176 W. NORTH AVENUE

WEST CHICAGO, IL

MIXED-USE DEVELOPMENT OPPORTUNITY ON 24.25-ACRE SITE

Offering Memorandum

JLL

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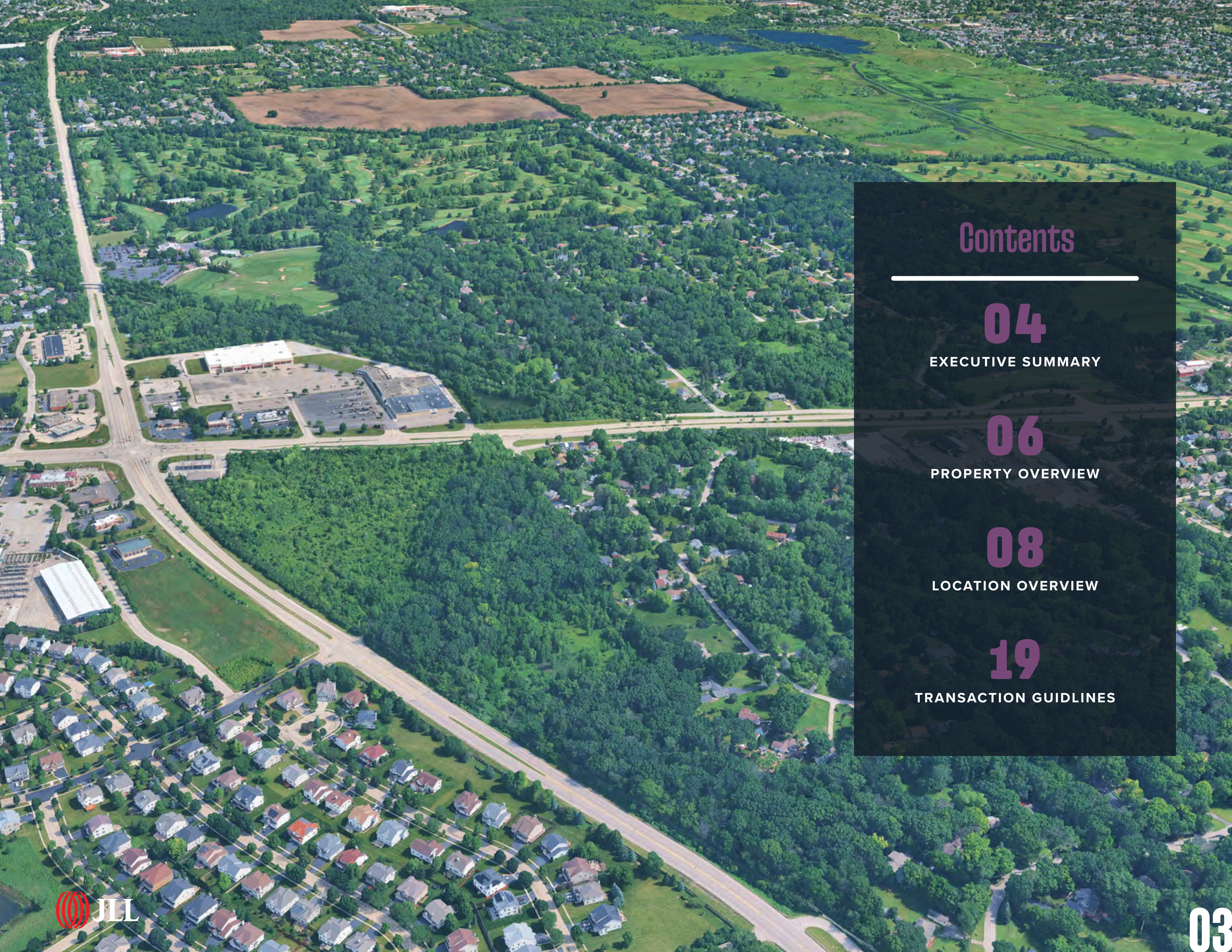

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EXECUTIVE SUMMARY

Jones Lang Lasalle Americas (Illinois), L.P. ("JLL") ,is pleased to present the exclusive opportunity to acquire 176 W North Avenue, a premier 24.25-acre development site in West Chicago, Illinois. Positioned at the high-traffic southeast corner of North Neltnor Boulevard (IL Route 59) and East North Avenue (IL Route 64) and located just 3.1 miles from the West Chicago Metra Station (UP-W Line), the property represents one of the most highly visible and accessible mixed-use development opportunities in DuPage County.

The expansive property sits within the high-growth central DuPage County submarket, immediately adjacent to the nationally recognized Illinois Technology and Research Corridor along I-88. The area's dense concentration of major corporate employers and top-tier institutions, combined with convenient commuter rail access to Downtown Chicago, consistently fuels intense demand for both high-quality residential housing and regional retail uses.

