

10926 Southwest Highway

Palos Hills, IL 60465

Offering Memorandum



260,609+ Residents
Within a 5-Mile Consumer Base

±11,00 SF Building
on ±3.3 Acres of Land

±25,900 VPD
Located along SW Highway

Exclusively Listed By



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MATTHEWSTM

| Offering Summary

EXECUTIVE SUMMARY

Matthews™ is pleased to present the opportunity to acquire a highly visible 3.3-acre commercial property strategically located along Southwest Highway in a well-established trade area. The offering includes an approximately 11,000-square-foot building and will be delivered completely vacant at closing, providing investors, developers, and owner-users with maximum flexibility to execute their business plan.

Positioned with prominent frontage on Southwest Highway and offering convenient access to I-294, Illinois Route 83, U.S. Route 45, and 111th Street, the property benefits from excellent regional connectivity and strong visibility. The expansive land parcel presents a rare opportunity for redevelopment, expansion, outdoor storage, or continued commercial use, while the existing improvements provide immediate occupancy potential for a variety of users. With its strategic location, substantial acreage, and vacant possession, the property offers an attractive value-add opportunity with numerous possibilities for future use and long-term appreciation.

INVESTMENT HIGHLIGHTS

- Highly visible site featuring significant frontage on heavily traveled Southwest Highway
- Strategically located near I-294 for efficient access throughout the Chicago metro area
- Rare 3.3-acre offering with redevelopment, outdoor storage, or owner-user potential



Portfolio Map

Available Individually or as Part of a Portfolio

Google Earth



855 E Grand Ave

Chicago

5628 S Western Ave

5644 S Western Ave

5011 W 63rd St

7300 S Harlem Ave

7948 W 79th St

10058 S Roberts Rd

7825 W 95th St

10140 S Roberts Rd

10926 Southwest Highway

11264 Southwest Highway

7227 W 127th St

4 Athena Ct

9407-9411 Indianapolis Blvd

515 William R Latham Senior Dr

Financial Overview

Contact Broker

List Price

±11,117 SF

Building Size

±3.3 AC

Acreage

B2

Zoning



Property Summary

Address	10926 Southwest Highway
City	Palos Hills
State	Illinois
Zip Code	60465
County	Cook
Building SF	±11,117 SF
Acreage	±3.3 Acres
Zoning	B2
Parking Spaces	200





