

DIAMOND POINT COMMERCIAL CENTER

NEC of Route IL Rt 113 and County Line Road
Diamond IL 60416

For more information contact:

Mark Goodwin
1-815-741-2226
mgoodwin@bigfarms.com

Goodwin & Associates Real Estate, LLC
is an AGENT of the SELLERS.



- County:** Will
- Township:** Wilmington
- Gross Land Area:** 1 Ac Out-lots up to 9 acres. Site has a total of 20 Acres
- Property Type:** Developed out-lots
- Possible Uses:** Retail Development
- Total Investment:** Call listing broker for pricing
- Buildings:** None
- Utilities:** Sewer, water, storm sewer, detention, gas and electric are all on site.
- Zoning:** B-3

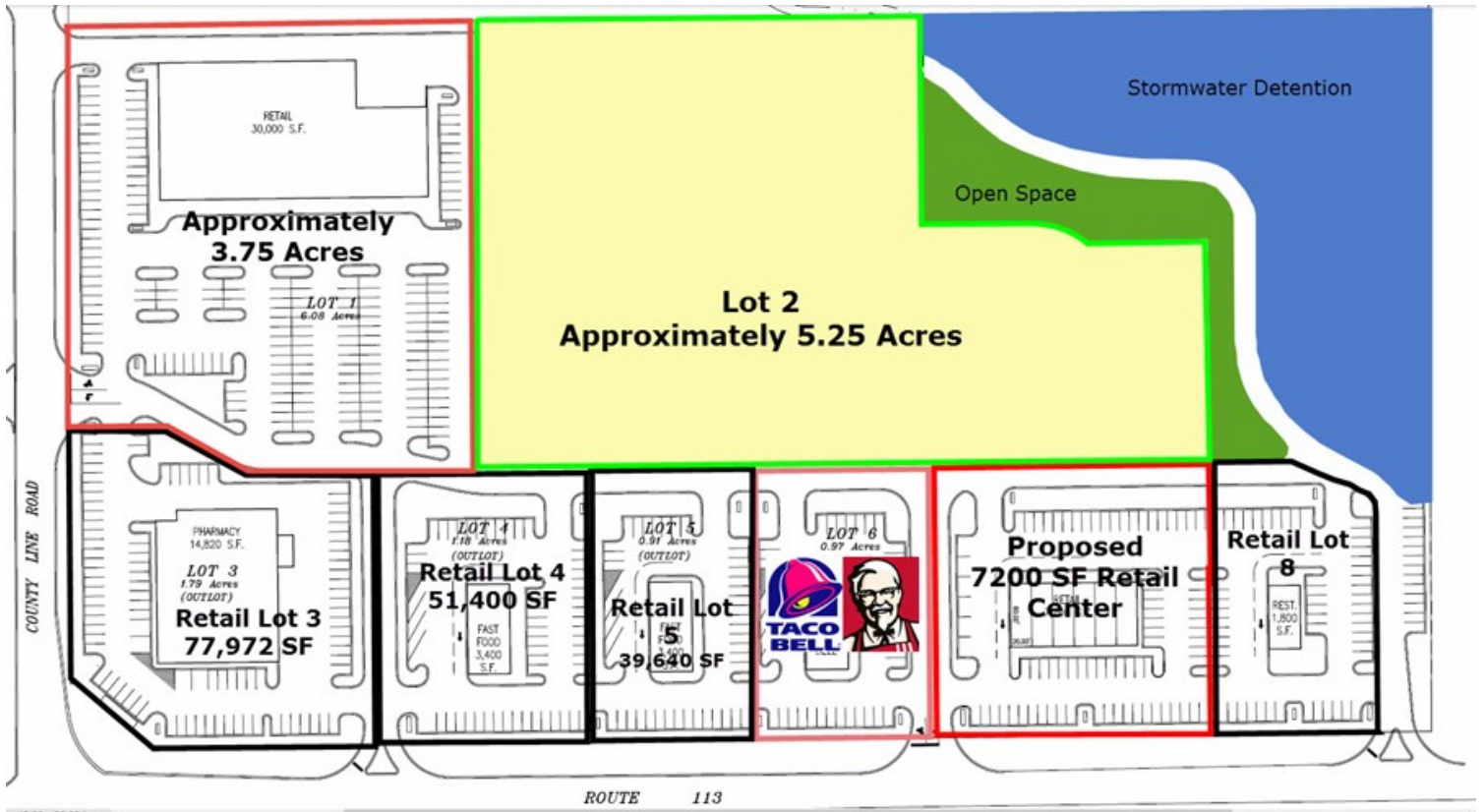


Diamond Point Commercial is at the heart of a local population of 28,500 residents and a larger market area of over 41,000 people. Diamond Point Commercial is an opportunity to take advantage of a totally underserved retail market area (see the Gap report). Diamond is at the center of Coal City, Braidwood, Wilmington, Carbon Hill, and Godley. Diamond Point Commercial when fully built out will be a 20-acre commercial hub for the area. Currently there is a thriving (150% of projections) KFC/Taco Bell at the site. The average household income for the market area is \$70,664 and the median age is 40.6. The corner is ready for signalization when needed, Il Rt. 113 widening to I-55 begins in April of 2017. There is a significant market gap of \$214,283,000 for the trade area. The area is exploding with industrial warehouse development to the north and other significant manufacturing has already been established in the area. The traffic count on I-55, which is only half a mile east, is over 39,000 VPD, and 11,100 VPD on Rt. 113. There is flexibility in the site plan. Additional out-lots are planned along the frontage of Rt. 113 including a corner lot at County line road and Rt. 113. A 7200 SF retail center is planned for lot 7. This leaves an open pallet for design of the approximate 9 acres to the north of the out-lots. The site has four full access points, plus the right in, right out, just east of the corner. Storm water detention is at the Northeast corner which will provide for an open space amenity. The site is in the Diamond TIF district and Enterprise zone.