The site's unique physical scale and dual-frontage exposure allow for a master-planned community that balances the natural tranquility of surrounding DuPage County forest preserves with premier commercial convenience. Supported by the City of West Chicago's planning department for higher-density residential development, a conceptual site plan has been prepared that outlines a modern, 90-unit multifamily residential neighborhood clustered on the quieter interior of the property. This is complemented by 27,080 SF of high-profile commercial space, including sit-down dining and quick-service fast-food pads, positioned adjacent to a high-traffic corner convenience store shadow-anchoring the site.

INVESTMENT HIGHLIGHTS

RARE 24.25-ACRE PRIME INFILL DEVELOPMENT SITE IN DUPAGE COUNTY

UNRIVALED EXPOSURE WITH 111,000+ DAILY VEHICLES AT KEY INTERSECTION

CONVENIENT CHICAGO RAIL COMMUTE VIA WEST CHICAGO METRA STATION

AFFLUENT DUPAGE COUNTY DEMOGRAPHICS WITH $120,881 MEDIAN HOUSEHOLD INCOME

CONVENIENT REGIONAL AVIATION ACCESS, 4 MILES FROM DUPAGE AIRPORT

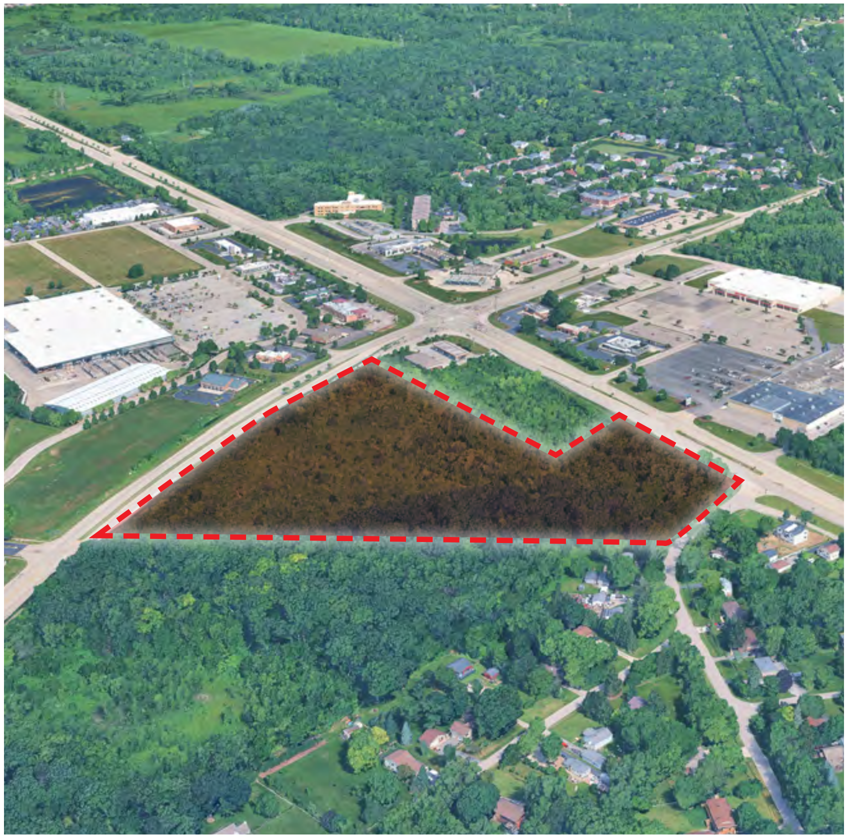
PROPERTY OVERVIEW

Property Summary

ADDRESS	Southeast Corner of North Neltnor Boulevard and East North Avenue
MUNICIPALITY	West Chicago
COUNTY	DuPage
WARD I ALDERMAN	7h I Matthew Myers & Joseph Morano
TAX PINS	01-33-201-006, 01-33-201-008
ZONING DESIGNATION	B-3 (Regional Shopping District)
LAND AREA	24.25 Acres I 1,056,330 SF
REAL ESTATE TAXES ('25 PAID '26)	$65,349
SCHOOL DISTRICT	West Chicago Elementary School District #33 (K-8), West Chicago Community High School #94
DISTANCE TO TRANSIT	**West Chicago Metra Station:** 3.1 miles (UP-W) **O'Hare International Airport:** 27 miles **Midway International Airport:** 35 miles
DAILY TRAFFIC COUNTS	**North Avenue:** 31,269 vehicles **North Neltnor Boulevard:** 30,974 vehicles **IL-59:** 26,710 vehicles

DEMOGRAPHICS		3-Miles	5-Miles
	Population:	40,067	135,172
	Households:	12,802	45,922
	Median Income:	$120,881	$119,894

Situated at a commanding, high-traffic intersection in DuPage County, this expansive 24.25-acre infill site offers developers a rare combination of regional highway exposure and suburban transit convenience. Positioned near primary commuter rail and major airports, the property is perfectly primed for a master-planned residential, commercial, or mixed-use destination that captures strong local and regional demand.



