

8100 Willow Springs Road

±71.323 Acres · Willow Springs, Illinois

±71.323

SURVEYED
ACRES

3

CONTIGUOUS
PARCELS

3

PUBLIC
FRONTAGES

I-294

CORRIDOR
LOCATION

OFFERED BY SEALED-BID PUBLIC SALE · 105 ILCS 5/5-22 · BIDS DUE NOVEMBER 9, 2026



MoHall Commercial
& Urban Development

ON BEHALF OF THE OWNER

Lyons Township High School District 204



NOTICE

Confidentiality & Disclaimer

This Offering Memorandum has been prepared by MoHall Commercial & Urban Development LLC (the "Consultant") solely to assist prospective purchasers in evaluating the property located at 8100 Willow Springs Road, Willow Springs, Illinois (the "Property"), which is being offered for sale by the Board of Education of Lyons Township High School District No. 204 (the "District" or "Owner"). It is furnished for informational purposes only and does not constitute an offer to sell, a solicitation of an offer to buy, or a recommendation with respect to the Property.

Public sale. The Property is being disposed of pursuant to Section 5-22 of the Illinois School Code (105 ILCS 5/5-22) through a sealed-bid public sale conducted in accordance with the District's published Terms and Conditions of Sale. No offer to purchase will be solicited or entertained outside of that process. Any conveyance is subject to the approval of the Board of Education, which reserves all rights afforded to it under the School Code and the Terms and Conditions of Sale, including the right to reject any and all bids. Nothing in this document modifies, supplements, or supersedes the Terms and Conditions of Sale or the Bidder Information Packet, which govern in the event of any inconsistency.

No warranty; independent verification. The information contained herein has been obtained from sources believed to be reliable, including the ALTA/NSPS Land Title Survey, a title commitment, a Phase I Environmental Site Assessment, a wetland delineation, and public records. Neither the Consultant nor the District, nor any of their respective officers, employees, agents, or affiliates, makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein. Projections, opinions, assumptions, and estimates are presented as examples only and do not represent the current or future performance of the Property. All prospective purchasers must conduct and rely solely upon their own independent investigation, inspection, and analysis of the Property, including its physical condition, title, survey, environmental status, zoning, entitlement pathway, permitted uses, utilities, and suitability for the purchaser's intended use.

Zoning and entitlement. The Property is located within the North Willow Springs Road Corridor – Planned Development District of the Village of Willow Springs. Any residential, commercial, or mixed-use development will require discretionary approval from the Village of Willow Springs. Neither the District nor the Consultant makes any warranty as to permissible uses, densities, or the availability or timing of any approval. Any conceptual or illustrative site plan appearing herein is provided solely to demonstrate physical capacity and is expressly not an approved, endorsed, or recommended development program.

Property offered "as is." The Property is offered in its "as is, where is" condition, without representation or warranty of any kind, and subject to all matters of record, including easements, restrictions, and rights of way disclosed by the survey and title commitment.

Confidentiality and public records. Records held by the Consultant relating to this engagement may be subject to the Illinois Freedom of Information Act. This Memorandum is provided subject to the terms of the offering and may be withdrawn or modified at any time without notice. Reproduction or distribution of this Memorandum, in whole or in part, other than in connection with a prospective purchaser's good-faith evaluation of the Property, is prohibited without the prior written consent of the District.

Broker cooperation. Purchasers may be represented by their own real estate professional. Any compensation payable to a purchaser's broker is the sole responsibility of the purchaser; the District bears no broker fee to any cooperating broker. All bidders participate through the public sale on identical terms and with identical information.

Bidder inquiries. All substantive inquiries must be submitted in writing to the Consultant at the address stated in the Notice of Public Sale. No oral representation by any party is binding on the District. A written response to each substantive inquiry will be circulated to all registered parties so that no bidder holds information another does not.

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THE OFFERING AT A GLANCE

PROPERTY	8100 Willow Springs Road, Willow Springs, IL 60480
LAND AREA	±71.323 acres (3,106,852 SF) — contiguous three-parcel assemblage
OWNER	Board of Education, Lyons Township High School District No. 204
ZONING	North Willow Springs Road Corridor – Planned Development District
SALE METHOD	Sealed-bid public sale under 105 ILCS 5/5-22 · No published asking price
BID DEADLINE	November 9, 2026

Executive Summary

One of the last large, contiguous, developable tracts along the I-294 corridor in Cook County — 71.323 surveyed acres, offered by public sale, with institutional diligence already assembled.

MoHall Commercial & Urban Development LLC, on behalf of the Board of Education of Lyons Township High School District No. 204, is pleased to present the opportunity to acquire ±71.323 acres at 8100 Willow Springs Road in Willow Springs, Cook County, Illinois. The offering is a contiguous assemblage of three parcels held in single public ownership, positioned within the established, high-income southwest suburban ring, directly along the Tri-State Tollway (I-294) corridor.

Assembled land of this scale has become exceptionally rare inside the developed collar of Cook County. Of the qualifying land sales of ten acres or more returned for the surrounding search area over a recent six-year window, only a small fraction traded within Cook County itself. That scarcity — a contiguous, sewerred, surveyed, environmentally-cleared, 71-acre canvas within an affluent, land-constrained submarket — is the central premise of this offering, and each supporting attribute is documented in the pages that follow rather than left for a purchaser to discover in diligence.

The Property carries frontage on three public rights of way — 79th Street, Willow Springs Road, and German Church Road — with direct regional access to I-294 and I-55, the Metra Heritage Corridor, and the adjoining forest preserve open-space system. Municipal water and sanitary sewer are available to serve the site. The land is unimproved, carrying no structures and therefore no demolition obligation, and a Phase I Environmental Site Assessment identified no recognized environmental conditions requiring further investigation.

