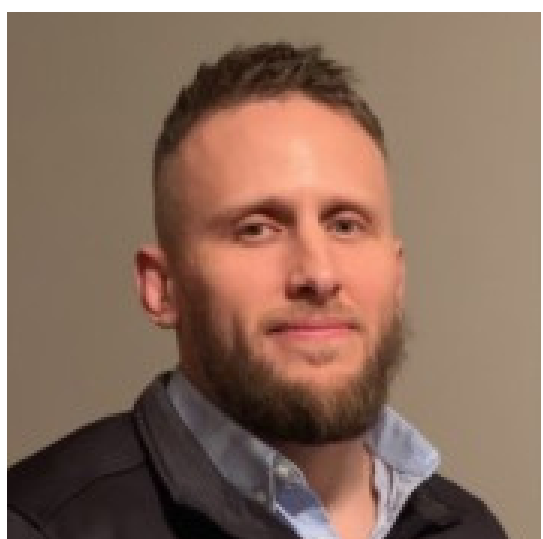




CenterPoint Intermodal Center (CLC)-

LOCATED ±40 MILES OUTSIDE OF CHICAGO IN JOLIET AND ELWOOD, ILLINOIS, THIS 6,400- ACRE INTERMODAL COMPLEX IS NORTH AMERICA'S LARGEST INLAND PORT. THE DEVELOPMENT IS AT THE EPICENTER OF THE REGION'S IMMENSE TRANSPORTATION INFRASTRUCTURE BY BEING ADJACENT TO THE I-55/I-80 INTERCHANGE AND ANCHORED BY THE BNSF LOGISTICS PARK CHICAGO AND THE UNION PACIFIC JOLIET INTERMODAL TERMINAL. WITH REAL ESTATE AND ZONING TO ACCOMMODATE WAREHOUSING, DISTRIBUTION AND MANUFACTURING FACILITIES AS WELL AS CONTAINER, TRAILER AND EQUIPMENT MANAGEMENT, CENTERPOINT INTERMODAL CENTER IS THE IDEAL LOCATION FOR REGIONAL/MULTI-STATE DISTRIBUTION, E-COMMERCE AND REVERSE LOGISTICS.



DENNIS HOUGH

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(708) 580-6284
dennis@crosstownrealtors.com



VETTER RD PROPERTY

23550 S VETTER RD, ELWOOD IL 60421

PROPERTY FEATURES

- 2 Parcels
 - 04-10-01-300-016-0000
 - 04-10-01-300-017-0000
- 13.5 acres each (27 total)
- House on 410013000160000
- Will County
- Zoning: Agricultural/Rural
- Channahon Township

