

MOONSITE LANDINGS BUSINESS PARK

WEBER RD. & DIVISION ST. - CREST HILL, IL



COMING SOON - NEW MIXED-USE DEVELOPMENT

80 ACRES

Alex Genova

847-588-5648

alex.genova@transwestern.com

PROPERTY LOCATION

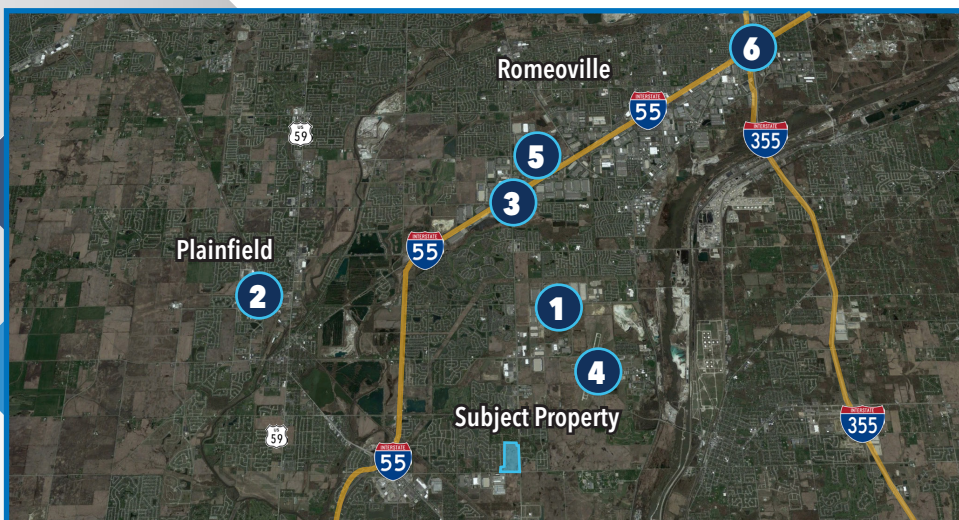


- Coming soon - planned unit development (PUD) in a tax increment financing (TIF) district
- 80 acres of mixed-use land available
- Custom build-to-suit and leasing opportunities
- Lots divisible down to 0.5 AC
- Weber Rd. frontage (25,000 VPD)
- Future zoning will be B3 - Business Service District - which allows for a wide-variety of businesses

Local Points of Interest:



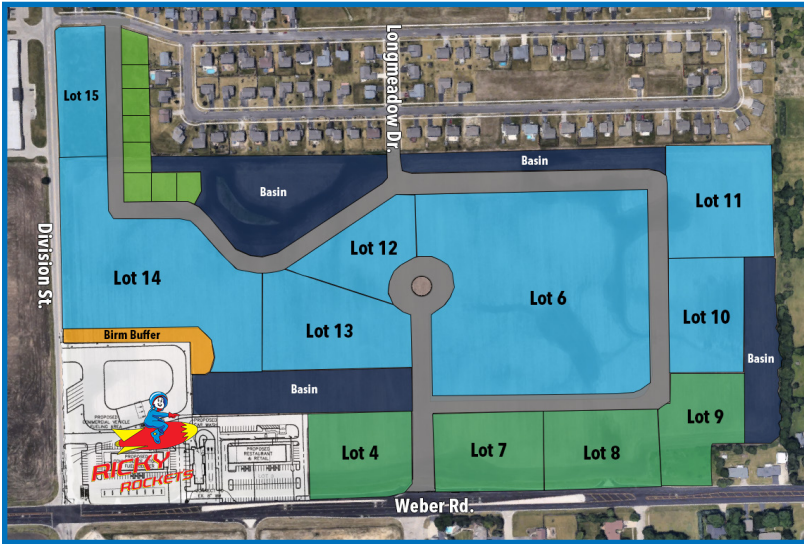
- 1 Amazon Fulfillment Center (< 1 Mile)
- 2 Menards of Crest Hill (1 Mile)
- 3 Aaron Thomas Company, Inc. (< 1 Mile)
- 4 Toys R US Distribution Center (1.5 Miles)
- 5 Louis Joliet Mall (2 Miles)
- 6 Rt. 30 & I-55 Interchange (2 miles)
- 7 Walmart Super Center (2 Miles)



- 1 Pinnacle Business Center
- 2 Downtown Plainfield, IL
- 3 Weber Rd. & I-55 Interchange
- 4 Lewis University Airport
- 5 Windham Lakes Business Park
- 6 I-355 & I-55 Interchange

CONCEPTUAL PLANS (Preliminary)

Conceptual Plan A



*plans are conceptual - not set

Moonsite Landings Business Park lends itself to a wide variety of uses, including, but not limited to:

- Professional and Medical Office
- Multifamily Residential
- Senior Housing
- Office and Industrial Flex Space
- Retail
- Restaurants
- Entertainment
- Institutional

Conceptual Plan B



*plans are conceptual - not set

SEE WHAT THE FUTURE HOLDS

See what the Future Holds with Moonsite Landings. It's going to be Out of this World! Discover this new mixed-use and master-planned development that is located in the next major development area in the City of Crest Hill, Will County, Illinois. Located with nearly 2,400 feet of frontage along the busy Weber Rd. corridor, connecting Joliet from the South to Romeoville to the North, this nearly 80 acre development will be the new home and destination for many residents, innovators of technology, business service providers and users alike. Stop in and rest after your long galactic trek at the future Ricky Rockets Fuel Center. While here, stock-up on travel supplies, nourishing and trendy food, snacks, and beverages with Ricky's fully-stocked and carefully designed convenience store. Catch a ride through the Space-tunnel Car Wash on your way out. Stay tuned and join our mailing list to receive updates by emailing: alex.genova@transwestern.com

AREA DEMOGRAPHICS

Income:

	1 Mile	3 Miles	5 Miles
Median Household:	\$78,356	\$80,681	\$77,953
Total Household:	\$276,996,263	\$1,970,1131,125	\$6,113,358,679

Population:

	1 Miles	3 Miles	5 Miles
1990	3,320	22,647	114,196
2010	7,246	62,971	191,895
5-year Forecast	7,694	66,744	202,907
Current total:	7,415	64,472	195,744
Male	3,547	33,270	97,966
Female	3,868	31,202	97,778

Retail Sales:

	1 Mile	3 Miles	5 Miles
Motor Vehicles	\$14,312,000	\$136,149,000	\$136,149,000
Food & Beverage	\$11,589,000	\$150,246,000	\$164,832,000
Gasoline Stations	\$13,090,000	\$104,826,000	\$124,121,000
Food Services	\$15,968,000	\$121,314,000	\$271,690,000
Total Retail Sales	\$77,230,000	\$724,227,000	\$964,763,000

COMING SOON....



Brand new Ricky Rockets at the corner of Weber Rd. & Division St.