±71.323^{ac}

SURVEYED & PLATTED
ASSEMBLAGE

3

CONTIGUOUS PARCELS ·
SINGLE OWNER

4.29^{ac}

WETLAND — ISOLATED,
NON-JURISDICTIONAL

Zone X

MINIMAL FLOOD
HAZARD (FEMA)

THE INVESTMENT THESIS

Scarcity within a built-out submarket. Willow Springs and its surrounding communities are among the most established and affluent in the southwest suburbs, with a village median household income above \$103,000 and homeownership exceeding 84 percent. In a market where developable land at scale has largely been consumed, a contiguous 71-acre holding along the I-294 corridor is a genuinely rare acquisition.

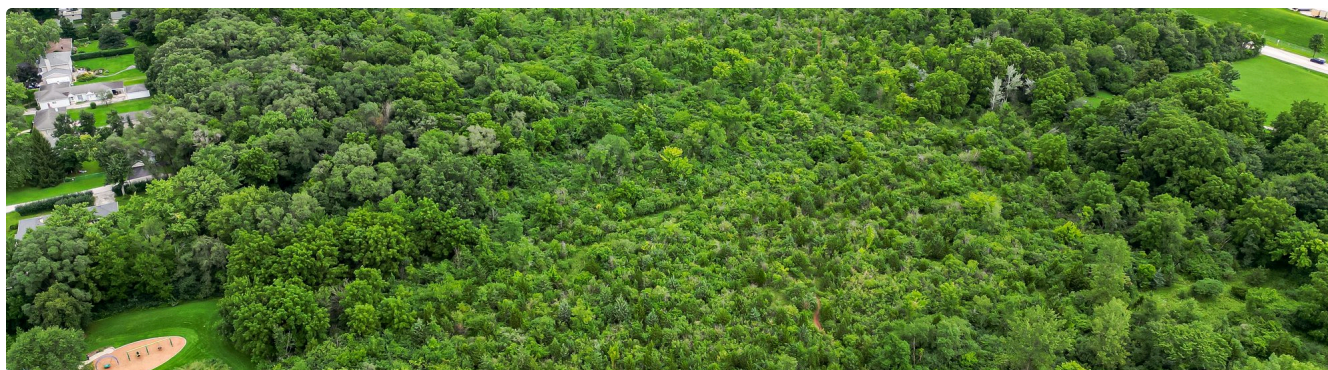
Institutional diligence assembled. An ALTA/NSPS Land Title Survey, a title commitment, a Phase I Environmental Site Assessment, and a wetland delineation have been completed for the Property, and each is disclosed in the offering materials — giving purchasers a documented foundation for underwriting.

A defined entitlement pathway. The Property sits within a named planned-development corridor district. Development will require discretionary Village approval — a process this offering states plainly and early, so that the field is composed of purchasers equipped to pursue it.

A clean, transparent process. Disposition proceeds by sealed-bid public sale under the Illinois School Code, on a published timeline, with every inquiry answered in writing to all registered parties. Serious purchasers can underwrite against a predictable process to a defined date.

PROPERTY SUMMARY

ADDRESS	8100 Willow Springs Road, Willow Springs, IL 60480
COUNTY	Cook
LAND AREA	±71.323 ac · 3,106,852 SF
PARCELS	3 contiguous (single owner)
IMPROVEMENTS	None — unimproved land
FRONTAGE	79th St · Willow Springs Rd · German Church Rd
UTILITIES	Municipal water & sanitary sewer available
ZONING	NWSRC-PD (Willow Springs)
FLOOD	Zone X — minimal hazard
ENVIRONMENTAL	Phase I — no RECs identified
SURVEY	ALTA/NSPS · WT Group · 06/03/2026



Aerial view of the assemblage looking toward the Chicago skyline, with the adjoining logistics corridor and forest-preserve open space beyond.

Investment Highlights

Rare Contiguous Scale

±71.323 surveyed acres in a single-owner, three-parcel assemblage — among the last developable tracts of this size along the I-294 corridor in Cook County.

Triple Public Frontage

Frontage and direct access on 79th Street, Willow Springs Road, and German Church Road — three public rights of way, enabling flexible access and phasing.

Regional Connectivity

Direct access to I-294 (Tri-State) and I-55 (Stevenson), the Metra Heritage Corridor, and the BNSF/UPS intermodal complex — roughly 17.5 miles to downtown Chicago.

Utilities Available

Municipal water and sanitary sewer are available to serve the site, materially reducing off-site infrastructure risk for a purchaser's development program.

Clean Environmental Profile

A Phase I ESA identified no recognized environmental conditions requiring further investigation. The delineated 4.29-acre wetland is isolated — non-jurisdictional — and absorbable within required open space.

No Demolition Burden

The land is unimproved with no structures, eliminating demolition cost, environmental abatement of buildings, and tenant/holdover risk.

Defined Entitlement Path

Located in the North Willow Springs Road Corridor Planned Development District — a purpose-built corridor framework — with discretionary approval through the Village of Willow Springs.

Diligence Pre-Assembled

ALTA/NSPS survey, Chicago Title commitment, Phase I ESA, and wetland delineation are complete and made available — compressing a purchaser's underwriting timeline.