DIAMOND POINT COMMERCIAL CENTER AERIAL VIEW



DIAMOND POINT COMMERCIAL CENTER CONCEPT SITE PLAN



GAP REPORT OR THE RETAIL MARKET PLACE PROFILE FOR DIAMOND MARKET AREA



Retail MarketPlace Profile

Market Area Diamond
 Area: 377.89 square miles

Prepared by Esri

Summary Demographics						
2016 Population						41,165
2016 Households						15,411
2016 Median Disposable Income						\$47,834
2016 Per Capita Income						\$27,127
Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$599,221,629	\$384,938,626	\$214,283,003	21.8	301
Total Retail Trade	44-45	\$543,907,119	\$339,172,146	\$204,734,973	23.2	202
Total Food & Drink	722	\$55,314,510	\$45,766,479	\$9,548,031	9.4	99
Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$125,393,071	\$74,625,918	\$50,767,153	25.4	36
Automobile Dealers	4411	\$106,208,736	\$55,746,754	\$50,461,982	31.2	12
Other Motor Vehicle Dealers	4412	\$10,790,222	\$13,721,492	-\$2,931,270	-12.0	10
Auto Parts, Accessories & Tire Stores	4413	\$8,394,113	\$5,157,672	\$3,236,441	23.9	14
Furniture & Home Furnishings Stores	442	\$15,432,697	\$6,213,555	\$9,219,142	42.6	5
Furniture Stores	4421	\$9,167,703	\$6,157,051	\$3,010,652	19.6	5
Home Furnishings Stores	4422	\$6,264,994	\$0	\$6,264,994	100.0	0
Electronics & Appliance Stores	443	\$30,299,910	\$11,135,758	\$19,164,152	46.3	12
Bldg Materials, Garden Equip. & Supply Stores	444	\$35,702,359	\$24,765,443	\$10,936,916	18.1	19
Bldg Material & Supplies Dealers	4441	\$31,388,498	\$22,812,937	\$8,575,561	15.8	16
Lawn & Garden Equip & Supply Stores	4442	\$4,313,861	\$1,952,506	\$2,361,355	37.7	3
Food & Beverage Stores	445	\$91,528,427	\$89,579,344	\$1,949,083	1.1	29
Grocery Stores	4451	\$79,918,008	\$78,300,930	\$1,617,078	1.0	19
Specialty Food Stores	4452	\$6,342,783	\$5,216,590	\$1,126,193	9.7	5
Beer, Wine & Liquor Stores	4453	\$5,267,636	\$6,061,823	-\$794,187	-7.0	5
Health & Personal Care Stores	446,4461	\$33,563,277	\$22,334,888	\$11,228,389	20.1	8
Gasoline Stations	447,4471	\$36,458,028	\$82,765,908	-\$46,307,880	-38.8	25
Clothing & Clothing Accessories Stores	448	\$24,356,498	\$2,537,892	\$21,818,606	81.1	10
Clothing Stores	4481	\$16,686,608	\$1,710,669	\$14,975,939	81.4	7
Shoe Stores	4482	\$3,329,853	\$0	\$3,329,853	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	\$4,340,038	\$827,223	\$3,512,815	68.0	3
Sporting Goods, Hobby, Book & Music Stores	451	\$12,645,575	\$6,158,306	\$6,487,269	34.5	15
Sporting Goods/Hobby/Musical Instr Stores	4511	\$10,296,638	\$6,158,306	\$4,138,332	25.1	15
Book, Periodical & Music Stores	4512	\$2,348,938	\$0	\$2,348,938	100.0	0
General Merchandise Stores	452	\$97,618,699	\$7,908,091	\$89,710,608	85.0	9
Department Stores Excluding Leased Depts.	4521	\$72,450,796	\$0	\$72,450,796	100.0	0
Other General Merchandise Stores	4529	\$25,167,903	\$7,557,537	\$17,610,366	53.8	8
Miscellaneous Store Retailers	453	\$23,375,026	\$6,057,396	\$17,317,630	58.8	27
Florists	4531	\$1,289,456	\$693,846	\$595,610	30.0	5
Office Supplies, Stationery & Gift Stores	4532	\$3,081,074	\$296,152	\$2,784,922	82.5	2
Used Merchandise Stores	4533	\$1,641,009	\$1,574,187	\$66,822	2.1	12
Other Miscellaneous Store Retailers	4539	\$17,363,487	\$3,493,211	\$13,870,276	66.5	8
Nonstore Retailers	454	\$17,533,550	\$5,089,648	\$12,443,902	55.0	7
Electronic Shopping & Mail-Order Houses	4541	\$12,622,519	\$531,278	\$12,091,241	91.9	1
Vending Machine Operators	4542	\$470,619	\$202,459	\$268,160	39.8	1
Direct Selling Establishments	4543	\$4,440,412	\$4,355,911	\$84,501	1.0	5
Food Services & Drinking Places	722	\$55,314,510	\$45,766,479	\$9,548,031	9.4	99
Special Food Services	7223	\$1,401,467	\$637,558	\$763,909	37.5	3
Drinking Places - Alcoholic Beverages	7224	\$1,712,142	\$3,361,411	-\$1,649,269	-32.5	19
Restaurants/Other Eating Places	7225	\$52,200,901	41,767,511	10,433,390	11	77

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement. <http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>

Source: Esri and Infogroup. Retail MarketPlace 2016 Release 2. Copyright 2016 Infogroup, Inc. All rights reserved.

