

Blackwing Meats & Old Mill Creek Store

19588 IL-173, Antioch, IL 60002

Business & Real Estate | Offering Memorandum



MATTHEWS™

Meat Processing & Distribution Facility
Opportunity

±23,100 SF
GLA

±45 Miles
From Chicago, IL

Exclusively Listed By



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MATTHEWS™

| Offering Summary

EXECUTIVE SUMMARY

Matthews™ is pleased to present the opportunity to acquire Blackwing Meats / Old Mill Creek Store, a ±23,100 square foot meat processing and distribution facility situated on approximately ±2.53 acres at 19588 IL-173 in Antioch, Illinois. Originally constructed in 1970, the property is being offered for sale together with the operating business at an asking price of \$5,500,000.

The property features 18' clear ceiling heights, 2 loading docks plus 1 drive-in door (8'w x 14'h), 440 power, and approximately 75 on-site parking spaces. Recent building improvements include water, gas, and electric lines all less than 10 years old, a new septic system, heated floors in the freezer and dock areas, and new windows, AC, and bathrooms. The facility's cold-chain infrastructure is a core asset: a primary freezer powered by 225 hp of compression supports up to 250 pallets of frozen product capacity, alongside a large cooler on a 5 hp compressor. A second freezer

for finished goods (2x 5 hp compressors) is in progress, and the buyer would source an offsite freezer as needed. This robust refrigeration capacity, combined with the building's functional layout, makes it well-suited for meat processing, cold storage, and vertically integrated food distribution operations.

Founded in 1990, Blackwing Meats began processing exotic proteins — ostrich, boar, venison, elk, and camel — in 1996/97 and has since grown into a full-line meat processor and distributor. Products move through Sysco and US Foods as distributors, as well as directly to hotels, golf courses, restaurants, and performance groups. The company also operates the Old Mill Creek Store as its consumer-facing retail brand and maintains a direct-to-consumer online channel serving more than 50,000 customers nationwide with an 86% reorder rate. A proprietary, non-allergenic, ostrich-based dog food line adds a differentiated product offering alongside the core meat business.



| Offering Highlights

INVESTMENT HIGHLIGHTS

- 18' Clear Ceiling Heights: Across a $\pm 23,100$ SF processing and distribution facility.
- Established Cold-Chain Infrastructure: Including a 225 hp primary freezer (250-pallet capacity) and a 5 hp cooler, with a second finished-goods freezer underway.
- Functional Loading: 2 loading docks plus 1 drive-in door supporting efficient inbound and outbound logistics.
- Recent Building Improvements: Water, gas, and electric lines under 10 years old, new septic system, heated freezer/dock floors, and new windows, AC, and bathrooms.
- Diversified Revenue Base: Spanning Sysco/US Foods distribution, direct food-service sales, retail, and a 50,000+ customer e-commerce channel with an 86% reorder rate.
- Vertically Integrated Operations: From processing through wholesale, retail, and direct-to-consumer channels.
- Differentiated Product Offering: Proprietary ostrich-based non-allergenic dog food product line.
- Ample On-Site Parking & Expansion Potential: ± 75 parking spaces on a 2.53-acre site (possibly up to 3.5 acres), with room for future growth.

FINANCIAL SUMMARY

- Asking Price: ~\$5,500,000 for the real estate and operating business; formal appraisal pending.
- Trailing Annual Revenue: ~\$7,000,000, with prior-year output reaching as high as \$11,000,000 under the current owner's full workload.
- 2026 Projected Revenue: \$8,000,000—\$8,500,000 (approximately \$7,000,000 from wholesale/distribution plus ~\$1,000,000 from the retail store).
- Distribution Channels: Sysco, US Foods, direct food-service accounts, retail, and e-commerce (50,000+ customers, 86% reorder rate).
- Transaction Structure: Sale of real estate and operating business as owner transitions into retirement.



