THE NEW CROSSROADS
OF FUN, FRIENDS AND FAMILY
A prime 50-acre multi-use redevelopment in Matteson, Illinois

VISION
Market Square Crossing is a brand-new, revolutionary mixed-use community in one of the most vibrant villages in Chicago’s south suburbs. Land use opportunities include recreational/sports, office, residential for sale, residential for lease, hotel and retail. This is a high visibility, high auto traffic site in the heart of the Village of Matteson.

PROPERTY FEATURES
• Includes 2.5-acre Community Square and 31 acres of sports, community and recreational space
• Area tenants include The Home Depot, Menards, Marshalls, Ross, Bar Louie, Panera, Starbucks, Chipotle, Holiday Inn, Hampton Inn, LA Fitness, Fifth Third Bank
• Cicero Avenue and Lincoln Highway combined 62,900 cpd
• Unique retail, residential, recreational and community opportunities

AREA DEMOGRAPHICS

<table>
<thead>
<tr>
<th>MILES</th>
<th>RESIDENTIAL POP.</th>
<th>AVG. HHI</th>
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<tr>
<td>3</td>
<td>64,609</td>
<td>$73,900</td>
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<tr>
<td>5</td>
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<td>$76,208</td>
</tr>
<tr>
<td>10</td>
<td>517,361</td>
<td>$78,470</td>
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</table>

PROPERTY DETAILS
AVAILABILITY: Immediate
SALES AND LEASE PRICES: Negotiable
PARKING: Ample
DELIVERY CONDITION: Matteson offers financial incentives to promote strong community partnerships
**LOCATION**

Conveniently located just 45 minutes from downtown Chicago and in the heart of the Chicago Southland area, Matteson’s Market Square Crossing is a premier opportunity for recreational growth. The Matteson market features a young, active family-oriented population and draws from a larger market seeking sports facilities in the region. Matteson includes beautiful homes, friendly neighbors, shopping and dining, great schools, parks and exceptional village services. The Market Square Crossing site will be the premier athletic hub of the Chicago Southland area, attracting a wide range of tournaments and families seeking recreational venues and the amenities that support these venues such as restaurants and retail.

**SITE FEATURES**

- 50-acre prime redevelopment, can be subdivided down to 1-acre sites
- 30.9 acres of sports and recreational use
- Proposed 613 residential units for sale and lease
- A 2.3-acre Town Center with green space and fountain and outdoor concert venue
- Up to 200,000 SF of available retail space for sale or lease
- 2,500 off street parking spaces
- Pedestrian-friendly, extra-wide sidewalks suitable for outdoor seating
- Bicycle and jogging paths connect to Old Plank Road Trail and attract cyclists

**RECREATIONAL SITE DETAILS**

**AVAILABLE RECREATIONAL SPACE:** 30.9 acres of athletic fields and free-standing buildings for sale or for lease.

Ideally suited for both indoor and outdoor ice skating, golf ranges, and team sports such as soccer, football, baseball, lacrosse. Ideal for both indoor and outdoor entertainment venues.

**ROADS:** Signalized access in 5 separate entrance locations; Accessible by Metra and PACE, I-57, U.S. Rt. 30 (Lincoln Highway), IL 50 (Cicero Ave.), 180/I-294; bicycle/jogging paths

**UTILITIES:** Ample and suitable for recreational uses

**ZONING:** PUD

**PARKING:** Ample for recreational parking ratios

**AVAILABILITY:** Immediate

**SALES AND LEASE PRICES:** Negotiable

**INCENTIVES:** Business Districts, Enterprise Zone, Tax Increment Financing, Cook County property tax reduction

marketsquarecrossing.com

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1030 North Clark Street Suite 300, Chicago, IL 60610  |  phone: 312.944.6270  |  fax: 312.944.3759  |  lordcompanies.com
LOCATION
Conveniently located just 45 minutes from downtown Chicago and in the heart of the Chicago Southland area, Matteson’s Market Square Crossing is a premier opportunity for residential growth. Matteson includes beautiful homes, friendly neighbors, shopping and dining, great schools, parks and exceptional village services. The Market Square Crossing site offers a full range of amenities for residents, including treelined pedestrian friendly streets, bicycle trails, recreational facilities, outdoor entertainment venues, and new shops and restaurants. Residential units will flank a beautiful 2.3-acre Town Square green space with fountain.

