



± 37 ACRE PROPERTY LOCATED ON THE SHORES OF LAKE MICHIGAN
EAST AND WEST OF PATTEN ROAD
HIGHLAND PARK AND HIGHWOOD, ILLINOIS

TABLE OF CONTENTS

Executive Summary	3
The Offering.....	4
ALTA/ACSM Land Title Survey	5
Existing Utility Conditions	6
Area Location Map.....	7
Chicagoland Location Map	8
Aerial Photograph.....	9
Market Overview	10
Area Highlights.....	11
Highland Park	12
Highwood	13
Fort Sheridan.....	14
Demographic Snapshot.....	15
The Property	16
Aerial Location Aerials.....	17-18
Exhibits	19
Concept Plan.....	20
Traditional Single Family.....	21
Neotraditional Single Family.....	22
Traditional Single Family.....	23
Appendix	24
Exclusive Agents.....	25





Executive Summary

The Offering
ALTA/ACSM Land Title Survey
Existing Utility Conditions
Chicagoland Location Map
Aerial Photograph

EXECUTIVE SUMMARY

The Offering

CBRE is pleased to offer the exclusive agency for a +37 acre property formerly used as military housing located just south of Fort Sheridan, east and west of Patten Road in the Highland Park and Highwood planning areas.

Offering an unprecedented 1,100 feet of frontage on Lake Michigan, this property boasts plenty of natural beauty and is located amidst some of the most affluent cities in the Midwest including Lake Forest and Highland Park.

This rare parcel is beautifully treed with fantastic Lake Michigan views, which lends itself to a number of uses including residential development, hotel and resort development, a senior focused development or an exclusive private residence.

