



HOMER GLEN

...your connection to prime commercial corridors



***PRIME WILL COUNTY LOCATION**

***25 MILES SOUTHWEST OF CHICAGO**

***CONVENIENT ACCESS TO
I-355 AND I-80**

***EASY ACCESS TO WILL COUNTY
INTERMODAL TRANSPORTATION
FACILITY**

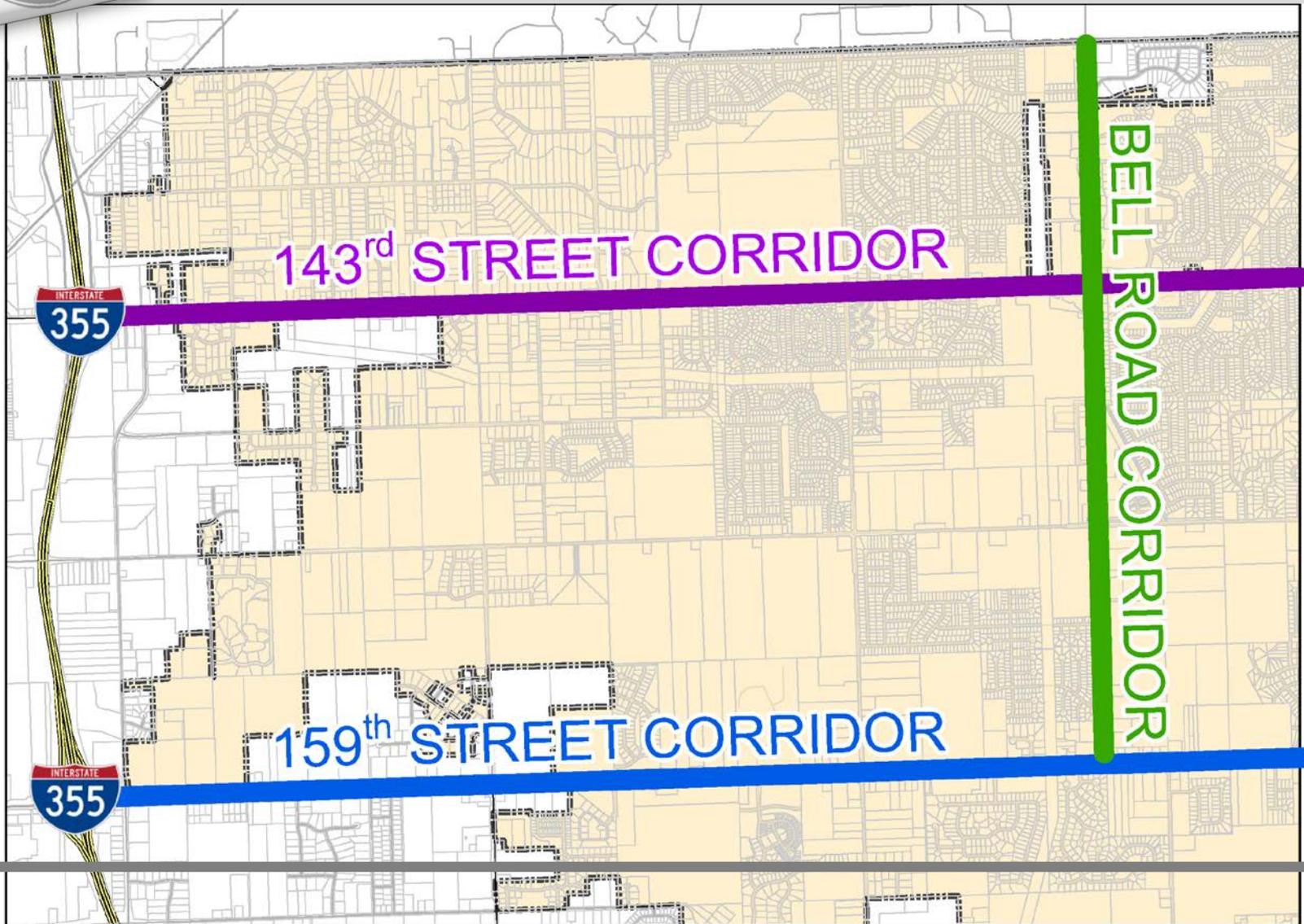
***CORPORATE AIRCRAFT
ACCOMODATIONS WITHIN MINUTES**

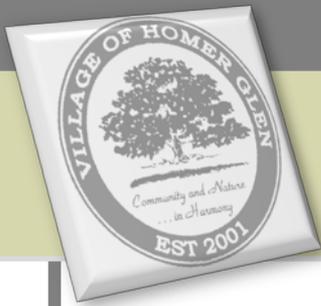
***LEWIS AIRPORT (10MI.)**

***MIDWAY AIRPORT (20MI.)**



3 PRIME CORRIDORS



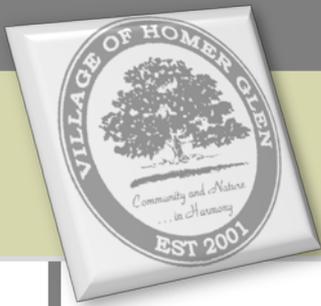


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THE HOMER GLEN ADVANTAGE

- *MEDIAN INCOME OF \$91,257
- *ADJACENT TO I-355 WITH TWO ACCESS POINTS
- *HIGH TRAFFIC COMMERCIAL CORRIDORS
- *IDOT WIDENING OF 159TH ST TO 4 LANES ONGOING
- *\$200 MM TOTAL PLANNED ROAD IMPROVEMENTS
- *PRIME LAND DEVELOPMENT OPPORTUNITIES
- *BUSINESS-FRIENDLY MUNICIPALITY
- *NO MUNICIPAL PROPERTY TAX



HOMER GLEN

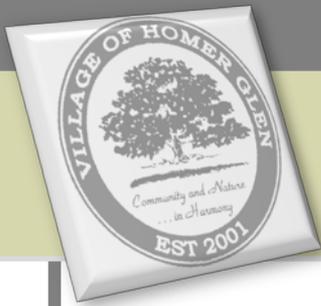
...your connection to prime commercial corridors

THE HOMER GLEN ADVANTAGE

TRADE AREA DEMOGRAPHICS BY DRIVE TIME

FOCAL POINT AT 143RD ST. AND BELL RD.

	<u>10 MIN</u>	<u>15 MIN</u>	<u>20 MIN</u>
POPULATION	58,234	151,265	413,972
HOUSING UNITS	20,099	54,708	152,748
MEDIAN HOUSEHOLD INCOME	\$98,777	\$87,245	\$77,399
AVG HOUSEHOLD INCOME	\$119,774	\$110,441	\$99,396
DAYTIME POPULATION	40,787	125,726	357,125



HOMER GLEN

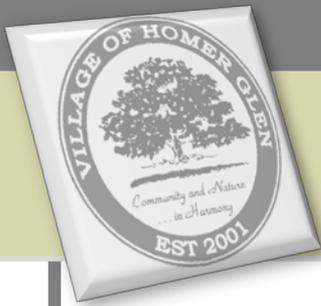
...your connection to prime commercial corridors

THE HOMER GLEN ADVANTAGE

TRADE AREA DEMOGRAPHICS BY DRIVE TIME

FOCAL POINT AT 159TH ST. AND PARKER RD.

	<u>10 MIN</u>	<u>15 MIN</u>	<u>20 MIN</u>
POPULATION	68,927	172,378	416,262
HOUSING UNITS	23,444	61,405	144,976
MEDIAN HOUSEHOLD INCOME	\$94,634	\$85,905	\$76,811
AVG HOUSEHOLD INCOME	\$111,675	\$105,670	\$96,319
DAYTIME POPULATION	45,231	138,733	351,240



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THE HOMER GLEN ADVANTAGE

TRAFFIC COUNTS

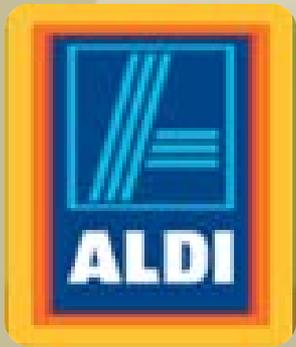
	<u>CURRENT</u>	<u>YEAR 2030</u>
159 TH STREET (IL ROUTE 7)	17,600	30,000
143 RD STREET (AT BELL RD)	15,800	28,400
BELL ROAD	15,900	26,800
143 RD STREET (AT LEMONT RD)	16,200	26,800
LEMONT ROAD (AT 143 RD STREET)	8,200	17,000



HOMER GLEN

...your connection to prime commercial corridors

HOMER GLEN EXISTING BUSINESSES





NEW BUSINESS ACTIVITY

your connection to prime commercial corridors



Corporate HQ, Richards Building Supply

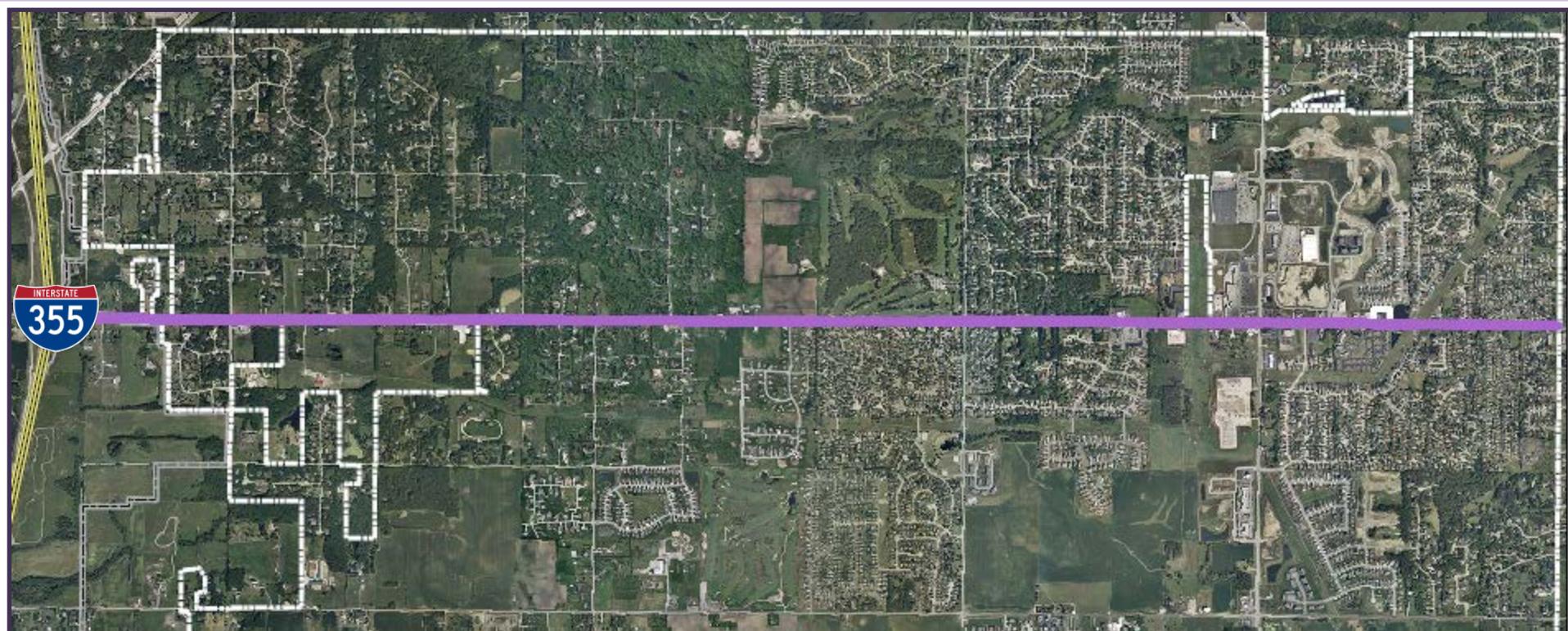


Lily Garden Vietnamese Restaurant



Rising Lotus Yoga

143RD STREET CORRIDOR



***MIX OF RESIDENTIAL AND LOCAL NEIGHBORHOOD COMMERCIAL DEVELOPMENT.**

***ACCESS RAMP AT INTERSTATE I-355.**

***PHASED ROADWAY IMPROVEMENTS TO 143RD STREET.**

***CORRIDOR EXTENDS APPROXIMATELY 5 MILES.**

22 ACRES 143RD ST LAND

Located one-third mile west of the intersection of 143rd Street and Bell Road



- * **21.66 ACRE SITE NEAR BUSY 143RD/BELL RETAIL NODE WITH MEIJER, JEWEL-OSCO, HOME DEPOT AND MENARDS**

- * **200 FEET OF FRONTAGE ON 143RD STREET**

- * **15,800 VPD ON 143RD STREET**

- * **ON DRIVE HOME SIDE OF 143RD STREET FROM INTERSTATE I-355**

- * **ZONED I-1; COMP PLAN MULTI-FAMILY/OFFICE**

CONTACT:
 CENTURY 21 AFFILIATED
 AL LIEPONIS
 (708) 705-3001
ALIEPONIS@COMCAST.NET

PURPLE ONION COMMERCIAL SITE

Located on the north side of 143rd Street, east of Golden Oak Drive



- * **ZONED C-2, LOCAL BUSINESS**
- * **7.5 ACRE LAND SITE ADJACENT TO RESTAURANT BUILDING ON CORNER LOT FOR SALE BY SAME OWNER**
- * **SIGNALIZED ACCESS POINT AT GOLDEN OAK DRIVE**
- * **ADDITIONAL ACCESS POINT ON 143RD STREET**
- * **15,800 ADT ON 143RD STREET**
- * **UTILITIES AVAILABLE**