Subject Property

±3.30 AC

±25,900 VPD

7

Subject Property



Jewel-Osco

BURGER KING **planet fitness**

T&W Taubensee
Steel & Wire Company
±120 Employees

Chicago Ridge Mall

DICK'S **sears** **amc**
SPORTING GOODS HOME SERVICES

Burlington KOHL'S Michaels
AÉROPOSTALE HOLLISTER **OLD NAVY**
EXPRESS ALDO

H H Conrady Junior High
±1,047 Students

Hickory Hills Country Club
Golf Course

Walmart
Supercenter

Scenic Tree Apartments
±448 Units

Palos Hills Golf Course
Golf Course

THE HOME DEPOT **Marshalls**
five BELOW
LA FITNESS

Moraine Valley Community College
±21,500 Students

GT CENTRAL TRANSPORT
±5K Employees

Subject Property

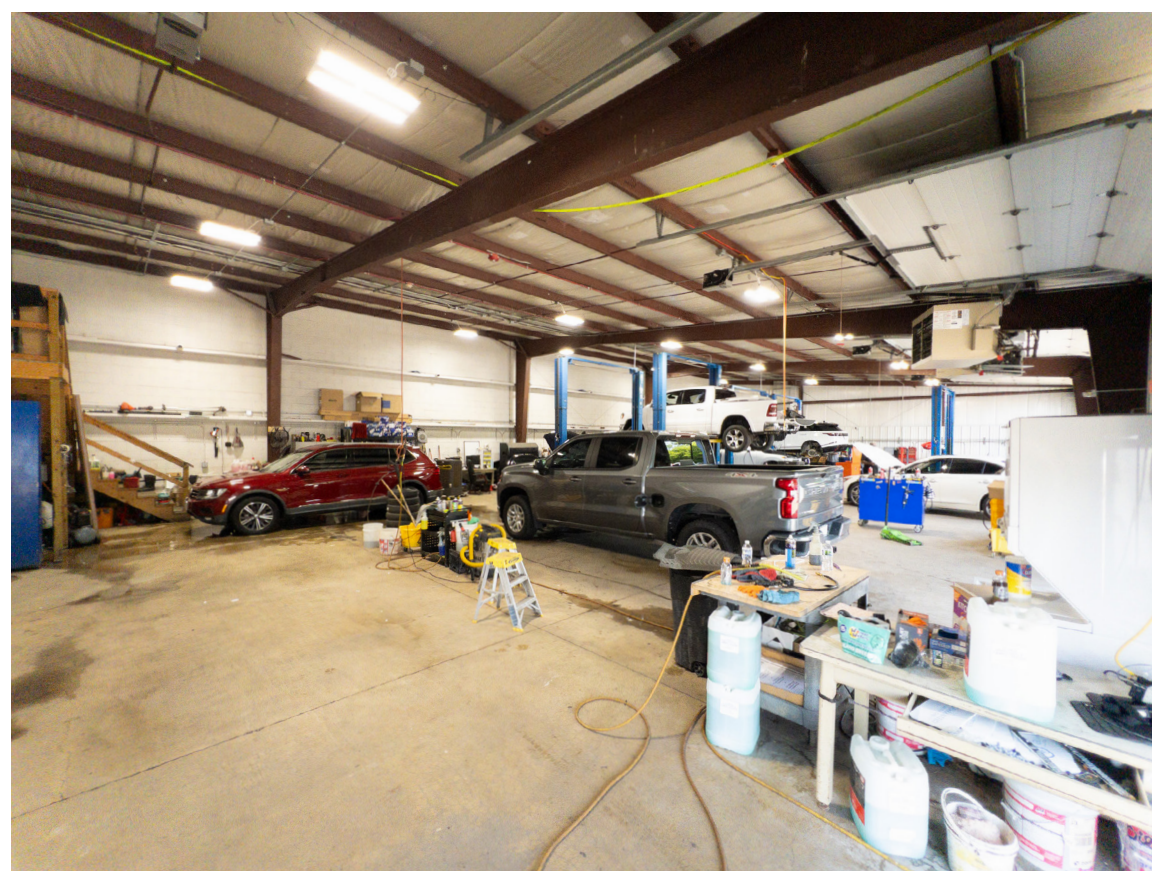
Amos Alonzo Stagg High
±2,560 Students

ACE Hardware
Walgreens

Water's Edge Golf Club
Golf Course

Google Earth

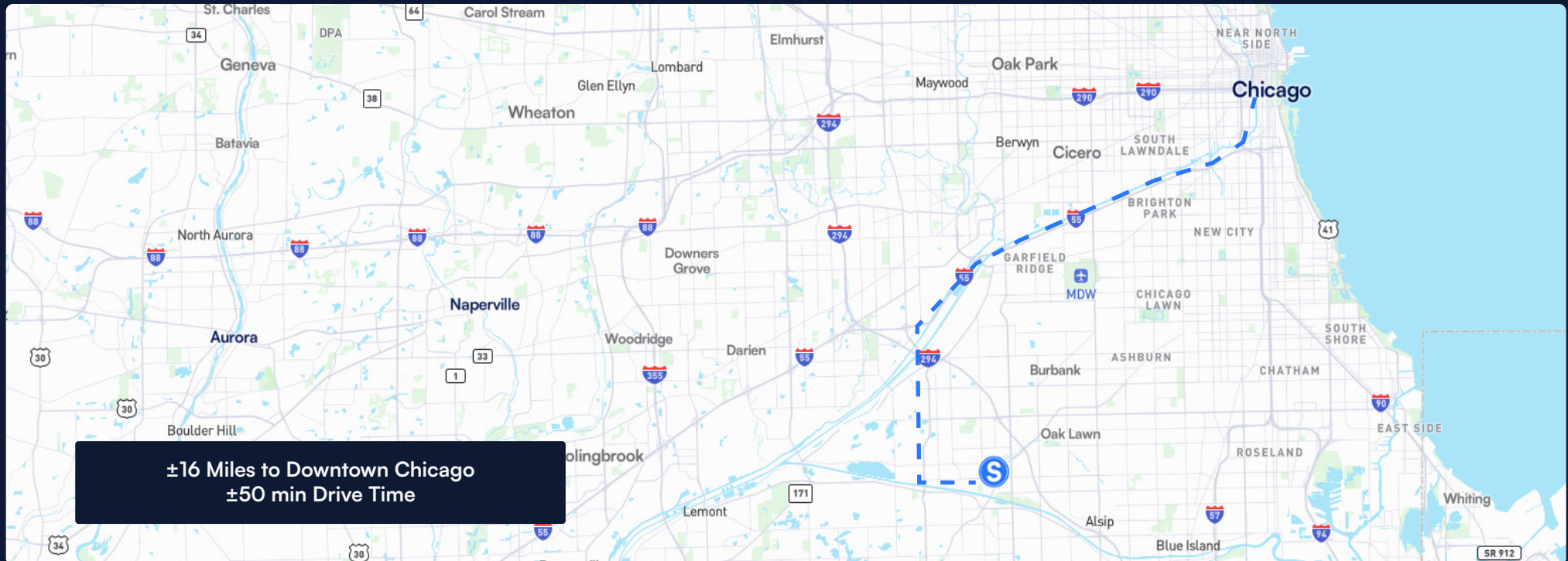




Market Overview

The surrounding trade area is characterized by a stable residential base with approximately 18,000 residents and 7,600+ households, supported by a median household income in the low-to-mid \$80,000s. The area features a balanced mix of homeowners and renters, with strong density and long-standing neighborhood stability driving consistent daytime and consumer traffic.

Population	3-Mile	5-Mile	10-Mile
2020 Population	98,233	252,863	1,231,782
2025 Population	99,808	260,609	1,222,623
2030 Population Projection	100,451	263,131	1,224,626
Households	3-Mile	5-Mile	10-Mile
2020 Households	37,545	96,023	443,280
2025 Households	37,706	98,126	437,448
2030 Household Projection	37,879	98,958	437,885
Income	3-Mile	5-Mile	10-Mile
Avg Household Income	\$99,793	\$101,246	\$102,835



Chicago, IL

Chicago is one of the nation's most important commercial real estate and logistics hubs, supported by a diversified economy spanning finance, manufacturing, healthcare, technology, and professional services. The metro sits at the center of the U.S. freight network, ranking as North America's largest rail hub and

benefiting from direct access to major interstate highways and inland waterways. O'Hare International Airport—ranked among the top five busiest airports in the world—anchors national distribution and corporate connectivity, sustaining long-term demand for industrial, logistics, and office assets.