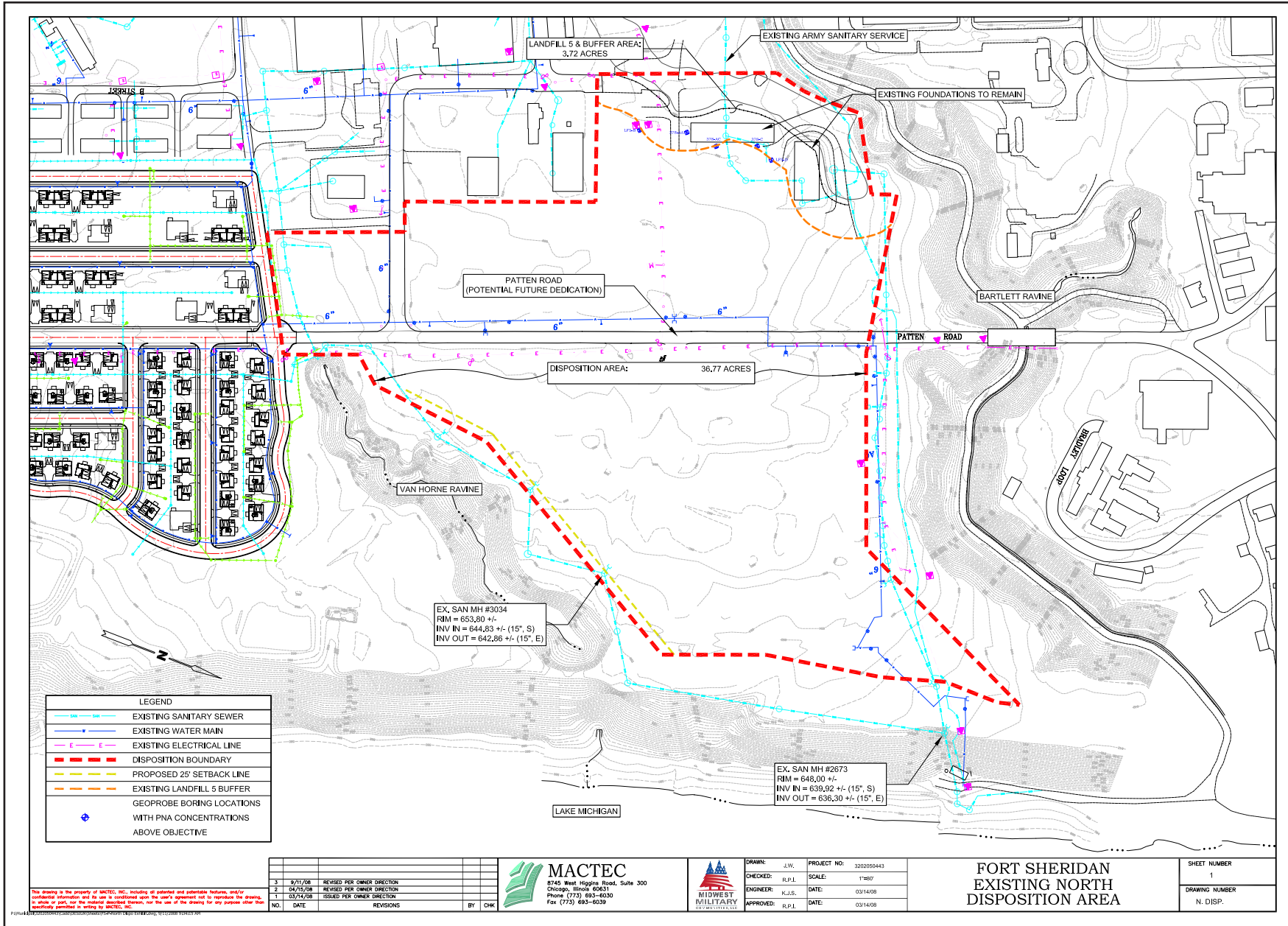
Acres, Price, Use, Utilities

ACRES	±37 Acres
OFFERING PRICE	\$25,000,000
PROPERTY USE	Residential and Commercial Development
UTILITIES	Sewer, water & all utilities to site



EXECUTIVE SUMMARY

Existing Utility Conditions



This drawing is the property of MACTEC, INC. It contains all intellectual and proprietary features, and its use is restricted to the user's agreement not to reproduce the drawing, to make or part use the material described herein, nor the use of the drawing for any purpose other than specifically permitted in writing by MACTEC, INC.

NO.	DATE	REVISIONS	BY	CHK
3	07/17/08	REVISED PER OWNER DIRECTION		
2	04/25/08	REVISED PER OWNER DIRECTION		
1	03/14/08	ISSUED PER OWNER DIRECTION		

MACTEC
8745 West Higgins Road, Suite 300
Chicago, Illinois 60631
Phone (773) 693-6030
Fax (773) 693-6039



DRAWN: J.W.	PROJECT NO.: 3020050443
CHECKED: R.P.L.	SCALE: 1"=50'
ENGINEER: K.J.S.	DATE: 03/14/08
APPROVED: R.P.L.	DATE: 03/14/08

**FORT SHERIDAN
EXISTING NORTH
DISPOSITION AREA**

SHEET NUMBER 1
DRAWING NUMBER N. DISP.

HIGHLAND PARK AND HIGHWOOD - ±37 ACRES | Aerial Photograph



This map contains information from sources we believe to be reliable, but we make no representation, warranty or guaranty of its accuracy. This map is published for the use of CBRE and its clients only. Redistribution in whole or part to any third party without the prior written consent of CBRE is strictly prohibited. © 2011 CB Richard Ellis, All Rights Reserved. Sources: CBRE Mapping Services; Claritas, Inc./GDT, Inc.

