

An aerial photograph of a suburban area in West Dundee, Illinois. The image shows a mix of residential housing, green fields, and wooded areas. A specific parcel of land is highlighted with a red semi-transparent overlay. In the background, a city skyline is visible under a clear sky. The top left corner of the image is partially obscured by a dark, brush-stroke-like graphic.

Canterfield

LAND SITE

WEST DUNDEE

Jones Lang LaSalle
Americas (Illinois), L.P. ("JLL")



OFFERING SUMMARY

Jones Lang LaSalle Americas (Illinois) L.P. (“JLL”) is pleased to present Canterfield Land Site, a large contiguous land parcel in the charming village of West Dundee (suburban Chicago). This 9 acre parcel fronts Illinois Route 31 and Boncosky Road.

The Property is located just south of downtown West Dundee, the bucolic pasture land is rich with mature vegetation and is an ideal setting for development. The property is served by water and sanitary sewer and has access to other utilities through US 31 right-of-way.

KEY PROPERTY STATISTICS

LOCATION	Northwest corner of Illinois Route 31 & Boncosky Road West Dundee, IL 60118
SIZE	9 Acres
CURRENT ZONING ^[1]	B-3 Business Service District
PIN ^[2]	03-27-376-002
TOWNSHIP	Dundee
COUNTY	Kane

^[1]Developers will need to go through the standard development approval process established by the village.

^[2]PIN is shared with 18 acres east of US-31 not included in this offering

INVESTMENT HIGHLIGHTS



SUPPORTIVE MUNICIPALITY RECENT
DOWNTOWN IMPROVEMENTS
COMPLETED IN 2020



WATER/SEWER IN-PLACE, OTHER
UTILITIES READILY ACCESSIBLE



STRONG CORNER VISIBILITY AND
EASY ACCESS TO US-31 AND I-90



GROWING POPULATION AND
STRONG DEMOGRAPHIC PROFILE



CLOSE PROXIMITY TO QUAIN
DOWNTOWN WEST DUNDEE



CHARMING WEST DUNDEE, IL

SMALL TOWN CHARM ON THE FOX RIVER

West Dundee is a quaint village situated along the Fox River Greenway, one of the region's finest recreational areas. The community has preserved its rich history and small town feel through the restoration of historical buildings downtown.