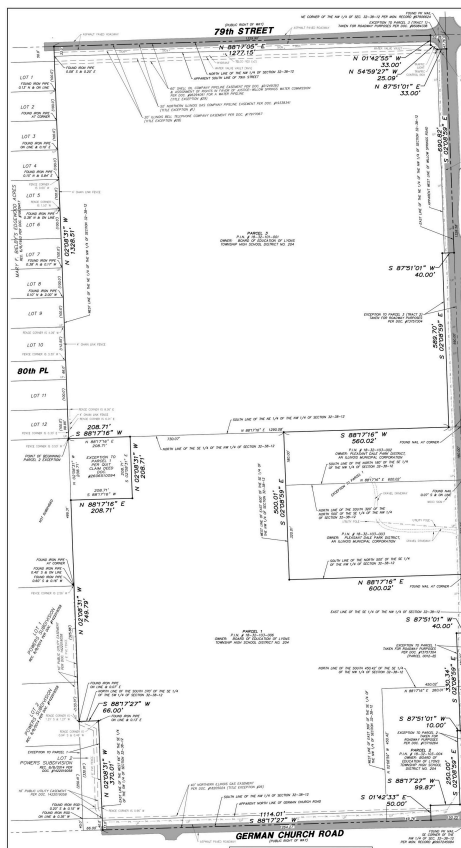
AFFLUENT, LAND-CONSTRAINED SETTING

The Property adjoins established single-family neighborhoods, the Edgewood Valley Country Club, and the Cook County forest-preserve system. Willow Springs reports a median household income of \$103,583 and an owner-occupancy rate of approximately 84.6 percent — a demand profile that supports a range of residential and mixed-use development concepts (subject in all cases to Village approval).

Property Overview & Parcel Detail

The Property is a contiguous assemblage of three parcels totaling ±71.323 acres (3,106,852 square feet), situated in Section 32, Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois. All three parcels are held in single public ownership by the Board of Education of Lyons Township High School District No. 204.

The land is unimproved. The survey confirms no buildings and no parking areas on the surveyed property, and no substantial features other than those shown on the survey. The parcels are bounded and accessed by three public rights of way and are surrounded by established residential neighborhoods, forest-preserve open space, and the regional transportation and logistics corridor to the north and east.



Parcel plat keyed to P.I.N.s — ALTA/NSPS survey (full sheet, page 11). Not to scale.

PERMANENT INDEX NUMBERS

PARCEL 1 18-32-103-006

PARCEL 2 18-32-103-004

PARCEL 3 18-32-101-001

Parcel 1 — Southeast ¼ of the Northwest ¼ of Section 32. Parcel 2 — the South 450.42 feet of the East 300 feet of the Southeast ¼ of the Northwest ¼. Parcel 3 — Northeast ¼ of the Northwest ¼ of Section 32. Full metes-and-bounds legal descriptions appear on the ALTA/NSPS survey and in the title commitment.

PHYSICAL & LEGAL DETAIL

GROSS LAND AREA ±71.323 ac (3,106,852 SF)

CONFIGURATION 3 contiguous parcels

LEGAL LOCATION Sec. 32, T38N, R12E, 3rd P.M.

IMPROVEMENTS None (unimproved)

TOPOGRAPHY Predominantly wooded; gently varied

FRONTAGE 79th St (N) · Willow Springs Rd (E) · German Church Rd (S)

SURVEY ALTA/NSPS, WT Group AEC — dated 06/03/2026; field work 03/27/2026

TITLE COMMITMENT Chicago Title Ins. Co. — No. CCHI2601477LD, eff. 03/17/2026

OWNERSHIP Board of Education, LTHS District 204

Aerial Photography



Looking north across the assemblage toward Willow Springs Road and the established neighborhoods beyond; the site's wooded interior and open-space edges are visible in the foreground.



Interior canopy with adjoining residential estates and the Tri-State corridor at the horizon.



Willow Springs Road frontage (foreground) with the industrial/intermodal complex to the northeast.

Orthographic and oblique aerals captured for the offering. High-resolution imagery with boundary overlays is included in the digital offering package and the Bidder Information Packet.



Panorama across the full ±71-acre canopy toward the downtown Chicago skyline, with the forest preserve and golf grounds to the west (left) and the logistics corridor to the east (right).



Southeast aspect showing the relationship of the wooded assemblage to the surrounding neighborhoods, Willow Springs Road, and the regional rail/intermodal system.

ALTA / NSPS Land Title Survey

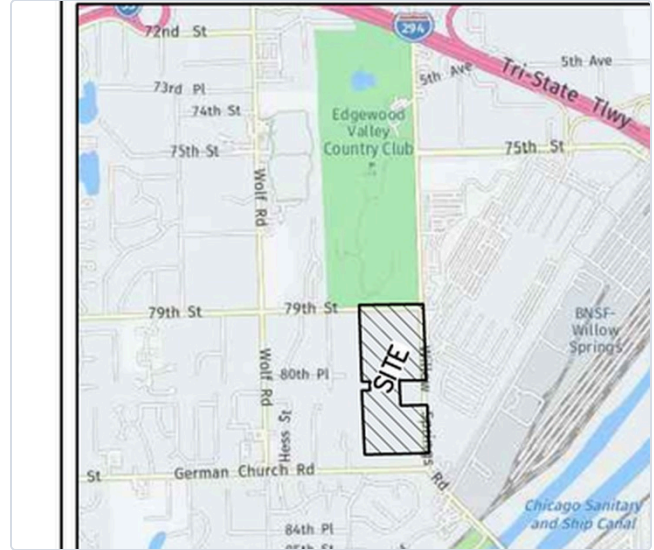
An ALTA/NSPS Land Title Survey was completed for the Property by WT Group AEC, LLC (Franjo I. Maticic, PLS), dated June 3, 2026, with field work completed March 27, 2026. The survey was prepared in accordance with the 2026 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys and includes Table A items 1, 2, 3, 4, 6(a), 7(a), 7(b), 8, 9, 10, 11(a), 13, 14, 16, 17, 18 and 19.

The survey was prepared with the aid of a title commitment issued by Chicago Title Insurance Company (Commitment No. CCHI2601477LD, effective March 17, 2026) and plots the easements of record affecting the Property. It confirms the gross land area, the three-parcel configuration, direct access to all three public rights of way, the absence of buildings and parking, and the floodplain designation.