OFFERING SUMMARY

Sale Price: Subject To Offer

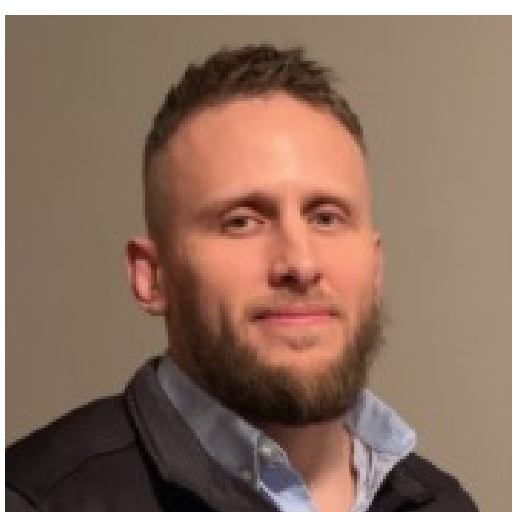
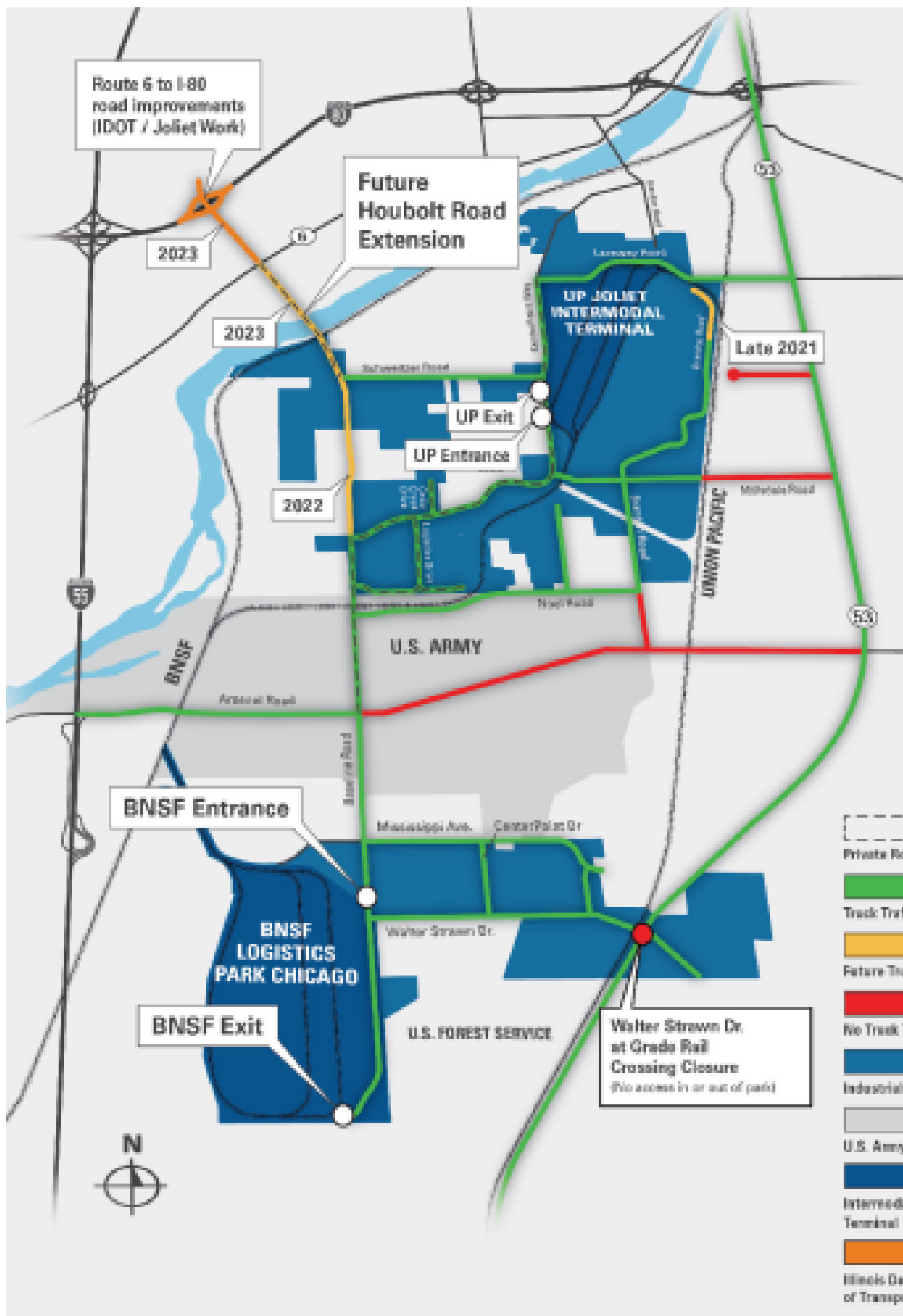
Acreage: 27 Acres

Taxes:

04-10-01-300-016-0000: \$13,898.32

04-10-01-300-017-0000: \$118.12

Tax Year: 2021



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PAVING THE WAY FOR A STRONG REGIONAL ECONOMY

The Houbolt Road Extension (HRE) project is a privately financed project that involves designing and constructing a new 1.5-mile-long highway extension, including a 0.4-mile-long Des Plaines River bridge. The HRE-JV, a joint venture between United Bridge Partners (UBP) and CenterPoint Properties, will finance, construct, operate, maintain and own the project in partnership with the City of Joliet.

BENEFITS

The HRE project will provide a critical new access point for the tenants and other users from I-80 into and out of the CenterPoint Intermodal Center (CIC), providing these benefits:



Cutting the distance to and from CIC to create more efficient roadways*



Reducing the CIC's carbon footprint by more than 100 million lbs. annually*



Supporting 20,000 trucks passing through the CIC daily*



Reducing truck traffic on local roads like Route 53, US Route 6 and Laraway Road*

*Source: CenterPoint Intermodal Center North - Traffic Impact Site Study, conducted by TranSystems.

A SOLUTION THAT WORKS FOR EVERYONE

The Houbolt Road Extension will leverage the industry's growth and invest in the community's quality of life. The new route provides a more direct path for trucks to access I-80, taking traffic off Route 53 and local roadways.