CBRE



Market Overview

- Area Highlights
- Highland Park
- Highwood
- Fort Sheridan
- Demographics

MARKET OVERVIEW

Area Highlights

- Highland Park and Highwood have multiple attractions including downtown shopping and entertainment districts.
- Ravinia Festival, summer home of Chicago Symphony Orchestra.
- Multiple art and seasonal festivals.
- Evening Gourmet Farmers Markets hosted in downtown Highwood weekly in the summer.
- Home of Midwest Young Artists a renowned not-for-profit music school.
- Numerous homes designed by prominent architects including Frank Lloyd Wright, Howard Van Doren Shaw, David Adler, John S. Van Bergen and Robert E. Seyfarth to name a few, as well as several parks designed by acclaimed Landscape Architect Jens Jenson.
- Property is within short and convenient walking distance to multiple Metra Stations.
- Property is served by award winning North Shore School Districts 112 and Township High School District 113.
- Sewer, water and all utilities stubbed to site.
- Close proximity to acclaimed restaurants, shopping, and numerous recreational and cultural facilities.
- Convenient Access to Interstate Highways and Rail Transportation.
- An abundance of recreational amenities, together with neighborhood parks, walking and biking trails, work to create a village-wide sense of community.



Attribution: Krystyna Cygielska <http://en.wikipedia.org/wiki/File>

MARKET OVERVIEW

City of Highland Park

Highland Park is geographically situated along five miles of beautiful Lake Michigan shoreline, just 26 miles north of downtown Chicago. Highland Park is a vigorous community that offers an unusual wealth of beautiful parks, recreation facilities, and individual centers for youth and seniors. Its lovely homes range in style from Frank Lloyd Wright to classic Victorian.

A richness of history and culture come together in Highland Park's internationally acclaimed Ravinia Festival, where the world's great artists of music, dance, and theater perform each summer.

Nationally and regionally honored schools and an impressive library offering more than 190,000 volumes and 14,000 audiovisual materials provide residents quality educational and cultural resources. Churches and synagogues represent major religious denominations. Expert medical care is available at the 325-bed Highland Park Hospital. The downtown business district, a focal point for shoppers, has won many awards for its creative design. Two additional shopping areas and various convenience outlets serve the city's shopping needs.

This All America City has received two national volunteerism awards, earned a Presidential award for excellence in education, has twenty-seven times been cited as a Tree City, USA, and has received gold medals for its Park District. An atmosphere of community pride is created by involved residents. The Park District of Highland Park maintains about 600 acres of parklands, including three parks located on

Lake Michigan. The community enjoys an indoor ice rink facility, many excellent tennis courts, and racquet ball courts, as well as the beautiful 96 acre Heller Nature Preserve.

Orientation

There is a strong and positive relationship of house to street. Builders have been encouraged to build to the street setback line and orient front doors toward the street to enclose the street space and encourage pedestrian street activity. Garages have been rear-loaded, side-loaded or setback so garage doors are less visible.

Park District

The Park District of Highland Park, founded in 1909, operates and manages over 650 acres of land in 44 park areas, and offers approximately 3,000 recreation and seasonal programs. Facilities include an indoor ice arena, tennis and racquetball complex, two recreation centers, a nature center, an 18-hole golf course, driving range, adventure golf, aqua park, indoor pool, beaches, boat launch ramp and yacht club on Lake Michigan.

Area Entertainment

Highland Park is home to the Ravinia Festival, which has been attracting music lovers since 1899. More than 500,000 people attend the festival's summer programs, running from early May until late September each year.

Information obtained from the City of Highland Park Website: <http://www.cityhpil.com/>



Attribution: Jeremy Atherton
<http://commons.wikimedia.org/wiki/>

MARKET OVERVIEW

City of Highwood

The population of Highwood was reported to be 4,143 according to the 2000 Census, with a median household income of \$42,993. Of all of the North Shore lake front communities, Highwood has consistently offered a lower priced housing stock than its neighbors, although that has rapidly changed with the redevelopment of Fort Sheridan. Currently, its housing prices are on the rise, boosted by the 550 unit new residential units developed in Fort Sheridan, which is partially located in Highland Park and partially located in Highwood.