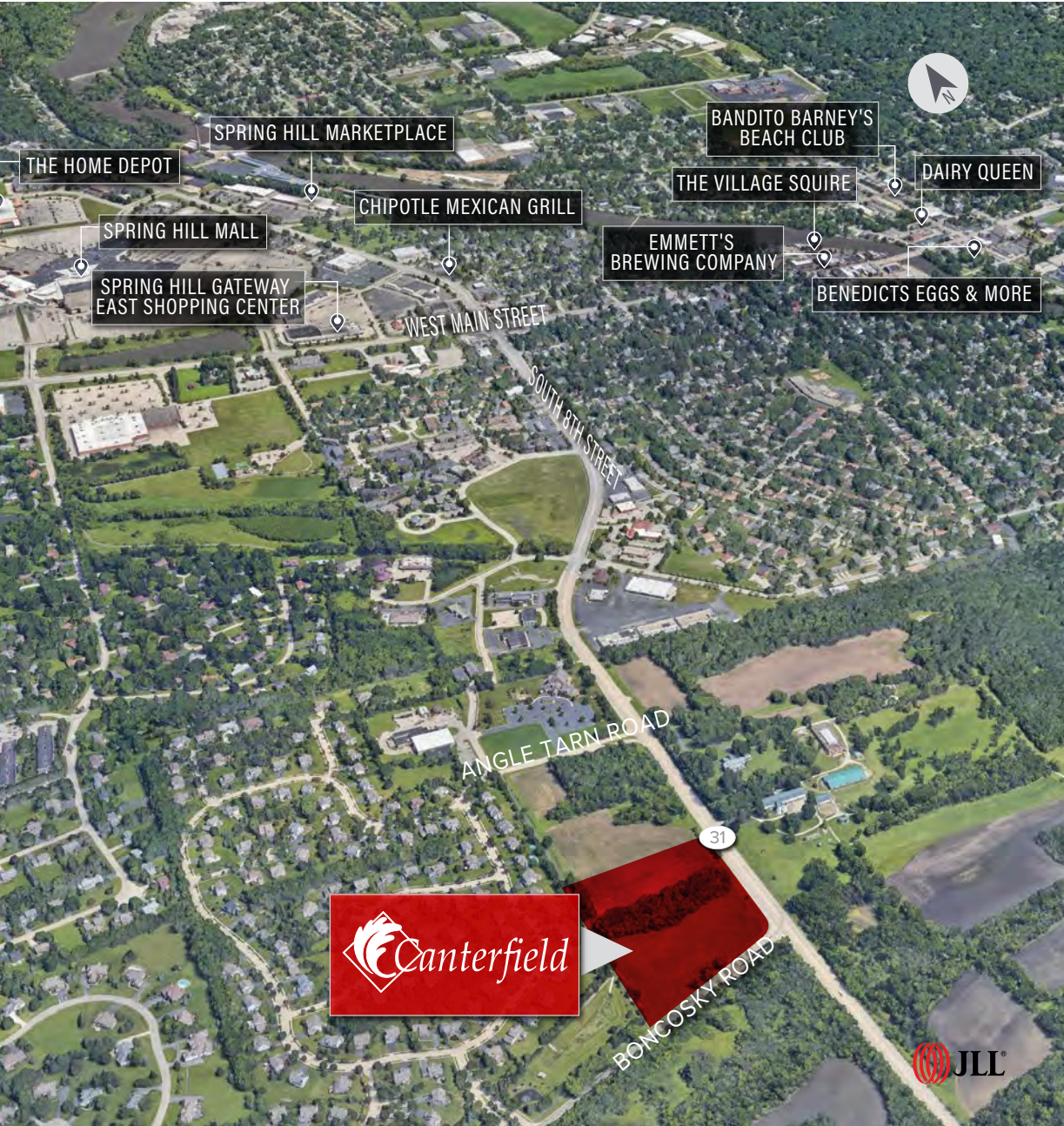
ELDER + OAT (Opened July 2020)



BLUEROOT



WEST DUNDEE VILLAGE HALL



An aerial photograph showing a residential neighborhood on the left and a large undeveloped area on the right. A white rectangular text box is overlaid on the top left of the image. The text inside the box is in a bold, dark, sans-serif font. The background image shows houses, roads, trees, and a large open field with some structures and a pond.

TIF FUNDING AVAILABLE FOR FUTURE DEVELOPMENT OPPORTUNITIES

The subject property lies within the West Dundee Tax Increment Financing (TIF) District and funds may be available for future infrastructure and development costs.

