurst an attractive location for businesses seeking a thriving, community-oriented environment with long-term growth potential.



DEMOGRAPHIC INSIGHTS





ADDITIONAL
INFORMATION

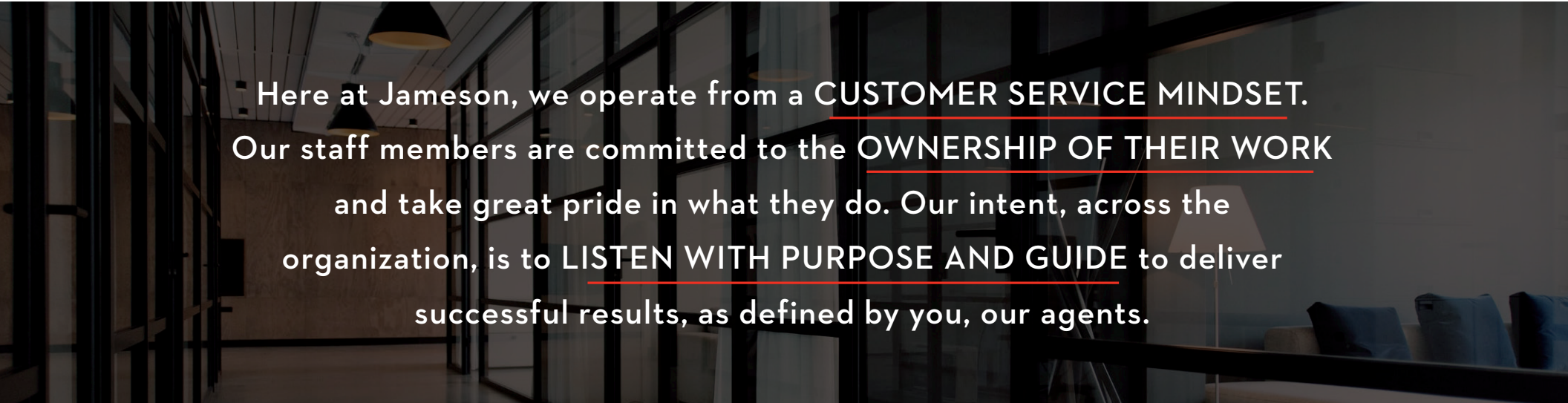
ABOUT JAMESON COMMERCIAL

With billions of dollars in transactions, Jameson Commercial has been a proven member of the Chicagoland Real Estate community since 1982. The expertise you will find at Jameson Real Estate's Commercial Division applies to all types of transactions, from purchases to sales to leasing. We have specialists in multi-family, retail, office, land, industrial, and business real estate - the right fit for your commercial real estate needs.

Our Jameson Commercial professionals offer a wealth of experience and knowledge. Because of our day-in and day-out presence in the marketplace, we have an extensive database of clients and properties. Our commercial real estate brokers are familiar with the marketplace and have marketed a wide variety of property types using an array of sales methods. This experience ensures that your goals will be optimized.

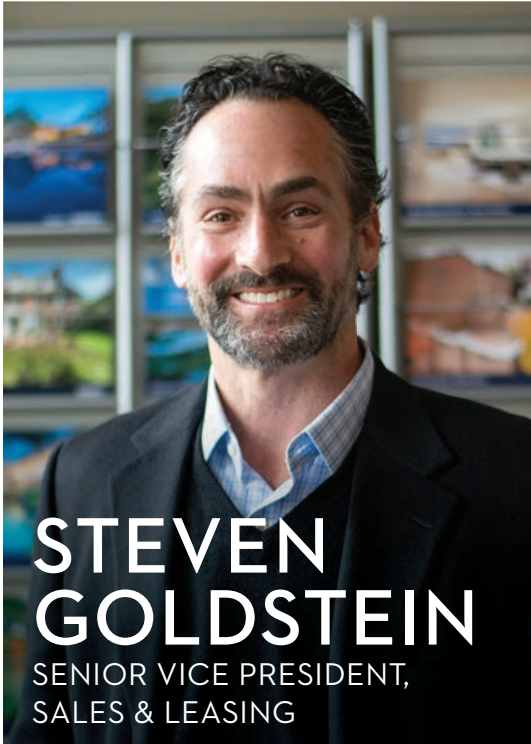
Founders Charley and Harry Huzenis have been active in the real estate industry for over 30 years. Shortly after acquiring their real estate licenses, the Huzenis brothers started Jameson Realty Group in 1982. They grew the company from a traditional storefront brokerage into one of the city's foremost representatives of developers of both new construction and renovation projects. The company has been responsible for successfully marketing over 300 residential development projects.

Now, Chris Feurer, CEO brings his years of successful experience in almost every facet of real estate: sales, leasing, management, training, commercial, and development. Jameson Real Estate has quickly grown to a nearly \$3 billion dollar company to become one of Chicago's leading realty firms.



Here at Jameson, we operate from a CUSTOMER SERVICE MINDSET.
Our staff members are committed to the OWNERSHIP OF THEIR WORK
and take great pride in what they do. Our intent, across the
organization, is to LISTEN WITH PURPOSE AND GUIDE to deliver
successful results, as defined by you, our agents.

ABOUT YOUR BROKER



STEVE@CHICAGOBROKER.COM
312.840.9002

■ ABOUT STEVEN

Steven Goldstein is a lifelong Chicago area resident that has specialized in commercial real estate brokerage and development in Chicago since 1990.

AREAS OF SPECIALIZATION

- Tenant Representation
- Landlord Representation
- Developer Representation
- Investment Property Sales
- Subleasing Services
- Commercial Development Consulting

Visit ChicagoBroker.com for more information on Steve and his experience and services.



JAMESON.

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