

E9000 N ROAD & EAGLES LANDING DRIVE MANTENO, IL

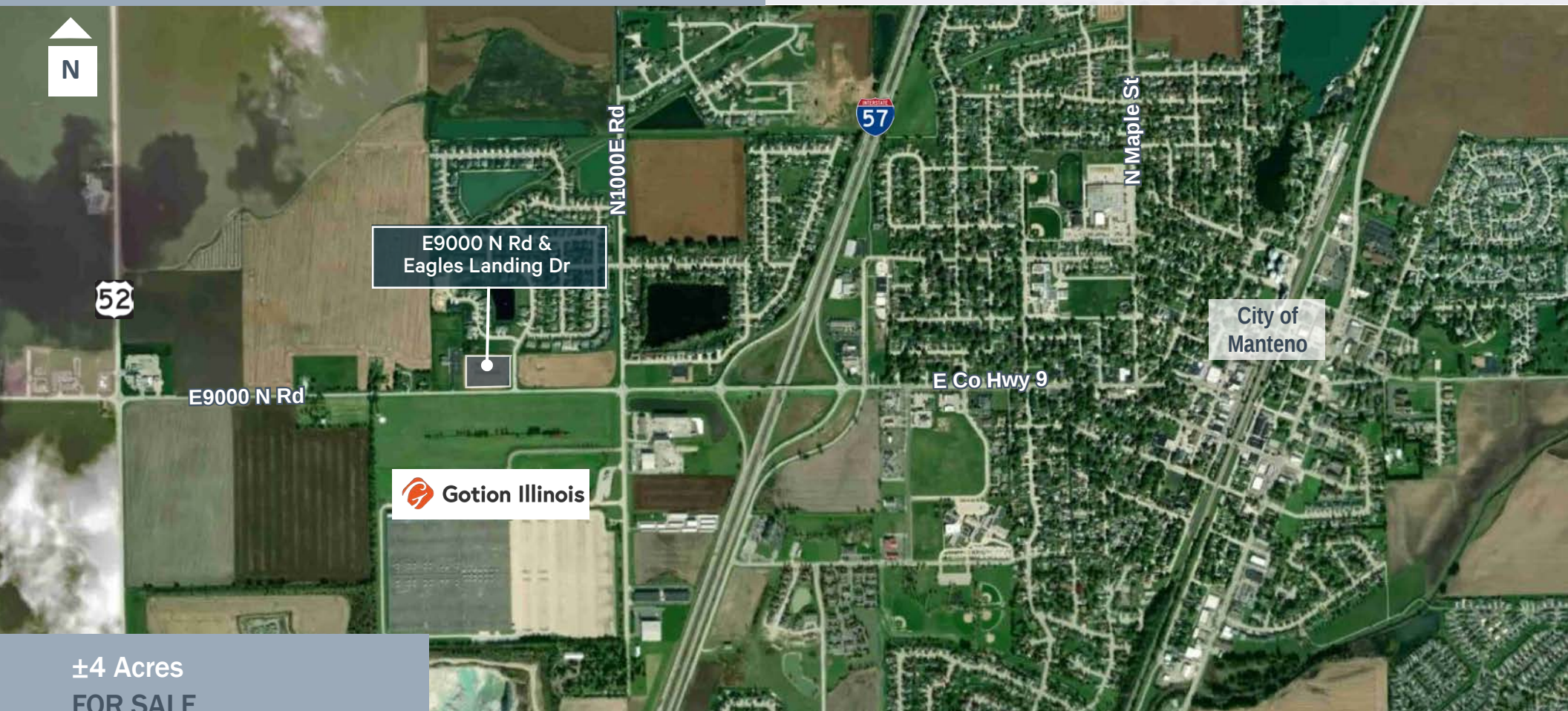
CBRE

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±4 Acres
FOR SALE

PROPERTY OVERVIEW

±4 Acres of Vacant Land

- + Zoned C-2 Commercial District
- + Future Use Plan shows Commercial/Office District
- + Currently used as farmland
- + Less than half mile west of I-57
- + Approximately 18 miles to the University Park Metra Station & 10 miles to the Kankakee Amtrak Station
- + Traffic Counts:
10,300 VPD on E9000N
35,200 VPD on I-57
10,700 VPD on Rt 50
- + PIN Number:
03-02-17-400-016
- + Taxes:
\$219
- + Asking Price:
\$9 / PSF
- + Please call for additional Information



Gotion Illinois

PROPERTY OVERVIEW

±4 Acres of Vacant Land

Gotion Illinois Gigafactory is located across the street from the Site

The Gotion Illinois Gigafactory in Manteno represents a \$2 billion investment and is one of the largest advanced manufacturing projects in Illinois in decades.

The facility is expected to create approximately 2,600 high-quality jobs and will manufacture electric vehicle batteries, battery packs, and energy storage systems for the rapidly growing clean energy and electrification markets.

Located within the Chicago logistics corridor, the project is driving significant regional economic growth and increasing demand for industrial, commercial, and supporting development throughout the area.