Financial Overview

\$5,500,000

List Price

±23,100

Total GLA

±2.53 AC

Lot Size

\$7,000,000

Trailing Annual Revenue



Property Summary

Address	19588 IL-173
Property Type	Food Processing / Industrial
Building Size	23,100 SF
Lot Size	2.53 Acres
Year Built	1970
Ceiling Height	18' Clear
Loading	2 Docks + 1 Drive-In
Power	440
Parking	~75 Spaces
Tenancy / Use	Owner-Operated
Offering	Real Estate + Business



Kenosha



45

41

31

75th St ± 22,000 VPD

± 104,000 VPD

± 30,000 VPD

± 7,000 VPD

Rosecrans Rd ± 15,700 VPD

173

173

173

45

41

31

HARIBO
Haribo of America
Distributor | ±650 Employees

Smurfit Westrock
Smurfit Westrock
Manufacturer | ±200 Employees

meijer
Meijer
Distributor | ±320 Employees

sc Johnson
SC Johnson
Distributor | ±300 Employees

THE visual pak™ companies
Visual Pak
Distributor | ±500 Employees

ULINE
SHIPPING SUPPLY SPECIALISTS
Uline
Distributor | ±3,000 Employees

LakeView Corporate Park
Rehrig Pacific Company
niagara
GEODIS
NOSCO
Southwire
RUST-OLEUM