SUBURBAN LOCATION WITH CHICAGO CBD ACCESS



.5 MILES/1 MINUTE
I-94 ROUTE 31/I-90
INTERCHANGE



3.6 MILES/8 MINUTES
BIG TIMBER
METRA STATION



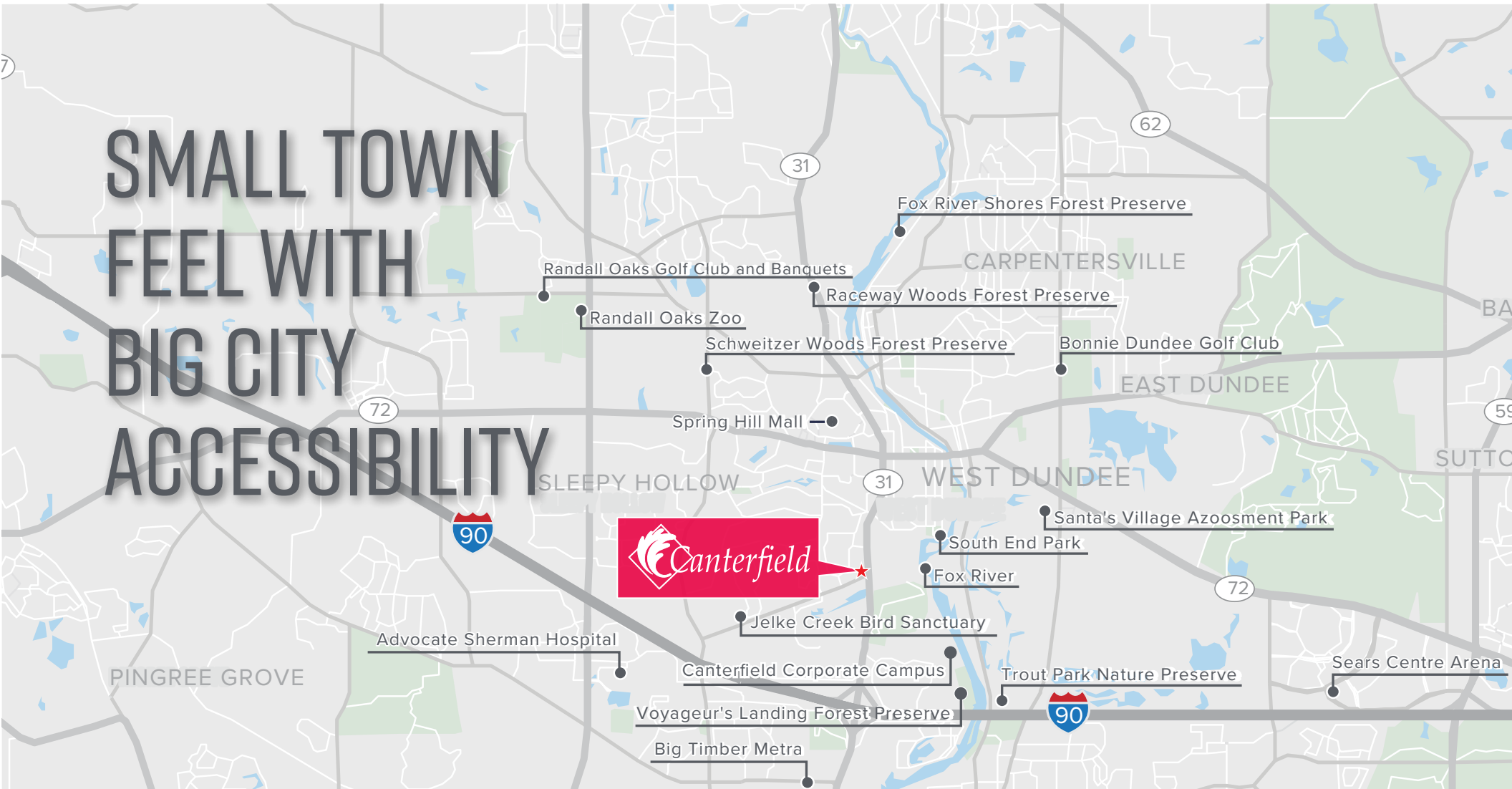
26 MILES/25 MINUTES
TO O'HARE
INTERNATIONAL AIRPORT

Getting to downtown Chicago could not be easier. Canterfield Land Site is just 1 mile from the US-31/I-90 interchange connecting West Dundee to downtown Chicago (40 Miles/60 Minutes) and 3.6 Miles from the Big Timber Metra Station on the Milwaukee District West line (90 Minutes to Chicago Union Station).

ILLINOIS TOLLWAY'S I-90 WIDENING PROJECT HAS IMPROVED REGIONAL CONNECTIVITY

62 miles between O'Hare and Rockford on the Jane Addams Memorial Tollway (I-90) was widened in 2017. The project improved 62 miles of roadway impacted between O'Hare and Rockford improving regional mobility and opened access for the estimated 1M travelers and saving 27 minutes on average from Elgin to the Kennedy Expressway.

SMALL TOWN FEEL WITH BIG CITY ACCESSIBILITY



LOCAL LEADING HEALTH CARE & HOSPITALS

Canterfield Land Site is located within 10 miles of three major hospitals including Presence St. Joseph of Elgin, Advocate Sherman Hospital in Elgin, and Advocate Good Shepherd Hospital in Barrington. The two Advocate hospitals are ranked in the top 20 of Chicago area hospitals. Advocate Health Care is the largest health care provider in Illinois and employs over 25,000 health workers in facilities across Chicagoland and Central Illinois.



