



FOR SALE

HEARTLAND CROSSING DEVELOPMENT

2051 RIDGE ROAD MINOOKA, IL 60647

Terri Cox

312-337-1001
tcx@matanky.com

Troy Bates

312-337-1001
tbates@matanky.com





Terri Cox

Senior Vice President, Brokerage

312-337-1001

tcx@matanky.com



Troy Bates

Senior Broker

312-337-1001

tbates@matanky.com

DISCLAIMER

This Offering Memorandum (the "Memorandum") has been prepared by Matanky Realty Group ("Broker") on behalf of the seller solely to provide preliminary information and is not intended to contain all the data required to evaluate a purchase. The information herein has been obtained from sources Broker believes to be reliable; however, its accuracy, completeness, and adequacy have not been independently verified, and no warranty or representation, express or implied, is made as to its accuracy or completeness. The Memorandum is subject to errors, omissions, prior sale, withdrawal from the market, or change without notice. Nothing contained herein should be construed as a promise, recommendation, or representation regarding the past, present, or future performance of the property. Recipients must conduct their own investigations, projections, and analyses and should consult qualified legal, tax, environmental, and other advisors - including but not limited to ADA compliance reviews and environmental assessments - before making any investment decision. By accepting this Memorandum, the recipient agrees that neither Broker nor its employees or agents shall be liable for the use of the information or for any inaccuracies or omissions. This Memorandum is the sole property of Broker and is furnished on the condition that it shall be used only by the party to whom it is delivered for the purpose of evaluating the proposed transaction. It may not be copied, reproduced, distributed, or disclosed to any other person without Broker's prior written consent and must be returned to Broker upon request. No broker, finder, or other party is entitled to any commission or fee in connection with the sale of the property unless such entitlement is covered by a separate, written agreement with Broker. All rights reserved. Unauthorized use or disclosure of this Memorandum may result in liability for damages.

TABLE OF CONTENTS

PROPERTY HIGHLIGHTS	4
DEMOGRAPHICS	5
PROPERTY & RETAILER MAP	6
LOCATION SUMMARY	7
CONTACT	8





ASKING PRICE	\$1,500,000 (11 ACRES) \$450,000 (1 ACRE)
LOT SIZE	11 ACRES 1 ACRE
ADDRESS	2051 RIDGE RD MINOOKA, IL 60647
COUNTY	GRUNDY COUNTY
ZONING	B-2

KEY FEATURES

RECENTLY REPOSITIONED PRICING OFFERING
STRONG MARKET VALUE

ADJACENT TO JEWEL-OSCO DRIVING
CONSISTENT DAILY TRAFFIC AND ESSENTIAL
RETAIL DEMAND

ROUTE 6 FRONTAGE PROVIDING STRONG
VISIBILITY AND ACCESS

1 TO 11 ACRE OFFERING ALLOWING FOR OUTLOT
DEVELOPMENT, PHASED ROLLOUT, OR SINGLE-
USER SITE

B-2 ZONING SUPPORTING RETAIL, QSR,
MEDICAL, AND SERVICE USES WITH BUILD-TO-
SUIT FLEXIBILITY

POSITIONED WITHIN THE GROWING
MINOOKA AND CHANNAHON TRADE AREA
WITH EXPANDING RESIDENTIAL BASE AND
INCREASING RETAIL DEMAND

HEARTLAND CROSSING PROPERTY HIGHLIGHTS

6.50 M+

CHICAGO SUBURBAN POPULATION

1 MILE

TOTAL POPULATION:

6,410 (2025) | 6,939 (2030)

TOTAL HOUSEHOLDS:

2,180 (2025) | 2,385 (2030)

AVG HH INCOME:

\$134,544 (2025) | \$145,875 (2030)

3 MILES

TOTAL POPULATION:

22,953 (2025) | 24,200 (2030)

TOTAL HOUSEHOLDS:

7,768 (2025) | 8,310 (2030)

AVG HH INCOME:

\$140,409 (2025) | \$151,333 (2030)

5 MILES

TOTAL POPULATION:

28,603 (2025) | 29,886 (2030)

TOTAL HOUSEHOLDS:

9,878 (2025) | 10,476 (2030)

AVG HH INCOME:

\$144,179 (2025) | \$155,492 (2030)

1-MILE COMMUNITY OVERVIEW

DAYTIME POP.