Walmart
MENARDS
O'Reilly
MURPHY
AUTO PARTS
USA

handi-foil
Handi-Foil
Manufacturer | ±840 Employees

Subject Property

BALANCED ENVIRONMENTS

MILL CREEK
PACKAGING PRODUCTS
CUSTOM CRATES & PACKAGING

U-HAUL

Walmart
Supercenter

ALDI

bp

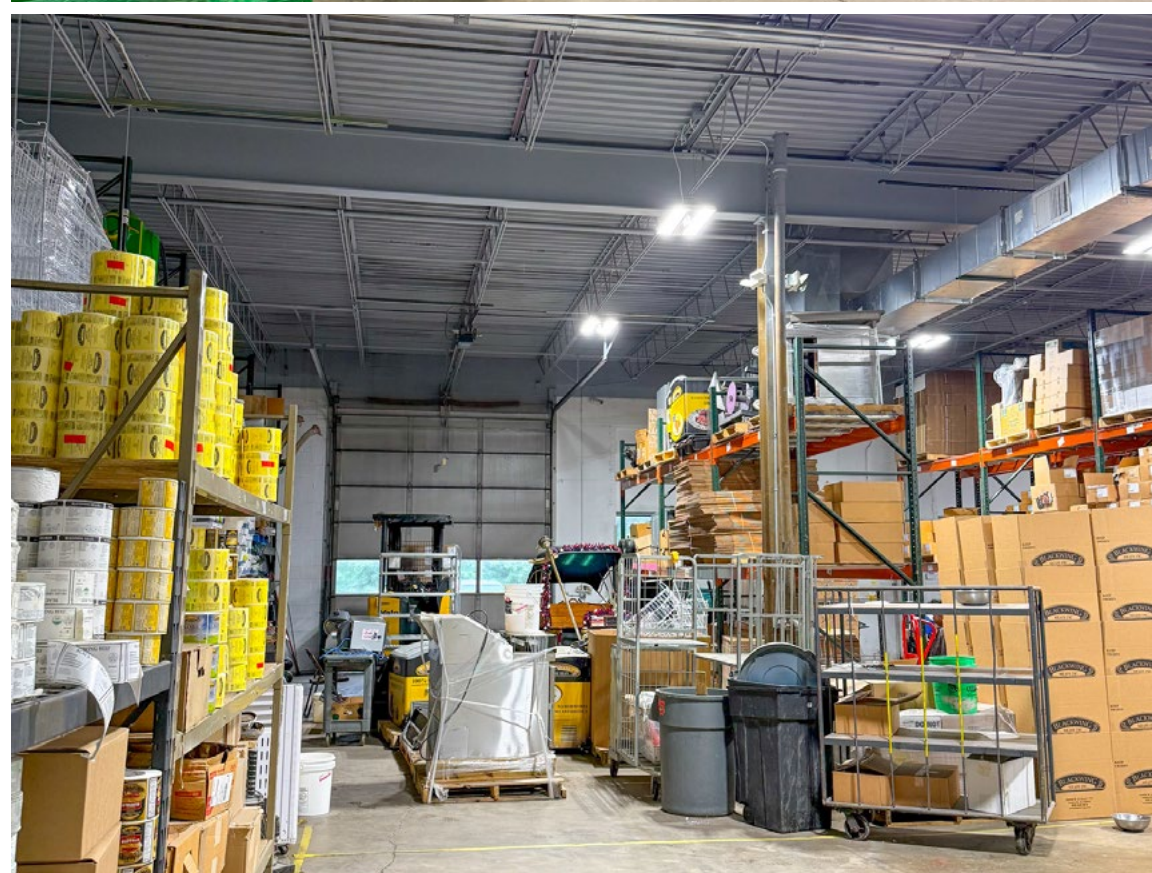
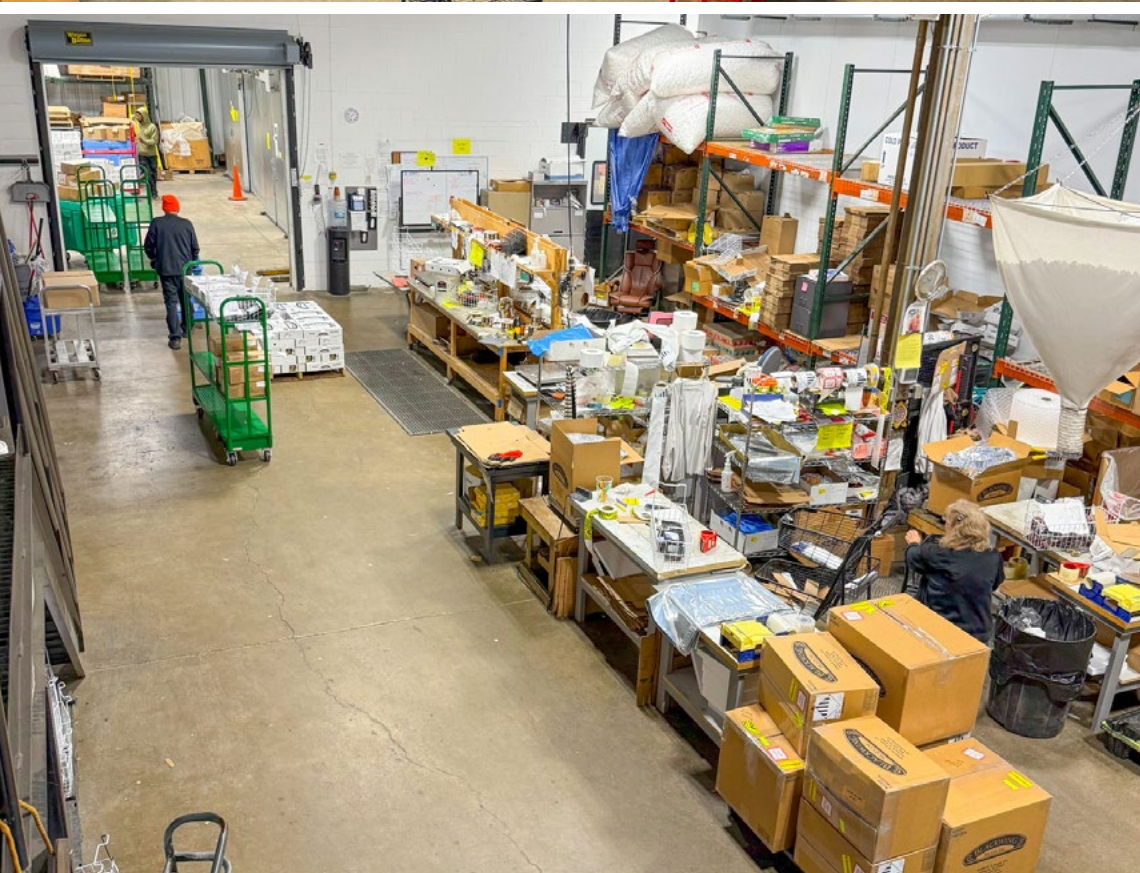
FISCHER | GOODNESS WITHIN
PAPER PRODUCTS
Fisher Paper Products
Manufacturer | ±200 Employees