SURVEY FINDINGS

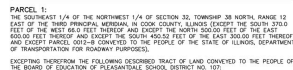
GROSS AREA	71.323 ac (3,106,852 SF)
PARCELS	3 (PINs on page 7)
ACCESS	Direct to 79th St, Willow Springs Rd & German Church Rd — all public ROW
BUILDINGS	None on surveyed property
PARKING	None on surveyed property
FLOOD ZONE	Zone X — minimal flood hazard
FEMA PANEL	17031C0582J (08/19/2008)
MONUMENTS	Set at corners

LOCATION MAP — FROM SURVEY SHEET



Site location relative to 79th Street, Willow Springs Road, German Church Road, I-294 (Tri-State Tollway), the BNSF Willow Springs facility, and the Chicago Sanitary & Ship Canal. Source: WT Group ALTA/NSPS survey.

The complete survey sheet, including full metes-and-bounds legal descriptions, Schedule B easement plotting, and the surveyor's certificate, appears on the following page and is provided in full within the Bidder Information Packet.



THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32; THENCE NORTH 88 DEGREES 17 MINUTES 16 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32 FOR A DISTANCE OF 207.71 FEET; THENCE SOUTH 02 DEGREES 00 MINUTES 30 SECONDS EAST FOR 208.71 FEET; THENCE SOUTH 88 DEGREES 17 MINUTES 16 SECONDS WEST, 208.71 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32; THENCE NORTH 02 DEGREES 00 MINUTES 31 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32 FOR A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING, COOK COUNTY, ILLINOIS.

[illegible][illegible]

TRACT 2:
BEGINNING AT THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32 TOWNSHIP
38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST
QUARTER OF SAID SECTION 32; THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES 34
MINUTES 41 SECONDS WEST ALONG THE SOUTH LINE OF SAID QUARTER SECTION, A
DISTANCE OF 40.0 FEET TO A POINT ON A LINE THAT IS 40.00 FEET WEST OF AND PARALLEL WITH
THE EAST LINE OF SAID QUARTER QUARTER SECTION; THENCE NORTH 00 DEGREES 00 MINUTES 24
SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 100.00 FEET TO A POINT; THENCE
SOUTH 00 DEGREES 50 MINUTES 36 SECONDS EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A
DISTANCE OF 100.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 50 MINUTES 36 SECONDS
EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 100.00 FEET TO A POINT; THENCE SOUTH
00 DEGREES 00 MINUTES 24 SECONDS EAST ALONG THE EAST LINE OF SAID QUARTER SECTION,
A DISTANCE OF 590.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

TITLE NOTES:
SURVEY WAS PREPARED WITH THE AID OF A TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER CH2601477LD, HAVING AN EFFECTIVE DATE OF MARCH 17, 2026

SCHEDULE B EXCEPTIONS

ITEM #1 – EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF

ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THEREIN CONTAINED IN THE GRANT
RECORDED DECEMBER 21, 1964 AS DOCUMENT NO. 19338341.
EASEMENT AFFECTS SURFACED PROPERTY AND IS SHOWN ALONG 79th STREET
ITEMS #2-#20 ARE GENERAL EXCEPTIONS AND NOT SURVEY RELATED

ITEM #22 - RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND TAKEN AND USED FOR 79TH STREET.
79TH STREET IS SHOWN ON THE SURVEY.

ITEM #23 - RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND TAKEN AND USED FOR GERMAN CHURCH ROAD.
GERMAN CHURCH ROAD IS SHOWN ON THE SURVEY.

ITEM #25 - RIGHTS OF THE UNITED STATES OF AMERICA TO RECOVER ANY PUBLIC FUNDS
ADVANCED UNDER THE PROVISIONS OF THE HIGHER EDUCATION FACILITIES ACT OF 1963 (20 U.S.C.
701 ET SEQ.).

ITEM #26 - GRANT OF EASEMENT RECORDED JULY 3, 1961 AS DOCUMENT NO. 18250524 MADE BY WILLIAM HESS TO THE NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS CORPORATION, ITS SUCCESSORS AND ASSIGNS, GRANTING THE RIGHT TO LAY, MAINTAIN, OPERATE, RENEW AND REMOVE A GAS MAIN AND OTHER NECESSARY GAS FACILITIES TOGETHER WITH THE RIGHT OF

ACCESS THERE TO FOR AID PURPOSES
EASEMENT AFFECTS THE SURVEYED PROPERTY AND IS SHOWN ALONG GERMAN CHURCH ROAD.
ITEM #27 - TERMS AND CONDITIONS OF ORDINANCE BY THE VILLAGE OF WILLOW SPRINGS
RECORDED OCTOBER 10, 1958 AS DOCUMENT NO. 173443370, RELATING TO SEWERAGE RATES, ETC.
BLANKET IN NATURE & NOT SURVEY RELATED.

ITEM #28 - EASEMENT IN FAVOR OF ILLINOIS BELL TELEPHONE COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED SEPTEMBER 29, 1960 AS DOCUMENT NO. 17977067.

ITEM #29 - EASEMENT IN FAVOR OF SHELL OIL COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS - AND ASSIGNS TO INSTALL, OPERATE, MAINTAIN EQUIPMENT NECESSARY FOR PRODUCTION, PROCESSING, TRANSPORTATION AND ALL OTHER PROPERTY TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED OCTOBER 32, 1970 AS DOCUMENT NO. 21249393.

ASSIGNMENT OF RIGHTS IN FAVOR OF JUSTICE-WILLOW SPRINGS WATER COMMISSION RECORDED
APRIL 18, 1996 AS DOCUMENT NO. 96294091.
EASEMENT AFFECTS SURVEYED PROPERTY AND IS SHOWN ALONG 79th STREET

TABLE A NOTES:

1. MONUMENTS SET AT CORNERS
2. ADDRESS OF SUBJECT PARCEL IS 8100 WILLOW SPRINGS ROAD, WILLOW SPRINGS, ILLINOIS.

3. ACCORDING TO OUR INTERPOLATION OF THE FLOOD INSURANCE RATE MAP THIS SITE IS LISTED AS BEING IN A ZONE "X", DESCRIBED AS "AREAS OF MINIMAL FLOOD HAZARD" PER F.E.M.A. PANEL NO. 1703100582J DATED 08/19/2008.