CONTACT:

**TOM DEMOGERONTAS
(773) 881-1000**

DEMOGERONTAS@ATT.NET

NEC 143RD & LEMONT RD LAND

Located at the northwest corner of 143rd Street and Lemont Road



- * 1.05 ACRE CORNER SITE, ADJACENT TO 2+ ACRE SITE FOR SALE
- * FRONTAGE ON 143RD STREET AND LEMONT ROAD
- * ZONED C-2, LOCAL BUSINESS
- * PRIME LOCATION, 1/2 MILE FROM INTERSTATE SYSTEM VIA I-355
- * SIGNALIZED INTERSECTION, RECENTLY IMPROVED
- * COMBINED 24,000 VPD
- * LOCATED NEAR BUSY SPEEDWAY GAS STATION

CONTACT:
 CROSSAMERICA PARTNERS LP -
 ERIC CORNWELL
 (610) 625-8089
ERIC.CORNWELL@CSTBRANDS.COM

NEC 143RD ST & LEMONT RD LAND

Wraps the northeast corner of 143rd Street and Lemont Road



- * **2.19 ACRE SITE, ADJACENT TO CORNER SITE FOR SALE**
- * **FRONTAGE ON 143RD STREET AND LEMONT ROAD**
- * **ZONED C-2, LOCAL BUSINESS**
- * **PRIME LOCATION, 1/2 MILE FROM INTERSTATE SYSTEM VIA I-355**
- * **SIGNALIZED INTERSECTION, RECENTLY IMPROVED**
- * **COMBINED 24,000 VPD**
- * **LOCATED NEAR BUSY SPEEDWAY GAS STATION**

CONTACT:

KELLY FOX

(708) 267-6234

JEANTHERAPY1@GMAIL.COM

SEC 143RD ST & LEMONT RD LAND

Wraps around Speedway at 15551 143rd at the southeast corner of 143rd Street and Lemont Road



- * 14 ACRE SITE, ADJACENT TO BUSY SPEEDWAY
- * FRONTAGE ON 143RD STREET AND LEMONT ROAD
- * ZONED C-2, LOCAL BUSINESS
- * PRIME LOCATION, 1/2 MILE FROM INTERSTATE SYSTEM VIA I-355
- * SIGNALIZED INTERSECTION, RECENTLY IMPROVED
- * COMBINED 24,000 VPD

CONTACT:
 CENTURY 21 AFFILIATED
 JOE DESANTIS
 (708) 983-5785
JOEDESANTIS@ATT.NET

ORLAND OAK CENTER

Located at the southeast corner of 143rd Street and Golden Oak Drive

UNITS AVAILABLE FOR LEASE FROM 640SF – 4,275SF

CONTACT:

N+S CONSULTING GROUP, INC.

KENNY ATTIEH

(708) 949-2433

KENNYATTIEH@YAHOO.COM

* SERVES NEIGHBORING
RESIDENTIAL SUBDIVISIONS

* 15,800 ADT

* MINUTES FROM I-355

* SIGNALIZED INTERSECTION
AND PYLON SIGN ON 143RD

* PARKING RATIO 5/ 1,000SF

* JOIN EUROPEAN IMPORTS &
DELI, ENZO'S & HOMER WINE



ORLAND OAK PROFESSIONAL CENTER

Located at the southeast corner of 143rd Street and Golden Oak Drive

***AVAILABLE UNITS
918SF, 1,000SF,
2,055SF &
2,151SF***

- * **ZONED C-1,
NEIGHBORHOOD
COMMERCIAL.**
- * **15,800 ADT, MINUTES
FROM I-355.**
- * **GREAT ACCESS,
INCLUDING A SIGNALIZED
INTERSECTION.**
- * **PROFESSIONAL OFFICE
COMPLEX IN BUSY
NEIGHBORHOOD
SHOPPING CENTER.**



CONTACT:

N+S CONSULTING GROUP, INC.

KENNY ATIEH

(708) 949-2433

KENNYATTIEH@YAHOO.COM

OLD OAK PROFESSIONAL BLDG

Located on the south side of 143rd Street, east of Golden Oak Drive



***1,104 SF UP TO 1,780SF
AVAILABLE***

CONTACT:

GROEBE REAL ESTATE

TOM BOOTH

(708) 268-5845

FACIABELLO1@GMAIL.COM

- * **CUSTOM ELEVATOR BUILDING WITH COMPLETED BUILDOUTS FOR DENTISTS, LEGAL OFFICES, CHIROPRACTIC AND GENERAL OFFICE SPACE**
- * **ZONED C-1, NEIGHBORHOOD COMMERCIAL**
- * **ACCESS ON GOLDEN OAK DRIVE (NEAR SIGNALIZED INTERSECTION OF GOLDEN OAK & 143RD STREET)**
- * **CONNECTIVITY TO BUSY LOCAL SHOPPING CENTER (ORLAND OAK CENTER)**
- * **15,800 ADT ON 143RD STREET**

14316 & 14318 GOLDEN OAK DR

Located just south of the southwest corner of 143rd Street and Golden Oak Drive



CONTACT:

DANNY BERARDI

708-606-3370

DANNYBERARDI46@GMAIL.COM

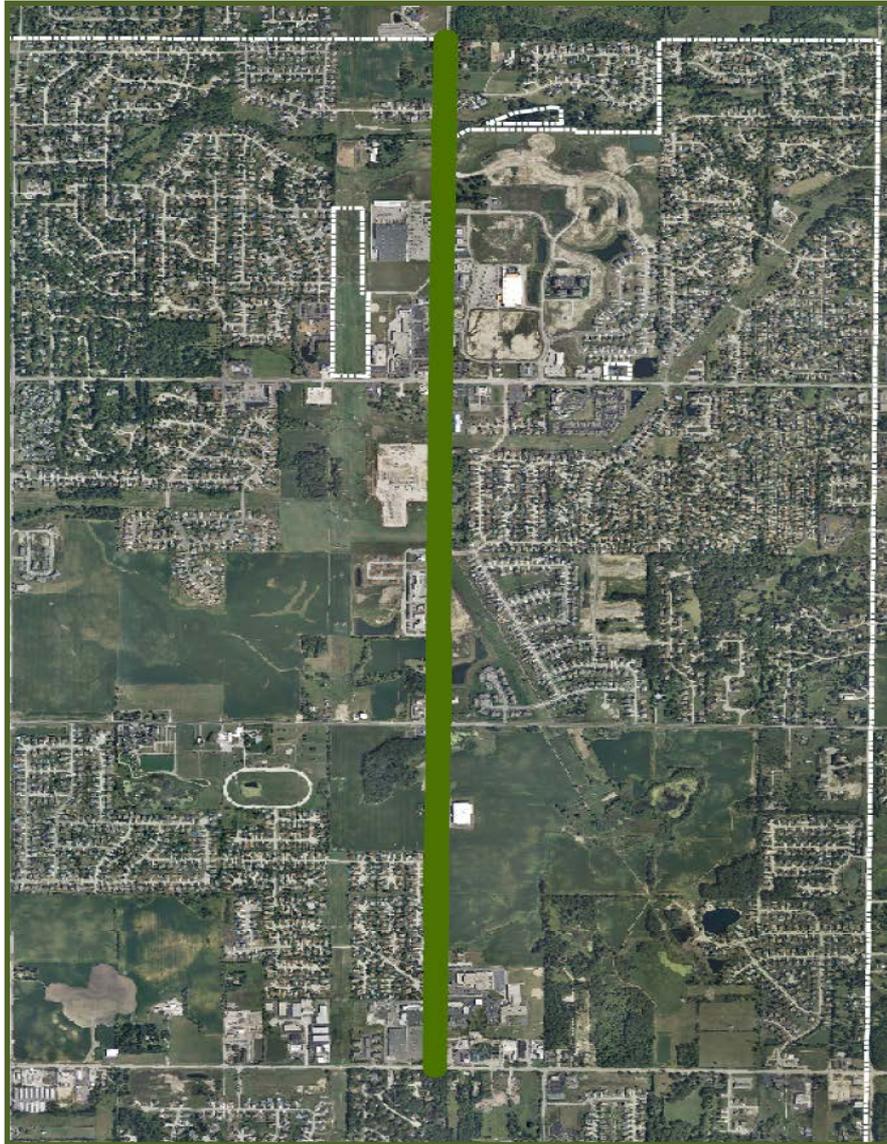
***ZONED C-1, NEIGHBORHOOD COMMERCIAL**

***ACROSS FROM ORLAND OAK SHOPPING CENTER**

***EASY ACCESS TO LIGHTED INTERSECTION AT 143RD / GOLDEN OAK**

1,000 SF AND 1,000 SF AVAILABLE, COMBINABLE

BELL ROAD CORRIDOR



***HIGHLY VISIBLE AND
RECOGNIZABLE CORRIDOR.**

***ESTABLISHED RETAIL USES
MIXED WITH AVAILABLE LARGE
LOTS AND EXISTING RETAIL
SPACES.**

***PLANNED ROADWAY WIDENING
& INTERSECTION IMPROVEMENTS
TO BELL ROAD & 143RD STREET.**

***MINUTES FROM INTERSTATES
355 AND 80.**

***CORRIDOR EXTENDS
APPROXIMATELY 3 MILES.**

MENARDS OUTLOTS

Located on the west side of Bell Road, north of 143rd Street

- * LOCATED WITHIN THE BUSY 143RD/BELL RETAIL NODE WITH MEIJER, THE HOME DEPOT, JEWEL-OSCO AND ALDI.
- * 3 ACCESS POINTS, INCLUDING A SIGNALIZED INTERSECTION.
- * 15,900 ADT ON BELL ROAD.
- * UTILITIES AVAILABLE.
- * ZONED C-2, LOCAL BUSINESS.
- * FUTURE CROSS ACCESS WITH HOMER TOWN SQUARE SHOPPING CENTER TO THE SOUTH.