Highwood has long been known for its excellent and abundant supply of restaurants. While its retail amenities are more modest, its restaurants are widely acclaimed and draw a large clientele from the surrounding area. Many of these restaurants consistently make the lists of the best restaurants in Chicago, including Carlos' and Gabriel's. Recent improvements to the streetscape in the retail district included burying power lines, new brick pavers and street lighting, landscaping, and new building façade renovations.

The central business district of Highland Park is situated approximately 1.5 miles south of Highwood's business district, and also provides neighborhood shopping amenities for Highwood's residents. Highland Park's central business district was expanded within the past 5 to 10 years with the development of Port Clinton and more recently, Renaissance Place, which features a Saks Fifth Avenue, major national retailers, restaurants, a movie theater, and luxury rental apartments. This is a dynamic and vibrant retail location, and has been a major asset to the residents of the North Shore.

Also adding to the location's appeal is the Openlands' Fort Sheridan Lakefront Preserve, which has been dedicated to restoring the bluffs and ravines along Fort Sheridan's shoreline. This organization has protected the open areas within Fort Sheridan, and ensured the public can enjoy this environmentally rich area along Lake Michigan.

Education

North Shore Elementary School District #112, which includes Oak Terrace Elementary School, Elm Place Middle School, Edgewood Middle School and Northwood Junior High School, serves Highwood. Highland Park High School offers secondary education to Highwood residents. One parochial school is also located within the city.

Highwood/Highland Park provides excellent academic options for its residents. The percentage of residents with a bachelor's degree or higher are significantly higher than the Illinois state average. There are numerous opportunities for higher education within a twenty-mile radius of Highwood including the following four-year institutions: Lake Forest College, Northwestern University, Northeastern Illinois University and Trinity International University. College of Lake County is a community college that offers a two-year program.

Transportation

Residents of Highwood have access to the Chicago Loop (27 miles), O'Hare Airport (20 miles) and other suburban sites via Metra's Chicago & North Western/North Line commuter trains and Pace bus service.

Metra commuter trains run from Kenosha, Wisconsin to Chicago, Illinois over twenty times a day with nearby train stations located in Highwood, Fort Sheridan and Highland Park. The express train from Highwood to Chicago takes only thirty minutes. Highwood is easily accessible via IL Route 22, IL Route 131 and U.S. Route 41.

Recreation

Highwood benefits from its close proximity to many recreational and cultural facilities. With over five miles of Lake Michigan shoreline, Highwood's neighbor, Highland Park has three parks located along Lake Michigan. During the summer months, the North Shore becomes a midwestern recreational hub. The public beaches are open from Memorial Day to Labor Day and are carefully maintained. Water-lovers of all ages enjoy volleyball, windsurfing, swimming, sunbathing, beachfront bonfires or just relaxing at the beaches.

Highwood is home to a variety of festivals including the Evening Gourmet Farmers Market, the new North Shore Flea Market and Garlic Festival in the summer and the annual Record Breaking Pumpkin Fest, and Highwood for the Holidays in the fall and winter months.

Within walking distance to the property is the Midwest Young Artists (MYA), a not-for-profit music school. Founded sixteen years ago, this institution has become well known among professional musicians and educators as a place for students to study with master teachers, and compete in world class competitions.

MARKET OVERVIEW

Fort Sheridan

Fort Sheridan was developed in the late 1880s as a military installation by the U.S. Army. Parts of Fort Sheridan were designated a National Historic Landmark District by the National Park Service in 1984. Ninety-four structures are included as contributing buildings within the Historic District, with 66 of the buildings designed by Holabird & Roche in the late 1880s and early 1890s. They include officers' quarters, barracks, stables, a drill hall, and other service and institutional buildings, including the tall water tower that dominates the Fort.