ECONOMIC ADVANCEMENT



IMPROVED ROAD CONDITIONS AND SAFETY OF REGION



PROTECTED JOBS

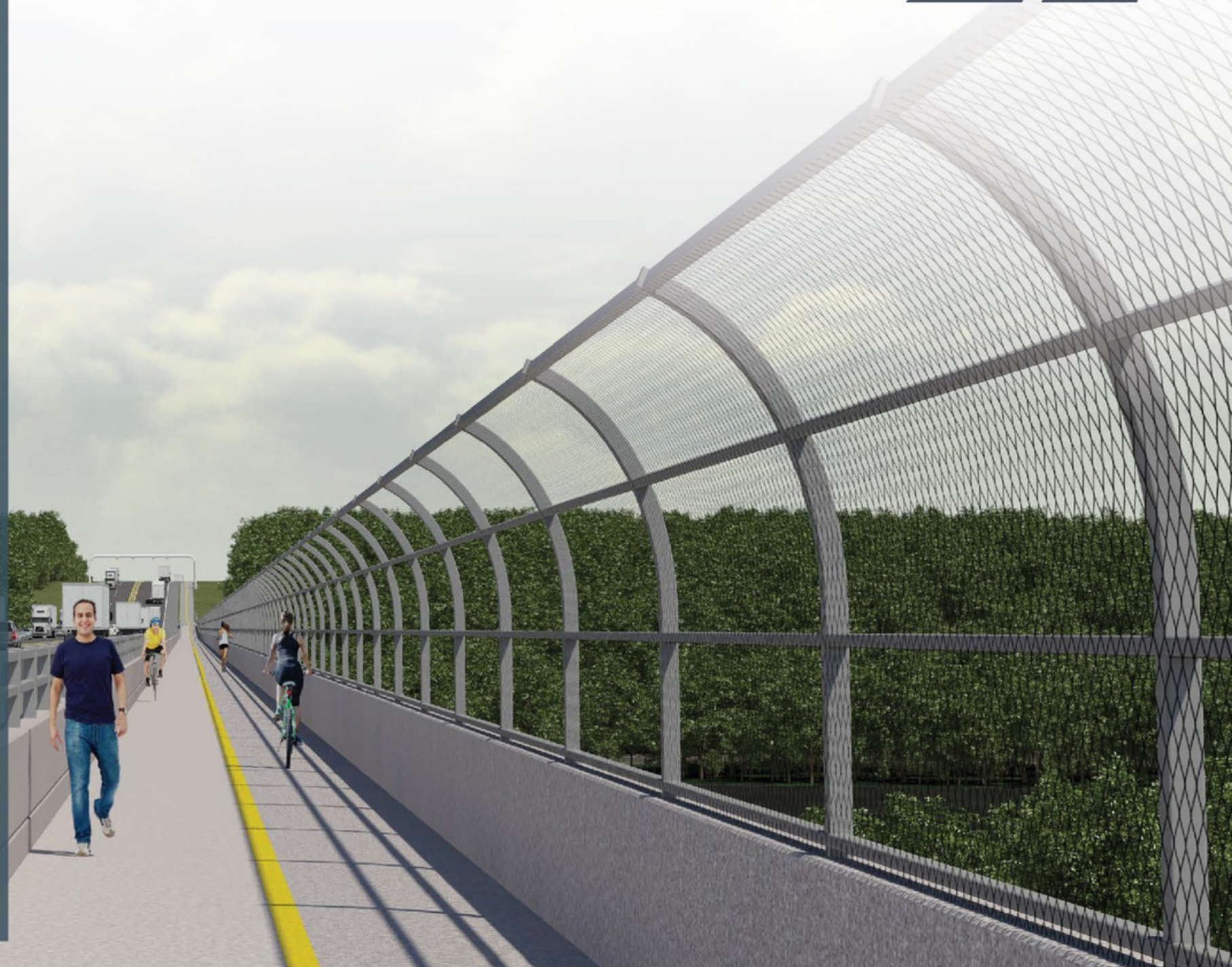
Future Houbolt Road Extension

PRIVATE PARTNERSHIP CONTRIBUTORS

- United Bridge Partners (JV-Owner and Operator)
- CenterPoint Properties (JV-Owner and Operator)
- Granite / Kraemer – A Joint Venture (GK-JV) – Engineering, Procurement and Construction
- Burns & McDonnell (Engineer)
- TranSystems (Owner Representative)

The Houbolt Road Extension represents the shared commitment to the community on behalf of local and state agencies, local businesses, organizations and industry leaders.

- City of Joliet, IL
- Will County, IL
- Illinois Department of Transportation



A PRIVATE-PUBLIC PARTNERSHIP

The HRE project will deliver the following enhancements by the private partnership:

- A new 1.5-mile, four-lane road extension, including a 0.4-mile-long Des Plaines River bridge, with two lanes in each direction and a dedicated pedestrian/bicycle path.
- Design and construction of a four-lane concrete roadway on Houbolt Road with turning/merging lanes.
- A signalized intersection at Vetter and Schweitzer Roads.
- Grading for pedestrian/bicycle path parallel to the new roadway on Houbolt Road.
- Integrated with Illinois Tollway I-PASS and E-ZPass compatibility.

The HRE project will include the following enhancements to US Route 6 and I-80 paid for by Illinois Department of Transportation (IDOT) and run by the City of Joliet:

- Improvements to the I-80 Channahon Road / US Route 6 roadway by IDOT.
- A new Houbolt Road diverging diamond interchange.
- Engineering, permitting, construction and operation of the publicly financed project by the City of Joliet.

