

Offering Memorandum | Land For Sale | +/- 37.54 Acres | 5 Buildings | +/- 32,450 SF of Improvements | Income-Producing & Owner-Occupied Uses

RARE OPPORTUNITY TO CONTROL NEARLY 38 CONTIGUOUS ACRES AT A SIGNALIZED INTERSECTION WITH EXISTING INCOME AND FUTURE DEVELOPMENT POTENTIAL

SE CORNER OF U.S. ROUTE 20 & N. ELIDA STREET | WINNEBAGO, ILLINOIS 61088



Winnebago Portfolio Overview

±37.54 ACRES | 5 BUILDINGS | ±32,450 SF OF IMPROVEMENTS
INCOME-PRODUCING & OWNER-OCCUPIED USES

This **±37.54-acres commercial assemblage** presents a rare opportunity for owner-users, investors, and developers seeking a highly visible, large-scale site with exceptional flexibility and long-term potential. Strategically positioned at the prominent corner of N Elida Street and Route 20, the property benefits from strong visibility, excellent access, and significant traffic exposure with approximately 14,700 vehicles per day, as well as being in close proximity to Interstate 39, which carries roughly 32,800 vehicles daily. The expansive contiguous site includes multiple income-producing buildings and offers substantial excess land suitable for future expansion, additional development, outdoor storage, or phased redevelopment. With its prime commercial corner location, established income-producing improvements, and outstanding redevelopment potential, this property represents a compelling investment opportunity in a highly accessible and visible corridor.

LOT	ACREAGE	ADDRESS	ZONING	PRIMARY PIN
#1	5.04 AC	903 N Elida St	CG	14-04-300-010
#2	1.43 AC	Comly Rd	AG	14-04-300-016
#3	3.57 AC	817-819 N Elida St	Business	14-04-300-019
#4	5.71 AC	1XXXX State St	AG	14-04-300-021
#5	21.79 AC	XXX Elida St	AG	14-04-300-022
Total	37.54 AC total		Entire Portfolio	All 5 PINs

PORTFOLIO DETAILS

Asking Price:	\$6,500,000 Seller will consider qualified offers for the entire portfolio.
Sale Condition:	Bulk/Portfolio Sale
Sale Type:	Investment
Status:	Active
Existing Buildings:	5
Individually For Sale:	No
Total Building Area:	±32,450 SF
Total Land Area:	±37.54 Acres

Winnebago Portfolio Highlights

- **±37.54 Acres (5 Parcels) with ±1,060 Ft of U.S. Route 20 Frontage with High-Visibility Exposure.**
- **5 Existing Commercial Buildings – Income-Producing & Owner-Occupied Uses.**
- **Commercial, Business & Agricultural Zoning Across the Portfolio.**
- **City Water, Sewer, Natural Gas & Electric to Site.**
- **Signalized Intersection.**
- **Large Contiguous Assemblage Offering Flexible Development Potential.**
- **Ideal for Retail, Hotel, Office, Industrial, Truck Service, Self-Storage or Mixed-Use Development.**
- **Minutes to I-39 – Strong Regional Connectivity.**

Confidential Financial Information: The portfolio includes established income-producing improvements, including a fully occupied two-unit retail center and an 18-unit storage facility. Additional improvements include an owner-operated automotive repair facility and two owner-used storage buildings. Detailed financial information, lease documentation, tenant information, and rent roll documentation are available to qualified prospective purchasers following execution of a confidentiality agreement (NDA), at Seller’s discretion.



±37.54 ACRES
5 Contiguous Parcels



±32,450 SF
Existing Improvements



5 BUILDINGS
Retail • Automotive • Storage • Flex



±1,060 FT
U.S. Route 20 Frontage



±14,700 VPD
U.S. Route 20 Traffic

**SIGNALIZED
INTERSECTION
CITY UTILITIES TO SITE**

Water • Sewer • Natural Gas
• Electric

CONTACT:

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903 N ELIDA ST, WINNEBAGO, IL 61088 / **WCP, INC**

ONE SITE. MULTIPLE DEVELOPMENT PATHS.



EXISTING INCOME

Established retail and storage operations provide existing income-producing improvements.



IMMEDIATE COMMERCIAL PRESENCE

Existing commercial buildings and operations provide an established presence along the corridor.



LARGE-SCALE LAND POSITION

A nearly 38-acre assemblage under one offering provides substantial land for expansion, redevelopment or phased development.



HIGHWAY EXPOSURE

Approximately 1,060 feet of U.S. Route 20 frontage with approximately 14,700 vehicles per day.



REGIONAL ACCESS

Convenient connectivity to Rockford, I-39/I-90, Chicago Rockford International Airport and the broader Northern Illinois market.



FLEXIBLE FUTURE

Potential uses include retail, hospitality, industrial, logistics, automotive, self-storage, office and mixed-use concepts, subject to approvals.

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A Rare Opportunity for Multiple Commercial Uses

With ±37.54 contiguous acres, existing commercial improvements, and frontage along U.S. Route 20, the property offers exceptional flexibility for a variety of commercial development concepts. The following illustrations represent potential uses only and are subject to zoning, entitlement, engineering, and municipal approvals.

