

73± Acres At Route 173 & Brown Road

Antioch, IL 60002

COMMERCIAL/RETAIL DEVELOPMENT OPPORTUNITY



john
greene
REAL ESTATE

73± Acres at Route 173 & Brown Road | Antioch, IL 60002

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john greene Real Estate | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	72.94 Acres
Zoning:	B-2 PUD
Traffic Count:	15,700 (Route 173)
Taxes:	\$11,972

PROPERTY OVERVIEW

Approximately 73± acres available for sale at Route 173 & Brown Road in Antioch. Raw/vacant land, full entitlements in place, no improvements have been made to the land and no significant obligations or carry costs.

6.875± AC at the southeast corner of the property has been sold, and is now Raymond Kia of Antioch.

PROPERTY HIGHLIGHTS

- Conveniently located on Route 173, the premier commercial corridor in the area
- The site benefits from access to I-94, Route 83, Route 45 and Route 59
- Metra service is provided from Antioch to Chicago Union Station via the North Central Service
- Antioch is open to new development concepts/alternate uses such as senior living or single family homes
- Full entitlements in place for a power retail center

Shamus Conneely

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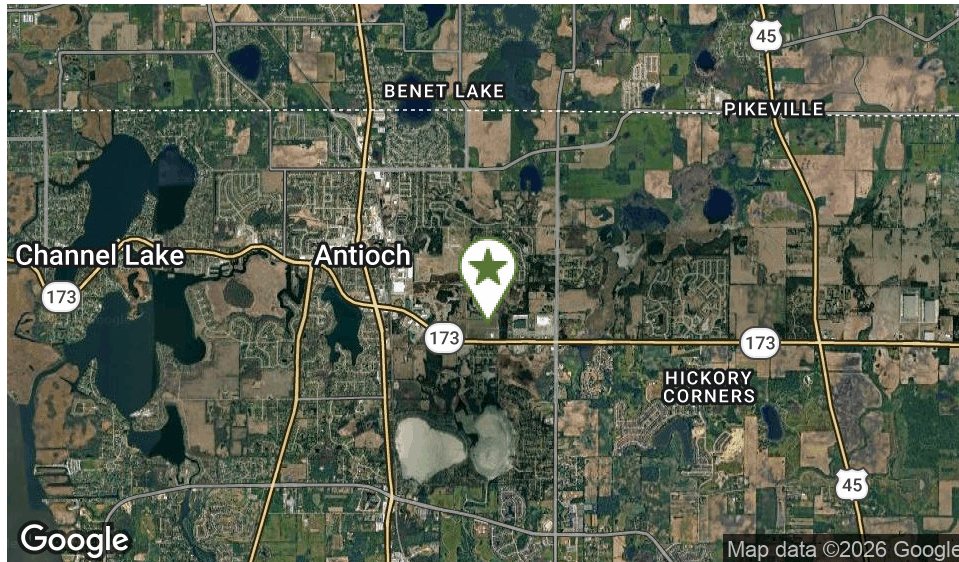
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John Greene Real Estate | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



ANTIOCH, IL

The Village of Antioch is located approximately one hour north of Chicago and combines the charm of a small town with excitement of a growing and thriving community. Residents enjoy a variety of community events, strolling through the Village parks, fishing and boating in the nearby lakes, and shopping in the Historic Downtown area.

Economic development is a critical component of creating a vibrant and resilient community and has established comprehensive policies to support economic growth. Antioch's trade area is approximately 100,000 people, including parts of Wisconsin and other areas to the South and West, and includes approximately 39,000 households, with a median household income of \$93,000.

Antioch has experienced substantial commercial and residential growth in recent years, including establishment of several branches of chain restaurants, such as Culvers, Popeye's, and Arby's. Other commercial growth includes a CVS Pharmacy, Wal-Mart, Menards, Sleepy's Mattress Store and the existing Walgreens location was rebuilt.

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ECONOMIC DEVELOPMENT PLAN

The Antioch Economic Development Plan outlines the Village's Economic Development policies. The goal of the plan includes the following:

- Create an economically diverse and resilient community.
- Create a healthy commercial base.
- Create a healthy light industrial base.
- Create a vibrant and healthy Downtown.
- Promote recreational tourism based on the natural resources of the region.
- Promote new residential development that adhere to the Village's Vision.
- Formulate a comprehensive set of Economic Development Policies.

