



MILLENNIUM
PROPERTIES R/E

SEALED BID AUCTION - October 23, 2025

SEQ I-355 & Falcon Ridge Way

Boilingbrook, IL

\$285,000_{min bid}

MPIREALESTATE.COM

Brad Thompson

(312) 338-3012

bthompson@mpirealestate.com

Daniel J. Hyman

(312) 338-3003

dhyman@mpirealestate.com

AUCTION OVERVIEW

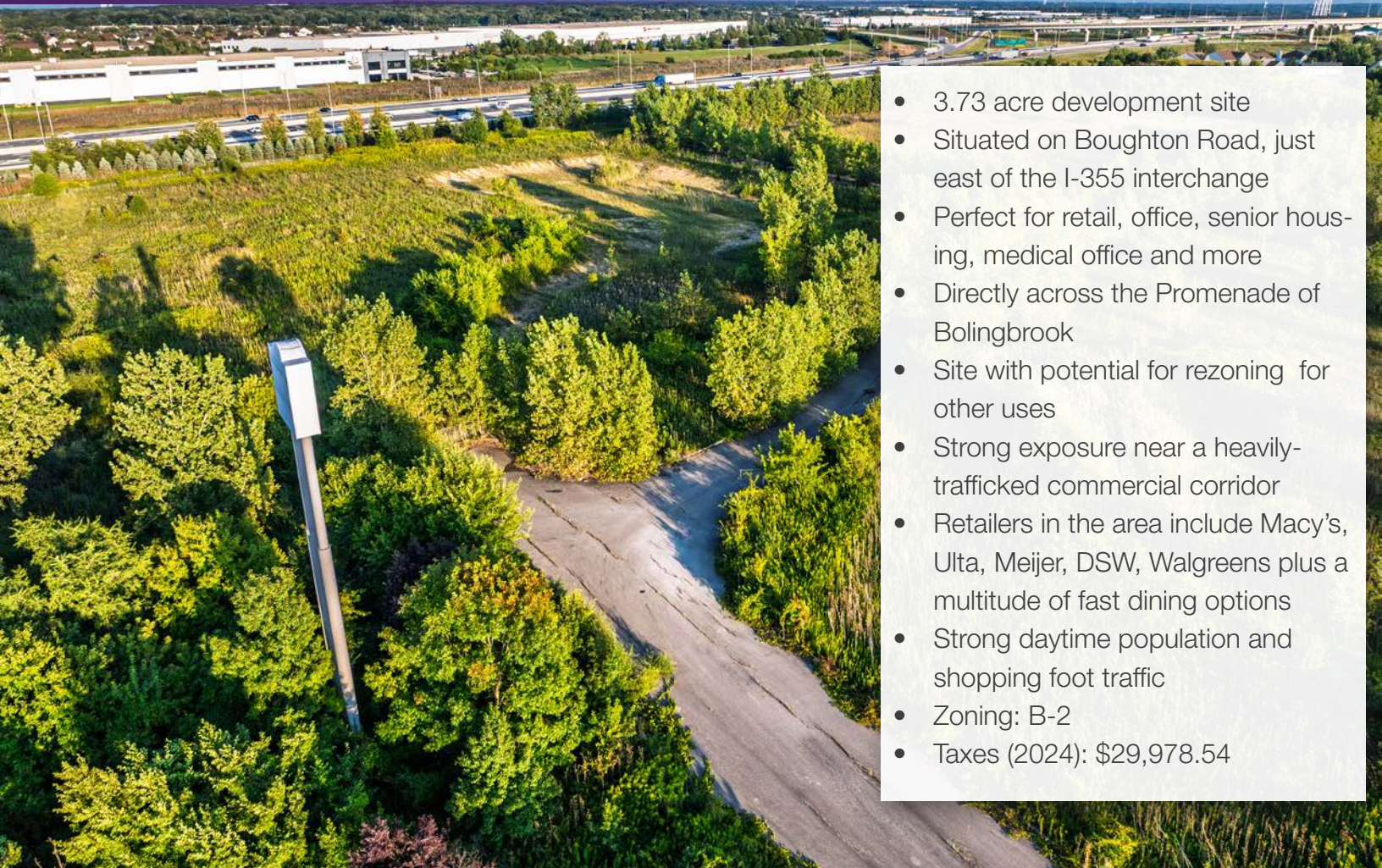


SEQ I-355 & FALCON RIDGE WAY, BOLINGBROOK, IL

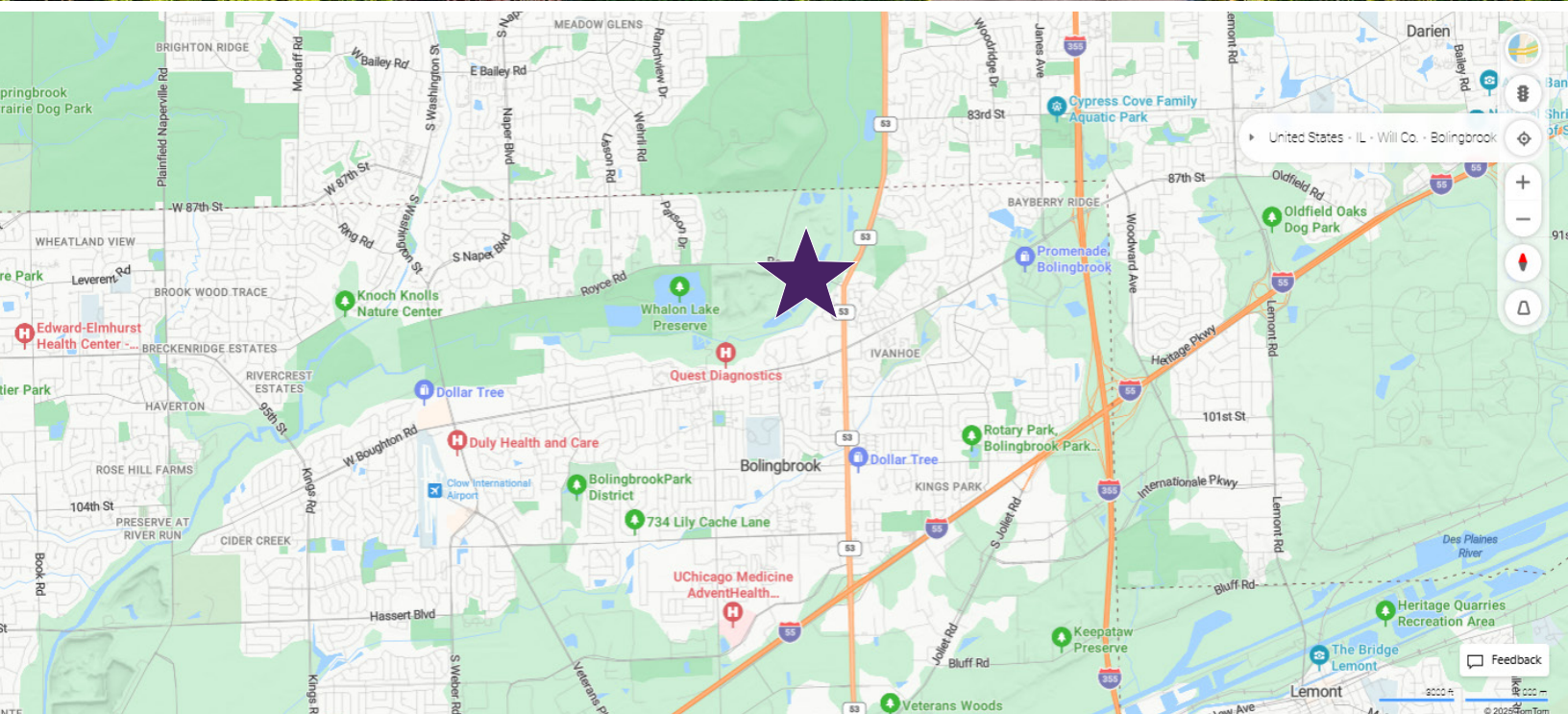
Situated in the heart of Bolingbrook's established commercial district, this 3.73-acre parcel offers a rare opportunity for strategic development along Boughton Road, just east of the I-355 interchange. Surrounded by successful retail, restaurant, hotel and health club developments, this site is ideally situated within the bustling Promenade shopping corridor. With national chains and destination retailers already in place, this site is primed for a wide variety of uses including retail, senior housing, office, medical office and more. The property's location offers easy access to major transportation routes, including I-355 and Route 53.