Total Population

9,441,957

Annual Visitors

52 Million

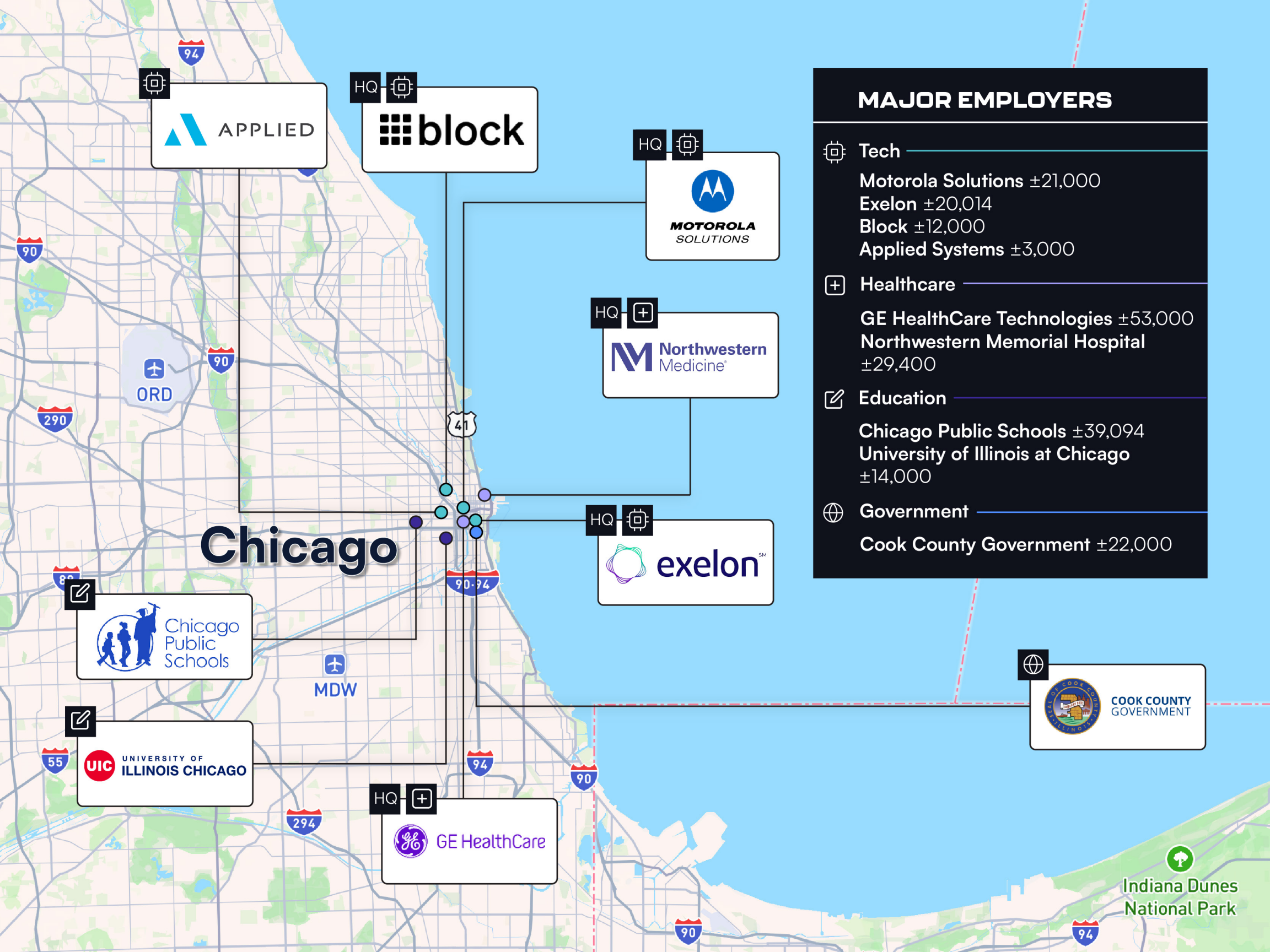
Tourism Economic Impact

\$20.6 Billion

GDP

\$894.9 Billion





APPLIED

block

MOTOROLA SOLUTIONS

Northwestern Medicine

exelon

Chicago Public Schools

UIC UNIVERSITY OF ILLINOIS CHICAGO

GE HealthCare

COOK COUNTY GOVERNMENT

MAJOR EMPLOYERS

- Tech**
 - Motorola Solutions ±21,000
 - Exelon ±20,014
 - Block ±12,000
 - Applied Systems ±3,000
- Healthcare**
 - GE HealthCare Technologies ±53,000
 - Northwestern Memorial Hospital ±29,400
- Education**
 - Chicago Public Schools ±39,094
 - University of Illinois at Chicago ±14,000
- Government**
 - Cook County Government ±22,000

Indiana Dunes National Park

Disclaimer & Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **10926 Southwest Highway, Palos Hills, IL 60465** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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