Fort Sheridan was selected for closure in 1988 and officially ceased operations as a U.S. Army installation on May 28, 1993. Of the 714 acres at the base, the U.S. Army has retained two parcels of 114 acres, which continue to serve Army Reserve missions. The Navy purchased 185 acres from the Army for use as military housing and office functions. 415 acres remained as surplus property for disposal by the Army. 230 of the 415 acres comprise the National Historic Landmark District and the remainder is open space.

Redevelopment

The redevelopment of Fort Sheridan began in the late 1990s, with approximately 550 residential units developed on the site. This includes a mix of new construction single-family homes, new construction townhomes, a luxury new construction mid-rise condominium building, adaptive reuse condominiums, and restored officer mansions. The single-family homes generally range from the high \$500,000s to over \$1 million.

When the redevelopment of the Fort was planned, the various government agencies and private developers involved established certain standards and guidelines for the exterior preservation and restoration of nearly all of the Fort's military homes and barracks. This agreement required adherence to strict design guidelines for the construction of new homes, plus preservation of trees and vegetation. The redevelopment of Fort Sheridan has been completed, with the exception of a few small adaptive reuse buildings, which were sold to individual developers and are currently undergoing renovation.

With the dramatic transformation of Fort Sheridan, property values have continued to increase.

Historic adaptive reuse product is quite unique in the North Shore market, and Fort Sheridan is the only development in the area providing this type of product.

As part of the development, the U.S. Army deeded about 260 acres, including the golf course at Fort Sheridan to the Lake County Forest Preserve. The master plan for the Fort Sheridan Preserve calls for rebuilding the golf course, restoring the Preserve's bluffs and ravines, providing public access through new trails and beach access, and constructing a new clubhouse/visitor's center. The golf course closed in the fall of 2004 in anticipation of this work.



DEMOGRAPHIC REPORT

A more detailed report of the demographics for the area, which are summarized in the table to the right, is available upon request.

Demographic Report

Patteb and Finley
Highland Park, IL



	1 mile radius	3 mile radius	5 mile radius	
POPULATION	2013 Estimated Population	8,725	35,082	81,906
	2018 Projected Population	8,866	34,723	80,846
	2010 Census Population	8,622	35,318	82,616
	2000 Census Population	8,325	35,969	84,697
	Growth 2010-2013	1.20%	-0.67%	-0.86%
	Growth 2013-2018	1.61%	-1.02%	-1.29%
HOUSEHOLDS	2013 Estimated Median Age	36.04	42.45	44.48
	2013 Estimated Average Age	36.32	40.31	41.16
	2013 Estimated Households	2,947	12,482	29,875
	2018 Projected Households	2,990	12,471	29,790
	2010 Census Households	2,911	12,455	29,844
	2000 Census Households	2,768	12,355	29,727
INCOME	Growth 2010-2013	1.24%	0.22%	0.11%
	Growth 2013-2018	1.46%	-0.09%	-0.29%
	2013 Est. Average Household Size	2.94	2.70	2.66
	2013 Est. Median Household Income	\$84,207	\$96,987	\$108,727
	2018 Prj. Median Household Income	\$86,447	\$100,563	\$112,998
	2000 Cen. Median Household Income	\$58,330	\$94,234	\$107,293
HOUSING	2013 Est. Average Household Income	\$139,261	\$163,439	\$174,130
	2013 Estimated Per Capita Income	\$47,036	\$58,153	\$63,514
	2013 Estimated Housing Units	3,222	13,504	32,059
	2013 Estimated Occupied Units	2,947	12,482	29,875
	2013 Estimated Vacant Units	275	1,021	2,184
	2013 Est. Owner Occupied Units	1,666	9,562	24,830
	2013 Est. Renter Occupied Units	1,281	2,920	5,046
	2013 Est. Median Housing Value	\$440,097	\$512,629	\$504,934
2013 Est. Average Housing Value	\$547,489	\$641,497	\$625,433	

Prepared On: 8/30/2013 5:24:56 AM

Page 1 of 2

© 2013 - CBRE. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Source: Nielsen