March 01, 2017

RETAIL MARKET REPORT (GAP REPORT) FOR DIAMOND MARKET AREA

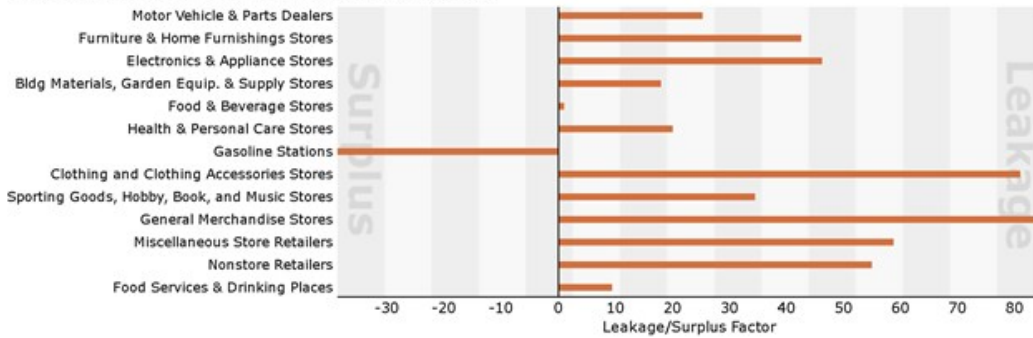


Retail MarketPlace Profile

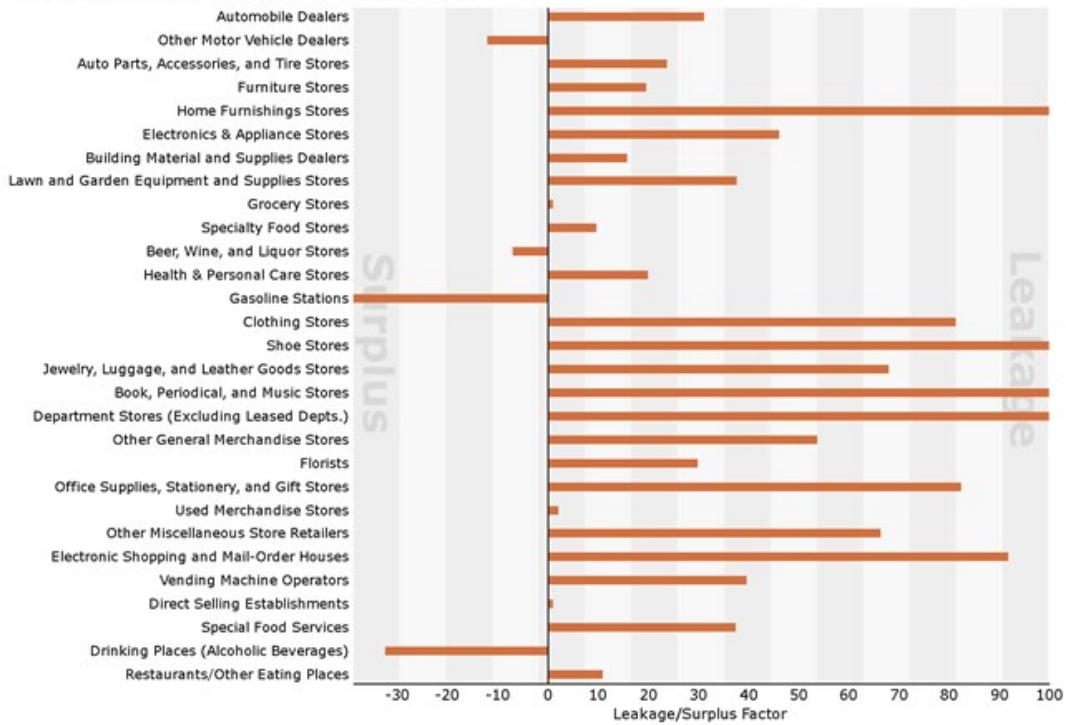
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Leakage/Surplus Factor by Industry Subsector