RETAIL & HOSPITALITY	INDUSTRIAL & BUSINESS	MIXED-USE & SERVICES
Travel Center	Distribution Center	Medical Campus
Fuel & Convenience Center	Industrial Park	Mixed-Use Development
Highway-Oriented Retail	Warehouse	Professional / Medical Office
Hotel / Hospitality	Manufacturing	Self-Storage Expansion
Quick-Service Restaurants	Logistics Facility	Auto Dealership
Multi-Tenant Retail	Business Park	



NOTE: CONCEPTUAL RENDERINGS

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EXISTING IMPROVEMENTS



RETAIL CENTER



STORAGE BUILDING



AUTO REPAIR FACILITY

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903 N ELIDA ST, WINNEBAGO, IL

±23,850 SF COMMERCIAL IMPROVEMENTS

903 N Elida Street presents an attractive commercial investment opportunity situated on approximately 5.04 acres along the established Elida Street corridor in Winnebago, Illinois. Zoned CG, the property features **two commercial buildings totaling ±23,850 square feet**, supporting a diversified mix of storage and automotive uses.

The improvements include an **±12,600-square-foot, 18-unit storage facility** and an **±11,250-square-foot automotive repair facility**, providing established commercial operations with long-term investment potential.

Strategically positioned **near U.S. Route 20 and the greater Rockford region**, the property benefits from convenient regional connectivity and accessibility throughout Winnebago County and Northern Illinois. The surrounding area includes a mix of retail, restaurant, automotive, industrial, and service-oriented businesses that support ongoing commercial activity.

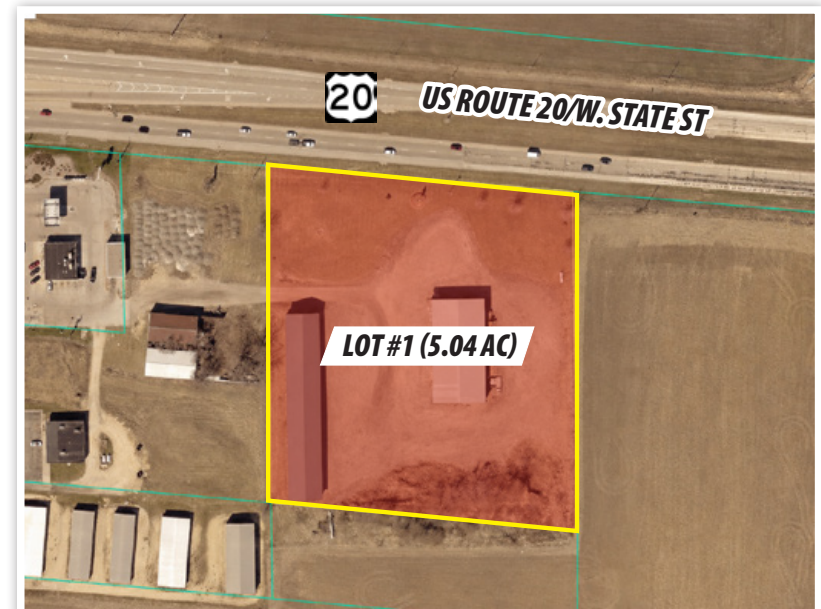
CONTACT:

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LOT DETAILS

Property Type:	Commercial
Property Subtype:	Automotive / Storage
Number of Buildings:	2
Storage Facility:	±12,600 SF / 18 Units
Automotive Facility:	±11,250 SF
Total Building Area:	±23,850 SF
Lot Size:	5.04 AC
Primary PIN:	14-04-300-010
View Location:	Google Map



903 N ELIDA ST, WINNEBAGO, IL 61088 / **WCP, INC**

COMLY RD, WINNEBAGO, IL

1.43 ACRES OF LAND

The **1.43-acre parcel**, identified as PIN 14-04-300-016 and carrying a **Comly Road** property designation in county records, represents a component of the larger 37.54-acre Winnebago portfolio. The property is currently designated Agricultural (AG) and is situated east of N. Elida Street, adjacent to other parcels included in the portfolio.

While identified as Comly Road in county property records, Comly Road is not currently improved or established east of N. Elida Street at this parcel. The property benefits from its location **within the larger contiguous assemblage near N. Elida Street and U.S. Route 20**, providing proximity to Winnebago and the greater Rockford market.

CONTACT:

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LOT DETAILS

Property Type:	Land
Lot Size:	1.43 AC
Primary PIN:	14-04-300-016
View Location:	Google Map



903 N ELIDA ST, WINNEBAGO, IL 61088 / **WCP, INC**

817-819 N ELIDA ST, WINNEBAGO, IL

3.57 ACRES | ZONED BUSINESS

817-819 N Elida Street presents an established commercial investment opportunity situated on approximately 3.57 acres along the highly visible N Elida Street corridor in Winnebago, Illinois. The property features **approximately 8,600 square feet of improvements across three buildings**, offering a mix of retail and flexible commercial space.

The property includes a **3,000-square-foot retail strip center** consisting of **two approximately 1,500-square-foot units**. **Two additional pole buildings are positioned side by side on the property**, each measuring **approximately 2,800 square feet (40' x 70')**, providing **approximately 5,600 square feet of additional commercial space**.

