



Property Highlights

Great development opportunity just off I-39 in the IRJL Tax Increment Financing District.

- Excellent access to I-39, I-90, I-88, I-80, and I-43
- Zoned for Industrial use
- Near Chicago Rockford International Airport



Property Information

Location

The property is located west of I-39, north of Rotary Road at Camp Hillcrest Drive in Winnebago County.

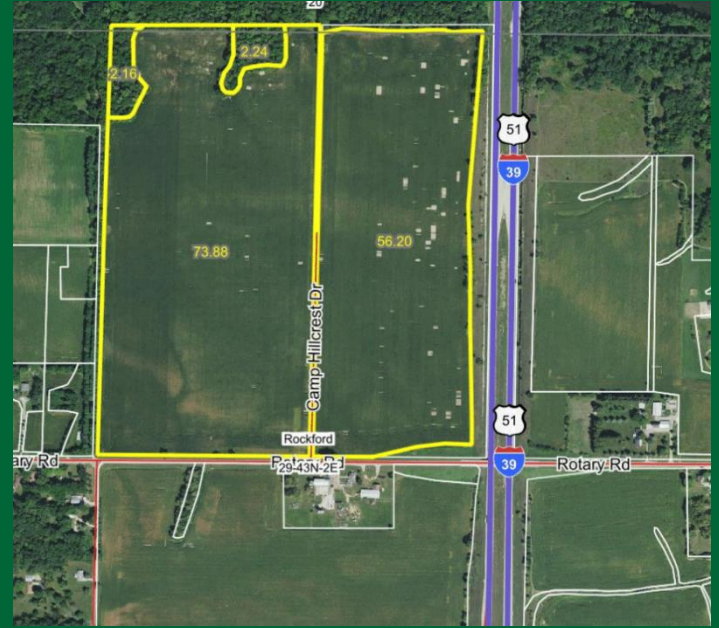
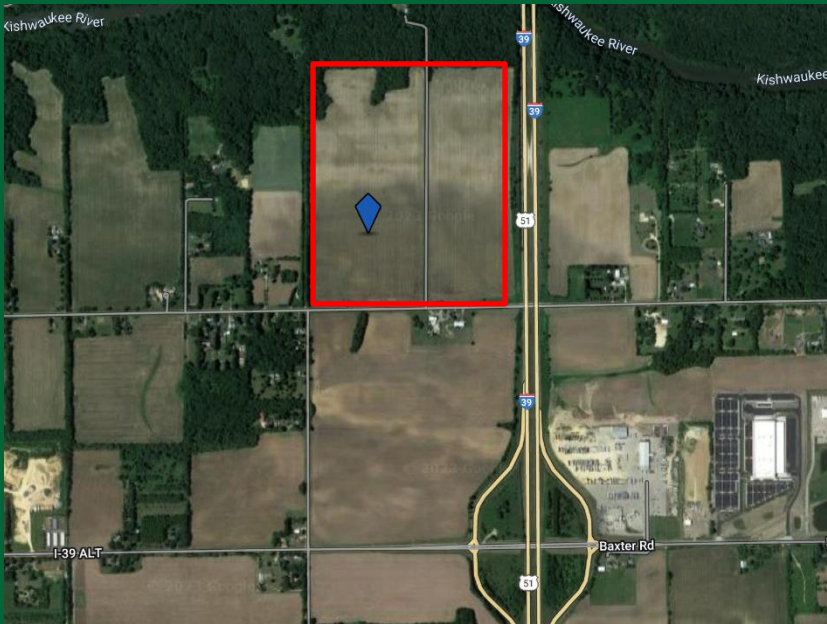
Size/Dimensions

- #1629100010 is 78.79 acres
- #1629200002 is 56.15 acres



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Site Features

Wetland/Floodplain

No mapped wetland or floodplain per NWI and FIRM Maps.

Access

Located on main roadways with easy access.
Full interchange approx. 1 mile south.

Zoning & Taxes

Taxes: \$3,964.22

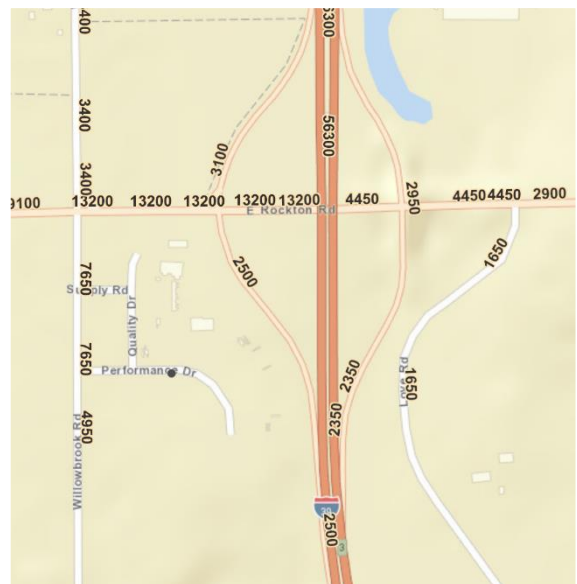
Zoning:

Industrial zoning
TIF District

Price: \$2,211,000
\$16,500/acre

Traffic

Approximately 56,300 vehicles per day on I-39.