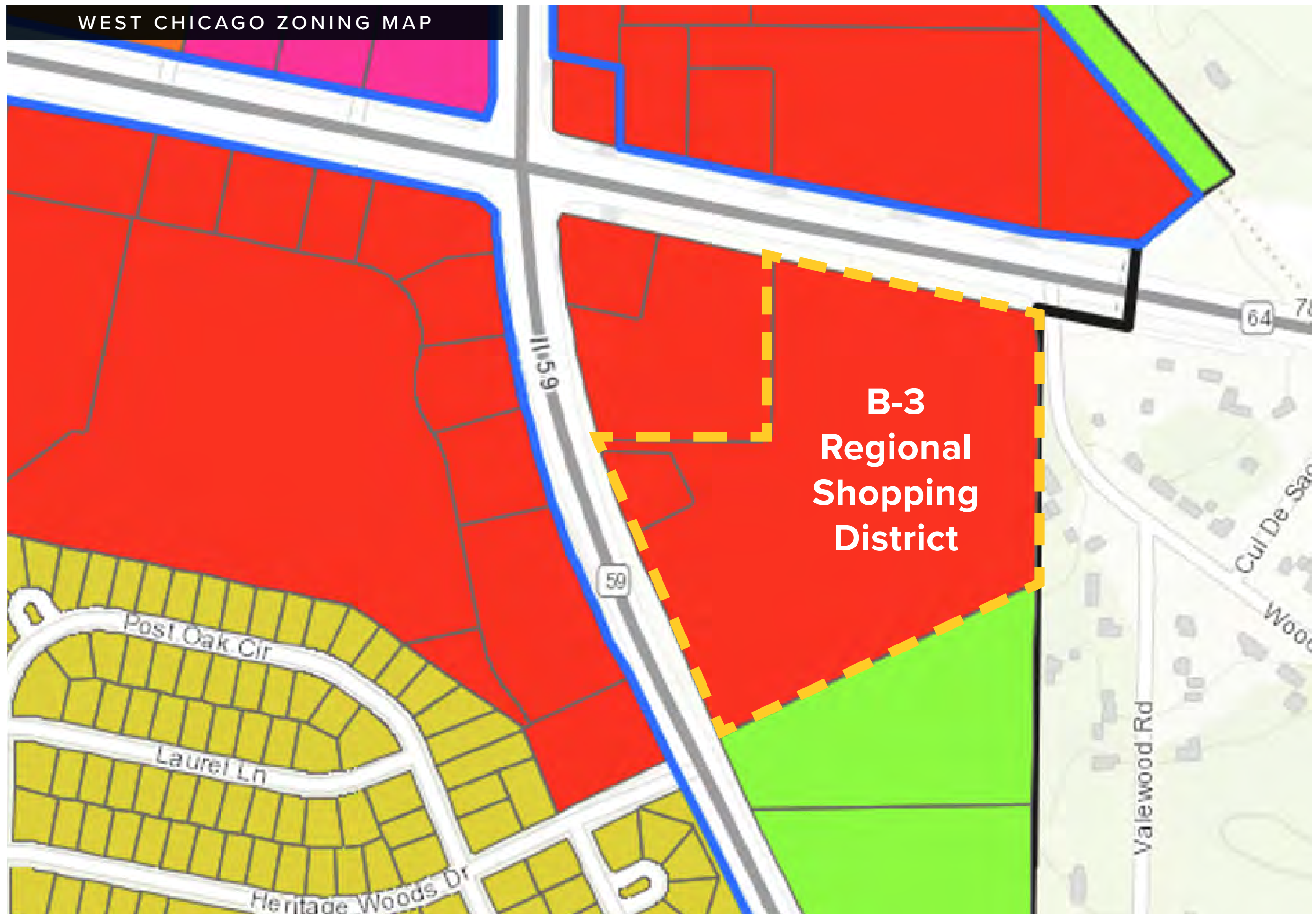
ZONING OVERVIEW

The Property is currently zoned B-3 (Regional Shopping District) under the City of West Chicago Zoning Ordinance. The B-3 district is traditionally designed to accommodate diverse, high-intensity commercial developments, regional shopping centers, and retail uses that leverage substantial traffic volumes along major highway corridors.

JLL believes a zoning change or Planned Development (PD) designation to allow for a comprehensive, high-density residential and retail mixed-use project is highly probable.