4. GROSS LAND AREA - 71.323 ACRES (3,108,802 SQUARE FEET)

6. (c) ACCORDING TO THE VILLAGE OF WILLOW SPRINGS ZONING MAP THE PROPERTY IS ZONED (NWSRC-PD) NORTH WILLOW SPRINGS ROAD CORRIDOR PLANNED DEVELOPMENT DISTRICT. A ZONING REPORT WAS NOT PROVIDED BY CLIENT.

7. (c) & (b). THERE ARE NO BUILDINGS ON THE SURVEYED PROPERTY.

11. LOCATION OF UNDERGROUND UTILITIES WAS DETERMINED BY FIELD OBSERVATION, VISIBLE MARKINGS, ONLY.

13. NAMES OF ADJOINING OWNERS SHOWN ON SURVEY

14. NEAREST INTERSECTIONS ARE SHOWN ON THE SURVEY

16. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, EXCEPT FOR DRAIN TILE

17. THE SURVEYOR HAS NO KNOWLEDGE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR RECENT STREET OR SIDEWALK CONSTRUCTION.

18. NO OFFSITE EASEMENTS WERE DISCLOSED TO THE SURVEYOR PER THE PROVIDED TITLE

19. SURVEYORS CERTIFICATE OF INSURANCE WILL BE PROVIDED UPON REQUEST BY CLIENT.

STATE OF ILLINOIS)
COUNTY OF COOK) SS
TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 7a, 7b, 8, 9, 10, 11a, 13, 14, 16, 17, 18 & 19 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 27TH, 2026.

GIVEN UNDER MY HAND AND SEAL THIS 3rd DAY OF JUNE A.D. 2026
 AT HOFFMAN ESTATES, ILLINOIS.

FRANJO L MATIC - PLS #035-003556 EXPIRES 11/30/2026

CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY

WT GROUP
Engineering with Precision, Pace and Passion.
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wtgroupaec.com

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8100 WILLOW SPRINGS ROAD

Zoning & Entitlement

The Property is zoned North Willow Springs Road Corridor – Planned Development District (NWSRC-PD) under the Village of Willow Springs zoning map.

A corridor framework. The NWSRC-PD district is a planned-development corridor designation, structured to accommodate coordinated development along the Willow Springs Road corridor through the Village’s planned-development process. It contemplates residential, commercial, and mixed-use development within a discretionary approval framework.

Discretionary approval required. A purchaser proposing a development program will require discretionary approval from the Village of Willow Springs. Neither the District nor the Consultant makes any warranty as to permissible uses, densities, or the availability or timing of any approval. This position is stated directly and early so that the offering attracts purchasers equipped to pursue a Village approval.

Stated plainly in the materials. Consistent with the District’s disposition approach, the entitlement position appears prominently in the offering materials rather than being left for a purchaser to discover in diligence — a discipline intended to build a field of qualified, capable bidders.

ZONING SNAPSHOT

JURISDICTION	Village of Willow Springs
DISTRICT	NWSRC-PD — North Willow Springs Road Corridor Planned Development District
CONTEMPLATED USES	Residential · Commercial · Mixed-use (subject to approval)
APPROVAL	Discretionary — Village planned-development process
WARRANTY OF USE	None by District or Consultant

BUYER GUIDANCE

Prospective purchasers should independently confirm current zoning text, permitted and special uses, bulk and density standards, and the planned-development approval process directly with the Village of Willow Springs, and should factor entitlement timing into their bid strategy. A zoning report was not provided by the client in connection with the survey.

Utilities & Easements of Record

UTILITIES

Municipal **water and sanitary sewer** are available to serve the site. The availability of public utilities to a parcel of this scale materially reduces the off-site infrastructure risk a purchaser would otherwise carry, and is a core element of the offering's development readiness.

- **Water:** Municipal water available
- **Sanitary sewer:** Municipal sanitary sewer available
- **Gas / Electric / Telecom:** Utility providers serve the corridor; existing utility easements of record are plotted on the survey

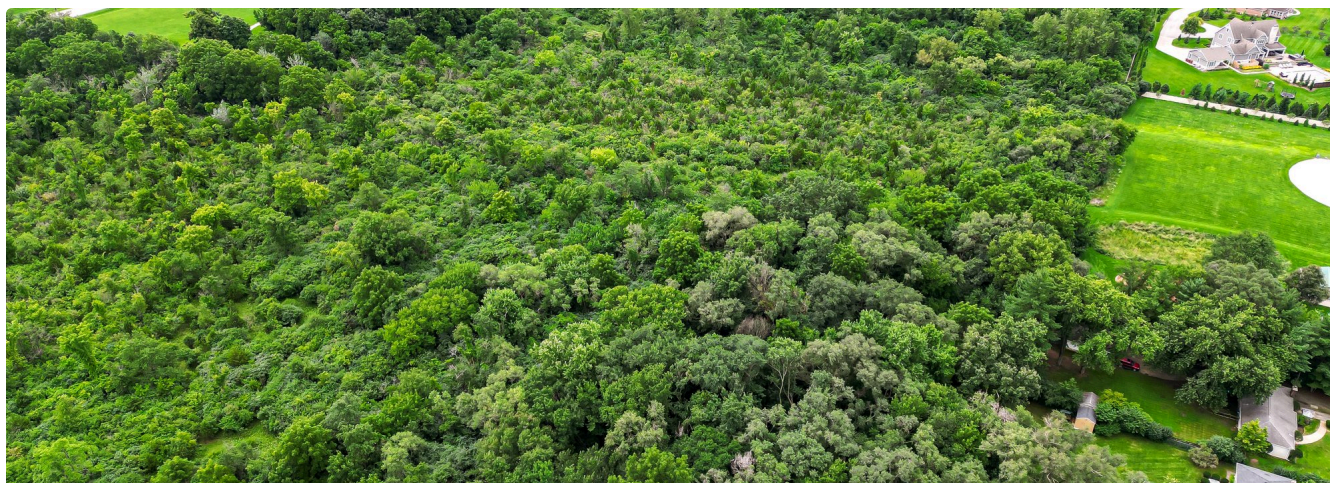
Purchasers should confirm capacity, connection points, tap fees, and any required extensions with the applicable utility and the Justice–Willow Springs Water Commission during due diligence. Underground utility locations shown on the survey were determined by field observation of visible markings only.

