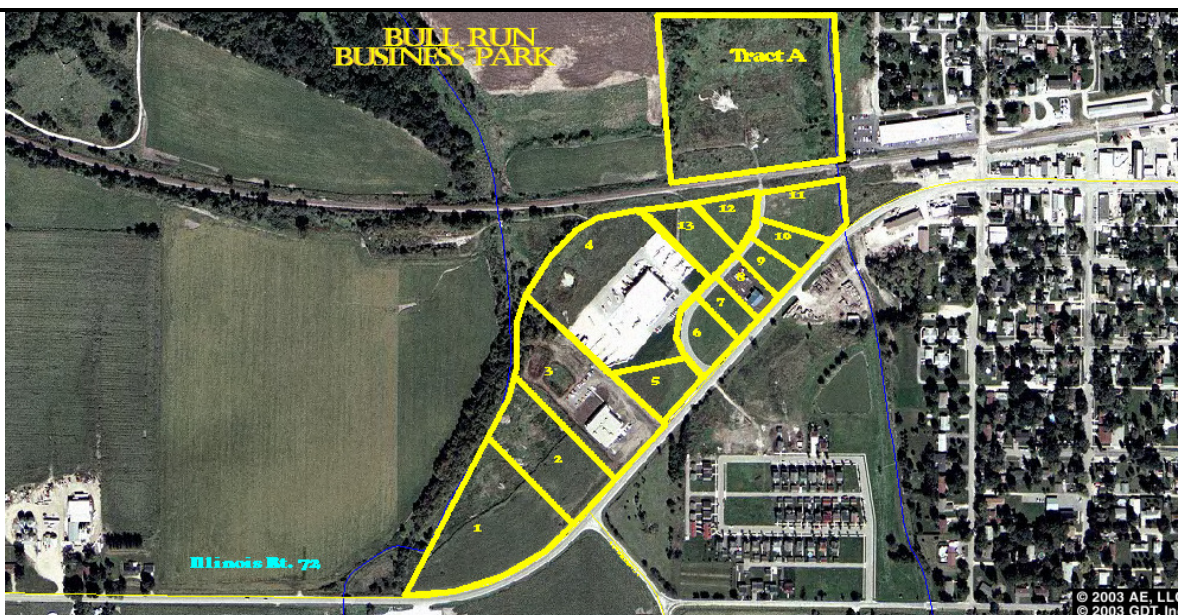


Bull Run

Business Park

Kirkland, Illinois



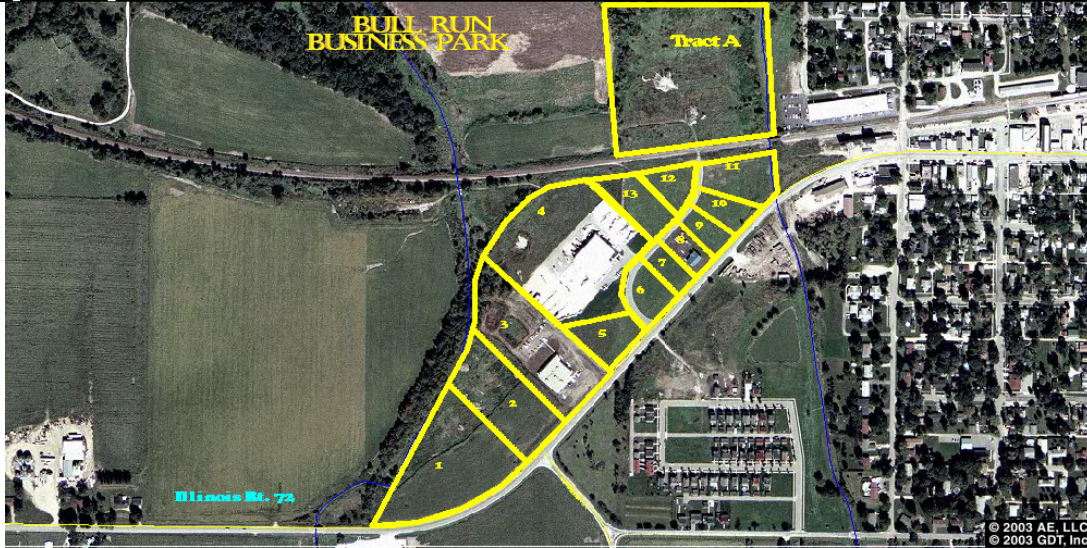
Phone
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(815) 748-3028

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Address
126 S. Fourth St., Ste. A DeKalb, IL 60115

Property



Location Description:

Located on State Route 72 and Newly Built Brennan Drive. This Northern Illinois location is 25 miles south of Rockford, 16 miles northwest of DeKalb-Sycamore and 56 miles southeast of O'Hare.

Development Features:

Lots off of Brennan Drive are fully buildable with minimum setback requirements. No detention is required. Brennan Drive is an 80,000 lb. weight-rated road for semi access and turning radius for maneuverability and for ease in shipping and receiving. The larger parcels will require on-site detention. Curb and gutter improvements are currently in place.

Site:

60 acre site located in Kirkland, Illinois; improved and subdivided into fourteen (14) commercial and industrial lots in 1999.