Proposed Zoning Strategy

To fully unlock the site's potential, a residential or mixed-use developer would likely pursue a Planned Development (PD) zoning designation. This zoning would allow for Density & Height Flexibility for Cohesive Mixed-Use Programming. The West Chicago Planning Department was supportive of higher density residential development in conversations with JLL.



LOCATION OVERVIEW & SURROUNDING RETAIL ECOSYSTEM

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Unrivaled Exposure at a High-Traffic Regional Intersection

The subject site commands a premier, high-visibility corner position at the signalized intersection of IL Route 59 (Neltnor Blvd) and IL Route 64 (North Ave). As two of DuPage County's most heavily traveled regional arterials, this intersection exposes the development to a combined 111,000+ vehicles daily.

39,100 CPD
EAST NORTH AVE (IL-64) | DIRECT SITE FRONTAGE

37,600 CPD
NORTH AVE (IL-64) | WEST OF IL-59

34,300 CPD
NELTNOR BLVD (IL-59)

Established Retail and Dining Synergy

The site is nestled within a mature, high-performing commercial corridor. Immediate proximity to major national anchors and daily-needs retailers ensures built-in regional draw and robust consumer traffic.

- **Dominant Anchor Draw:** Directly across Neltnor Blvd from a massive Menards, capturing consistent, high-volume home-improvement shoppers.
- **Premier QSR & Dining Corridor:** Flanked by top-performing national brands including McDonald's, Starbucks, Dunkin', Popeyes, Domino's, and Wingstop.
- **Automotive & Daily Services:** Immediate synergy with essential high-frequency services like BP, Fifth Third Bank, Jiffy Lube, Everclean, and Belle Tire.
- **Regional Activity Hubs:** Benefit from excellent cross-traffic generated by nearby recreation destinations, including Slick City Action Park, Kids Empire, and Planet Fitness.

CONCEPTUAL DEVELOPMENT PLAN

This conceptual development plan for 176 W North Avenue represents a masterfully designed, high-density mixed-use environment. The layout strategically segments the offered parcel (outlined in red) to maximize commercial value along the high-traffic corridors while preserving a quiet, transitionary pocket for residential living.

The residential multifamily component is oriented along the eastern and southern portions of the site (adjacent to Woodcrest Dr), providing future residents with a neighborhood-like feel and natural buffers. While this plan conceptualizes 90 residential units, there is potential support from the city for higher density residential. Meanwhile, the high-exposure full-service restaurants and quick-service restaurant (QSR) pads are positioned to capture premium commercial traffic.

JLL Conceptual Residential Development Program

TOTAL UNITS	150-250 Residential Units
BUILDING CONFIGURATION	Townhome | Surface Park Garden
BUILDING HEIGHT	2-3 Stories
DENSITY PER ACRE	10-25 Units
LOCATION PROFILE	Positioned along quieter site interior near Woodcrest Dr