Strategically **located near U.S. Route 20 and the greater Rockford area**, the property benefits from convenient regional connectivity and accessibility. The surrounding commercial corridor features a mix of retail, restaurant, automotive, service, and highway-oriented businesses.

With approximately 3.57 acres, multiple commercial buildings, flexible space configurations, and a visible location along N Elida Street, 817-819 N Elida Street offers investors an established commercial asset with current income potential and long-term flexibility.

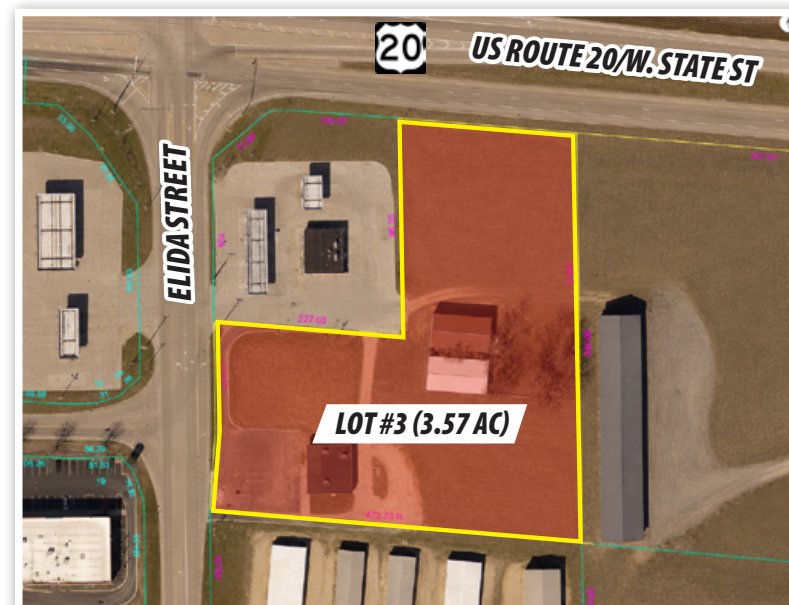
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LOT DETAILS

Property Type:	Commercial
Property Subtype:	Multi-Tenant Retail / Flex
Number of Buildings:	3
Retail Center:	±3,000 SF (2 × ±1,500 SF Units)
Flex/Commercial Building:	±5,600 SF (2 × ±2,800 SF)
Total Building Area:	±8,600 SF
Lot Size:	3.57 AC
Primary PIN:	14-04-300-019
View Location:	Google Map



903 N ELIDA ST, WINNEBAGO, IL 61088 / **WCP, INC**

1XXXX STATE ST, WINNEBAGO, IL

5.71 ACRES OF LAND

The approximately **5.71-acre parcel** located along **State Street** in Winnebago, Illinois, identified as PIN 14-04-300-021, represents a strategically positioned land investment within the larger 37.54-acre Winnebago portfolio. The property is currently designated Agricultural (AG) and offers investors an opportunity to acquire land near one of the area's primary commercial and transportation corridors.

The parcel benefits from its **proximity to N. Elida Street and U.S. Route 20**, providing convenient connectivity to the Village of Winnebago, surrounding communities, and the greater Rockford region. Its location places the property near a mix of commercial businesses, residential neighborhoods, agricultural land, and community services, supporting its potential long-term value as the surrounding market continues to evolve.

With approximately 5.71 acres, convenient regional access, and its position within a larger assemblage of properties, the State Street parcel provides flexibility for continued existing use while offering potential for future repositioning or development, subject to applicable zoning, entitlement, and municipal approvals.

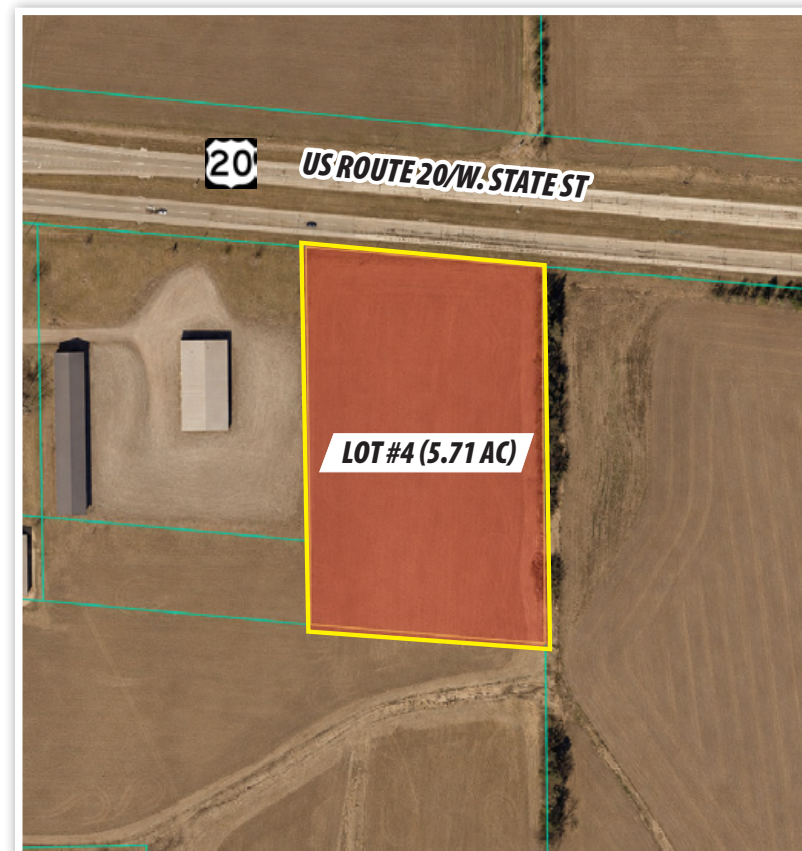
CONTACT:

DOUG AND JULIE HODGDON

WINNEBAGO, IL 61088, P: (815) 218-3940

LOT DETAILS

Property Type:	Land
Lot Size:	5.71 AC
Primary PIN:	14-04-300-021
View Location:	Google Map



903 N ELIDA ST, WINNEBAGO, IL 61088 / **WCP, INC**

N ELIDA ST, WINNEBAGO, IL

21.79 ACRES OF LAND

The approximately **21.79-acre parcel** located along **N Elida Street** in Winnebago, Illinois, identified as PIN 14-04-300-022, represents the largest individual land component within the 37.54-acre Winnebago portfolio. The property is **currently zoned Agricultural (AG)** and offers a substantial tract of land in close proximity to established commercial corridors and the Village of Winnebago.

The property benefits from its **location near N. Elida Street, State Street, and U.S. Route 20**, providing convenient connectivity throughout Winnebago County and to the greater Rockford region. The surrounding area features a mix of agricultural land, residential neighborhoods, commercial businesses, and service-oriented uses, positioning the parcel within an established and accessible market.

With approximately 21.79 acres, the property provides significant land area for continued agricultural use while offering potential long-term flexibility for repositioning or future development. Its size and inclusion within a larger portfolio assemblage further enhance its investment appeal, particularly for buyers seeking a substantial landholding with convenient regional access and long-term growth potential, subject to applicable zoning, entitlement, and municipal approvals.

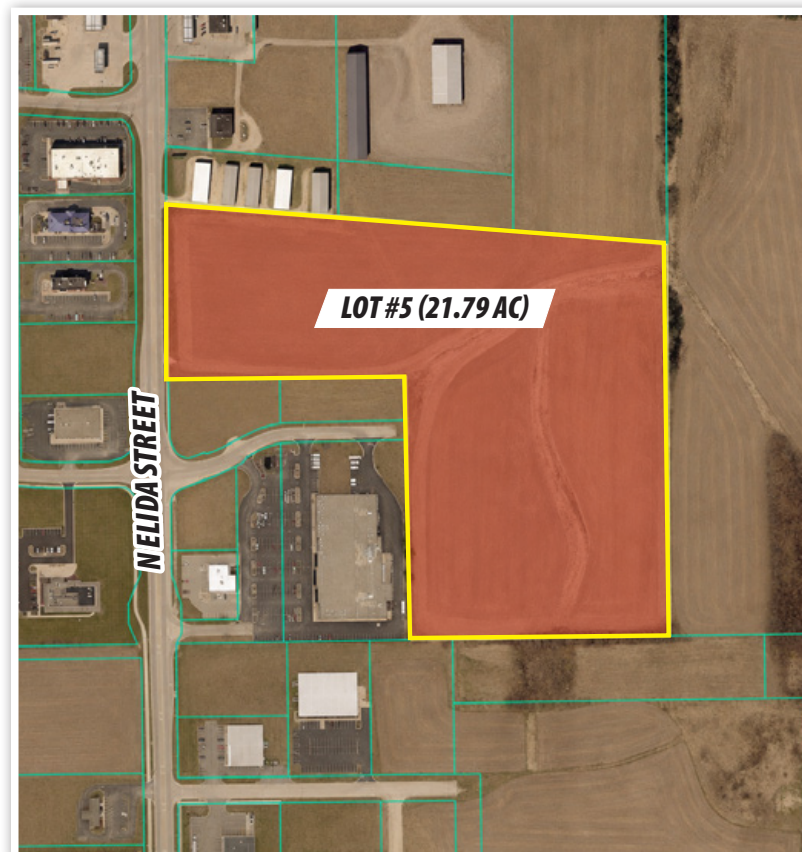
CONTACT:

DOUG AND JULIE HODGDON

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PROPERTY DETAILS

Property Type:	Land
Lot Size:	21.79 AC
Primary PIN:	14-04-300-022
View Location:	Google Map



903 N ELIDA ST, WINNEBAGO, IL 61088 / **WCP, INC**

LOCATION MAP



CONTACT:

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LOCATION MAP



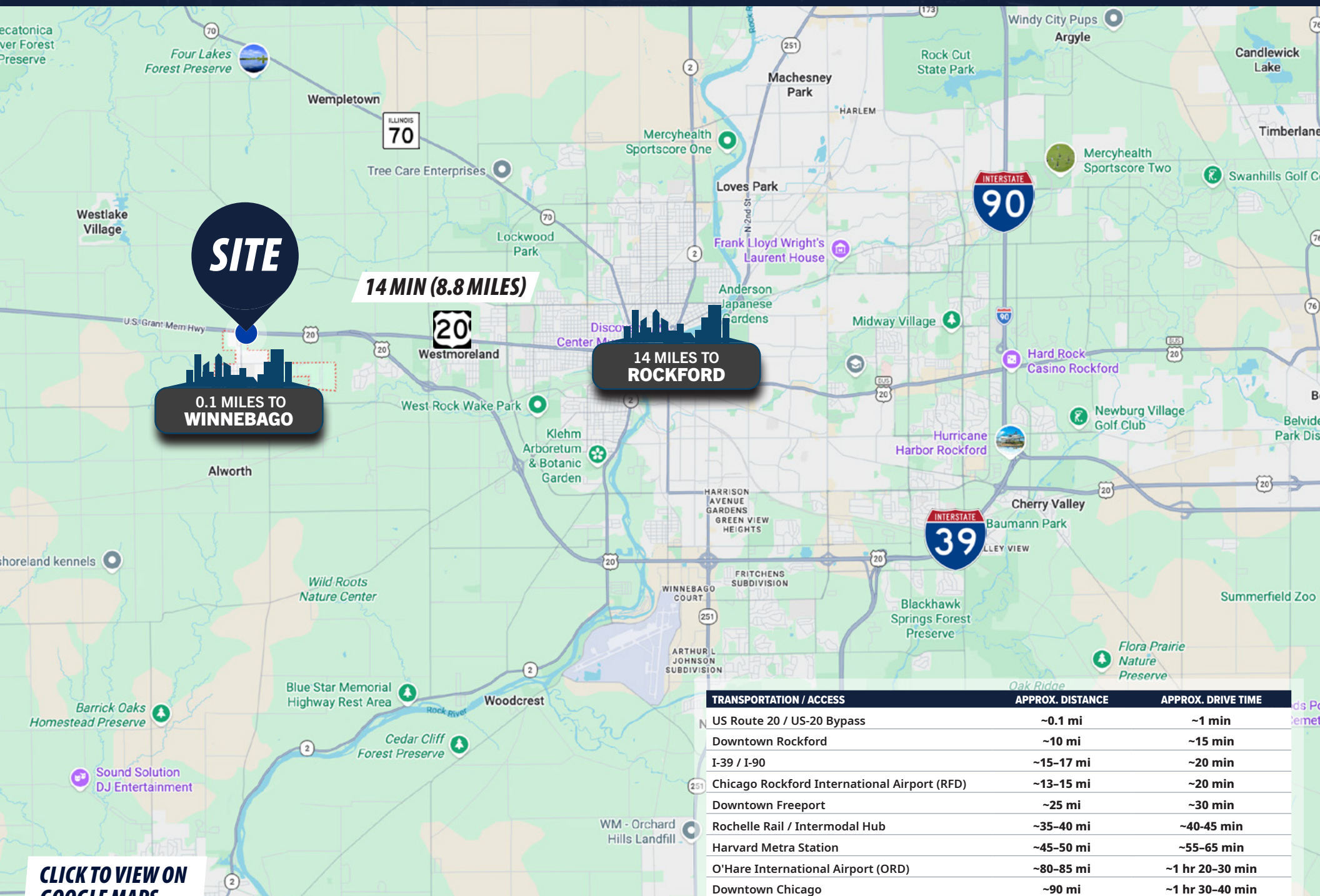
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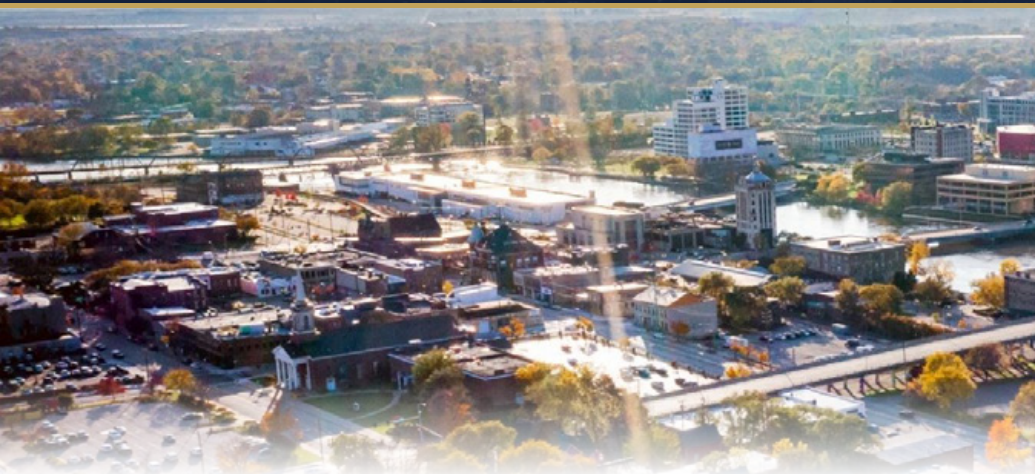
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**CLICK TO VIEW ON
GOOGLE MAPS**



ROCKFORD, ILLINOIS



Rockford, Illinois serves as a major economic and employment center for Northern Illinois, strategically positioned approximately 90 minutes from Chicago, Milwaukee, and Madison. The Rockford metropolitan area is home to roughly 350,000 residents and benefits from access to a regional labor shed of more than one million workers, providing businesses with a substantial workforce and customer base.