EASEMENTS & MATTERS OF RECORD

The ALTA/NSPS survey plots the easements affecting the Property disclosed by the Chicago Title commitment. Principal easements of record include:

NORTHERN ILLINOIS GAS	Gas facilities — along 79th Street and German Church Road
ILLINOIS BELL TELEPHONE	Telecommunication — along 79th Street
SHELL OIL COMPANY	Along 79th Street
JUSTICE–WILLOW SPRINGS WATER COMMISSION	Along 79th Street
PUBLIC RIGHTS OF WAY	79th St, Willow Springs Rd & German Church Rd
DRAINAGE	Rights of way for drainage tiles/ditches (blanket)

The foregoing is a summary only. Purchasers must refer to the full Schedule B of the title commitment and the survey for the description of all easements, exceptions, and matters of record as of the date of the title commitment.



Frontage and utility corridors run along the site's public road edges, leaving the interior of the assemblage substantially open for a development program.

Environmental, Wetland & Floodplain

Phase I ESA

NO RECS

A Phase I Environmental Site Assessment identified no recognized environmental conditions requiring further investigation. The land is unimproved, with no structures and no associated abatement obligations.

Wetland

±4.29 AC · ISOLATED

A wetland delineation identified a 4.29-acre wetland determined to be isolated rather than jurisdictional. It is absorbable within required open space and detention, and does not encumber the balance of the developable area.

Floodplain

ZONE X

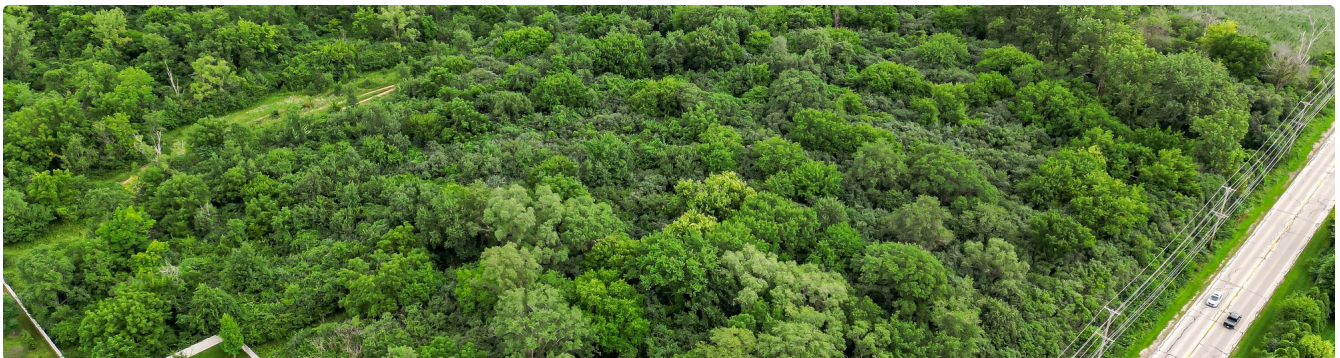
Per the FEMA Flood Insurance Rate Map, the site lies in Zone X — “areas of minimal flood hazard” — under Panel No. 17031C0582J, dated August 19, 2008.

An unusually clean environmental picture for infill land. Taken together, the environmental attributes of the Property remove several of the contingencies that most commonly complicate the acquisition of developable land inside a built-out county: there are no buildings to abate or demolish, no recognized environmental conditions flagged for further study, no jurisdictional wetland to trigger federal permitting on the development area, and no mapped special flood hazard across the site.

The delineated wetland is a manageable, isolated feature that a competent development program can accommodate within the open-space and stormwater-detention areas any plan of this scale would require in any event. Rather than constraining yield, it can be integrated into the amenity and open-space framework of a development.

DILIGENCE NOTE

The Phase I ESA, the wetland delineation report, the ALTA/NSPS survey, and the title commitment are made available to registered parties through the Bidder Information Packet. Purchasers are responsible for their own independent environmental and geotechnical investigation and should not rely on the summaries in this Memorandum.



The wooded assemblage with its open-space edges — the isolated wetland is absorbable within the open-space and detention framework of a development program.

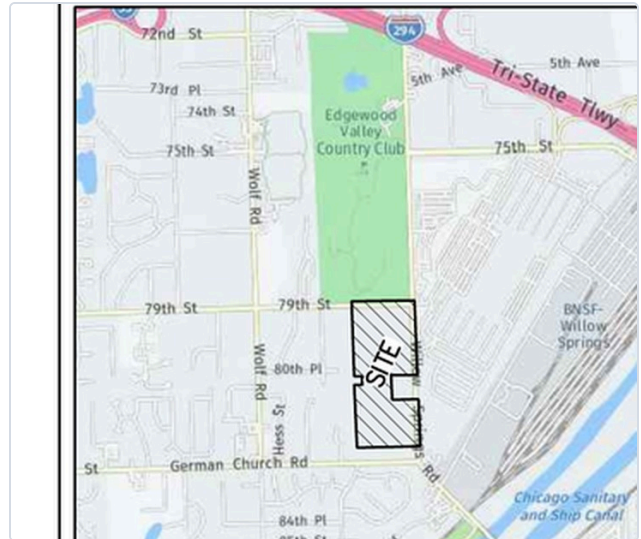
Access, Frontage & Transportation

Three public frontages. The assemblage fronts and takes direct access from three public rights of way — 79th Street to the north, Willow Springs Road to the east, and German Church Road to the south — providing multiple potential access points and phasing flexibility for a development program.