Strategic Residential Buffer

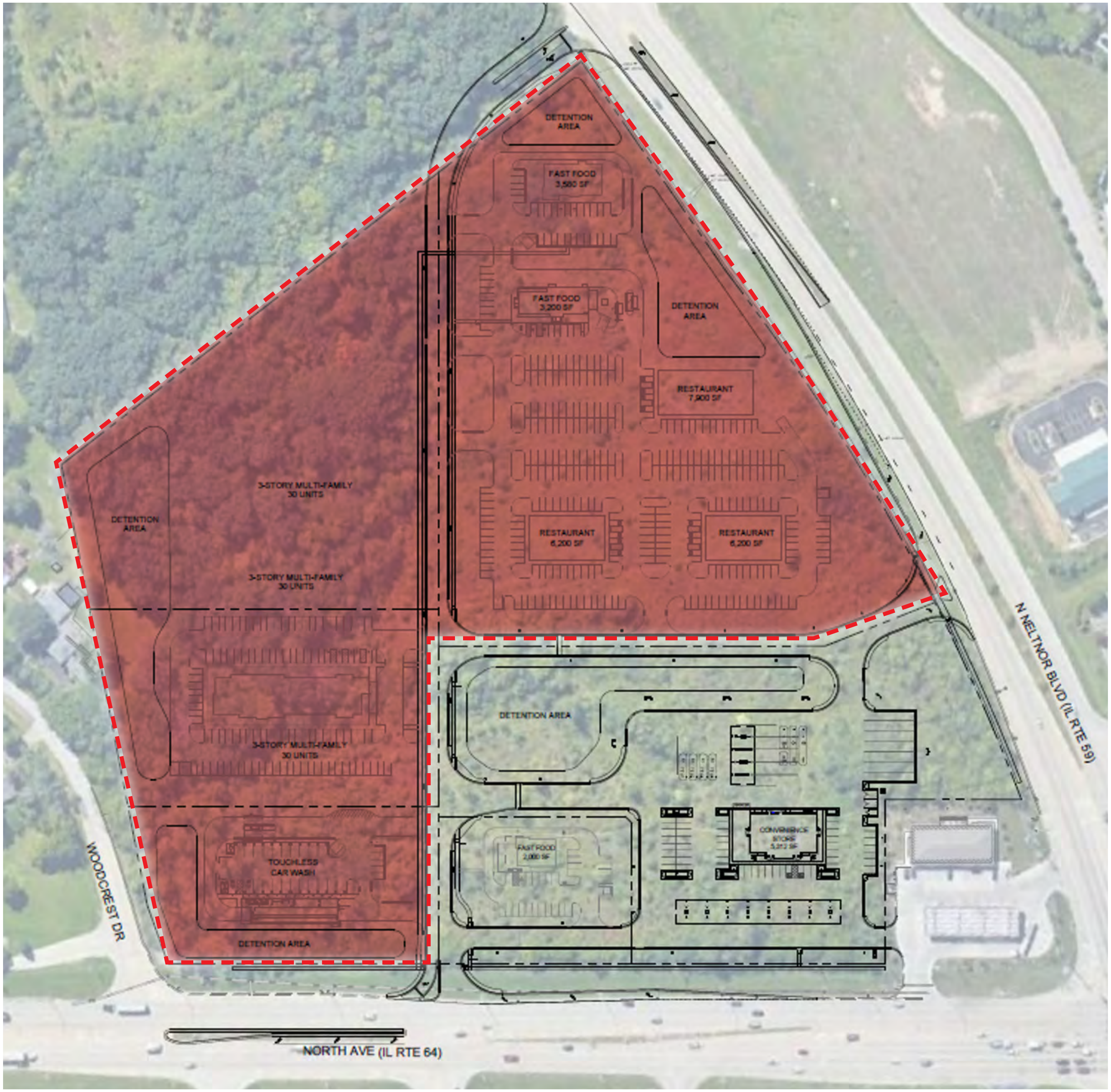
CLUSTERS 150-250 UNITS ALONG WOODCREST DR TO PROVIDE A QUIET, NEIGHBORHOOD-SCALE TRANSITION.

High-Impact Retail Frontage

POSITIONS THE 27,080 SF COMMERCIAL PROGRAM DIRECTLY ALONG HIGH-TRAFFIC IL-59 AND IL-64.

Separated Flow & Green Buffers

UTILIZES INDEPENDENT ACCESS POINTS TO PREVENT CONGESTIONS AND INTEGRATES FIVE STORMWATER BASINS.



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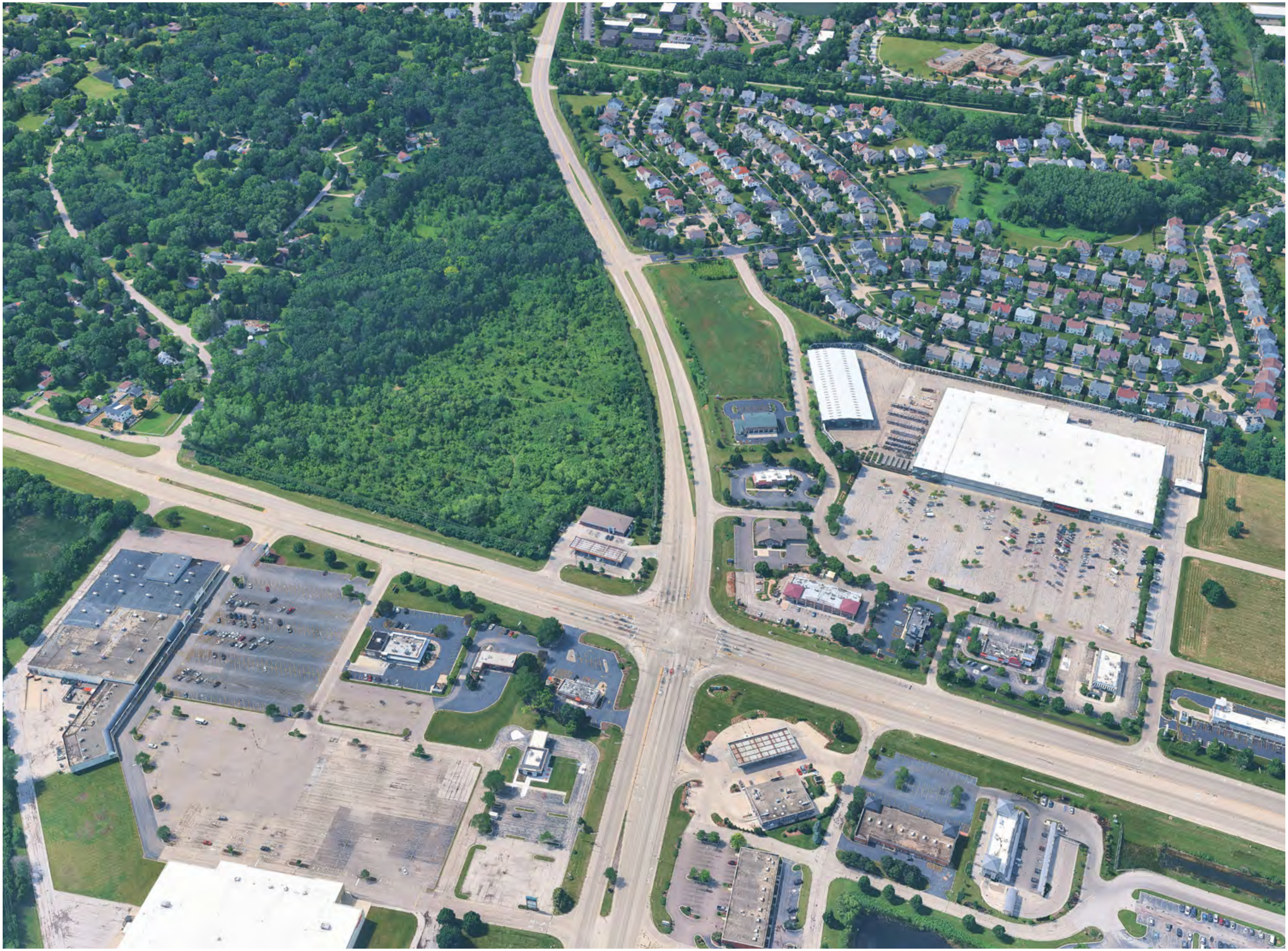
DUPAGE COUNTY RENT COMPS