The region has established itself as an important hub for advanced manufacturing, aerospace, healthcare, logistics, and distribution. Rockford's longstanding manufacturing heritage continues to support a skilled workforce and a diverse base of industrial and technology-driven employers. The area's aerospace sector is particularly notable, with major employers including Collins Aerospace and Woodward, while other significant regional employers include Stellantis, UPS, Mercyhealth, and UW Health.

Rockford also offers exceptional regional connectivity. Interstates 39 and 90, U.S. Route 20, major rail infrastructure, and the Chicago Rockford International Airport provide efficient access to markets throughout the Midwest and beyond. The Chicago Rockford International Airport ranked No. 12 among U.S. airports for air cargo in 2025, recording more than 3.4 billion pounds of landed weight and supporting significant logistics operations throughout the region.

Beyond its strong business environment, Rockford offers relatively affordable housing, short commute times, established healthcare systems, parks, recreation, cultural attractions, and an improving urban environment. Combined with its strategic Midwest location, diverse employment base, transportation infrastructure, and established commercial corridors, these attributes continue to support Rockford's appeal for businesses, residents, developers, and long-term real estate investment.

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MAJOR EMPLOYMENT & ECONOMIC CENTER IN NORTHERN ILLINOIS

- Rockford serves as a major population, employment, manufacturing, healthcare, and commercial center for Northern Illinois.
- Located 66 miles from Madison, 85 miles from Downtown Chicago, and 94 miles from Milwaukee.
- Anchors the Rockford MSA.
- Situated in two counties: Winnebago and Boone.

HOME TO ROCKFORD UNIVERSITY | TOP REGIONAL UNIVERSITY IN THE MIDWEST

- 1,140 total students | 71 full-time faculty members.

EASY ACCESS TO MARKETS | MAJOR TRANSPORTATION HUB

- 65 miles from Chicago O'Hare International Airport & 90 miles to Milwaukee Mitchell International Airport.
- Major multimodal transportation hub with interstate, rail and air-cargo connectivity.
- Hub connects major highways, an abundance of rail lines, and the 12th largest air cargo airport in the United States.

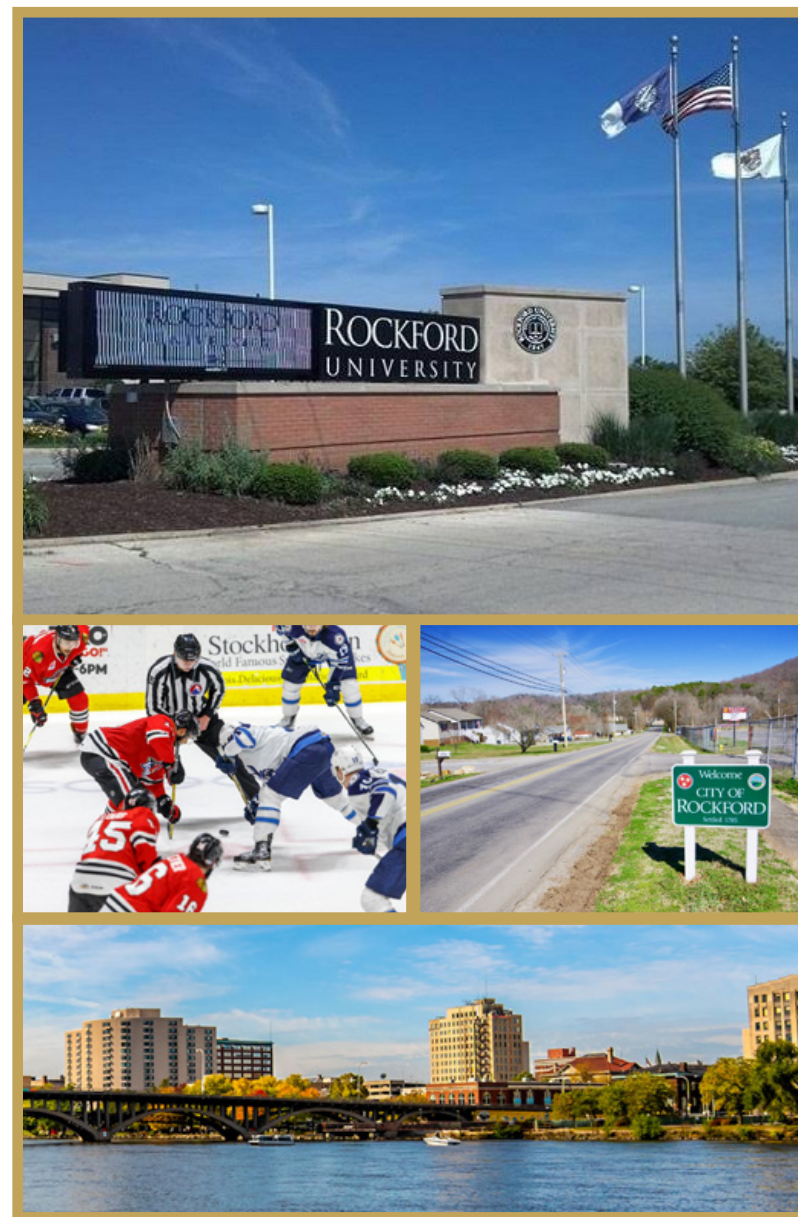
ROCKFORD ICEHOGS | CHICAGO BLACKHAWKS AHL AFFILIATE

- The Rockford IceHogs experienced strong fan interest and continued growth during the 2024–25 season, reflecting increased community engagement and support for the team.