Interstate Access:

- Direct access to I-39 – North/South travel (10 minutes)
- Approximately 20 Minutes to I-88 – Southern East/West travel
- Approximately 20 Minutes to I-90 – Northern East/West travel
- Located on Illinois State Route 72, direct access to Illinois Routes 23, 64, 38, 2 and 20

Zoning:

- Lots 1, 2, 3, 4, 11, 12, 13 and Tract "A" are zoned M-1 General Manufacturing (See permitted uses)
- Lots 5, 6, 7, 8, 9 and 10 are zoned Commercial (Retail, office, service use)

Utilities (Fully Improved):

- Water – Village of Kirkland
- Sanitary – Village of Kirkland
- Gas – Northern Illinois Gas
- Telephone - Verizon
- Storm – Village of Kirkland
- Electric – Commonwealth Edison
- Cable – Media Com

Lot Size:

Lot sizes range between ½ acre to 12 ½ acres (see enclosed site plan). Lots may be combined for preferred sizing.

Rail:

I & M Rail Link, serving Illinois, Iowa, Minnesota, Wisconsin and Missouri.

Business Relocation Incentives/TIF:

Bull Run Business park is located in a Tax Increment Financing (TIF) district. The State of Illinois offers a wide range of incentive programs for businesses relocating into Illinois. For further information, please call the Illinois Department of Commerce and Community Affairs at (800)252-2923.

Property Tax:

Real Estate in DeKalb is assessed at 33% of market value. The taxing rate is \$7.941 per \$100.00 of assessed valuation.

Demographics			
Population	1-mi.	3-mi.	5-mi.
Total Employees	29	381	1,087
Total Establishments	3	48	128
2003 Total Population	30	1,750	2,972
2003 Total Households	12	646	1,068
Population Change 1990-2003	3	217	459
Household Change 1990-2003	1	61	155
% Population Change 1990-2003	11.11%	14.16%	18.27%
% Household Change 1990-2003	9.09%	10.43%	16.98%
Population Change 2000-2003	n/a	33	75
Household Change 2000-2003	n/a	10	24
% Population Change 2000-2003	0.00%	1.92%	2.59%
% Households Change 2000-2003	0.00%	1.57%	2.30%
Income	1-mi.	3-mi.	5-mi.
2003 Median Household Income	\$54,999	\$57,865	\$60,110
Housing	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	12	656	1,078
2000 Occupied Housing Units	12	639	1,046
2000 Owner Occupied Housing Units	9	509	831
2000 Renter Occupied Housing Units	2	130	216
2000 Vacant Housing Units	n/a	17	32
% 2000 Occupied Housing Units	100.00%	97.41%	97.03%
% 2000 Owner Occupied Housing Units	81.82%	77.59%	77.02%
% 2000 Renter Occupied Housing Units	18.18%	19.82%	20.02%
% 2000 Vacant Housing Units	0.00%	2.59%	2.97%

- The adjacent Villages of Kingston and Genoa have a current combined population in excess of 4,500.
- DeKalb County Labor Force is currently in excess of 48,000, and comprised of 7% union employees
- Twenty-minute proximity population in excess of 250,000

Lot Pricing

PLAT ONE:	Acreage:	Price:
Lot 1	6.537	SOLD
Lot 2	3.515	Sold
Lot 3	SOLD	SOLD
PLAT TWO:	Acreage:	Price:
Lot 4	SOLD	SOLD
Lot 5	1.514	\$ 175,856.35
Lot 6	.777	\$ 96,732.54
Lot 7	.505	\$ 59,990.18
Lot 8	SOLD	SOLD
Lot 9	.505	\$ 64,861.07
Lot 10	.707	\$ 69,055.37
Lot 11	1.972	\$ 104,111.67
Lot 12	1.541	\$ 96,385.82
Lot 13	1.294	\$ 105,894.67
OUTLOT:		
TRACT	12.863	\$450,205.00

Contacts

Real Estate Broker: Michael Carpenter Carpenter Commercial Real Estate & Development, Inc. 126 S. Fourth St., Ste. A DeKalb, IL 60115 815-540-5101	Village of Kirkland TIF Attorney: Thomas N. Jacobs and Associates 1701 Clearwater Ave. Bloomington, IL 61704 309-664-7777
Developer: Phillip J. Pearson Vintage Properties P.O. Box 129 DeKalb, Illinois 60115 815-757-3833	Project Engineer: Sonneson and Associates Loves Park, Illinois 815-654-1840
Land Surveyor: Sonneson and Associates Loves Park, Illinois 815-654-1840	Village Clerk: Kay McNeal 511 W. Main St. Kirkland, IL 60146 815-522-6179
Code Enforcement: ICCI 1608 Hemstock Ave. Wheaton, IL 60187 630-462-1111	Village President: Michael Becker 511 W. Main St. Kirkland, IL 60146 815-522-7744
Marketing - Internet: <ul style="list-style-type: none"> • WWW.NIHOMES.COM • WWW.LOOPNet.COM • WWW.CCIMNet.COM • WWW.COSTAR.COM 	Zoning Administrator: ICCI 1608 Hemstock Ave. Wheaton, IL 60187 630-462-1111 (Phone) 630-356-2110 (Pager)