		1	2	3	4	5
	COMP SET AVERAGE	Maple and Main	Burlington Station	Marq on Main	The Everly at Yorktown	Yorktown Reserve
Address	Various	1010 Maple Ave	5100 Forest Ave	4755 Main St	50 Yorktown Shopping Ctr	95 Yorktown Ctr
City, State	Chicago, IL	Downers Grove, IL	Downers Grove, IL	Lisle, IL	Lombard, IL	Lombard, IL
Developer	Various	Trammell Crow Company	Holladay Properties	Marquette Management, Inc.	Greystar Real Estate Partners	Pacific Retail Capital Partners
Units	195	115	89	202	295	276
Year Built	2018-2026	2018	2018	2018	2019	2026
Occupancy	96%	94%	98%	98%	96%	-
Average SF / Unit	918	852	1,071	815	980	906

	COMP SET AVERAGE	Maple and Main	Burlington Station	Marq on Main	The Everly at Yorktown	Yorktown Reserve
Average Gross Rent per Unit	$2,762	$2,758	$3,394	$2,567	$2,723	$2,745
Average Gross Rent per SF	$3.01	$3.24	$3.17	$3.15	$3.01	$2.80
STUDIO	*7.3%*	*13.9%*	*0.0%*	*0.0%*	*5.1%*	*17.4%*
Market Rent	$2,129	$2,148	$0	$0	$2,216	$2,027
Sq Ft	630	635	0	0	654	621
Rent PSF	$3.38	$3.38	N/A	N/A	$3.39	$3.26
ONE BEDROOM	*62.4%*	*63.5%*	*66.3%*	*65.8%*	*59.3%*	*56.9%*
Market Rent	$2,510	$2,516	$2,916	$2,334	$2,450	$2,570
Sq Ft per Unit	815	772	924	710	838	858
Rent PSF	$3.08	$3.26	$3.16	$3.29	$2.92	$3.00
TWO BEDROOM	*27.5%*	*19.1%*	*29.2%*	*34.2%*	*32.9%*	*22.1%*
Market Rent	$3,396	$3,605	$4,206	$3,016	$3,258	$3,472
Sq Ft per Unit	1,170	1,187	1,329	1,020	1,239	1,157
Rent PSF	$2.90	$3.04	$3.16	$2.96	$2.63	$3.00
THREE BEDROOM	*2.9%*	*3.5%*	*4.5%*	*0.0%*	*2.7%*	*3.6%*
Market Rent	$4,229	$4,974	$5,170	$0	$3,958	$3,905
Sq Ft per Unit	1,520	1,342	1,573	0	1,596	1,508
Rent PSF	$2.78	$3.71	$3.29	N/A	$2.48	$2.59



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LOCATION OVERVIEW

West Chicago: A High-Growth Suburb with Unmatched Natural Amenities

Nestled in western DuPage County, West Chicago represents a highly desirable residential enclave that perfectly bridges modern commercial convenience with the serenity of nature. One of West Chicago's defining attributes is its seamless integration of the regional natural landscape into the fabric of the community.