CONTACT:

MENARD, INC.
 REAL ESTATE DIVISION
 THERON BERG
 (715) 876-2391

TBERG@MENARD-INC.COM



GOODINGS GROVE SHOPPING CENTER

Located on the east side of Bell Road, south of Glengary Drive

- * 13.5 ACRE SITE
- * BANK REO SITE FOR SALE
- * FULL ACCESS POINT WITH A SIGNALIZED INTERSECTION
- * 15,900 ADT ON BELL ROAD, 15,800 ADT ON 143RD STREET
- * CONNECTIVITY TO EXISTING RETAIL, INCLUDING THE HOME DEPOT, MEIJER AND ALDI
- * ZONED C-3, GENERAL BUSINESS
- * UTILITIES AVAILABLE

CONTACT:
 CBRE
 LYNNE BRACKETT
 (630) 573-7035
LYNNE.BRACKETT@CBRE.COM



SWC BELL RD/ 143RD



**9.4 ACRES BANK REO
SITE FOR SALE**

CONTACT:

JOHN GREENE COMMERCIAL
SHAMUS CONNEELY
(630) 229-2202

SHAMUSCONNEELY@JOHNGREENECOMMERCIAL.COM

- * LOCATED IN 143RD/BELL ROAD RETAIL NODE WITH MEIJER, THE HOME DEPOT, MENARDS, JEWEL-OSCO AND ALDI
- * ZONED C-2
- * UTILITIES TO SITE
- * DETENTION BUILT
- * PLANNED FULL ACCESS POINT ON BELL ROAD, RI/RO ACCESS POINT ON 143RD
- * ADJACENT OWNER TO WEST WITH FULL ACCESS WILLING TO PARTICIPATE
- * 15,900 ADT ON BELL ROAD,
15,800 ADT ON 143RD STREET

14325 S. BELL ROAD

Located on the east side of Bell Road, south of 143rd Street

- * ZONED C-2, IN RETAIL NODE WITH MEIJER, THE HOME DEPOT, MENARDS, JEWEL-OSCO AND ALDI
- * 1.5 ACRE SITE
- * 15,900 ADT ON BELL ROAD,
15,800 ADT ON 143RD STREET
- * UTILITIES AVAILABLE.
- * FOR SALE, LEASE OR BUILD TO SUIT
- * BANK –OWNED REO SITE ON WEST SIDE OF BELL ROAD ALSO ON MARKET, SEE SEPARATE SLIDE

CONTACT:

KHLED AKKAWI
(708) 927-6800

KHALED,AKKAWI@GMAIL.COM



14621 S. BELL ROAD

Located on the east side of Bell Road, north of Martingale Lane

*ZONED RESIDENTIAL, PLANNED AS
COMMERCIAL

* 1.9 ACRE SITE

* 1/4 MILE SOUTH OF BELL ROAD / 143RD
STREET INTERSECTION

* 12,300 ADT ON BELL ROAD

* NEAR FOUNDERS CROSSING CENTER

CONTACT

NETWORK COMMERCIAL

REAL ESTATE

NEIL HALEEM

(708) 873-9400

NEIL@HALEEM.NET



FOUNDERS CROSSING LOT 1 B

Located on the west side of Bell Road, south of Martingale Lane

*ZONED C-2, LOCAL BUSINESS.

*0.78 ACRE SITE.

*1/4 MILE SOUTH OF 143RD/BELL

*2 FULL ACCESS POINTS ON BELL ROAD
WITH SIGNALIZED INTERSECTIONS.

* 12,300 ADT ON BELL ROAD.

*UTILITIES AVAILABLE.

*JOIN EXISTING BUSINESSES: FIRST
AMERICAN BANK, CHARTER FITNESS,
COLDWELL BANKER, PELICAN HARRY'S
AND PEPE'S RESTAURANT.

CONTACT:

LM COMMERCIAL

SCOTT MLADENIK

(708)713-2240

SCOTT@LMTEAM.COM



KINGSTON HILLS COMMERCIAL

Located on the east side of Bell Road, south of Martingale Lane



CONTACT:

JOHN GALLAGHER
GALLAGHER & HENRY
(708) 482-8900

JDG@GALLAGHERANDHENRY.COM

- * 8.3 ACRES , ZONED C-1, LOCAL BUSINESS
- * JUST 1/4 MILE SOUTH OF 143RD/BELL INTERSECTION
- * FULL ACCESS POINT ON BELL ROAD WITH SIGNALIZED INTERSECTION
- * 12,300 ADT ON BELL ROAD
- * CENTRALLY LOCATED NEAR FOUNDERS CROSSING CENTER
- * UTILITIES AVAILABLE

HOMER TOWN SQUARE

Located at the northwest corner of Bell Road and 143rd Street

AVAILABLE STORE FRONTS 1,200 SF – 3,400 SF , PLUS 8-BAY AUTO SERVICE FACILITY

- * 3 ACCESS POINTS ALONG BELL ROAD, INCLUDING A SIGNALIZED INTERSECTION
- * GROCER-ANCHORED CENTER , CLOSE TO MENARDS, THE HOME DEPOT AND MEIJER
- * CHIPOTLE AND STARBUCKS OPEN SOON IN NEW OUT LOT BUILDING SITE (HIGHLIGHTED)
- * 15,900 ADT ON BELL ROAD, 15,800 ADT ON 143RD STREET

CONTACT:

TIM THANASOURAS
PHONE: 708-448-2527

TIMTHANASOURAS@COMCAST.NET



14057 BELL ROAD

Located on the east side of Bell Road, north of 143rd Street

- * 15,900 ADT ON BELL ROAD,
15,800 ADT ON 143RD STREET
- * RIGHT-IN /RIGHT-OUT AND FULL ACCESS
WITH TRAFFIC SIGNAL ON BELL ROAD
THROUGH HOME DEPOT CENTER
- * JOIN TAZZA RISTORANTE , ATI, STATE FARM,
SUPERCUTS , T-MOBILE AND ARTESA BAKERY

CONTACT:

LOCATION FINDERS

ALAN ERICKSON

(708) 390-1629

AERICKSON@LFIREALESTATE.COM



***1,280 SF
AVAILABLE
(LAST UNIT)***

BELL PLAZA

14403 - 14413 Bell - Located on the east side of Bell Road, south of 143rd Street



2,149 SF
LAST AVAILABLE
SPACE

- * ZONED C-2, LOCAL BUSINESS
- * FULL ACCESS ON BELL RD
- * 15,900 ADT ON BELL ROAD,
15,800 ADT ON 143RD ST
- * JUST SOUTH OF BELL/ 143RD
INTERSECTION
- * JOIN BLUEBERRY HILL CAFE,
SHERWIN-WILLIAMS , ECO
DENTAL, PIZZA MIA AND
LILY GARDEN RESTAURANT

CONTACT:

HORIZON REALTY SERVICES

JASON LENHOFF &

STUART LENHOFF

(847) 870-8585

JLENHOFF@HORIZONREALTYSERVICES.COM

SLENHOFF@HORIZONREALTYSERVICES.COM

FOUNDERS CROSSING NORTH

Located at 14801 - 14851 S. Founders Crossing

- * ZONED C-2, LOCAL BUSINESS
- * 2 SIGNALIZED ACCESS POINTS ON BELL RD
- * 12,300 ADT , 1/4 MI. SOUTH OF BELL/ 143RD
- * UNITS ARE DIVISIBLE / MOVE-IN CONDITION
- * JOIN COLDWELL BANKER, CHARTER FITNESS, PELICAN HARRY 'S , ARTISTIC DENTISTRY , VAHALLA VITAMINS AND PERL MORTGAGE

CONTACT:

NAI HIFFMAN

JANA FOREMAN

(630) 693-0682

JFOREMAN@HIFFMAN.COM



***AVAILABLE UNITS
FROM
1,201 SF – 3,927 SF***

FOUNDERS CROSSING SOUTH

Located at 14900 S. Founders Crossing

- * ZONED C-2, LOCAL BUSINESS
- * 2 SIGNALIZED ACCESS POINTS ON BELL ROAD WITH 12,300 ADT
- * 1/4 MILE SOUTH OF 143RD/BELL INTERSECTION
- * JOIN RESTAURANT ROW WITH MULLETS, PEPE'S MEXICAN AND PELICAN HARRY'S ALONG WITH RISING LOTUS YOGA, JEAN MARIE SALON AND REHAB CONNECTIONS

CONTACT:

AMERICORP

GREG LIS

(773) 230-6290

GREG1LIS@AOL.COM

9,300 SF
SOUTH END CAP
DIVISIBLE



BELL TOWER PLAZA

Located on the west side of Bell Road, north of 159th Street



**AVAILABLE
STORE FRONTS
900 SF - 1,700 SF**

CONTACT:

PENN COMMERCIAL REAL ESTATE

JOE ESSELMAN

(708) 238-1500

[JESSELMAN@PENNREALESTATEINC.](mailto:JESSELMAN@PENNREALESTATEINC.COM)

[COM](http://JESSELMAN@PENNREALESTATEINC.COM)

- CROSS ACCESS WITH BIG R STORE, AT BUSY 159TH /BELL INTERSECTION
- 11,800 ADT ON BELL RD AND 17,600 ADT ON 159TH ST
- ZONED C-2, LOCAL BUSINESS
- TWO BELL ROAD ACCESS POINTS, ONE IS SIGNALIZED
- JOIN CHESDAN'S PIZZERIA, THE DANCE STUDIO, HOMER'S CAFE , KARATE FOR KIDS , HOUSE OF MUSIC AND TRANQUILITY SALON

GROVE VALLEY CENTER

Located at 15741 - 15761 Bell Road

- * ZONED C-2, LOCAL BUSINESS
- * FULL ACCESS ON BELL ROAD
- * 11,800 ADT ON BELL RD
17,600 ADT ON 159TH ST
- * JOIN ROBERTS TIRE, TUFFY AUTO,
A-1 INSURANCE, ECLIPSE TRAVEL,
REVIVE U SALON, CROSS FIT
HOMER GLEN AND STEAMERS

CONTACT:

KELLER WILLIAMS
MARLENE CARLSON
(708) 935-2232

MARLENE@WORKINGSMARTERFORYOU.COM



**1,200 SF
FOR FOOD USER**

**LAST
AVAILABLE UNIT!**

BELL TOWER OFFICE CONDOS

15780 Bell Rd - Located on the west side of Bell Road, north of 159th Street

- * BUILDABLE SITE FOR TWO ADDITIONAL PROFESSIONAL OFFICE CONDO BUILDINGS OF 6,700SF EACH, DIVISIBLE
- * ZONED C-2, LOCAL BUSINESS
- * 11,800 ADT ON BELL ROAD
- * 17,600 ADT ON 159TH ST
- * GREAT LOCATION NEAR BUSY BELL TOWER PLAZA AND BIG R STORE
- * JUST MINUTES FROM I-355
- * EXISTING OFFICE CONDO BUILDING PICTURED



CONTACT:

COLDWELL BANKER HONIG-BELL

PETE CIACCIO

(708) 301-4700

PARKVIEW2000@COMCAST.NET

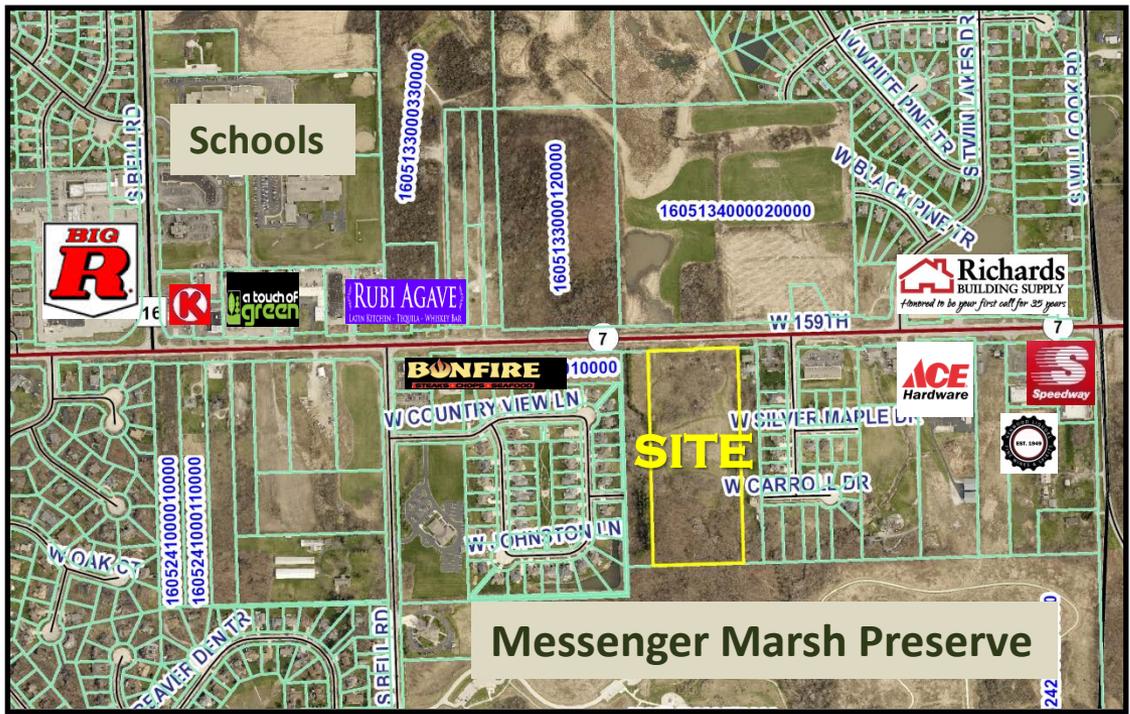
159TH STREET CORRIDOR



- * **5-MILE WIDE COMMERCIAL CORRIDOR WITH INTERCHANGE AT I-355**
- * **17,600 ADT CURRENT, 30,000 ADT PROJECTED BY YEAR 2030**
- * **STATE IDOT WIDENING OF 159TH STREET TO 4 LANES (ONGOING)**
- * **PRIME LAND DEVELOPMENT SITES AVAILABLE**
- * **PLANNED SEWER AND WATER EXTENSION FROM CEDAR RD TO GOUGAR RD**