With a population approaching 15,000 people and an area of approximately seven (7) square miles, Antioch will continue to attract new development. With extensive open land, Antioch is in a strong position to attract new residential development and new commercial development over the next ten to twenty years.

Antioch will continue to balance growth with the need of preserving the natural resources which defines the character of the community. The beauty of the surrounding lakes and open space, along with the charming Downtown, has defined Antioch to generations. This Economic Development Plan acknowledges the Village's Vision and formulates an economic development plan that blends in with the Village's long term goals. Therefore, instead of promoting sprawl or strip development, the following plan calls for careful planning and future development to be clustered into nodes of development. Preserving the area's character is the primary economic development goal of this plan and this will require balancing economic development with careful planning and focus on the Village's long term vision.

RETAIL DEVELOPMENT

The Village of Antioch has identified several major commercial nodes along Route 173 consistent with the adopted "East Route 173 Corridor Design Guidelines and Land Use Study" that would be appropriate for new commercial development. In addition, Staff continues to identify a number of commercial nodes along Route 83, Route 59, North Avenue and Deep Lake Road for future commercial development.

Numerous opportunities remain to attract new commercial development to the Village based on the existing growth projections and demographics. Based on this fact, Antioch has retained the services of "Retail Strategies" to identify the type of retailers which would be attracted to the Village's demographics and proceed with recruiting end users. Staff, based on the Retail Strategies Analysis, has identified the following commercial uses:

- Food & Dining
- Clothing & Accessories
- Specialty Grocery
- Home & Garden



Additionally, based on the Gruen & Gruen Economic Development Analysis, Antioch has a trade area of approximately 100,000 people and 39,000 households with a median income of \$93,000.00. The Village contains approximately 1,000,000 million square feet of commercial space and approximately 60% of the customer base for the Village's retail originates outside its boundaries.



The following plan calls for the creation of an additional one million square feet of commercial space by 2030 which will service the demands of the Village's and trade areas growing population. With an ultimate population of approximately 25,000 people, Antioch should be in the position to attract several large neighborhood retail centers with the next fifteen years as the region's growth accelerates.