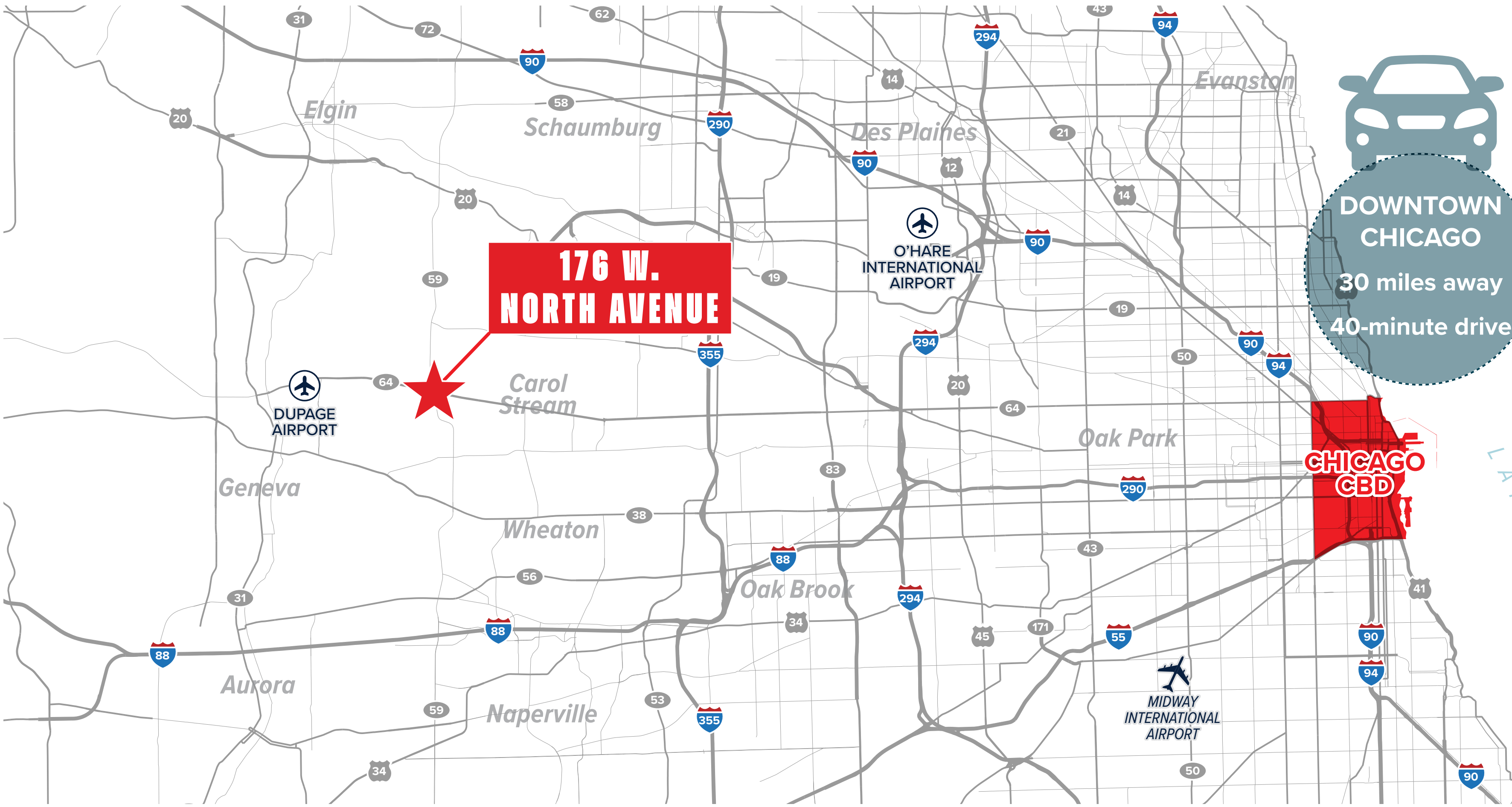
Future residents at 176 W North Avenue will enjoy immediate proximity to some of the largest and most scenic open spaces in the Chicago metropolitan area. Surrounded by a "necklace" of massive DuPage County Forest Preserves, the area offers thousands of acres of protected woodlands, wetlands, and miles of multi-use trails for hiking, biking, canoeing, and outdoor recreation.

- **Pratt's Wayne Woods Forest Preserve (5 Mins):** Spanning over 3,400 acres, this massive preserve offers extensive wetlands, fishing lakes, and miles of hiking and equestrian trails.
- **Blackwell Forest Preserve (10 Mins):** One of DuPage County's most popular outdoor destinations, featuring boat rentals on Silver Lake, archery, camping, and scenic views from Mount Hoy.
- **West Chicago Prairie Forest Preserve (8 Mins):** An internationally recognized sanctuary home to one of the premier prairie ecosystems in the Midwest, offering tranquil walking trails.
- **Effortless Urban Connectivity:** While surrounded by nature, the property sits directly on IL-59 and IL-64 and is just 3.1 miles from the West Chicago Metra Station (UP-W) for a direct, stress-free commute to Downtown Chicago.