159TH STREET LAND

Located on the south side of 159th Street, between South Bell Road & Will-Cook Road



CONTACT:
 REALTY EXECUTIVES
 AMBASSADOR
 ROBERT SHUTAY
 708-349-1000
ROBERTSHUTAY@ROBERTSHUTAY.COM

***RETAIL/MIXED USE
 DEVELOPMENT
 OPPORTUNITY***

- * 15 ACRES, ZONED C-1 (5 AC FRONTAGE) AND A-1 (INTERIOR)
- * COMP PLAN COMMERCIAL
- * 17,600 ADT ON 159TH STREET
- * 511' FRONTAGE
- * SEWER AND WATER ADJACENT TO PARCEL

12362 159TH STREET LAND

Located on the south side of 159th Street, between South Bell Road & Will-Cook Road



CONTACT:
 PETER PARASKIS
 (708) 687-5992
PGP.ARCH1@COMCAST.NET

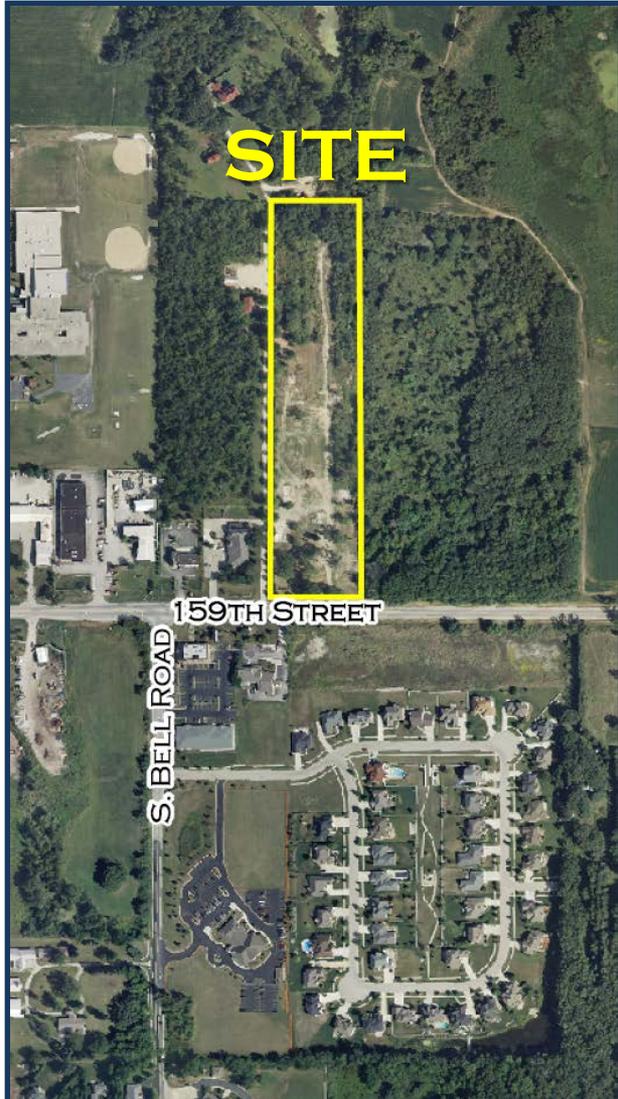
***RETAIL/COMMERCIAL/
 MIXED USE
 DEVELOPMENT
 OPPORTUNITY***

***WILL DIVIDE FOR
 COMMERCIAL
 FRONTAGE***

- * **5 ACRES, COMP PLAN: COMMERCIAL**
- * **FULL ACCESS (MEDIAN BREAK) PLANNED WITH 159TH STREET WIDENING TO 4 LANES AT THIS LOCATION**
- * **17,600 ADT ON 159TH STREET**

WATERFALL PLACE

12500 159th - Located on the north side of 159th Street, east of Bell Road

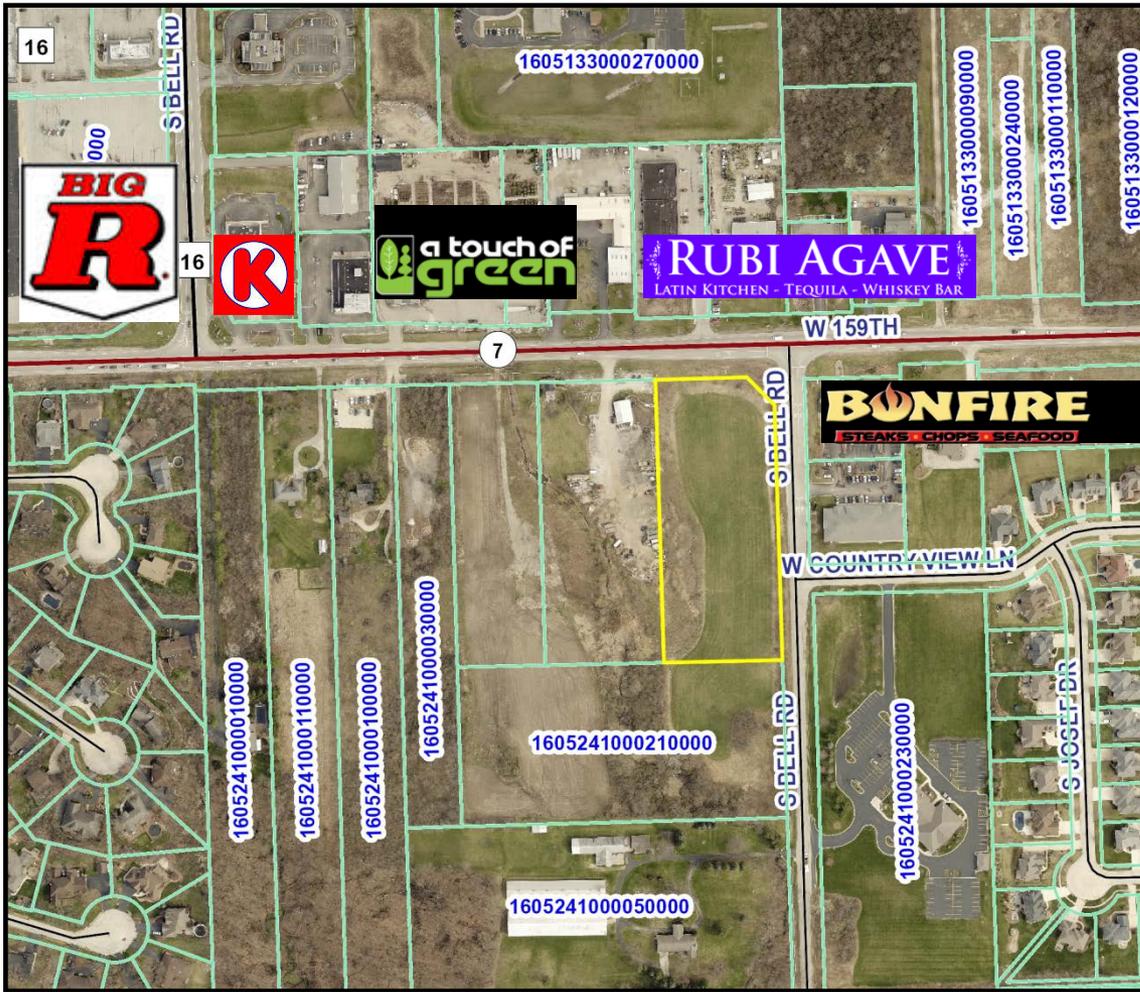


CONTACT:
LEGACY DEVELOPMENT GROUP LLC
BORIS PREDOVICH
(312) 909-0553
BORIS@LEGACYGROUP-USA.COM

APPROVED FOR DEVELOPMENT!

SWC 159TH / SOUTH BELL LAND

Located on the south side of 159th Street, west of South Bell Road



CONTACT:

AKTON REALTY
STEFFAN ALIFERAKIS
 773-774-9500 EXT 228
SALIFERAKIS@AKTONREALTY.COM

- * **3.94 ACRES AT LIGHTED INTERSECTION**
- * **PAD SITE SUBDIVISION POSSIBLE**
- * **ZONED A-2 (COMP PLAN COMMERCIAL)**
- * **17,600 ADT ON 159TH ST**
- * **ADJACENT 16.81 ACRES FOR SALE, SEE NEXT SLIDE**

159TH / SOUTH BELL LAND

Located on the south side of 159th Street, west of South Bell Road



CONTACT:

TRANSWESTERN
FRED FREEMAN
847-588-5643

FRED.FREEMAN@TRANSWESTERN.COM

JEFF LOCASCIO
847-588-5692

JEFF@INDUSTRIALBROKER.NET

***RETAIL/MIXED USE
DEVELOPMENT
OPPORTUNITY***

- * 16.81 ACRES, ZONED C-3 AND A-2 (COMP PLAN COMMERCIAL)
- * ACCESS ON 159TH ST AND SOUTH BELL RD
- * 17,600 ADT ON 159TH ST
- * ADJACENT TO HARD CORNER 3.94 ACRES ON MARKET, SEE PRIOR SLIDE

22 ACRES PRIME COMMERCIAL

13201 159th & Hidden Valley Trail - South side of 159th, between Bell Rd and Parker Rd.