Interstate access. The Property sits directly along the I-294 (Tri-State Tollway) corridor, with the 75th Street interchange nearby to the northeast, and convenient access to I-55 (Stevenson Expressway) via La Grange Road and Joliet Road — placing the site within the primary north-south and east-west highway network of metropolitan Chicago.

Rail & logistics. The site adjoins one of the region's major logistics anchors: the 186-acre BNSF Willow Springs intermodal terminal and the adjacent UPS Chicago Area Consolidation Hub (CACH). Commuter access is available via the Metra Heritage Corridor at the Willow Springs station, roughly 17.5 miles from Chicago Union Station.

Open space. The Property adjoins the Cook County forest-preserve system and the Edgewood Valley Country Club, framing the assemblage with permanent open space on multiple edges.

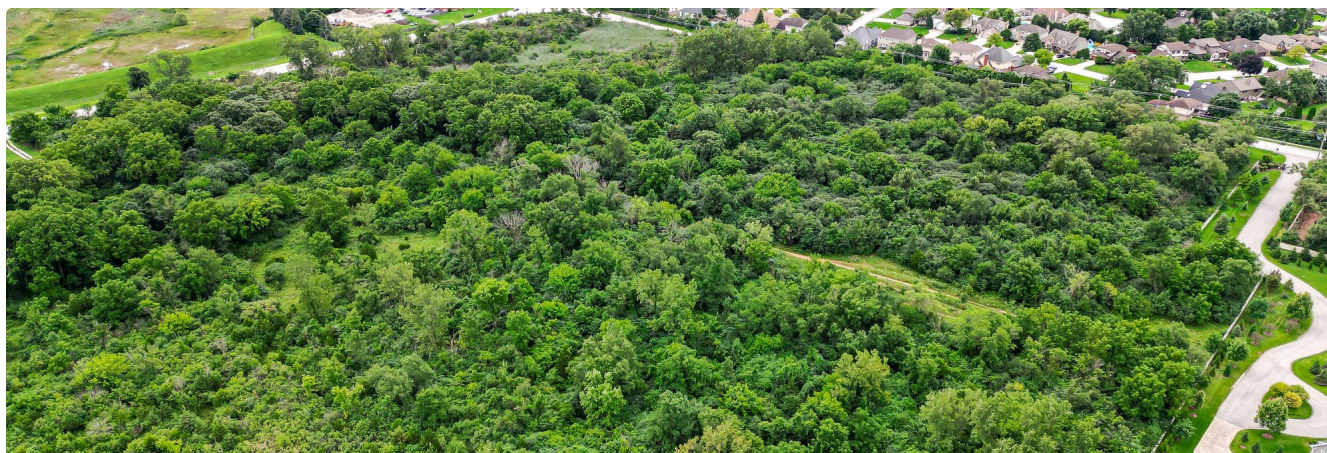


Site context: 79th St, Willow Springs Rd & German Church Rd frontages; I-294; BNSF Willow Springs; Chicago Sanitary & Ship Canal. Source: ALTA/NSPS survey location map.

ACCESS & DISTANCE

FRONTAGES	79th St · Willow Springs Rd · German Church Rd
I-294	75th Street interchange — immediately north
I-55	Via La Grange Rd / Joliet Rd
METRA	Heritage Corridor — Willow Springs station
DOWNTOWN CHICAGO	±17.5 miles (to Union Station)
INTERMODAL	BNSF Willow Springs (186 ac) + UPS CACH

Location & Submarket Overview



Willow Springs and the surrounding southwest-suburban communities — an established, affluent, land-constrained submarket along the I-294 corridor.

The southwest suburban ring. Willow Springs sits within Cook County's affluent southwest suburbs, an established residential market bordered by La Grange, Countryside, Indian Head Park, Burr Ridge, and Justice. The area is characterized by high owner-occupancy, mature single-family neighborhoods, strong household incomes, and a scarcity of remaining developable land at scale.

A land-constrained corridor. The I-294 corridor through Cook County is substantially built out. Large, contiguous, developable tracts of the size offered here rarely reach the market, and when they do, they are typically encumbered by structures, environmental conditions, or fragmented ownership — none of which apply to this offering.

Anchored by open space and logistics. The site benefits from two distinct locational advantages: to the west and south, permanent forest-preserve and golf open space that frames the assemblage and limits competing development; and to the north and east, one of the region's most active logistics and intermodal corridors, a durable employment and economic base.

Community context. The Property is owned by Lyons Township High School District 204 and is being disposed of through a transparent public process. The surrounding community has followed the disposition closely, and the offering is structured to proceed on a clear, published timeline that purchasers can underwrite against.

\$103,583

WILLOW SPRINGS
MEDIAN HH INCOME

84.6%

OWNER-OCCUPANCY
RATE

46.1

MEDIAN AGE

\$378,300

MEDIAN HOME VALUE

Source: U.S. Census Bureau, American Community Survey 2020–2024 5-Year Estimates (Willow Springs village).

Demographic Profile

The Property draws on an established, high-income trade area. The table below summarizes the demographic profile of the surrounding market at one-, three-, and five-mile radii, alongside the Village of Willow Springs for context.

