## **Property Details**

CONTROL: Exclusive VALUE: \$4,262,520

LOAN: \$0

EQUITY: \$4,262,520

TITLE: 906 & 908 Cottage Investment/Development Opportunity

TYPE: Land

Investment or development opportunity for 14.1 AC at a new interchange on I-55 and Rt 59 in Shorewood, IL. Have interest from a Hilton's Garden

HAVE: Inn and travel center. Site plan will include restaurant pad, retail center

and a pad for a QSR.

WEBSITE URL: https://catoncommercial.com/inventory/?propertyId=Light-Industrial-Land

ADDRESS: 906 & 908 Cottage St, Shorewood, Illinois

BENEFITS TO NEW Develop land at a new interchange, half a mile from new Holiday Casino. In

OWNER: a TIFF zone and the city will allow gaming on site. Other tax incentives

available for other users.

GROSS SCHEDULED INCOME: \$0 Projected

VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$0
NOI: \$0
DEBT SERVICE: \$0
CASH FLOW: \$0
CAP RATE: \$0

BENEFITS Investor/developer/JV partner to develop the 14.1 AC site at new

SOUGHT: interchange.

The property is owned by the Village of Shorewood and a private owner.

MOTIVATION: Private owner is retiring and wants to divest and it is excess property for

the city that wants to see it developed.

Have local GC that is developing site plan and looking for IV Partner and

REMARKS: investors. Also looking for any potential users that brokers may have a

relationship with that will go on the site.

**OWNER:** 

COUNSELOR: William Caton Phone: 815-370-1236

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