4,715

WORKFORCE



Services

15.0%



Trades

21.7%



Office

63.3%

COMMUNITY



Suburbs



5.4

Avg # of Employees



31

Businesses per Square Mile



1.3%

Pop Growth Rate
175.0% Higher than USA



101

Wealth Index
Above 100 = HIGH



1.7%

Housing Units Growth Rate
105% Higher than USA

TAPESTRY Top 3 Segments by HH count



62.9%

G2 Up and Coming Families

37.1%

H2 Boomburbs

DEMOGRAPHICS



RETAILER MAP



MINOOKA, IL

LOCATION OVERVIEW

LOCATED APPROXIMATELY 52 MILES SOUTHWEST OF DOWNTOWN CHICAGO, HEARTLAND CROSSING BENEFITS FROM ITS POSITION WITHIN THE GREATER CHICAGOLAND REGION, ONE OF THE LARGEST METROPOLITAN ECONOMIES IN THE UNITED STATES. THE CHICAGO MSA INCLUDES MORE THAN 9.5 MILLION RESIDENTS, WITH NEARLY 7 MILLION IN THE SURROUNDING SUBURBS, PROVIDING A SUBSTANTIAL AND DIVERSE CONSUMER BASE SUPPORTED BY STRONG HOUSEHOLD INCOMES AND REGIONAL CONNECTIVITY.

THE PROPERTY IS SITUATED ALONG U.S. ROUTE 6, A HEAVILY TRAVELED CORRIDOR WITH TRAFFIC COUNTS EXCEEDING 100,000 VEHICLES PER DAY, AND OFFERS CONVENIENT ACCESS TO INTERSTATE 55 AND SURROUNDING REGIONAL ROADWAYS. POSITIONED WITHIN AN ESTABLISHED RETAIL NODE ANCHORED BY JEWEL OSCO AND SUPPORTED BY NATIONAL TENANTS INCLUDING WALGREENS, CHASE, AND MCDONALD'S, THE SITE BENEFITS FROM STRONG VISIBILITY, CONSISTENT TRAFFIC, AND A PROVEN RETAIL ENVIRONMENT.

COMMUNITY OVERVIEW

MINOOKA AND THE SURROUNDING CHANNAHON TRADE AREA CONTINUE TO EXPERIENCE STEADY RESIDENTIAL GROWTH, DRIVEN BY MIGRATION FROM MORE DENSELY POPULATED AREAS OF CHICAGOLAND AND DEMAND FOR ATTAINABLE HOUSING. NEW RESIDENTIAL DEVELOPMENT HAS INTRODUCED A GROWING BASE OF YOUNGER HOUSEHOLDS, CONTRIBUTING TO INCREASED DEMAND FOR RETAIL, DINING, AND SERVICE ORIENTED USES.

THE LOCAL MARKET REMAINS UNDER-SERVED RELATIVE TO POPULATION GROWTH, CREATING OPPORTUNITY FOR ADDITIONAL RETAIL AND SERVICE USERS TO ENTER THE CORRIDOR AND CAPTURE UNMET DEMAND. WITH AVAILABLE LAND RANGING FROM 1 TO 11 ACRES AND FLEXIBLE B 2 ZONING, THE SITE IS WELL POSITIONED TO SUPPORT A RANGE OF USES AND ACCOMMODATE FUTURE DEVELOPMENT ALIGNED WITH THE AREA'S CONTINUED EXPANSION.

LOCATION SUMMARY

SHAPING COMMUNITIES



PRESENTED BY **MATANKY REALTY GROUP**

TERRI COX | SENIOR VP OF SALES | MATANKY REALTY GROUP

TROY BATES | SENIOR BROKER | MATANKY REALTY GROUP

MATANKY REALTY GROUP | 200 N LASALLE ST STE 2350 | CHICAGO, IL 60601 | MATANKY.COM | 312.337.1001