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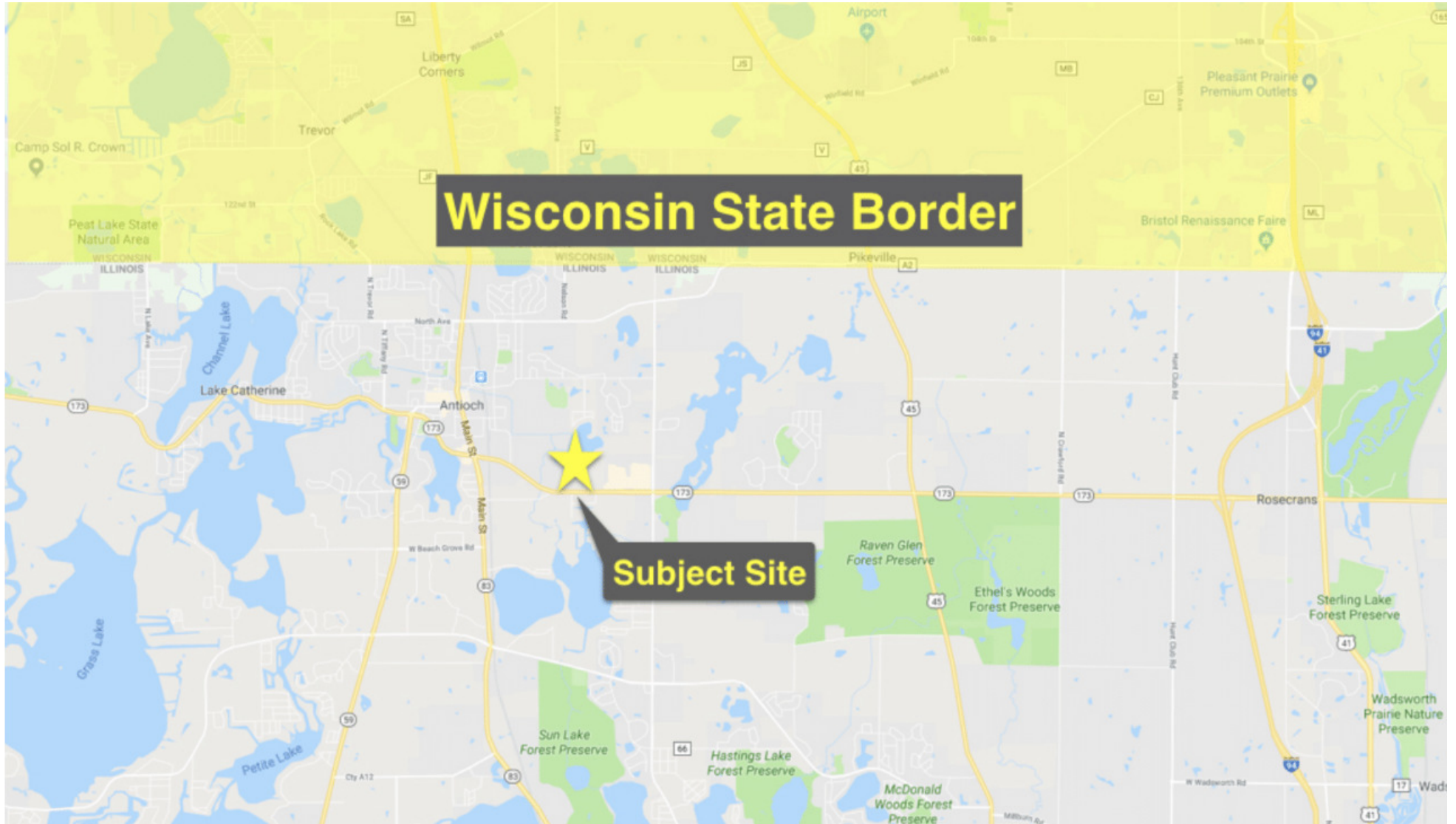
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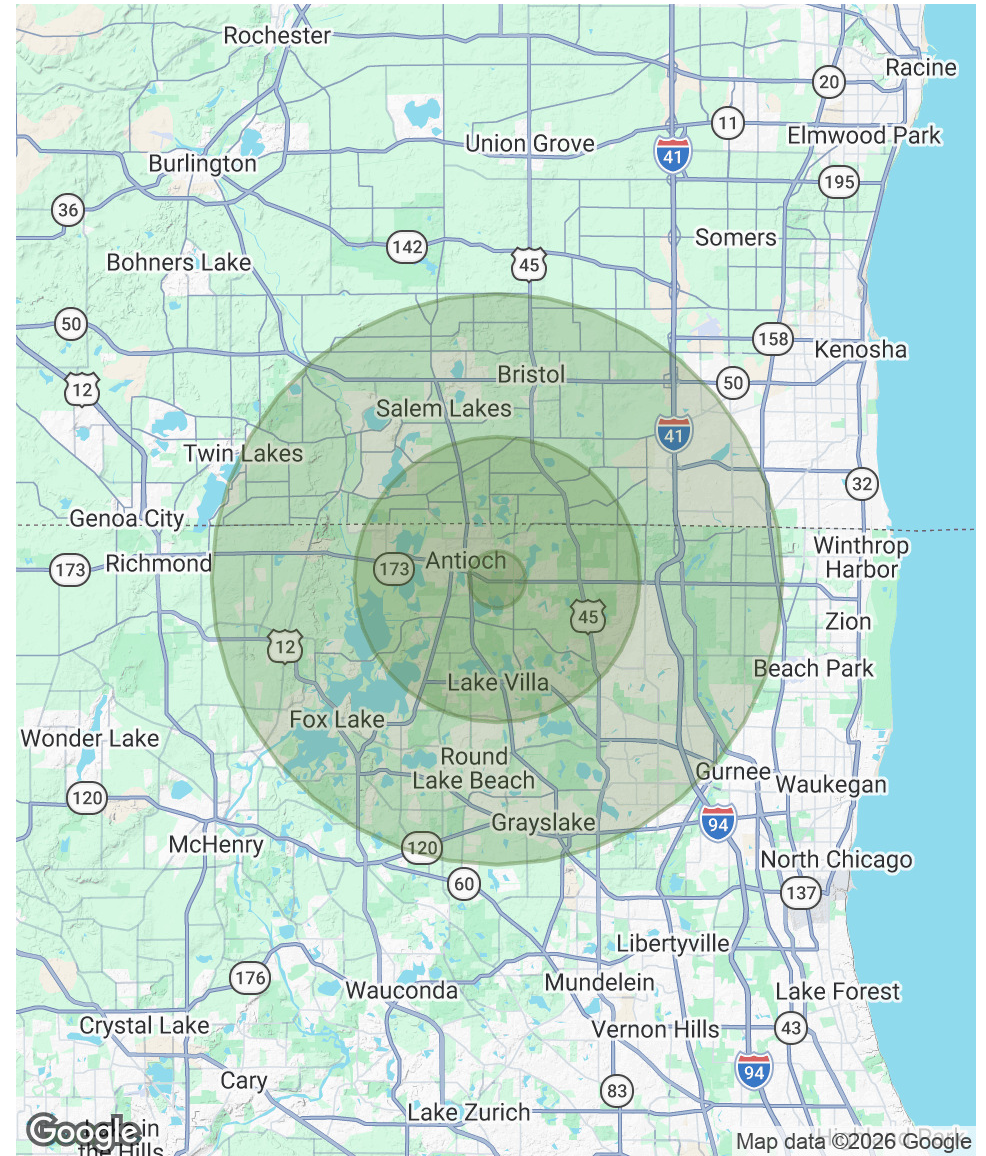
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,011	65,998	260,581
Average Age	36.7	37.2	35.9
Average Age (Male)	35.8	35.9	34.9
Average Age (Female)	38.5	38.1	36.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	715	23,614	91,658
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$86,296	\$93,398	\$88,532
Average House Value	\$289,147	\$285,835	\$280,700