CONTACT:

AL LIEPONIS

(708) 705-3001

ALIEPONIS@COMCAST.NET

- * MINUTES TO I-355 INTERCHANGE VIA 159TH STREET
- * ZONED C-2 LOCAL BUSINESS
- * CLOSE ACCESS TO MAJOR INTERCHANGES: I-55 AND I-80
- * CLOSE TO HOME DEPOT, MENARDS, MEIJER, JEWEL-OSCO AND BIG R
- * PRIME COMMERCIAL CORRIDOR IN RAPIDLY DEVELOPING AREA

GALLAGHER & HENRY COMMERCIAL

Located at the northeast corner of 159th Street and Parker Road



- * **44 ACRES, ZONED C-3, GENERAL BUSINESS.**
- * **ACCESS ON 159TH STREET & PARKER ROAD.**
- * **17,600 ADT ON 159TH STREET.**
- * **UTILITIES AVAILABLE.**
- * **PRIME COMMERCIAL CORNER IN RAPIDLY DEVELOPING AREA.**
- * **MINUTES FROM I-355.**

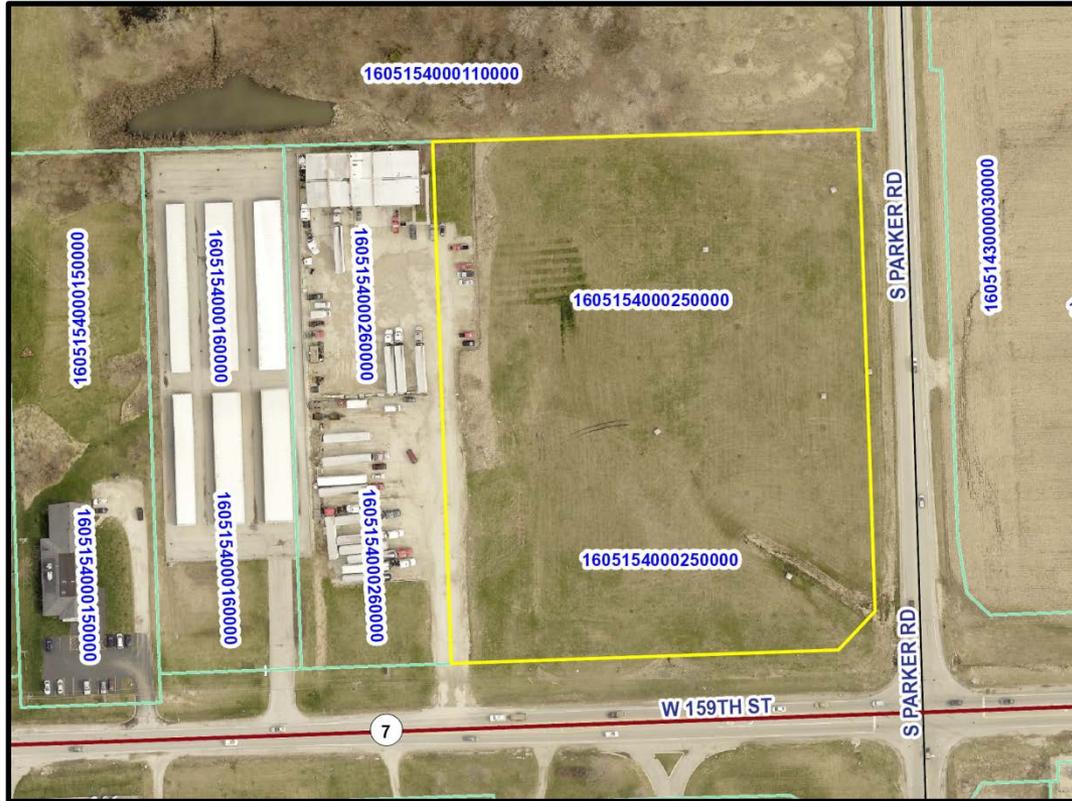
CONTACT:

**JOHN GALLAGHER
GALLAGHER & HENRY
(708) 482-8900**

JDG@GALLAGHERANDHENRY.COM

NWC 159TH / PARKER COMMERCIAL

13654 159th Street, located at the hard corner of 159th Street and Parker Road



CONTACT:

MICHAEL FORKAN
(312) 532-2230

MEF@MICHAELFORKAN.COM

- * 6.18 ACRES FOR SALE
- * 470' FRONTAGE X 590'
- * UTILITIES AVAILABLE
- * ZONED C-2 LOCAL BUSINESS
- * PRIME CENTRAL SITE ALONG HOMER GLEN'S 159TH STREET CORRIDOR
- * LOCATED AT HARD CORNER OF SIGNALIZED INTERSECTION.
- * 17,600 ADT, PROJECTED TO GROW TO 30,000 ADT BY 2030

13654 159TH INDUSTRIAL BUILDING

Located just west of the NWC of 159th Street and Parker Road



- * **2.27 ACRES FOR SALE WITH 8,000 SF MULTI-TENANT INDUSTRIAL BUILDING**
- * **3 MILES TO 159TH / I-355 INTERCHANGE**
- * **5 DRIVE IN DOORS**
- * **LOT DIMENSIONS: 267' FRONTAGE X 593'**
- * **INCOME IN PLACE WITH SHORT TERM LEASES**
- * **ZONED C-2 LOCAL BUSINESS**

CONTACT:

PATRICK COMMERCIAL REAL ESTATE

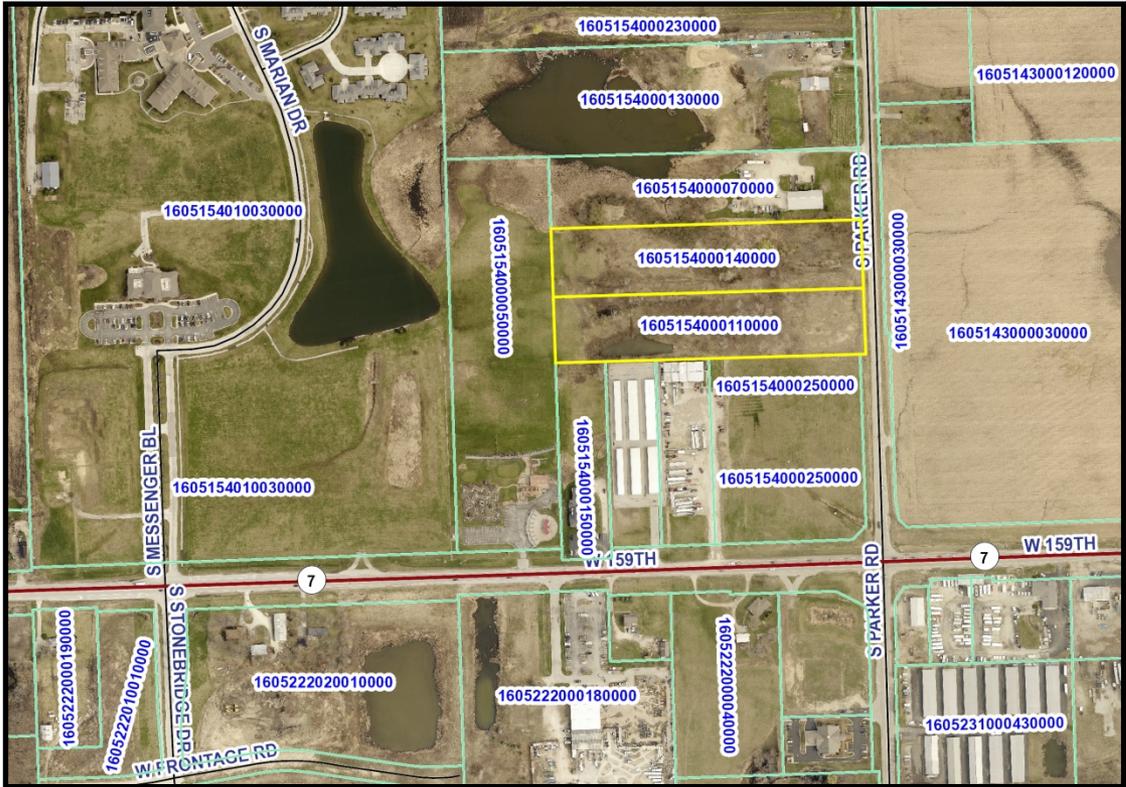
PAT STANTON

(630) 922-6800 EXT 305

[PAT@PATRICKCOMMERCIAL.COM](mailto:pat@patrickcommercial.com)

15736 & 15760 S PARKER

Located on the west side of Parker Road, just north of the NWC Parker/159th Street

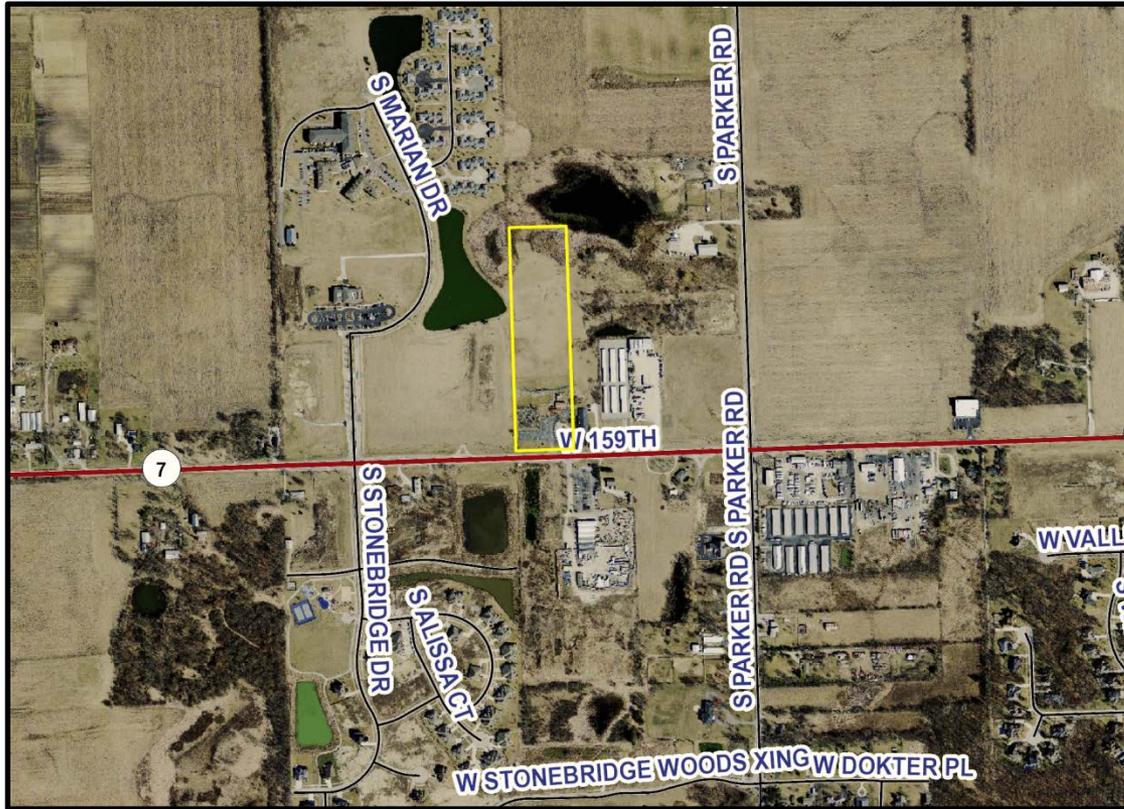


- * 10 ACRES TOTAL FOR SALE
- * TWO ADJACENT 5-ACRE PARCELS, SEPARATE OR PACKAGE
- * ZONED I-1 (COMP PLAN COMMERCIAL)
- * 220' OF FRONTAGE FOR EACH PARCEL, TOTAL OF 440' OF FRONTAGE
- * JUST NORTH OF PRIME LIGHTED INTERSECTION WITH 159TH STREET
- * 17,600 ADT ON 159TH ST
- * 3,200 ADT ON PARKER RD
- * UTILITIES NEARBY
- * 3 MILES FROM I-355

CONTACT:
COLDWELL BANKER HONIG-BELL
ALLYSON FERNANDES & LAURA OREMUS
(815) 790-4369 OR (815) 690-5520

13750 159TH COMMERCIAL

Located on the north side of 159th Street, west of Parker Road



CONTACT:

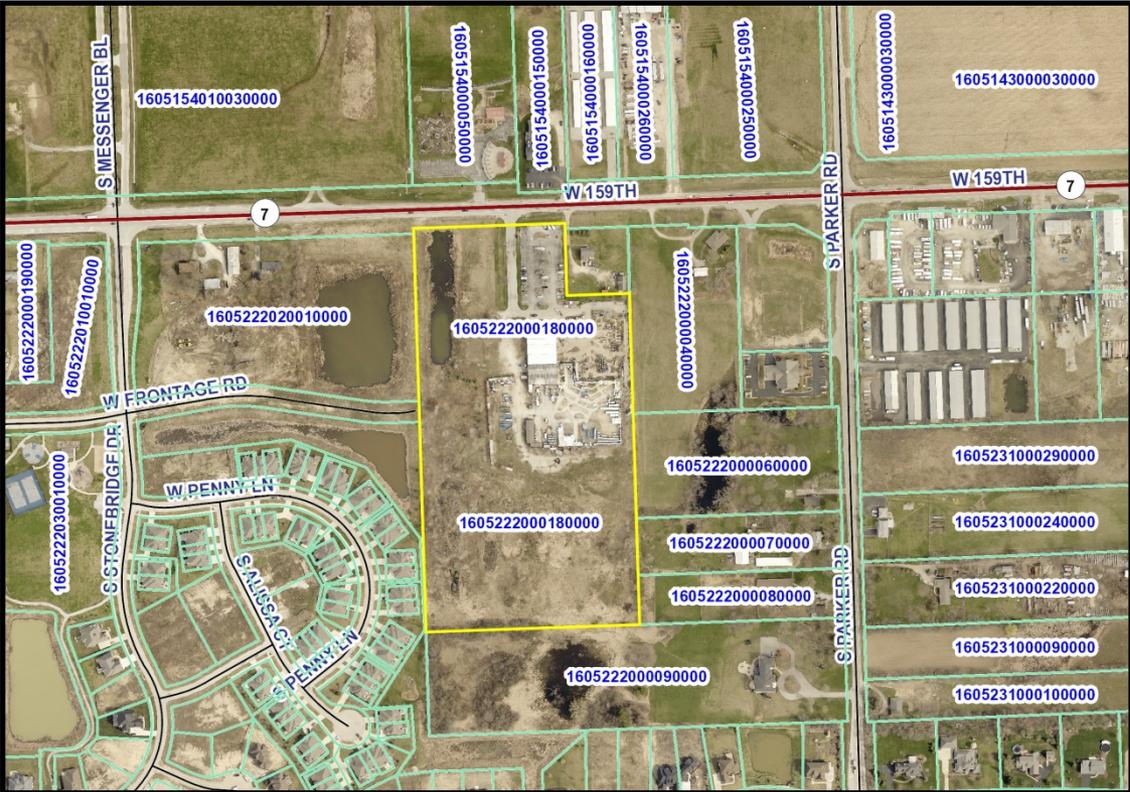
JOHN KRUCZEK
(708) 878-8533

TTIMER@COMCAST.NET

- * 10 ACRES, ZONED C-6, COMMERCIAL RECREATIONAL
- * FULL ACCESS (MEDIAN BREAK) PLANNED WITH 159TH STREET WIDENING TO 4 LANES AT THIS LOCATION
- * 17,600 ADT ON 159TH STREET
- * NEAR BUSY INTERSECTION WITH PARKER ROAD, MARIAN VILLAGE AND STONEBRIDGE WOODS SUBDIVISION
- * UTILITIES AVAILABLE

13747 159TH COMMERCIAL

Located on the south side of 159th Street, west of Parker Road

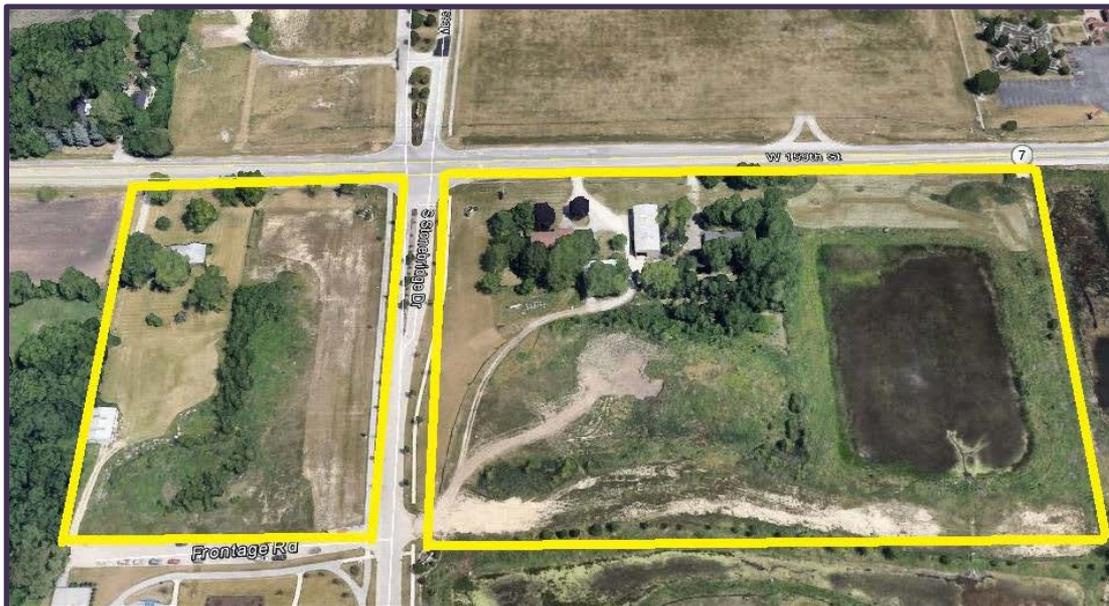


- * 9 ACRES ZONED C-3
- * EXPANSION POTENTIAL FOR MIXED USE UP TO 19 ACRES (COMP PLAN FOR REAR 10 ACRES: SINGLE FAMILY LOW DENSITY)
- * FULL ACCESS (MEDIAN BREAK) PLANNED WITH 159TH ST. WIDENING AT THIS LOCATION
- * 17,600 ADT ON 159TH ST
- * NEAR INTERSECTION WITH PARKER ROAD, MARIAN VILLAGE AND STONEBRIDGE WOODS SUBDIVISION
- * UTILITIES AVAILABLE

CONTACT:
 BAIRD & WARNER
 MARTY KING
 (708) 533-0687
MARTY.KING@BAIRDWARNER.COM

STONEBRIDGE WOODS COMMERCIAL

13907-13955 159th located on the south side of 159th Street, west of Parker Road



CONTACT:

CTK CHICAGO PARTNERS
NICK SARACENO
(312) 337-1334
NSARACENO@CTKCP.COM

RICH LARSON
(312) 337-4509
RLARSON@CTKCP.COM

- * 2 CORNER LOTS, 14.4 ACS TOTAL (10.3 BUILDABLE)
- * LOT 80 (WEST SIDE) IS 4.7 ACS; LOT 81 (EAST SIDE) IS 9.7 ACS (6.6 ACS BUILDABLE)
- * FRONTS STONEBRIDGE WOODS:
(80 MULTI- & 72 SINGLE FAMILY UNITS)
- * 2.5 MILES EAST OF I-355
- * 17,600 ADT
- * ACROSS FROM LOYOLA MEDICAL CENTER
- * ZONED C-3
- * UTILITIES AVAILABLE

17 ACRES MIXED USE POTENTIAL

Adjacent to 14012 159th, on the north side of 159th Street, west of Marian Village

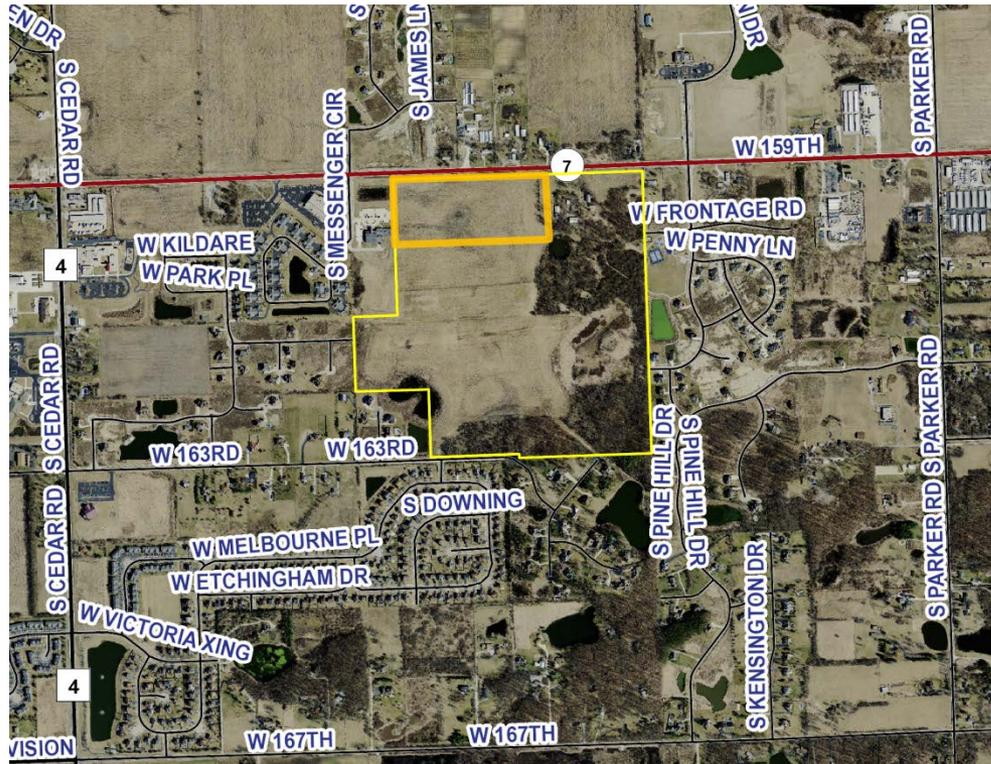


- * 17 ACRES, ZONED A-1
- * MIXED USE POTENTIAL (COMP PLAN COMMERCIAL & SINGLE FAMILY)
- * 17,600 ADT ON 159TH STREET
- * NEAR BUSY INTERSECTION WITH PARKER ROAD, MARIAN VILLAGE AND STONEBRIDGE WOODS SUBDIVISION
- * UTILITIES AVAILABLE

CONTACT:
 HOFF REALTORS
 RON PRYZDIA
 (708) 906-4444
RPRYZDIA@COMCAST.NET

DUNN COMMERCIAL

14059 159th - Located between Parker Road and Cedar Road



CONTACT:

SOSIN & ARNOLD, LTD.

GEOIRGE ARNOLD

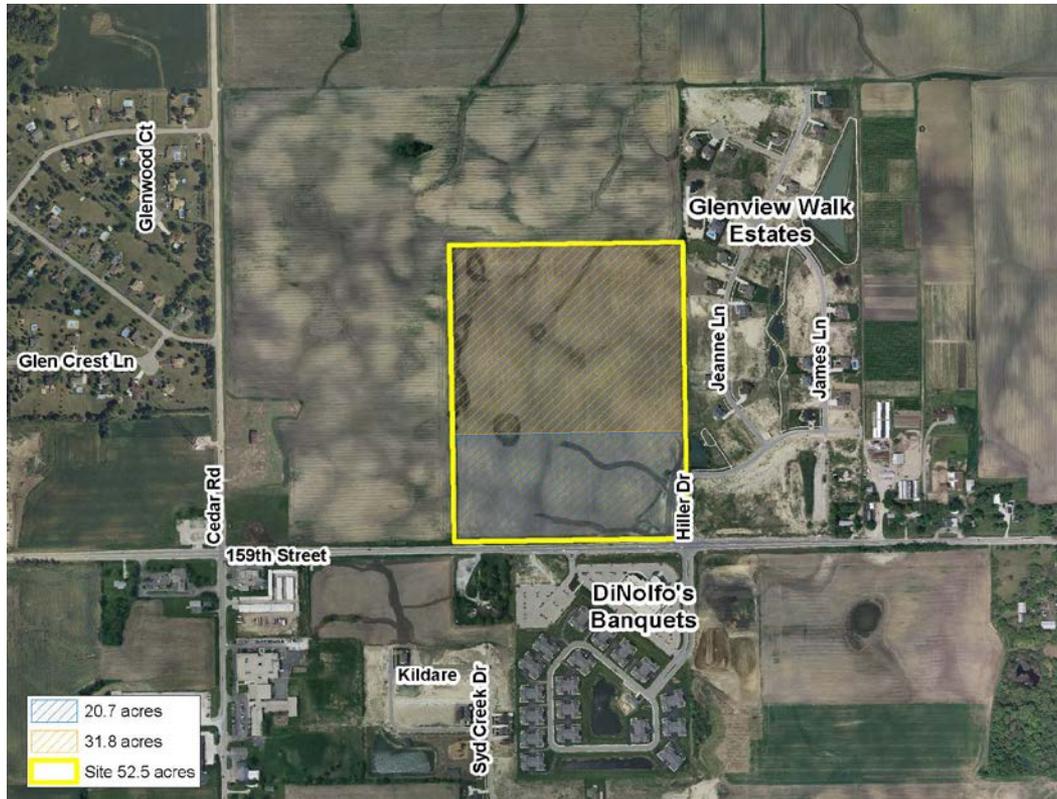
(708) 448-8141

GARNOLD@SOSINARNOLD.COM

- * JOIN RETAIL DEVELOPMENT OPPORTUNITY ON 18.3 ACRE COMMERCIAL FRONTAGE OF 138-ACRE SITE
- * FRONTAGE IS ZONED C-3, GENERAL BUSINESS
- * 17,600 ADT ON 159TH STREET
- * PRIME CENTRAL LOCATION ALONG HOMER GLEN'S 159TH STREET CORRIDOR
- * SURROUNDED BY RESIDENTIAL SUBDIVISIONS, INCLUDING STONEBRIDGE WOODS, MARIAN VILLAGE, GLENVIEW WALK, MESSENGER WOODS AND EVELYN'S GATE
- * SECONDS FROM I-355.