Bolingbrook is a vibrant and growing suburb located approximately 30 miles southwest of downtown Chicago. With a population of over 75,000, it is one of the largest villages in Illinois and a key hub for commerce, retail, and logistics in the western suburbs. The village benefits from excellent access to major expressways, making it a strategic location for businesses and residents alike.

AUCTION HIGHLIGHTS

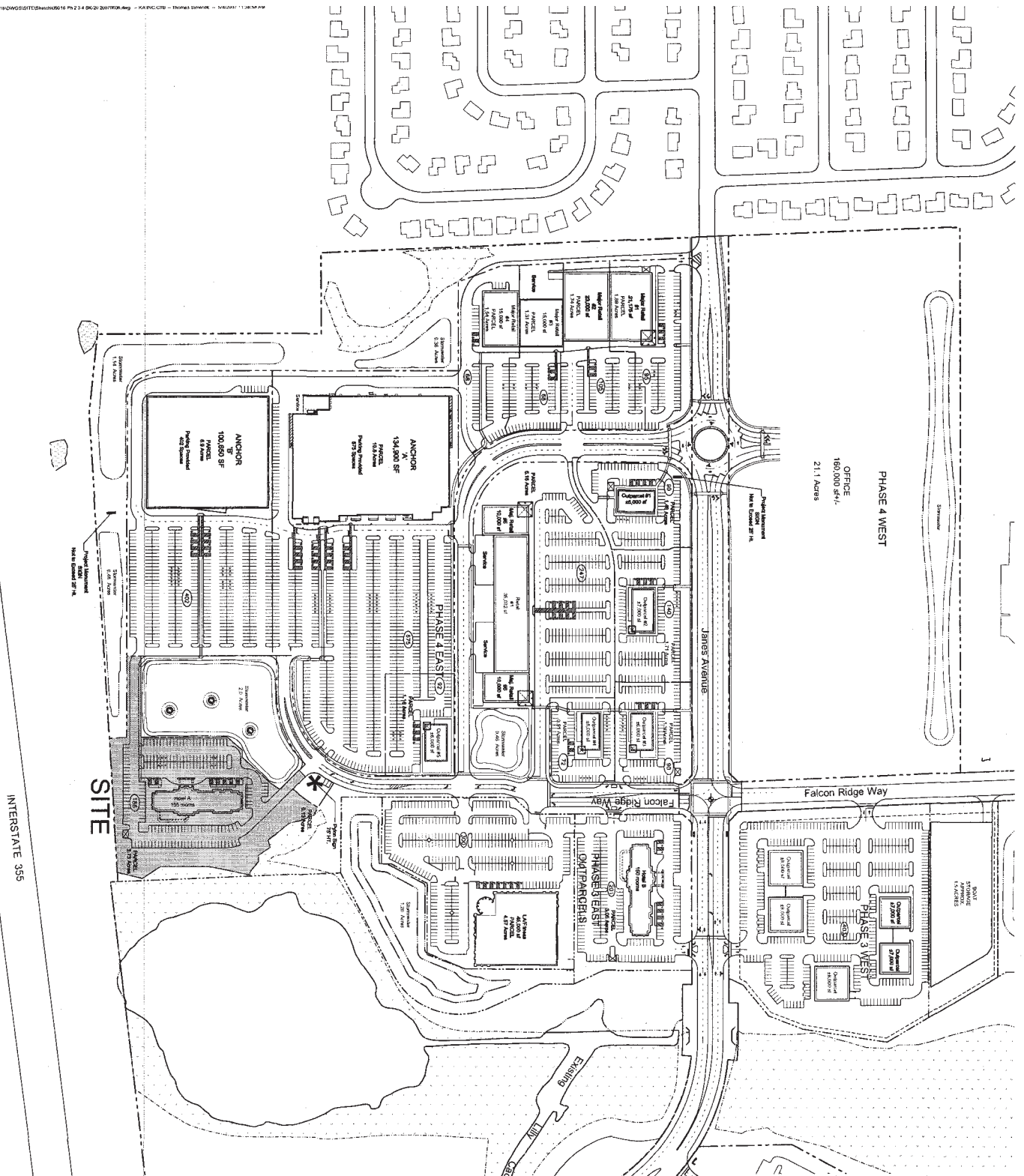


- 3.73 acre development site
- Situated on Boughton Road, just east of the I-355 interchange
- Perfect for retail, office, senior housing, medical office and more
- Directly across the Promenade of Bolingbrook
- Site with potential for rezoning for other uses
- Strong exposure near a heavily-trafficked commercial corridor
- Retailers in the area include Macy's, Ulta, Meijer, DSW, Walgreens plus a multitude of fast dining options
- Strong daytime population and shopping foot traffic
- Zoning: B-2
- Taxes (2024): \$29,978.54



SITE MAP

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DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population:			
2020 Population	39,872	201,522	708,261
2024 Population	38,702	198,287	711,161
2029 Population Projection	38,242	195,615	704,257
Annual Growth 2020-2024	-0.7%	-0.4%	0.1%
Annual Growth 2024-2029	-0.2%	-0.3%	-0.2%
Households:			
2020 Households	14,174	75,050	264,209
2024 Households	13,802	73,899	265,520
2029 Household Projection	13,640	72,862	262,815
Annual Growth 2020-2024	0.2%	0.3%	0.7%
Annual Growth 2024-2029	-0.2%	-0.3%	-0.2%
Owner Occupied Households	9,437	54,076	198,149
Renter Occupied Households	4,203	18,785	64,666
Avg Household Income	\$100,990	\$120,466	\$134,870
Median Household Income	\$85,447	\$97,340	\$107,326
2024 Households by Household Inc:			
Less than \$25,000	1,624	7,788	26,022