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QUICKLY BECOMING A MIDWEST HUB FOR E-COMMERCE FREIGHT | HOME TO CHICAGO-ROCKFORD INTERNATIONAL AIRPORT (RFD)

- **More than 3.4 billion pounds of landed cargo weight in 2025.**
- **Ranked No. 12 in the United States** for air cargo in 2025 and home to the second-largest UPS hub in North America.
- With the airport's recent cargo expansions and additional flights by Amazon Prime and other Amazon carriers, Rockford is quickly becoming a **Midwest hub for e-commerce freight.**
- **310,000+ passengers in 2025**, setting a new passenger record for the second consecutive year.
- In June 2024, **RFD announced passenger service to popular international vacation destinations including Cancun/Riviera Maya (Mexico), Punta Cana (Dominican Republic), and Costa Rica.**

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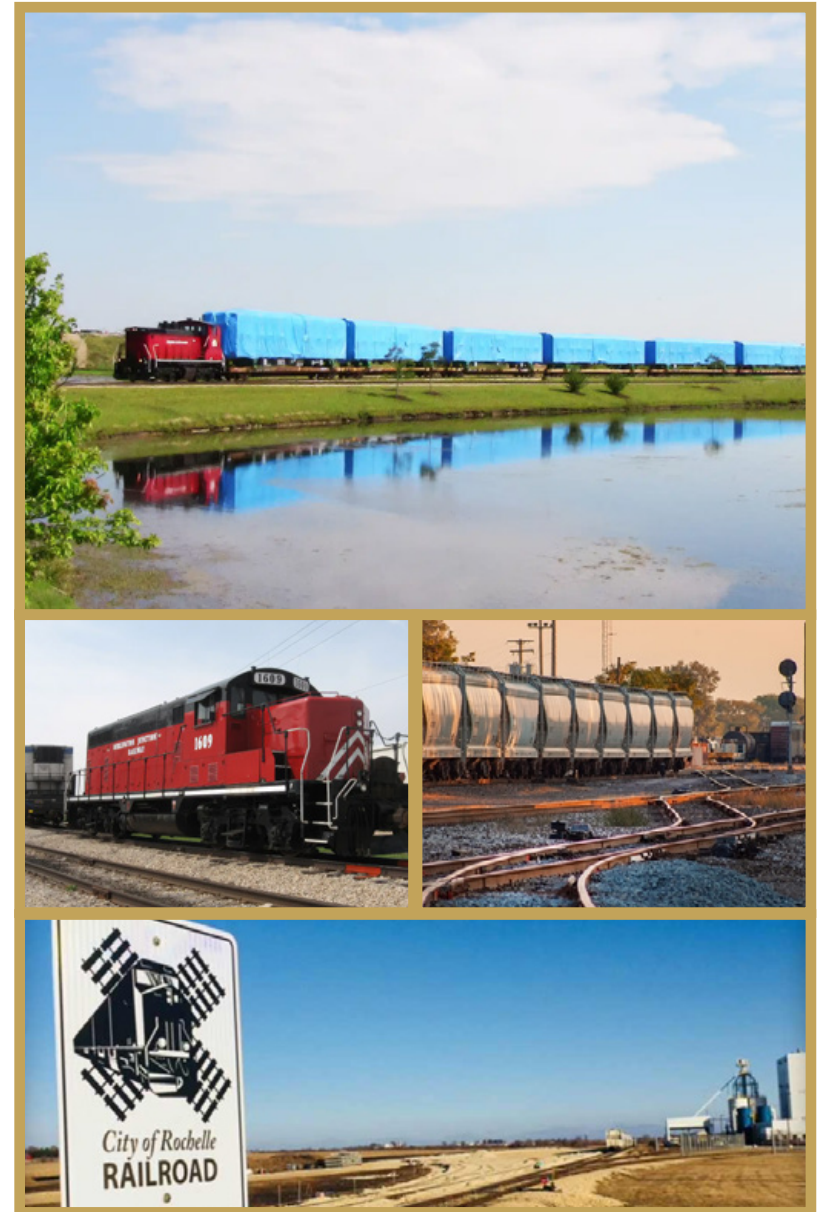
ROCHELLE, ILLINOIS — STRATEGIC RAIL & FREIGHT HUB