FedEx
Freight

Interior Photos



Interior Photos



Antioch, IL

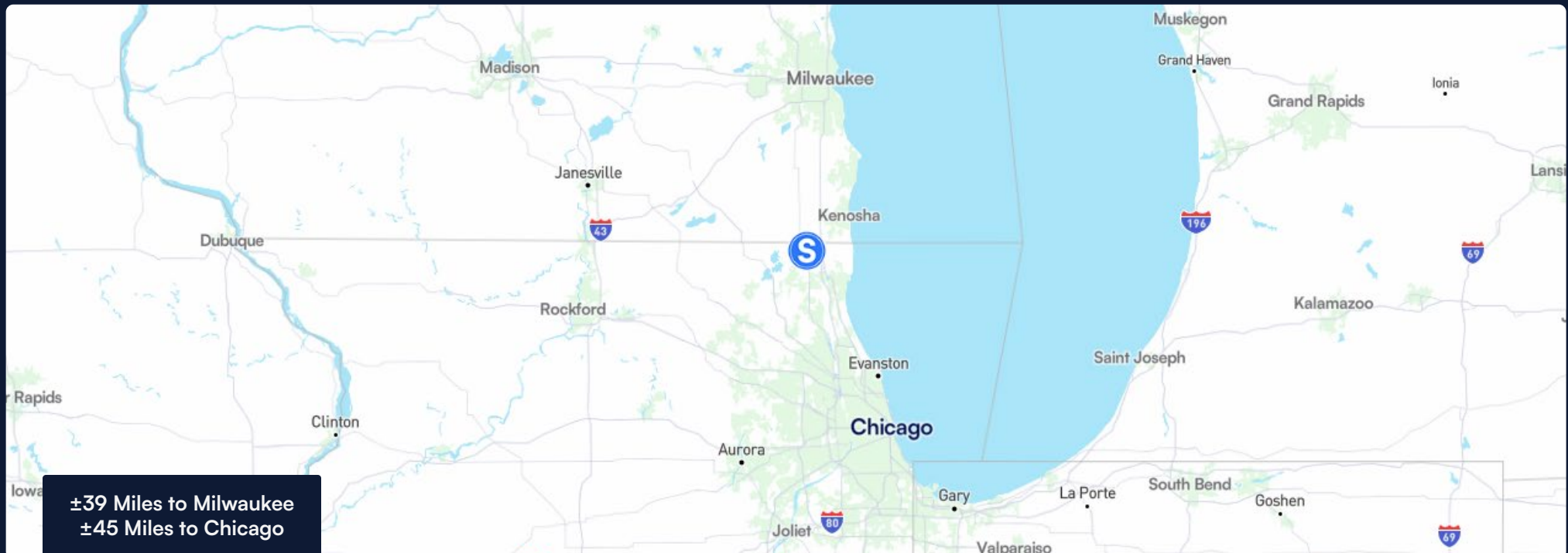
Market Overview

Antioch is strategically located in northern Lake County near the Illinois—Wisconsin border, providing access to both the Chicago and Milwaukee markets. Illinois Route 173, U.S. Route 45, and nearby Interstate 94 support regional distribution and industrial activity, while Route 173 serves as a primary retail corridor with shopping, dining, and services.

The village has an established industrial base centered around key transportation corridors and the Antioch Business Park, which is approved for approximately 2 million square feet of development. Antioch's location provides access to the broader northern Illinois and southeastern Wisconsin workforce and customer base. Continued commercial and industrial development supports the village's role as a regional employment and business center.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
2020 Population	10,320	43,407	328,721
2025 Population	10,742	44,378	331,497
2030 Population Projection	10,917	44,920	334,366
Households	3-Mile	5-Mile	10-Mile
2020 Households	3,475	16,117	120,788
2025 Households	3,605	16,410	121,634
2030 Household Projection	3,661	16,599	122,678
Income	3-Mile	5-Mile	10-Mile
Avg Household Income	\$166,318	\$135,356	\$119,720



Milwaukee, WI

The Milwaukee—Waukesha—West Allis MSA is home to approximately 1.57 million residents, making it a major metropolitan region in the Midwest. Anchored by the City of Milwaukee along Lake Michigan, the metro includes surrounding counties that add strong suburban and commercial growth to the region. Its central location between Chicago and Madison supports regional connectivity and positions the area as an important business and transportation hub.

The metro economy is diverse and stable, led by advanced manufacturing, healthcare, financial services, logistics, and technology. Major employers such as Northwestern Mutual, Aurora Health Care, Froedtert Health, Rockwell Automation, and Harley-Davidson drive regional employment. With household incomes above the national average and a competitive cost of living, the Milwaukee MSA offers attainable housing, a strong workforce, and continued investment that supports long-term economic growth.

1,570,000+

Total Population

793,000+

Employed Population

600,000+

of Households



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





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



COOK COUNTY
GOVERNMENT



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 **19588 IL-173, Antioch, IL 60002** ("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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