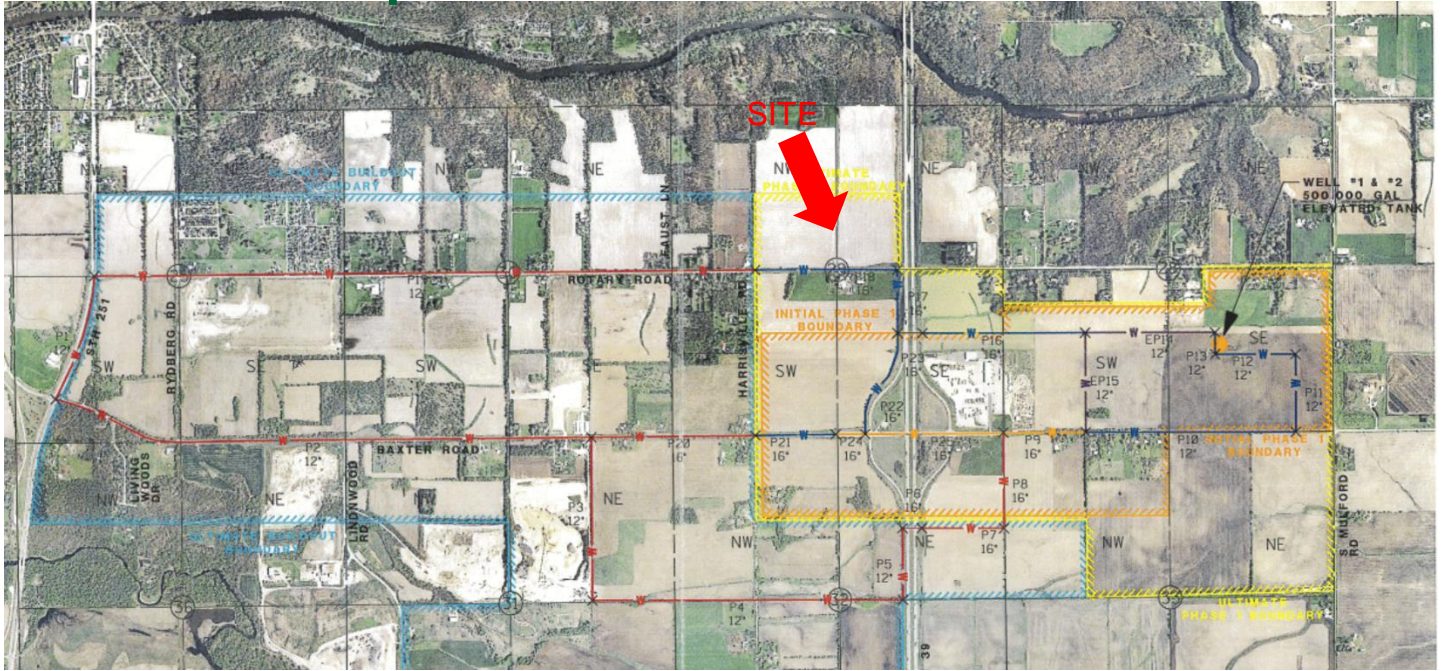


IDOT Traffic Map



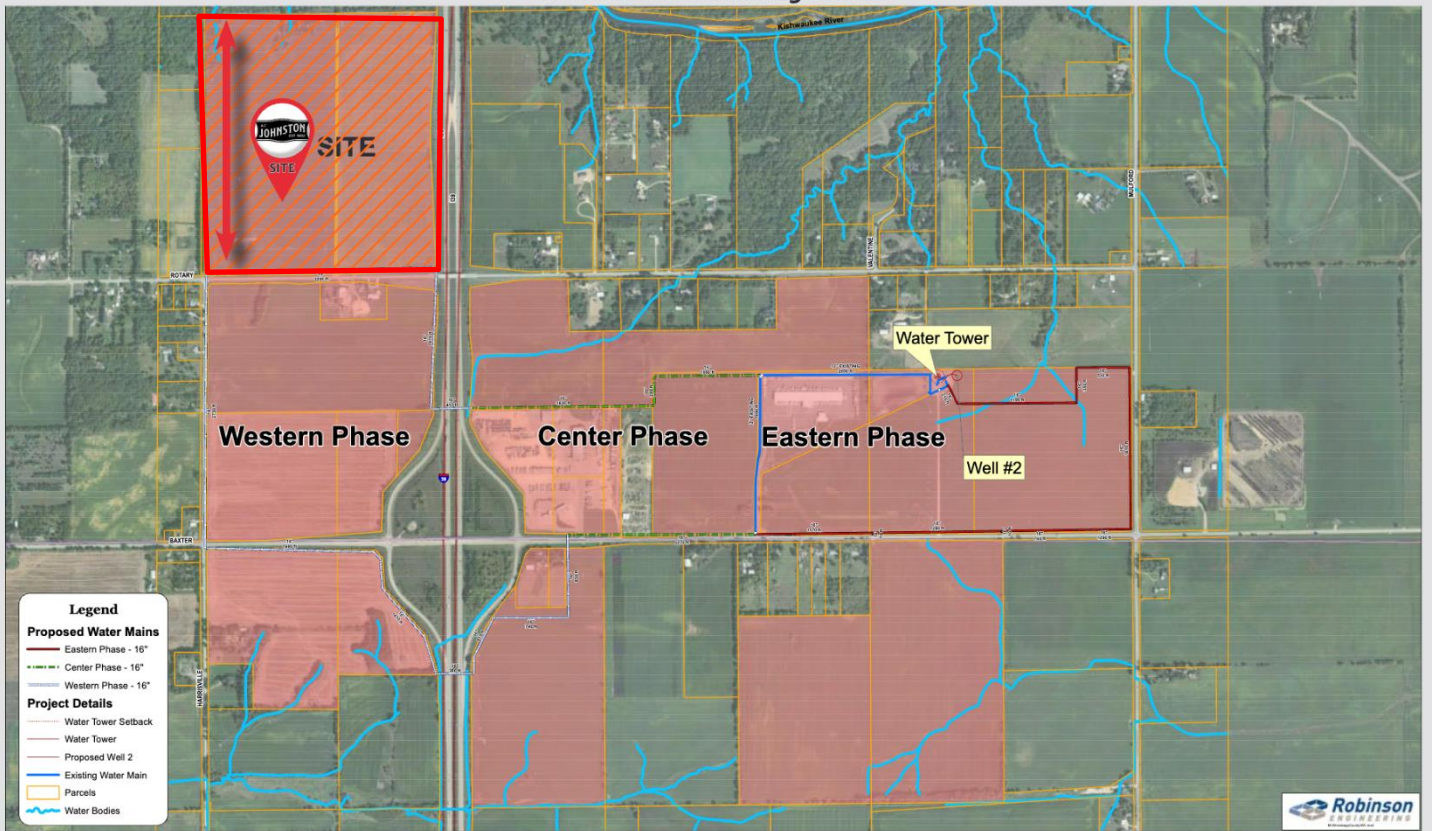
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Water Main Concept Plan



IRJL

Tax Increment Financing District



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About Flanagan Realty, LLC

Summary of Experience

Dan Flanagan, ALC is the owner and managing broker of Flanagan Realty, LLC. Dan is considered by many to be one of the foremost experts in land and commercial real estate brokerage, acquisition, disposition, consulting and valuation in the greater Chicago area. His extensive knowledge of land and commercial real estate bring tremendous value to anyone who is seeking to buy, sell or lease commercial or industrial real estate, land, or farms, or is otherwise facing challenges with land or commercial real estate.

Mr. Flanagan has actual, hands-on development experience in residential, commercial, industrial and special-use real estate. As a result, he is uniquely qualified to help with a wide range of real estate related issues and challenges.

The following is a brief overview of Dan's relevant experience and qualifications:

- ♦ Accredited Land Consultant designation from the National Association of Realtors, Realtors Land Institute. Recipients of this designation are considered the "Best of the Best" in the land business and must meet stringent education, experience, sales volume, and testing requirements.
- ♦ President - Illinois Chapter of the Realtors Land Institute.