2020 American Community Survey (ACS)



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Lake Antioch

173

Main St

173

173

173

advisor bios

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SHAMUS CONNEELY

Senior Vice President

shamusconneely@johngreenecommercial.com

Direct: **773.814.3378**

PROFESSIONAL BACKGROUND

Shamus Conneely, a 25+ year industry veteran, joined john greene Commercial in 2013 to expand the company's reach within financial institutions and to further support clients' needs in the residential, multi-family, senior housing, industrial, and retail commercial sectors.

Shamus has a long record of guiding local, national, and institutional investors with their commercial real estate acquisitions, asset repositions, and dispositions. He consistently closes real estate transactions valued in excess of \$20 million annually.

Shamus was raised in real estate with his first exposure as a laborer in a family-run homebuilding business responsible for over 500 residential units in Chicagoland. After growing up intimately involved in the sales and operations of the land development and homebuilding industries, Shamus attended DePaul University in Chicago, where he graduated with honors with a bachelor's degree in Finance. Post-graduation, he was trained in commercial credit by ABN-AMRO, and spent two years in commercial lending with LaSalle Bank.

In 2011, Conneely Real Estate partnered with jgC to successfully complete a large, intricate, distressed development transaction, and led to an opportunity for Shamus to join jgC. His lending background and hands-on development experience provide a unique skill set and perspective to his client base, whether the project is highly complex or extremely straightforward. His unique skill set has positioned jgC to provide developer clients with a reliable resource to source opportunities in apartment, housing, senior, industrial, and retail development. Shamus brings a diverse background in commercial finance, underwriting, homebuilding, commercial construction, land development, site analysis & selection, sales, and a strong entrepreneurial ambition to jgC. He helps clients understand complicated development issues and financial hurdles associated with their real estate holdings and formulate effective plans of action to maximize the value of assets.

As the leader of the jgC brokerage team, Shamus also is a key contributor to the strategy for growth at jgC. His experience with owning his own business ensures that real world experience is drawn on to structure the standards and processes that jgC will rely on for continued success and client satisfaction.

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CORY RAMEY

Vice President

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Direct: **773.882.0677**

PROFESSIONAL BACKGROUND

Cory brings over 25 years of professional experience in the industrial/commercial real estate sector. His specializations include representation of companies in the acquisition, disposition, leasing and development of industrial real estate concentrating primarily in the West and Southwest region of the Chicago market.

His client list is extensive, and ranges from small local firms to large national and institutional clients, with his professional expertise benefiting them through owner/tenant representation, site selection, build-to-suit transactions and sale/leasebacks. He has extensive experience in working with industrial and flex properties, as well as land.

Cory's approach to working with clients is thorough and collaborative. Years of understanding the market from the owner, tenant and buyer perspectives gives him an edge when guiding clients and negotiating on their behalf. It also provides a strong foundation for his consulting work in the areas of project underwriting, securing debt financing and structuring build-to-suit projects.

EDUCATION

Cory attended the University of Illinois at Urbana/Champaign. He received his Bachelors degree and Masters degree in Advertising from the College of Communications.

MEMBERSHIPS

Cory is an active member of the Association of Industrial Real Estate Brokers (AIRE) and the University of Illinois Real Estate Forum.

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