The Property

Area Location Aerials

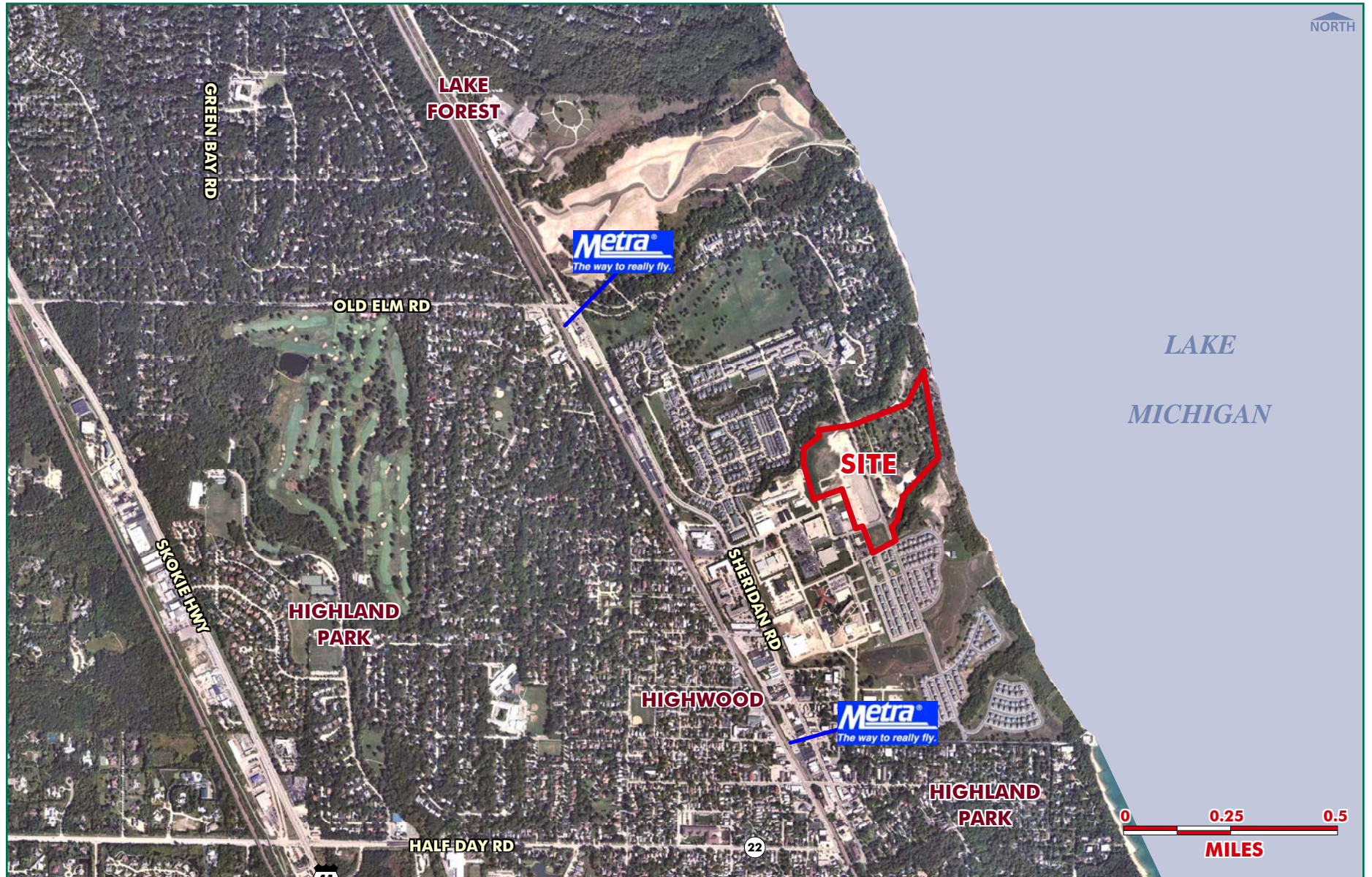
PROPERTY DESCRIPTION


Aerial



PROPERTY DESCRIPTION

Aerial