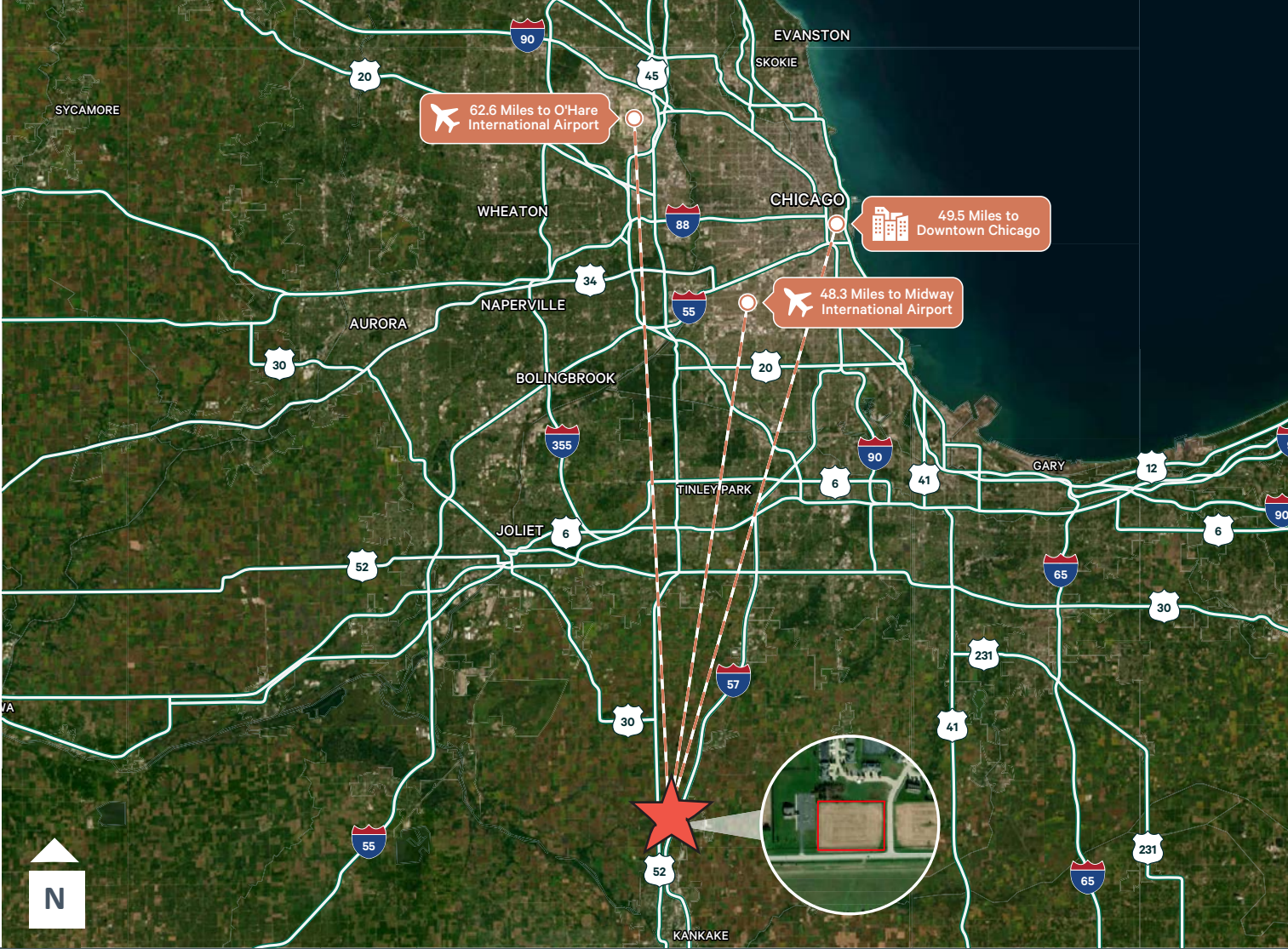


The map displays the following locations and features:

- Primary Location:** GOTION, marked with a blue star at E9000 N Rd & Eagles Landing Dr.
- Commercial Landmarks:**
 - DUNKIN'
 - bp
 - MINITMART
 - Howard Johnson BY WYNDHAM
 - McDonald's
 - MONICAL'S PIZZA RESTAURANT
 - DQ
 - Casey's
 - Circle K
 - Subway
 - Athletico
 - O'Reilly Auto Parts
 - Berkot's Super Foods
 - Casey's
 - MINITMART
 - CVS pharmacy
 - Circle K
 - H&R Block
 - Ford
 - NAPA
 - ACE
 - Fitness Premier
 - Shirley Jones Hardware
- Educational Landmarks:**
 - Manteno High School
 - Manteno Middle School
 - Manteno Elementary School
- Roads and Distances:**
 - 7-337 VPD
 - 744 VPD
 - 17-269 VPD
 - 5-439 VPD
 - 6,066 VPD
 - 10000 N
 - W 9000 N Rd
 - N 2000 E Rd
 - N 3000 E Rd
- Other Features:**
 - prairie materials
 - A north arrow pointing up.
 - A network of white lines connecting various points of interest.

LOCATION

DRIVE TIMES



AVERAGE HOUSEHOLD INCOME

1 Mile: \$132,074
3 Miles: \$112,259
5 Miles: \$111,553

AVERAGE HOUSING VALUE

1 Mile: \$262,294
3 Miles: \$262,964
5 Miles: \$252,713

POPULATION

1 Mile: 2,092
3 Miles: 9,825
5 Miles: 16,732

HOUSEHOLDS

1 Mile: 841
3 Miles: 4,233
5 Miles: 6,618



WETLAND MAP

SITE

GOTION

OFFER GUIDELINES

Please reach out to CBRE for any questions or interest as it relates to this offering. If interested in the acquiring the property, please submit an LOI with the following (but not limited to) details included:

- + Offer price.
- + Earnest money deposit amount.
- + Due diligence period and total timing to close.
- + Required contingencies – if any.
- + General description of intended use, plans for the site.
- + Financial strength.
- + Please put all offers in writing and submit to CBRE.

CONTACT US

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