- ▶ Ranked #10 in Illinois and #9 in the Chicago metro area, Sherman Advocate Hospital in Elgin is rated high performing in 4 adult specialties and 6 adult procedures/conditions.
- ▶ Ranked #5 in Illinois and #19 in the Chicago metro area, Advocate Good Shepherd in Barrington is rated high performing in 3 adult procedures/conditions.

Source: US News and World Report 2018

GROWING POPULATION AND STRONG DEMOGRAPHICS SUPPORT TOP RENTS

Canterfield Land Site is located in Chicago's Far Northwest Side, the Northern Fox River Area. This picturesque area attracts those looking for a small-town lifestyle with big city accessibility.



12%
GROWING POPULATION BASE

THE POPULATION WITHIN ONE MILE OF THE PROPERTY HAS GROWN BY **12%** SINCE 2000



\$80,626
HIGH EARNERS

THE MEDIAN HOUSEHOLD INCOME IS MORE THAN **\$80,000** AND **37%** OF HOUSEHOLDS EARN MORE THAN **\$100,000** ANNUALLY.



\$274,633
EXPENSIVE HOMES

THE MEDIAN HOME VALUE WITHIN A ONE MILE RADIUS IS OVER **\$225,000** AND **60%** OF HOMES ARE WORTH MORE THAN **\$300,000**.

CANTERFIELD LAND SITE	RADIUS FROM PROPERTY			WEST DUNDEE	KANE COUNTY	CHICAGO MSA
	1.00 MI	3.00 MI	5.00 MI			
POPULATION (2019 EST.)	6,614	59,164	174,766	8,122	541,231	9,528,505
POPULATION GROWTH (2000-2021)	12%	3%	5%	10%	5%	5%
PERCENTAGE OF THE POPULATION WITH BACHELOR'S DEGREE OR HIGHER	36%	28%	29%	43%	35%	37%
PERCENTAGE OF POPULATION 65+	19%	14%	12%	17%	13%	15%
MEDIAN HOUSEHOLD INCOME	\$80,626	\$73,488	\$75,975	\$93,924	\$82,339	\$71,727
% OF HOUSEHOLDS WITH A HHI GREATER THAN \$100K	37%	35%	36%	47%	41%	36%
MEDIAN HOME VALUE	\$274,633	\$230,442	\$233,403	\$278,937	\$264,255	\$252,890
% OF HOMES \$300K+ IN VALUE	61%	43%	42%	66%	54%	40%
UNEMPLOYMENT RATE	4.6%	6.0%	7.6%	3.4%	6.8%	4.44%



19%
GREAT FOR RETIREES

THE POPULATION WITHIN A ONE MILE RADIUS HAS **19%** OVER 65 YEARS OLD AS COMPARED TO **15%** OVERALL IN THE CHICAGO MSA.



43%
HIGHLY EDUCATED

THE PERCENTAGE OF THE POPULATION WITH BACHELOR'S DEGREE OR HIGHER IN WEST DUNDEE IS **43%**

Source: ESRI

RECENT DEVELOPMENT

Just north of the Property, Nelson Construction & Development is currently building a state-of-the-art Senior Living Center, named Woodlands at Canterfield. The \$50 million project will be 126 units with 36 units dedicated to memory care and 90 units for assisted living. Construction is underway and is set to be completed next year.

WOODLANDS AT CANTERFIELD (Nelson Development Project)



RIVERWALK PARK (Village of West Dundee Development Project)



The Village of West Dundee has invested in multiple infrastructure projects, specifically in Downtown West Dundee. Improvements included additional parking, updated landscaping and an extension of the Riverwalk across Fox River. The \$2.5 million Riverwalk renovation was completed in 2020 and is Stage 2 in a 3 Stage Downtown Improvements Project. The next stage will include improvements to the public event spaces.

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