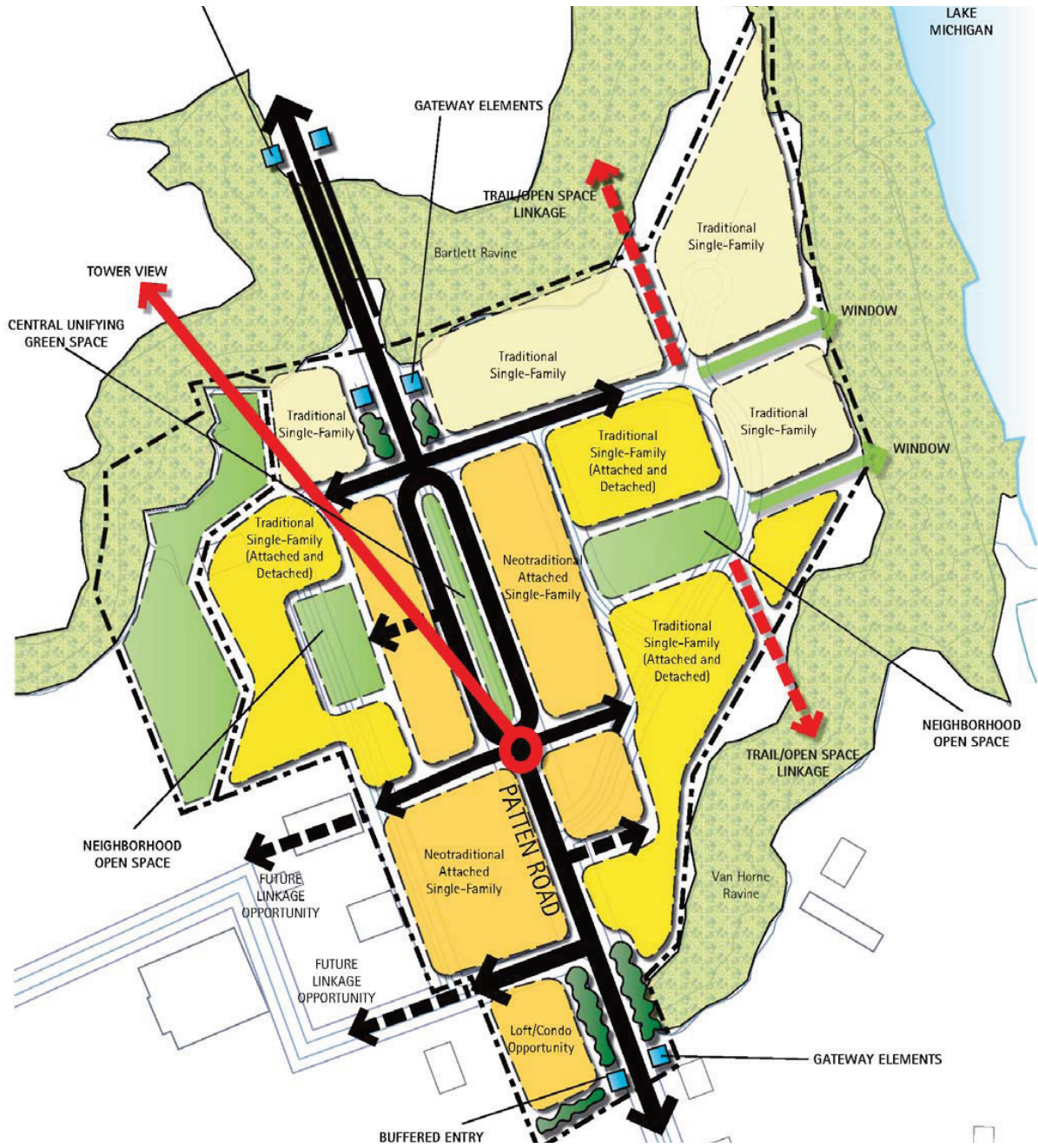




Exhibits

- Concept Plan - Conceptual Draft
- Traditional Single Family
- Neotraditional Single Family
- Traditional Single Family