20.7 ACRE PREMIER COMMERCIAL

Located on the North side of 159th, east of Cedar Rd, west of Glenview Walk Estates



CONTACT:

CHAMPION COMMERCIAL REALTY, LLC

LARRY LOCASCIO

(708) 689-0098

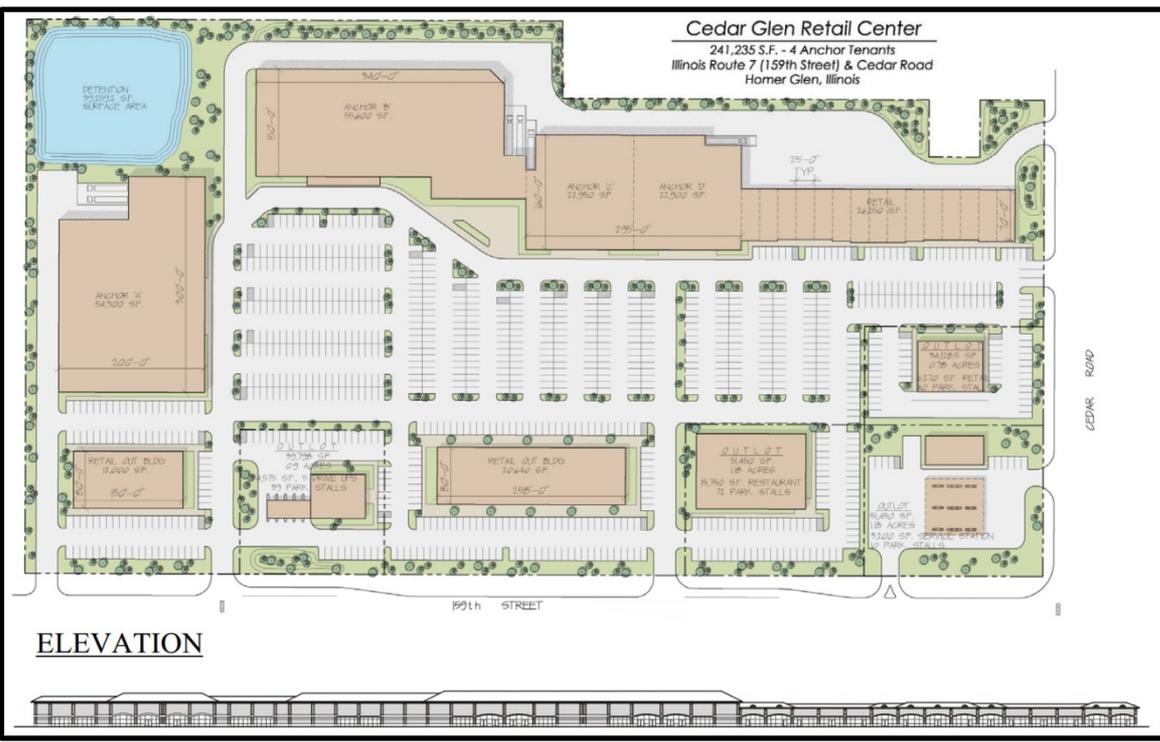
LARRY@CHAMPIONCR.NET

BROKER OWNED

- * **BUILD-TO-SUIT FOR LEASE AND GROUND LEASE OPPORTUNITIES**
- * **20.7 ACRES ANNEXED AND ZONED C-3 GENERAL BUSINESS, EXPANDABLE TO 52 ACRES**
- * **ACROSS FROM DI NOLFO'S BANQUET FACILITY**
- * **CLOSE PROXIMITY TO FUTURE HIGH SCHOOL AND VILLAGE HALL**
- * **SECONDS FROM I-355**
- * **UTILITIES AVAILABLE**

24-ACRE CEDAR GLEN CENTER

Located at the NWC of 159th Street (IL Rt 7) and Cedar Road (US Hwy 6)



- * **MASTER PLANNED UPSCALE COMMUNITY SHOPPING CENTER, ZONED COUNTY C-2**
- * **BUILD-TO-SUIT FOR LEASE AND GROUND LEASE OPPORTUNITIES**
- * **PREMIER COMMERCIAL CORNER IN RAPIDLY DEVELOPING AREA**
- * **CLOSE PROXIMITY TO FUTURE HIGH SCHOOL SITE AND VILLAGE HALL**
- * **NO MUNICIPAL TAX**
- * **SECONDS FROM I-355**
- * **UTILITIES AVAILABLE**
- * **SEE WEBSITE**

CONTACT:
CHAMPION COMMERCIAL REALTY, LLC
LARRY LOCASCIO
(708) 689-0098
LARRY@CHAMPIONCR.NET
WWW.CHAMPIONCR.NET/P/CEDARGLEN
BROKER OWNED

60 ACRES PRIME COMMERCIAL

15202 159th - North side of 159th, between Gougar Rd. and Cedar Rd., 1 mile east of I-355



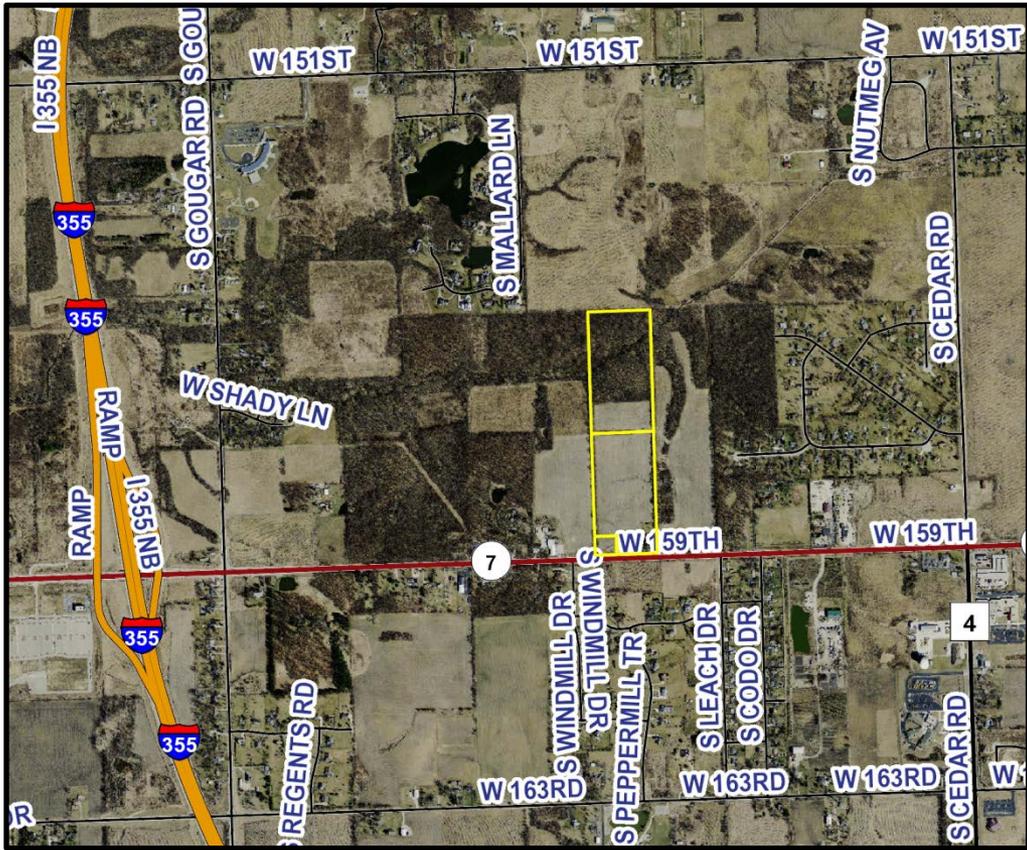
- * **60 ACRES DEVELOPMENT OPPORTUNITY SITE WITHIN HOMER GLEN PLANNING JURISDICTION**
- * **COMP PLAN: BUSINESS PARK & SINGLE FAMILY ESTATE (INTERIOR PARCEL)**
- * **ADJACENT TO 40-ACRE LAND SITE TO WEST FOR SALE, SEE NEXT SLIDE**
- * **PRIME COMMERCIAL CORRIDOR IN RAPIDLY DEVELOPING AREA**
- * **NO MUNICIPAL TAX**
- * **SECONDS FROM I-355**

CONTACT:

AL LIEPONIS
(708) 705-3001
ALIEPONIS@COMCAST.NET

40 ACRES PRIME COMMERCIAL

15308 - 15314 159th - North side of 159th, between Gougar Rd. and Cedar Rd., 1 mile east of I-355



- * 40 ACRES OPPORTUNITY SITE WITHIN HOMER GLEN PLANNING JURISDICTION
- * COMP PLAN: BUSINESS PARK
- * INCLUDES EXISTING COMMERCIAL BUILDING WITH TENANTS/HOME SOLD "AS IS"
- * ADJACENT TO 60-ACRE LAND SITE TO EAST FOR SALE, SEE PRIOR SLIDE
- * PRIME COMMERCIAL CORRIDOR IN RAPIDLY DEVELOPING AREA
- * NO MUNICIPAL TAX
- * SECONDS FROM I-355

CONTACT:
 COLDWELL BANKER HONIG-BELL
 BONNIE WILLIS
 (815) 482-1558
BONNIE1723@GMAIL.COM

5.7 ACRE PRIME COMMERCIAL

15442 159th - Located on the North side of 159th, between Gougar Rd. and Cedar Rd., one-half mile east of I-355