\$25,000 - 50,000	2,114	9,834	30,680
\$50,000 - 75,000	2,300	11,073	35,586
\$75,000 - 100,000	2,064	9,237	31,252
\$100,000 - 125,000	2,042	8,910	31,462
\$125,000 - 150,000	1,303	7,693	24,361
\$150,000 - 200,000	1,249	8,376	31,335
Greater than \$200,000	1,105	10,988	54,821
Businesses and Employment:			
Total Number of Businesses	1,189	7,214	39,532
Total Number of Employees	15,853	70,138	435,957

DEMOGRAPHICS

Consumer Spending (2024) *in \$000s

Radius	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending (\$)	\$206,346	\$3,259,685	\$10,522,866
Apparel	\$15,167	\$209,963	\$619,867
Women's Apparel	\$5,541	\$79,166	\$237,813
Men's Apparel	\$2,850	\$41,414	\$127,283
Girl's Apparel	\$1,192	\$15,534	\$43,943
Boy's Apparel	\$917	\$11,696	\$32,231
Infant's Apparel	\$813	\$10,735	\$30,652
Footwear	\$3,855	\$51,419	\$147,945
Entertainment, Hobbies & Pets	\$30,086	\$461,034	\$1,471,908
Entertainment	\$3,354	\$49,143	\$146,136
TV, Radio & Sound Equipment	\$8,024	\$113,315	\$343,650
Reading Material	\$316	\$6,051	\$21,883
Pets, Toys, Hobbies	\$3,652	\$68,712	\$244,375
Personal Items	\$14,740	\$223,812	\$715,864
Food & Alcohol	\$63,083	\$972,266	\$3,052,307
Food at Home	\$38,698	\$538,092	\$1,585,660
Food Away From Home	\$21,317	\$372,098	\$1,244,940
Alcoholic Beverages	\$3,068	\$62,076	\$221,707
Household	\$29,635	\$507,483	\$1,745,715
House Maintenance & Repair	\$5,914	\$88,571	\$301,065
Household Equipment/Furniture	\$12,265	\$202,131	\$674,948
Household Operations	\$8,806	\$156,960	\$543,009
Housing Costs	\$2,650	\$59,821	\$226,693
Health Care	\$9,046	\$148,958	\$488,339
Medical Services	\$5,023	\$89,014	\$300,823
Medical Supplies	\$1,194	\$18,020	\$56,498
Prescription Drugs	\$2,829	\$41,924	\$131,018
Education & Daycare	\$9,468	\$202,425	\$747,353
Education	\$6,601	\$134,452	\$485,960
Fees & Admissions	\$2,868	\$67,973	\$261,393