HIGHLAND PARK AND HIGHWOOD - ±37 ACRES | Concept Plan - City of Highland Park Conceptual Draft



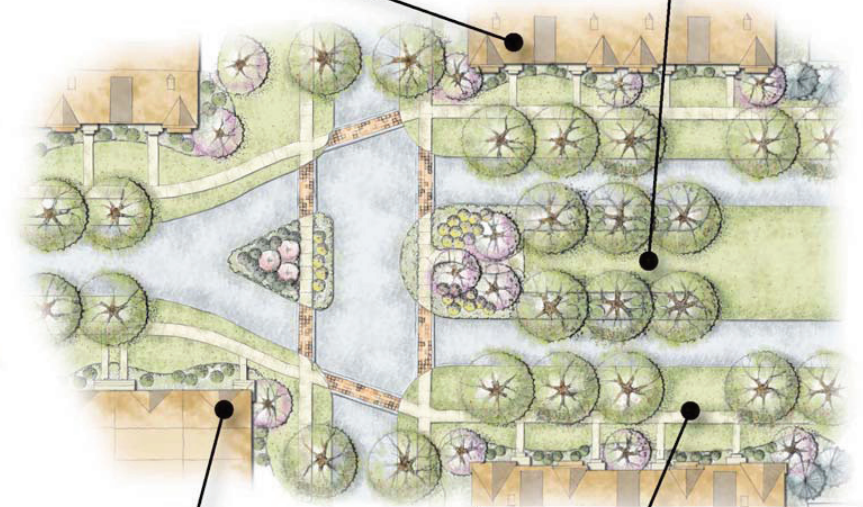
HIGHLAND PARK AND HIGHWOOD - ±37 ACRES | Traditional Single-Family - City of Highland Park Conceptual Draft

Ravine Window

Traditional Single-Family Home

Traditional Single-Family Home

HIGHLAND PARK AND HIGHWOOD - ±37 ACRES | Neotraditional Attached Single-Family - City of Highland Park Conceptual Draft



HIGHLAND PARK AND HIGHWOOD - ±37 ACRES | Traditional Single-Family Attached and Detached
City of Highland Park Conceptual Draft

The image features a central conceptual site plan for a residential development. The plan shows several blocks of houses, with some areas highlighted in green and purple to indicate landscaping or specific lot types. Four callout boxes are connected to the plan by black lines, each showing a different housing style:

- Traditional Single-Family Home:** Located in the top right, showing a two-story detached house with a gabled roof and a front porch.
- Neighborhood Pocket Park:** Located in the middle right, showing a landscaped area with trees, a paved walkway, and a small structure.
- Traditional Single-Family Homes:** Located in the bottom left, showing a two-story detached house with a prominent front porch and a gabled roof.
- Traditional Single-Family Attached:** Located in the bottom right, showing a row of three-story townhomes with a shared wall and a common entrance.



Appendix

Exclusive Agents





:: **Tony Gange**
Executive Vice President
+1 630 573 7030
tony.gange@cbre.com

:: **Jim Angelotti**
Vice President
+1 630 573 7093
james.angelotti@cbre.com

:: **Brian Buckingham**
Vice President
+1 630 573 7021
brian.buckingham@cbre.com

:: **Matt Ishikawa**
Vice President
+1 630 573 7068
matt.ishikawa@cbre.com

CBRE
700 Commerce Drive
Suite 550
Oak Brook, IL 60523
www.cbre.com/lsgoakbrook

© 2013 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