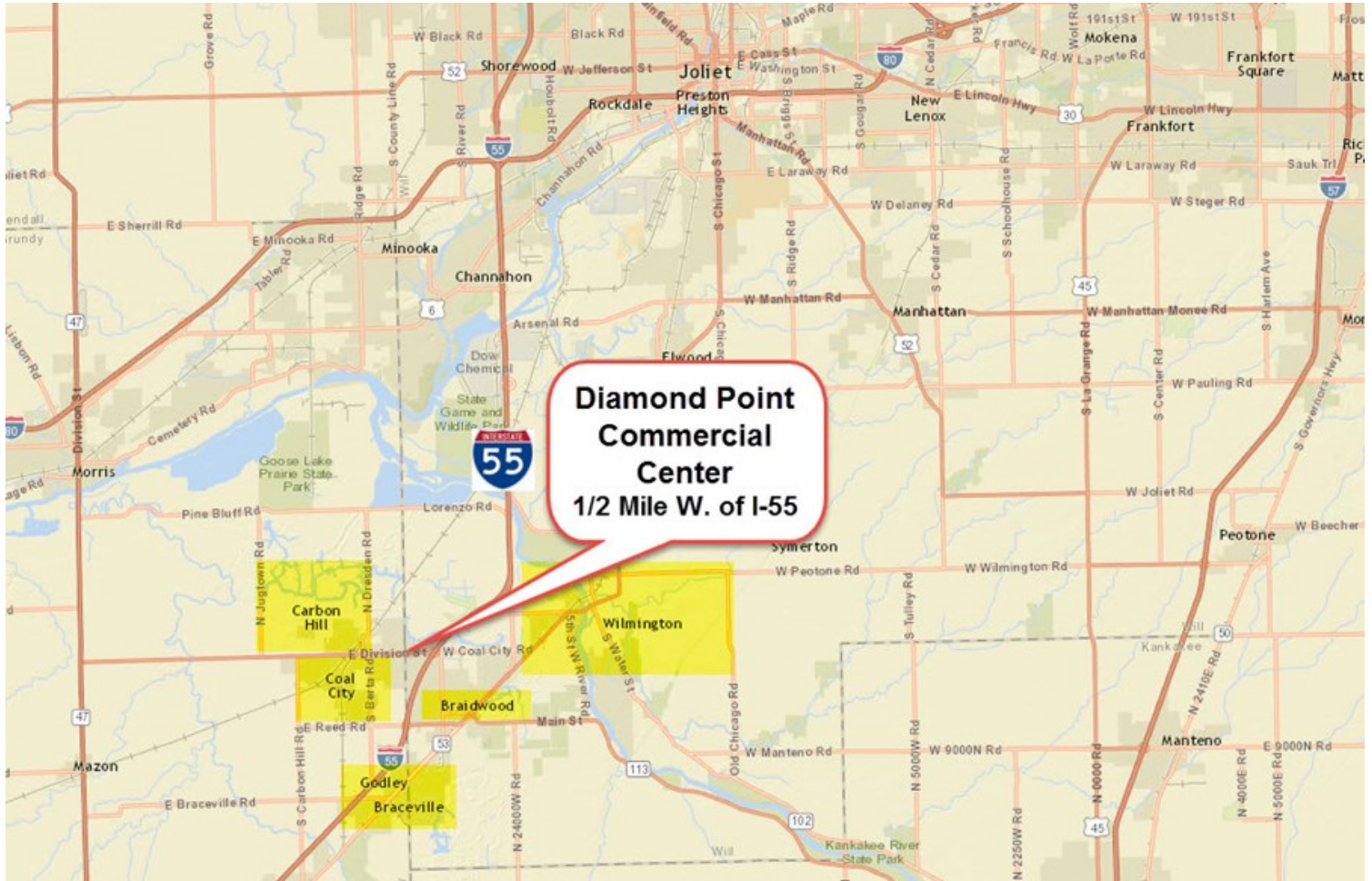
Leakage/Surplus Factor by Industry Group