**CONTACT:**

CHAMPION COMMERCIAL REALTY, LLC

LARRY LOCASCIO

(708) 689-0098

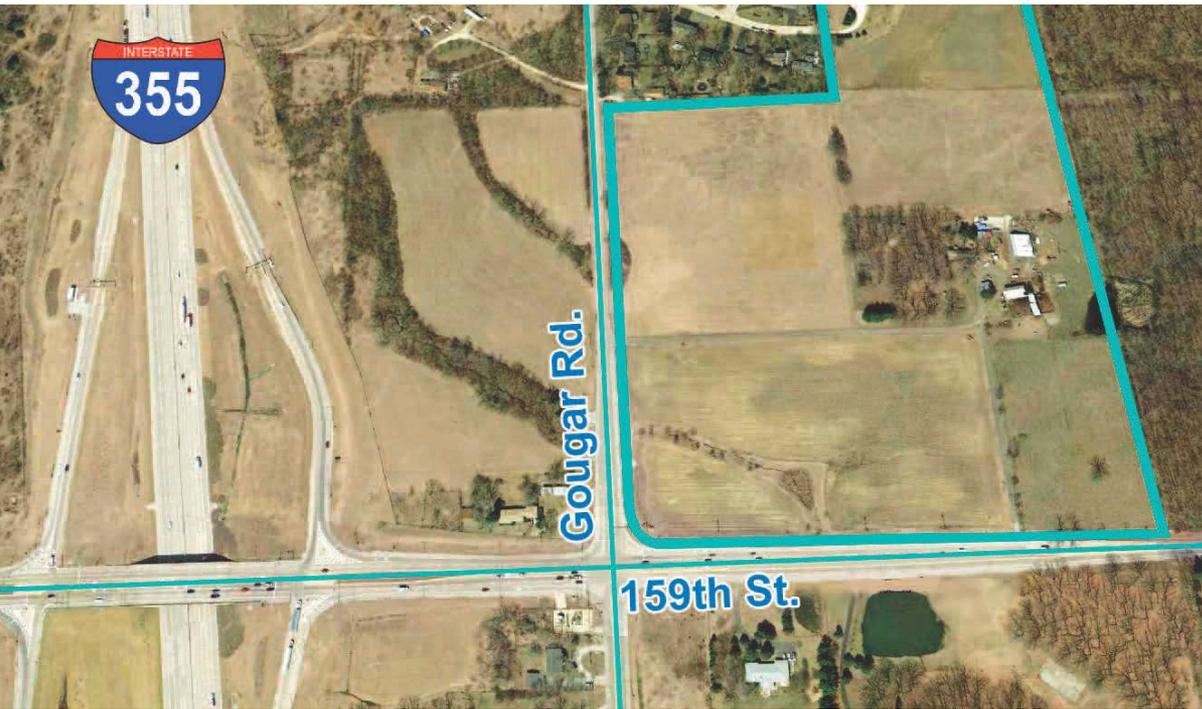
LARRY@CHAMPIONCR.NET

BROKER OWNED

- * **5.7 ACRES ZONED COUNTY C-2, EXPANDABLE TO 20 ACRES**
- * **PRIME COMMERCIAL CORRIDOR IN RAPIDLY DEVELOPING AREA**
- * **BUILD-TO-SUIT FOR LEASE AND GROUND LEASE OPPORTUNITIES**
- * **WELL KNOWN LOCATION OF RETAIL HOME FURNISHINGS BUSINESSES**
- * **NO MUNICIPAL TAX**
- * **SECONDS FROM I-355**
- * **UTILITIES AVAILABLE**

44 ACRES INTERSTATE VISIBILITY

Located at the northeast corner of 159th Street and Gougar Road



- * **PREMIER LOCATION AT INTERCHANGE OF I-355 & 159TH ST (IL RT 7)**

- * **ANNEXED AND ZONED C-3 COMMERCIAL**

- * **TRAFFIC:**

	<u>2015</u>	<u>2030</u>
I-355	63,400	85,000
IL RT 7	17,600	30,000

- * **POTENTIAL USES: HOTEL, RESTAURANTS, RETAIL, ENTERTAINMENT, OFFICE, MEDICAL**

- * **NO MUNICIPAL PROPERTY TAX**

- * **FOR SALE OR JOINT VENTURE**

CONTACT:
 FISCHER AND COMPANY
 JD SALAZAR, SIOR
 (630) 598-0050
JDSALAZAR@FISCHER.COM

WILL COOK PLAZA

Located on the south side of 159th Street, west of Will Cook Road

***2,400SF
END CAP
AVAILABLE***



CONTACT:

GEORGE MUERSCH

(708) 301-7130

WILLCOOK-ACE@COMCAST.NET

- * **17,600 ADT**
- * **END CAP UNIT FRONTING 159TH STREET**
- * **ZONED C-2, LOCAL BUSINESS**
- * **JOIN ACE HARDWARE, ELITE DANCE ACADEMY & COUNTY TOBACCO**

12632 W. 159TH STREET

Located on the north side of 159th Street, west of S. Bell Road



CONTACT:

COLDWELL BANKER

PETE CIACCIO

(708) 710-0936

PARKVIEW2000@COMCAST.NET

- * **ZONED C-3,
GENERAL BUSINESS.**

- * **17,600 ADT ON
159TH STREET.**

- * **JOIN RUBI AGAVE
RESTAURANT, STYLE
ME COUTURE,
BACKYARD GAMES
AND SIMPLY SALSA.**

2,078 SF AVAILABLE

AMISH GALLERY BUILDING SPACE

15442 159th - Located on the North side of 159th, between Gougar Rd. and Cedar Rd., one-half mile east of I-355



***3,500 SF
AVAILABLE***

- * **SUITABLE FOR RETAIL,
WAREHOUSE AND
OFFICE USE**
- * **WELL KNOWN
LOCATION OF RETAIL
HOME FURNISHINGS
BUSINESSES**
- * **SECONDS FROM I-355**

CONTACT:

CHAMPION COMMERCIAL REALTY, LLC

LARRY LOCASCIO

(708) 689-0098

LARRY@CHAMPIONCR.NET

BROKER OWNED

CRYSTAL CREEK OFFICE COMPLEX

Located on the south side of 159th Street, west of Will Cook Road



- * **ZONED C-2, LOCAL BUSINESS.**
- * **ACCESS ON 159TH STREET.**
- * **17,600 ADT ON 159TH STREET.**
- * **PROFESSIONAL OFFICE COMPLEX.**

**2,691 SF OFFICE CONDO
FOR LEASE OR FOR SALE**

CONTACT:

MORANDI PROPERTIES

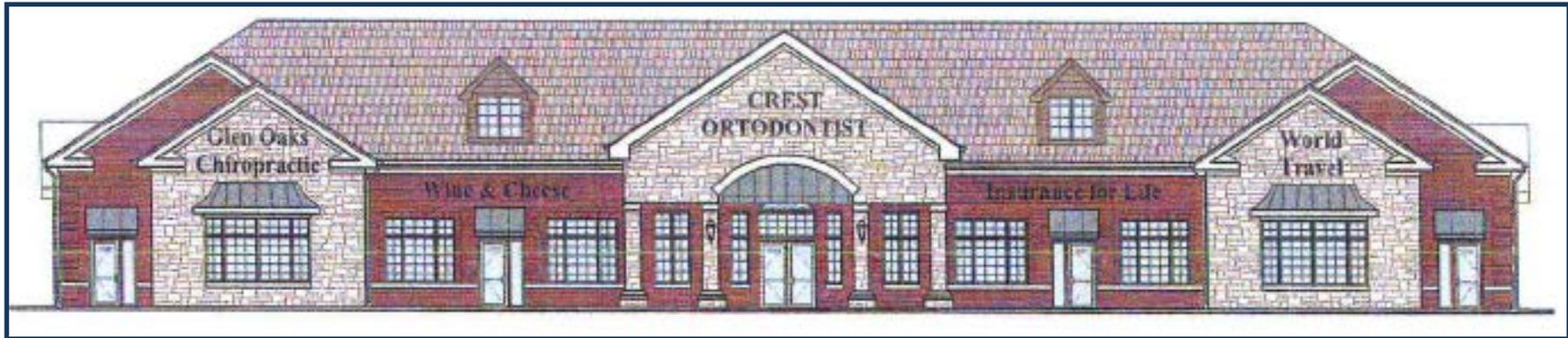
RAY MORANDI

(708) 516-6666

RAYMORANDI@GMAIL.COM

GLEN OAKS CENTER

12509-12525 159th Street, located on the south side of 159th Street, east of South Bell Road



CONTACT:
WALLER REALTY INC.
DOUG WOLFE
815-953-0691
DWOLFE@WOLFELUXURYHOMES.COM

1,200 SF
LAST UNIT AVAILABLE
JOIN ANYTIME FITNESS
& CONSUMER BENEFIT
RESOURCES

13010 159TH OFFICE SPACE

Located at the northeast corner of 159th Street and Annico Drive



- * 1,680 SF OFFICE SUITE, CAN BE DIVIDED INTO 900 SF AND 700 SF
- * EACH DIVIDED SPACE HAS RECEPTION/WAITING AREA, 3 PRIVATE OFFICES AND BATHROOM
- * 2ND FLOOR LOCATION
- * CLOSE TO I-355 AND BELL ROAD

CONTACT:

TERRY HENSCHEL
(708) 403-2276

BBHEATINGCOOLING@COMCAST.NET



15765 ANNICO BUILDING

Northeast corner of Annico Business Park along 159th Street

CONTACT:

PAINÉ WETZEL

MARC HALE ED WABICK
(773) 714-2119 (773) 714-2141

MHALE@PAINEWETZEL.COM
EWABICK@PAINEWETZEL.COM

- * **33,900 SF INSULATED METAL PANEL BUILDING WITH 4,800 SF OFFICE (2 STORY) AND OUTSIDE STORAGE**
- * **LOCATED IN ANNICO BUSINESS PARK**
- * **MINUTES FROM I-355 INTERCHANGE**
- * **ZONED C-3 GENERAL BUSINESS; COMP PLAN: BUSINESS PARK**



15950 S. WILL COOK ROAD

Located on the south side of 159th Street, on the west side of Will Cook Road



CONTACT:

KELLER WILLIAMS
PREFERRED REALTY
TOM *DIXON*
(708) 420-1136

DIXONPARTNERS@GMAIL.COM

**2,800 SF OFFICE /
12,000 SF
WAREHOUSE
BUILDING FOR SALE!**

*** DRIVE-IN AND DOCK DOORS**

*** ACCESS TO 159TH STREET & WILL-COOK ROAD**

*** 17,600 ADT ON 159TH ST, 6,950 ADT ON WILL-COOK RD**

*** SIGNALIZED INTERSECTION AT 159TH ST & WILL COOK RD**

*** CONNECTIVITY TO SPEEDWAY GAS STATION AND KENWOOD LIQUORS**

14241 & 14257 CHGO-BLMNGTN

Located at the southeast corner of Cedar Rd and Chicago-Bloomington Trail

- * 223 ACRES. DIVISIBLE TO 53 ACRES
- * MINUTES FROM I-55/I-355 INTERCHANGE AND I-80
- * CLOSE TO SILVER CROSS HOSPITAL
- * UNINCORPORATED WILL COUNTY, WITHIN HOMER GLEN PLANNING JURISDICTION
- * REDEVELOPMENT OPPORTUNITY

CONTACT:

TRANSWESTERN
JEFF LOCASCIO
(847) 588-5692

JEFF@INDUSTRIALBROKER.NET

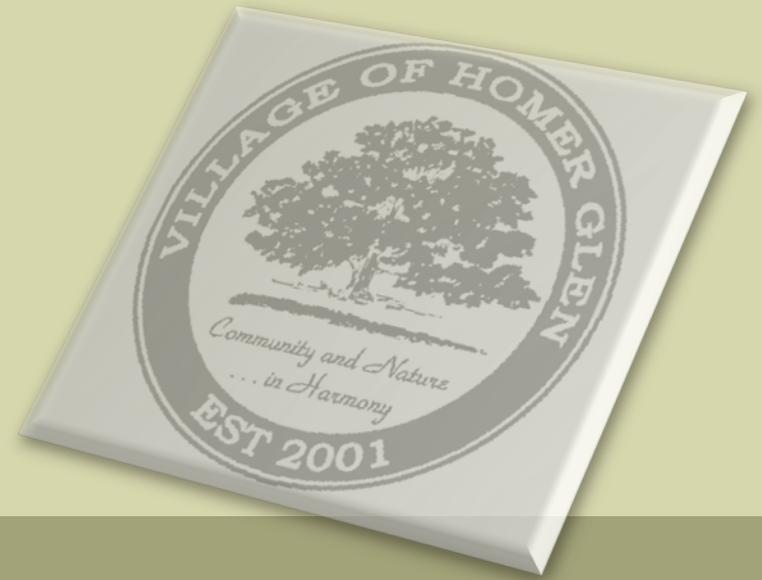
FRED FREEMAN
(847) 588-5643

FRED.FREEMAN@TRANSWESTERN.COM

SCOTT MUELLER
(847) 588-5696

SCOTT.MUELLER@TRANSWESTERN.COM





VISIT US AT WWW.HOMERGLENIL.ORG

George Yukich, Mayor

Michael Mertens, Village Manager

Janie Patch, Economic Development Director

(708) 301-0632

jpatch@homerglen.org