SITE FEATURES
- 50-acre prime redevelopment, can be subdivided down to 1-acre sites
- Proposed 613 residential units for sale and lease
- A 2.3-acre Town Center with green space and fountain feature
- 30.9 acres of sports and recreational use
- Up to 200,000 SF of available retail space for sale or lease
- 2,500 off street parking spaces
- Pedestrian-friendly, extra-wide sidewalks suitable for outdoor seating
- Bicycle paths connect to Old Plank Road Trail and attract cyclists

RESIDENTIAL SITE DETAILS
AVAILABLE RESIDENTIAL SPACE: The site can be divided into 16 lots for sale and for lease. 613 planned residential units for multi-family and senior housing offering a range of floor plans.
ROADS: Signalized access in 5 separate entrance locations; Accessible by Metra and PACE, I-57, U.S. Rt. 30 (Lincoln Highway), IL 50 (Cicero Ave.), 180/I-294
UTILITIES: Ample and suitable for residential

ZONING : PUD
PARKING: Ample for residential parking ratios
AVAILABILITY: Immediate
SALES AND LEASE PRICES: Negotiable
INCENTIVES: Business Districts, Enterprise Zone, Tax Increment Financing, Cook County property tax reduction

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LOCATION

Conveniently located just 45 minutes from downtown Chicago and in the heart of the Chicago Southland area, Matteson’s Market Square Crossing is a premier opportunity for retail growth. Matteson has a trade area of 279,562 within a 7-mile radius and generates a total of $2.1 billion in sales tax revenue. Matteson includes beautiful homes, friendly neighbors, shopping and dining, great schools, parks and exceptional village services. The Market Square Crossing site is conveniently located off of I-57 and has signalized access in 5 separate entrance locations.

SITE FEATURES

- 50-acre prime redevelopment, can be subdivided down to 1-acre sites
- Up to 200,000 SF of available retail space for sale or lease
- A 2.3-acre Town Center with green space and fountain feature
- 30.9 acres of sports and recreational use
- Proposed 613 residential units for sale and lease
- 2,500 off street parking spaces
- Pedestrian-friendly, extra-wide sidewalks suitable for outdoor seating
- Bicycle paths connect to Old Plank Road Trail and attract cyclists

AVAILABLE RETAIL SPACE: Small, medium and large pad sites for sale or lease in both free-standing and inline formats ranging from 1,000 SF - 200,000 SF

ROADS: Signalized access in 5 separate entrance locations; Accessible by Metra and PACE, I-57, U.S. Rt. 30(Lincoln Highway), IL 50 (Cicero Ave.), I80/I-294

UTILITIES: Ample and suitable for retail

ZONING: PUD

PARKING: Ample for retail parking ratios

AVAILABILITY: Immediate

SALES AND LEASE PRICES: Negotiable

INCENTIVES: Business Districts, Enterprise Zone, Tax Increment Financing, Cook County property tax reduction

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LOCATION
Conveniently located just 45 minutes from downtown Chicago and in the heart of the Chicago Southland area, Matteson’s Market Square Crossing is a premier opportunity for commercial growth and raising brand awareness through community sponsorship. Matteson includes beautiful homes, friendly neighbors, shopping and dining, great schools, parks and exceptional village services. The Market Square Crossing site will be the new go-to place in Chicago Southland and will greatly increase the number of residents and visitors to the area seeking such uses as hotels, community centers, banquet facilities, recreation halls, and office space.

Market Square Crossing offers companies, families and individuals a unique opportunity to show their community pride through a sponsorship and naming rights program for the Town Square, pavilions, community buildings, benches, bricks and more.