- Approximately 35–40 miles from the Winnebago Portfolio, Rochelle provides access to one of Northern Illinois' major rail and intermodal freight hubs.
- Strategic Midwest rail and logistics hub known as the **"Hub City"**.
- Served by both **Union Pacific and BNSF Railway**, two of the nation's largest Class I railroads.
- Home to the **Rochelle Intermodal Transload Center (RITC)**, providing industries with rail transloading capabilities and access to both Union Pacific and BNSF.
- Served by the **City of Rochelle Railroad**, providing local industries with access to both major rail networks.
- Strategically positioned near the intersection of **Interstates 88 and 39**.
- Provides strong connectivity to **Chicago and major Midwest markets**.
- Multimodal infrastructure supports efficient movement of freight by **rail and highway**.
- Established location for **distribution, logistics, manufacturing, and industrial operations**.
- Dual-rail access provides businesses with increased **routing flexibility and transportation options**.
- Strategic location and transportation infrastructure continue to support **industrial development** and investment throughout the Rochelle region.

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POPULATION	1-MILE	3-MILE	5-MILE
Population	570	4,294	9,524
Median HH Income	\$79,427	\$88,966	\$78,919
Average Age	42	42	42



9,524

2025 POPULATION
(5 Miles)



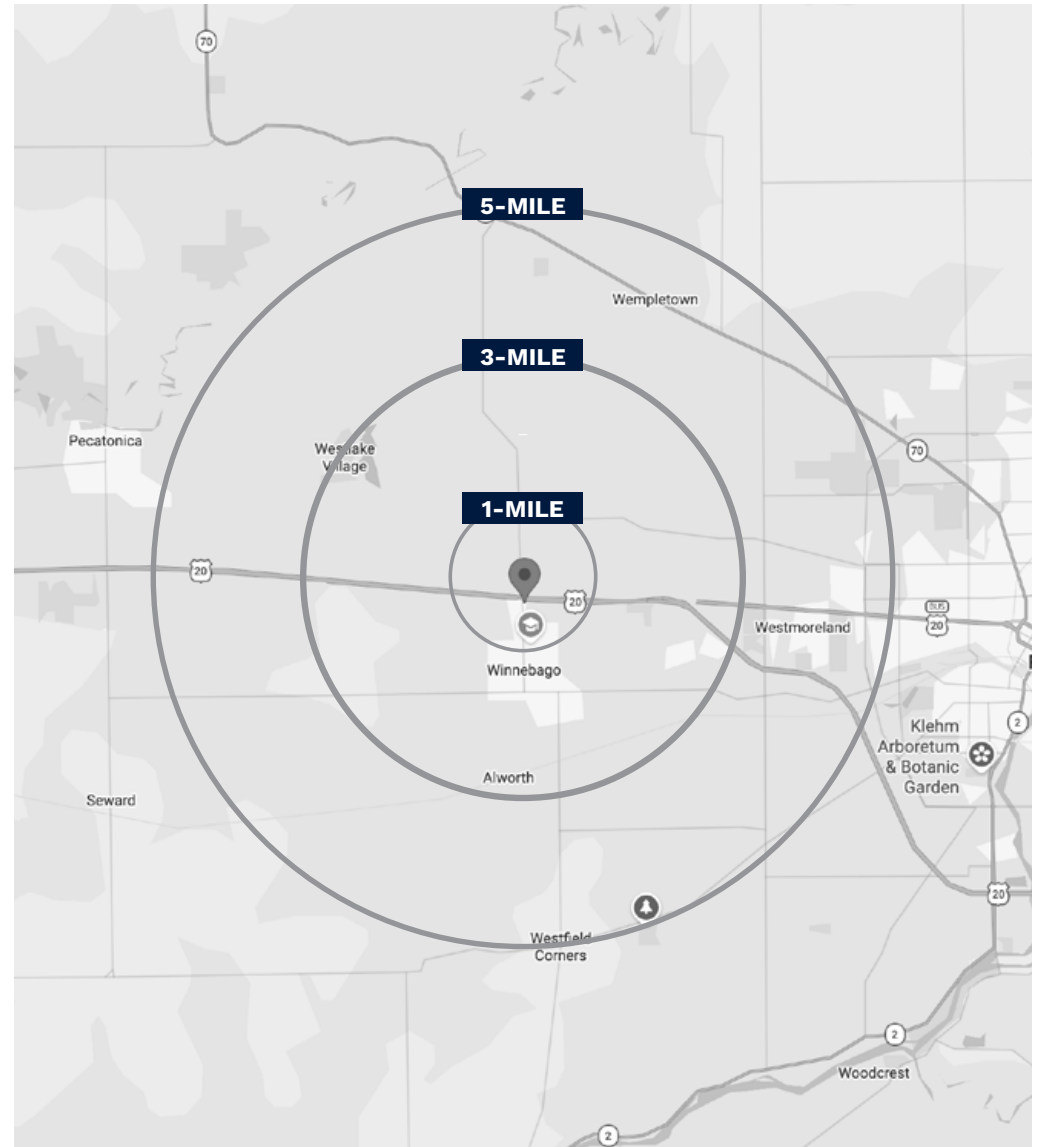
3,684

2025 HOUSEHOLDS
(5 Miles)



\$78,919

MEDIAN HOUSEHOLD
INCOME (5 Miles)



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DISCLAIMER

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