- ♦ Board of Directors of the National Realtors Land Institute
- ♦ Former partner with a large Midwestern private equity real estate development firm.
- ♦ Sales volume well into the hundreds of millions, averaging in excess of \$25 million in sales annually.
- ♦ Frequent commentator on the Chicago real estate industry and market. Quoted in Chicago Tribune, Crain's Chicago Business News and Real Estate on Radio, WLS 890 AM.
- ♦ Masters in Public Administration from Northern Illinois University with a specialization in City Management and Environmental Planning.
- ♦ Extensive expertise in real estate valuation, including comparable sales analysis, income analysis, discounted cash flow analysis, market and absorption studies and other methods.
- ♦ Frequently contacted by area real estate appraisers to provide insight regarding land and commercial real estate markets and valuation.



ILLINOIS ASSOCIATION OF REALTORS NOTICE OF NO AGENCY RELATIONSHIP

Name of Broker Associate: Daniel Flanagan

Name of Brokerage Company Flanagan Realty, LLC

NOTICE OF NO AGENCY RELATIONSHIP

In regard to this property, Daniel Flanagan of Flanagan Realty, LLC has entered into an agreement with Seller to provide certain real estate brokerage services and represents the seller in this transaction and will not be acting as a dual agent or representative of the buyer unless specifically stated in writing.

THIS NOTICE OF NO AGENCY IS BEING PROVIDED AS REQUIRED BY STATE LAW.

Customer Signature

Print Customer's Name

Date



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