SITE FEATURES
• 50-acre prime redevelopment, can be subdivided down to 1-acre sites
• Up to 200,000 SF of available commercial space for sale or lease
• 2,500 off street parking spaces
• Proposed 613 residential units for sale and lease
• A 2.3-acre Town Center with green space and fountain feature
• 30.9 acres of sports and recreational use
• Pedestrian-friendly, extra-wide sidewalks suitable for outdoor seating
• Bicycle paths connect to Old Plank Road Trail and attract cyclists

COMMERCIAL / COMMUNITY SITE DETAILS
AVAILABLE COMMERCIAL / COMMUNITY SPACE:
Small, medium and large pad sites for sale or lease in both free-standing and in-line formats ranging from 1,000 SF - 200,000 SF for build to suits, retail, hotel, community centers and office uses

ROADS: Signalized access in 5 separate entrance locations; Accessible by Metra and PACE, I-57, U.S. Rt. 30 (Lincoln Highway), IL 50 (Cicero Ave.), I80/I-294

UTILITIES: Ample and suitable for commercial

ZONING : PUD

PARKING: Ample for commercial / community parking ratios

AVAILABILITY: Immediate

SALES AND LEASE PRICES: Negotiable

INCENTIVES: Business Districts, Enterprise Zone, Tax Increment Financing, Cook County property tax reduction

SPONSORSHIP AND NAMING RIGHTS: Negotiable

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A CHILDREN'S MUSEUM  
B OUT LOT  
C REC / ARTS / PAC  
D J.C. PENNEY  
E MIXED USE / MULTI-FAMILY  
F COMFORT STATION  
G OUTDOOR PERFORMANCE AREA  
H AQUATIC CENTER  
I FOUNTAIN  
J POTENTIAL REUSE AS CHILDREN'S REC  
K ATHLETIC FIELDS  
L RESEARCH / TECH CENTER  
P PARKING

*Broker is using information provided by the property owner and does not certify as to its accuracy. This information is subject to possible errors, omissions, changes of price and withdrawal without notice.
MUNICIPAL ADDRESS
Village of Matteson
4900 Village Commons, Matteson, IL 60443
www.villageofmatteson.org
www.facebook.com/thevillageofmatteson
www.twitter.com/matteson1855

GOVERNMENT
Village President, Sheila Y. Chalmers-Currin
6 Board of Trustees & Village Clerk

VILLAGE ADMINISTRATOR CONTACT INFORMATION
Anthony Burton, Village Administrator
708-283-4916
aburton@villageofmatteson.org

POPULATION (YEAR)
Matteson: 19,008 (2010 U.S. Census)

MUNICIPAL BUDGET
$25 million

AVERAGE HOUSEHOLD INCOME
$81,326 Matteson

DAYTIME WORKPLACE POPULATION
Matteson: 8,995

EDUCATION ATTAINMENT
Matteson has an above average educated market and surpasses all other areas:
19.6% Bachelor’s Degree – US 17.7%
11.3% Master’s Degree – US 7.3%*

AVERAGE HOME VALUE
$181,524

HOMEOWNERSHIP
80% owner-occupied

HOUSEHOLD BUDGET EXPENDITURE
$3.9 billion (5-mile radius)

PLANNED DEVELOPMENT
Proposed Pete’s Fresh Market, two quick service eateries, Repurpose & Renaming of Lincoln Mall into Market Square Crossing, Senior Housing development with Assisted Living, Independent living, and memory care, Medical facility, Streetscape plan, two proposed residential development projects

PERMITTING DATA
Last five years approximately 5,5000 residential and commercial improvement permits and 250 single family permits issued

INCENTIVES AVAILABLE
Business Districts, Enterprise Zone, Façade Improvements, Tax Increment Financing, Cook County property tax reduction

AREA MAJOR EMPLOYERS
Rogers & Holland Corporation
Sherwin Williams/Paint Division
Manheim Auto Auction
Governor State University
St. Franciscan Hospital Matteson Auto Mall
CN Rail Road Company
Panduit Corporation
School Districts

NUMBER OF BUSINESSES
Approximately 300

PUBLIC TRANSIT AVAILABILITY
Metra and PACE

AREA COMMUNITY ATTRACTIONS
Governors State Performing Arts Center, Olympia Fields Golf Course, Fine Arts Center, Multi-purpose Community Center which host numerous sporting events and over 400 programing, Matteson Family Days, Annual 5K Runs, regional shopping area, Auto Mall, and Multi-purpose community center which hosts numerous sporting events.

MAJOR TRAFFIC ARTERIES
I-57; U.S. Rt. 30 (Lincoln Highway); IL 50 (Cicero Ave.);
I-80/I-294

OTHER INFORMATION
The Village of Matteson is nestled in the heart of the southern suburbs and is one of the most thriving residential, business, and commercial hub conveniently located right off I-57 just 25 minutes from downtown Chicago. Matteson includes beautiful homes, friendly neighbors, shopping and dining, great schools, parks and exceptional village services. Matteson also offers a great quality of life with access to scenic forest preserves, walking & biking trails, a nearby golf course, and excellent public safety response. Matteson is also accessible from all directions and by many modes of transportation. These attributes make Matteson a great home for businesses and a heart for family.