Regional Connectivity & Economic Drivers

West Chicago sits at the heart of DuPage County, one of the most economically productive regions in the Midwest. DuPage County is home to nearly 40,000 businesses employing approximately 492,000 individuals. Positioned just north of the Illinois Technology and Research Corridor along I-88, residents enjoy effortless access to Fortune 1000 headquarters, premier research institutions, and major healthcare networks.

- **The Illinois Technology Corridor (I-88):** A national center for commercial research and development, housing regional offices and corporate headquarters for global tech, engineering, and energy leaders.
- **World-Class Research Facilities:** Proximity to both Fermi National Accelerator Laboratory (Fermilab) and Argonne National Laboratory positions the submarket as a global hub for science and technology.
- **O'Hare Corporate Corridor (30 Mins):** Easy expressway access connects residents to major regional logistics, manufacturing, and aviation hubs.



Exceptional Public Education & Academic Programs

The Property is served by two established DuPage County public school systems: West Chicago Elementary School District #33 (PK-8) and the award-winning West Chicago Community High School District #94 (9-12). These districts are dedicated to modern educational technology, career-prep curriculums, and specialized language programs, serving as key community anchors.

West Chicago Community High School District #94 (Grades 9-12)

- **College & Career Prep Curriculum:** Celebrated for its comprehensive Advanced Placement (AP) courses, 17 in total, allowing students to earn university credits before graduation.
- **State-of-the-Art STEM Programs:** Offers robust science, technology, engineering, and mathematics pathways designed to prepare students for high-demand technical careers.
- **Extensive Career & Technical Education (CTE):** Provides unique hands-on learning opportunities and local business partnerships, producing highly career-ready graduates.

West Chicago Elementary School District #33 (Grades PK-8)

- **Dual-Language Immersion Program:** Renowned for its highly successful dual-language program, fostering early cognitive development and global communication skills.
- **Personalized Early-Childhood Learning:** Features a highly favorable student-to-teacher ratio of 11-to-1 (well below the state average), focusing on early-intervention literacy and math programs.
- **Modern Classroom Technology:** Integrates cutting-edge STEM tools in elementary classrooms, promoting collaborative, inquiry-based learning from an early age.

Higher Education & Regional Demographics

The central location of 176 W North Avenue offers future residents rapid, direct access to several of the most prestigious, nationally recognized higher-education institutions in DuPage County. Combined with exceptional local household demographics, this concentration of highly educated residents supports top-of-market rental rates and long-term asset appreciation.

Elite Local Higher Education

INSTITUTION	LOCAL IMPACT	DRIVE TIME FROM PROPERTY
Wheaton College	Ranked #25 Best Midwest College; renowned science lab facilities.	18 mins
College of DuPage	Second largest undergraduate provider in IL (22,000+ students).	23 mins
North Central College	Top-tier private college situated in historic downtown Naperville.	27 mins
Benedictine University	Private regional university; high-demand graduate & STEM programs.	30 mins

Wheaton College Hub

This elite, highly selective private liberal arts college brings a steady stream of stable, affluent professors, administrators, and graduate students to the immediate submarket, bolstering local rental demand.

Demographic Profile (West Chicago)

METRIC	3-MILE RADIUS	5-MILE RADIUS
Total Population	40,067	135,172
Total Households	12,802	45,922
Median Household Income	$120,881	$119,894

High-Earning Demographics

With a 3-mile median household income exceeding $120,000, West Chicago's local demographics significantly outpace both state and national averages. This high-income base represents immense local purchasing power.

WHEATON COLLEGE

TRANSACTION GUIDELINES

Transaction Guidelines

176 W North Avenue is being distributed exclusively by Jones Lang LaSalle Americas, Inc. ("JLL") to a select group of investors and developers. The prospective buyer will be selected by Ownership in its sole and absolute discretion based on a variety of factors, including, but not limited to:

- Offer price
- Financial strength
- Ability to close in a timely fashion
- Required contingencies

JLL will be available to assist prospective investors to arrange on-site inspections and to answer any questions related to information contained in this offering memorandum.

All offers must be presented in writing and include:

- The price
- The source of purchaser's capital (equity and debt)
- The amount of earnest money deposit
- An outline of the proposed schedule for due diligence and closing
- A description of any physical or environmental assumptions which affect the price being offered
- High-level description of investor development plan
- List of contingencies, including committee approvals, required to close the transaction

176 W. NORTH AVENUE

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