MEASURE	1-Mile	3-Mile	5-Mile	Willow Springs
Population	~9,500	~110,000	~300,000	5,857
Households	~3,500	~41,000	~113,000	2,518
Median HH Income	~\$105,000	~\$92,000	~\$88,000	\$103,583
Median Age	~44	~41	~40	46.1
Owner-Occupancy	~82%	~74%	~70%	84.6%

Village of Willow Springs figures: U.S. Census Bureau, ACS 2020–2024 5-Year Estimates. Radius figures are trade-area estimates derived from U.S. Census / ACS data for the surrounding communities and are provided for general context; prospective purchasers should confirm ring-level demographics through a CoStar / Esri radius report during due diligence.

DEMAND DRIVERS

High incomes, high owner-occupancy, and a mature, amenity-rich setting support a range of for-sale residential concepts — including move-up single-family, age-targeted/active-adult, and mixed-use — subject in all cases to Village approval. The one residential program previously advanced for the Property was age-restricted, establishing active-adult demand as a real component of the buyer universe.

TRADE AREA COMPOSITION

The surrounding communities — La Grange, Countryside, Indian Head Park, Burr Ridge, Western Springs, Hinsdale, Justice, and Hodgkins among them — span a broad income spectrum anchored by several of the region's most affluent suburbs, providing both depth of demand and price support for well-conceived development.

Disposition Process & Bid Mechanics

The Property is being sold through a **sealed-bid public sale under Section 5-22 of the Illinois School Code (105 ILCS 5/5-22)**, conducted in accordance with the District's published Terms and Conditions of Sale. The process proceeds on a published timeline: upon adoption of the sale resolution by the Board of Education, the Bidder Information Packet is published, listings activate across the multiple listing service, CoStar, LoopNet, and Brevitas, the statutory Notice of Public Sale runs for three successive weeks, scheduled inspection days are held, and sealed bids are received to the deadline.

No offer will be solicited or entertained outside of the public sale, and no asking price is published — the price is established by conforming bids submitted through the process. All bidders participate on identical terms and with identical information. Bids submitted with revisions to the published real estate contract terms and contingent bids will be rejected as non-conforming bids.

KEY DATES

September 21, 2026
BOARD RESOLUTION

Sale resolution scheduled for adoption by the Board of Education, authorizing the sale under the School Code. Upon adoption, the Bidder Information Packet is published and listings activate across all four services.

Sep 28 – Oct 14, 2026
STATUTORY NOTICE

Notice of Public Sale publishes once each week for three successive weeks.

October 2026
INSPECTIONS

Scheduled inspection days held for registered parties on the days set out in the Terms and Conditions.

November 9, 2026
BID DEADLINE

Sealed bids due and opened. Conforming bids evaluated under the published Terms and Conditions of Sale.

Dates reflect the marketing and disposition schedule as planned and are subject to Board action and the published Terms and Conditions of Sale, which govern. Bidders should rely on the Notice of Public Sale and the Bidder Information Packet for controlling dates and requirements. The above dates are estimates and may be changed by the Board.

BIDDER INFORMATION PACKET — DOCUMENTS AVAILABLE TO REGISTERED PARTIES

- Terms and Conditions of Sale
- Bid Form
- Specimen Purchase Agreement
- ALTA/NSPS Land Title Survey (WT Group, 06/03/2026)
- Title Commitment (Chicago Title No. CCHI2601477LD)
- Wetland Delineation Study
- Phase I Environmental Site Assessment
- Additional documents the Board makes available

Inquiry & Transparency Protocol

In a public sale, the process record is part of the product. The protocol below governs the offering and is followed without exception.

All inquiries in writing	Every substantive inquiry is received in writing at the address stated in the Notice of Public Sale. No oral representation by any party is binding on the District.
Uniform written response	A written response to each substantive inquiry is circulated to all registered parties, so that no bidder holds information another bidder does not.
No offers outside the process	No offer is solicited or entertained outside the sealed-bid public sale. Any unsolicited offer is forwarded to the Superintendent and counsel and is not acted upon.
Complete written record	All marketing materials, bidding documents, bids, and communications are retained and available to the District, consistent with the Professional Services Agreement.
Open Meetings Act	Board consideration of the timeline, terms, and award occurs at properly noticed public meetings.

HOW TO REGISTER & SUBMIT INQUIRIES

Prospective purchasers should register through the digital offering page to receive the Bidder Information Packet, process documents, and all written responses and addenda. All inquiries must be submitted in writing to the Consultant at the contact on the following page. Registration ensures a party receives every uniform written response and any addenda issued during the offering.

CONTACT

Offering Contact

For the Bidder Information Packet, inspection scheduling, and all written inquiries regarding the offering of 8100 Willow Springs Road, please contact the Consultant.

Moses E. Hall, CCIM, AHWD

Founder & Chief Executive Officer · Designated Managing Broker

FIRM	MoHall Commercial & Urban Development LLC
ADDRESS	350 N. Orleans Street, Suite 9000N, Chicago, Illinois 60654
TELEPHONE	312-826-9925
EMAIL	Moses@MoHallCommercialUD.com
ILLINOIS LICENSE	Designated Managing Broker 471.019687 · Brokerage 481.013037
ENGAGEMENT	Consultant to the Board of Education, LTHS District 204 (Agreement dated March 2, 2026)

Sealed-Bid Public Sale

105 ILCS 5/5-22

Bids Due Nov 9, 2026

±71.323 Acres

Sep 21, 2026

BOARD RESOLUTION · SALE
AUTHORIZED

October 2026

SCHEDULED INSPECTION
DAYS

Nov 9, 2026

SEALED BIDS DUE & OPENED



PREPARED ON BEHALF OF
Lyons Township High School District 204



This Offering Memorandum is furnished subject to the Confidentiality & Disclaimer on page 2 and is governed in all respects by the District's Terms and Conditions of Sale and the Bidder Information Packet. © 2026 MoHall Commercial & Urban Development LLC.