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LOCATION MAP OF DIAMOND PT COMMERCIAL CENTER



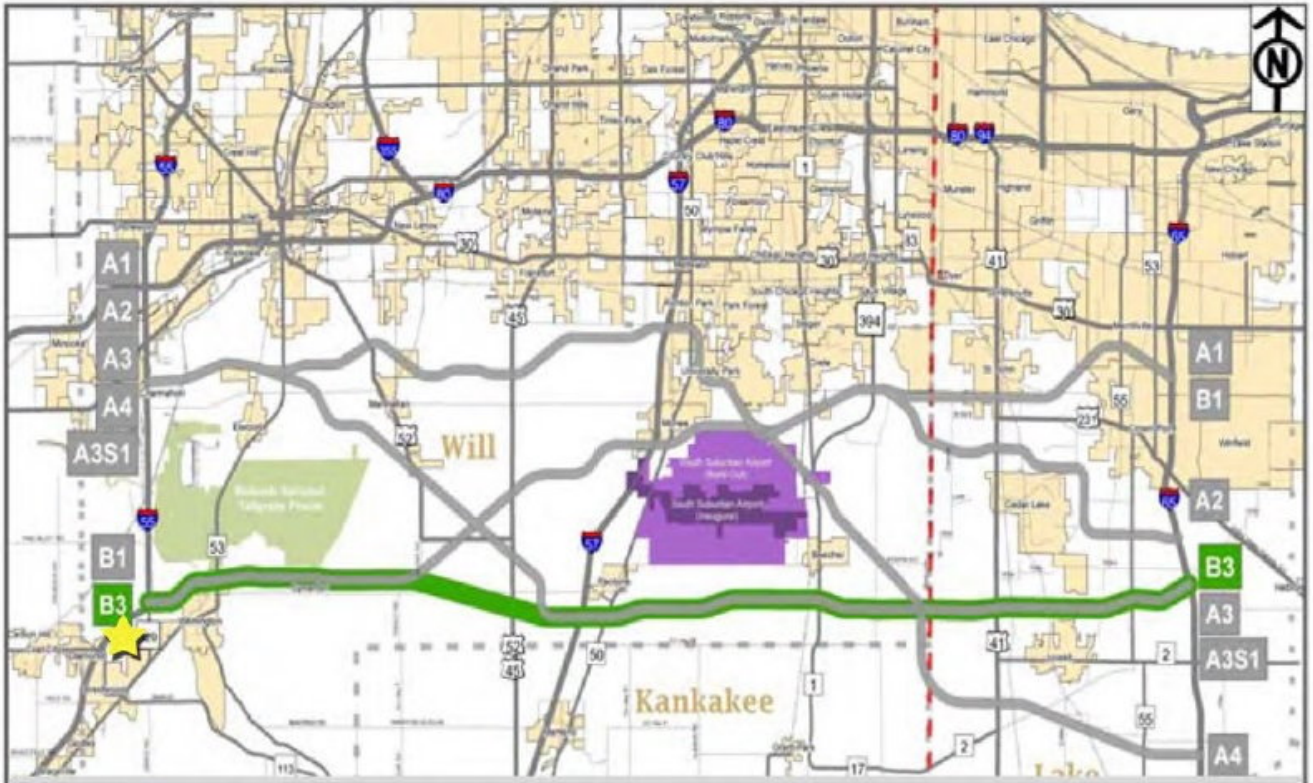
AERIAL OF DIAMOND POINT CONCEPT SITE PLAN



RETAILERS IN THE RT. 113 CORRIDOR



PROPOSED ILLIANA TOLL ROAD - 2015 SCHEDULED CONSTRUCTION START



★ Represents subject area

PROFESSIONAL BIOGRAPHY

Goodwin & Associates Real Estate, LLC is an experienced Illinois land brokerage firm located in Shorewood, Illinois. We specialize in vacant land sales including farmland and commercial/residential development land. Managing Illinois Land Broker and owner, Mark Goodwin, has extensive background in both agriculture and Real Estate, which provides him the knowledge to effectively negotiate and close transactions.



Since 1996, Mark Goodwin has successfully provided brokerage services to landowners throughout the Midwest earning him the title of Accredited Land Consultant, (ALC) designated by the Realtors Land Institute. Throughout his life experiences Mark has acquired a unique background of understanding both the agricultural side of land sales as well as the development side and has made numerous valuable contacts with land owners, brokers and developers. Mark was awarded Illinois Land Broker of the Year in 2011 by the Illinois RLI Chapter.

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