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### PROJECT DATA

<table>
<thead>
<tr>
<th>LOT 1</th>
<th>% OF USE</th>
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<tbody>
<tr>
<td>Lot Area (Sq.Ft.)</td>
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<tr>
<td>1-Story Out-Building Area (Sq.Ft.)</td>
<td>14,000</td>
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<td>Parking (spaces)</td>
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<td>4-Story Mixed Use Building Area (Sq.Ft.)</td>
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<td>Retail Area (Sq.Ft.)</td>
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<td>Dwelling Units</td>
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<td>Retail Area (Sq.Ft.)</td>
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<td>Parking (spaces)</td>
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<td>1-Story Arts Building Area (Sq.Ft.)</td>
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### LOT 6
- **Lot Area (Sq.Ft.)**: 233,700
- **3-Story Multi-Family Building Area (Sq.Ft.)**: 88,800
- **Dwelling Units**: 63, **% of Use**: 100%
- **Parking (spaces)**: 131

### LOT 7
- **Lot Area (Sq.Ft.)**: 45,000
- **4-Story Mixed Use Building Area (Sq.Ft.)**: 117,200
- **Retail Area (Sq.Ft.)**: 29,300, **% of Use**: 25%
- **Dwelling Units**: 72, **% of Use**: 75%
- **1-Story Out-Building 1 Area (Sq.Ft.)**: 9,000, **% of Use**: 100%
- **Parking (spaces)**: 147

### LOT 8
- **Lot Area (Sq.Ft.)**: 61,000
- **4-Story Mixed Use Building Area (Sq.Ft.)**: 140,000
- **Retail Area (Sq.Ft.)**: 35,000, **% of Use**: 25%
- **Dwelling Units**: 78, **% of Use**: 75%
- **1-Story Out-Building 1 Area (Sq.Ft.)**: 19,100, **% of Use**: 100%
- **Parking (spaces)**: 185

### LOT 9
- **Lot Area (Sq.Ft.)**: 127,300
- **1-Story Museum Building Area (Sq.Ft.)**: 39,800, **% of Use**: 100%
- **Parking (spaces)**: 165

### LOT 10
- **Lot Area (Sq.Ft.)**: 100,000
- **OPEN SPACE (Sq.Ft.)**: 100,000

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<table>
<thead>
<tr>
<th>Lot</th>
<th>Lot Area (Sq.Ft.)</th>
<th>3-Story Multi-Family Building Area (Sq.Ft.)</th>
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<th>Parking (Spaces)</th>
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<tr>
<td>Lot 11</td>
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<td>127,400</td>
<td>102</td>
<td>107</td>
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<tr>
<td>Lot 12</td>
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<td>54</td>
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<td>Lot 13</td>
<td>157,500</td>
<td>92,000</td>
<td>63</td>
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<td>75%</td>
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<td>Lot 14</td>
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# Project Data

## LOT 15

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<tbody>
<tr>
<td>Lot Area</td>
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<tr>
<td>1-Story Out-Building Area</td>
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<td>Parking</td>
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## LOT 16

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<tbody>
<tr>
<td>Lot Area</td>
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<tr>
<td>1-Story Research/Tech Building Area</td>
<td>142,000</td>
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<tr>
<td>1-Story Ice rink Building Area</td>
<td>109,400</td>
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<tr>
<td>1-Story Out-Building 1 Area</td>
<td>4,000</td>
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</tr>
<tr>
<td>1-Story Out-Building 2 Area</td>
<td>4,000</td>
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<tr>
<td>Aquatic Building Area</td>
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<td>Parking</td>
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## ROADWAYS

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<td>New Roads Area</td>
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## TOTALS

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<td>Total Lot Area SF</td>
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<tr>
<td>Total Building Gross SF</td>
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<td>Total Retail Area SF</td>
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<td>Total Dwelling Units</td>
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<td>Total Parking</td>
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<td>Total Roadway Area SF</td>
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<tr>
<td>Total Site Area SF</td>
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</tbody>
</table>
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