DEMOGRAPHICS

Consumer Spending (2029) *in \$000s

Radius	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending (\$)	\$204,167	\$3,268,308	\$10,730,155
Apparel	\$14,504	\$204,029	\$613,735
Women's Apparel	\$5,327	\$77,107	\$235,334
Men's Apparel	\$2,758	\$40,353	\$125,871
Girl's Apparel	\$1,094	\$14,892	\$43,822
Boy's Apparel	\$850	\$11,253	\$32,240
Infant's Apparel	\$791	\$10,525	\$30,198
Footwear	\$3,683	\$49,899	\$146,270
Entertainment, Hobbies & Pets	\$28,686	\$446,533	\$1,450,131
Entertainment	\$3,089	\$45,914	\$138,935
TV, Radio & Sound Equipment	\$7,447	\$106,932	\$330,249
Reading Material	\$304	\$5,817	\$21,206
Pets, Toys, Hobbies	\$3,414	\$65,336	\$236,647
Personal Items	\$14,433	\$222,535	\$723,093
Food & Alcohol	\$62,473	\$976,328	\$3,119,476
Food at Home	\$38,554	\$544,666	\$1,634,236
Food Away From Home	\$20,996	\$372,081	\$1,269,139
Alcoholic Beverages	\$2,924	\$59,581	\$216,101
Household	\$27,911	\$484,627	\$1,693,283
House Maintenance & Repair	\$5,507	\$84,343	\$292,145
Household Equipment/Furniture	\$11,243	\$188,161	\$639,761
Household Operations	\$8,662	\$154,686	\$539,613
Housing Costs	\$2,499	\$57,436	\$221,763
Health Care	\$9,326	\$156,116	\$520,142
Medical Services	\$5,140	\$92,601	\$318,412
Medical Supplies	\$1,230	\$18,864	\$59,995
Prescription Drugs	\$2,956	\$44,651	\$141,734
Education & Daycare	\$9,376	\$203,556	\$768,707
Education	\$6,726	\$139,179	\$515,666
Fees & Admissions	\$2,650	\$64,377	\$253,041

AUCTION TERMS & CONDITIONS

PROOF OF FUNDS REQUIRED TO BID

All bidders will be required to provide an initial earnest money deposit, either as a wire transfer or as a cashier's check payable to Millennium Properties R/E, Inc. in the amount designated in the table on the following page. Only the successful high bidder for the property will be required to tender their funds at the conclusion of the auction; all other bidders will have their funds returned to them in a timely manner.

BUYER'S PREMIUM

The purchaser shall pay a premium based on a percentage of the high bid price indicated in the Agreement. The buyer's premium of eight percent (8.0%) shall be added to the final bid and inserted in the Agreement to determine the total purchase price.

AGENCY DISCLOSURE

Millennium Properties R/E, Inc. (Auctioneer) and all other licensees employed by or associated with the Broker, represent the Seller in the sale of these properties.

AUCTION FORMAT

The sale of this property is a sealed bid auction. Bids must be received at the office of Millennium Properties R/E, Inc. by the bid deadline of October 23rd 2025 at 12:00PM.

ATTORNEY REVIEW RECOMMENDED

Information contained in this brochure and all other auction-related material, such as the Bidder's Information Package, should be carefully reviewed by an attorney prior to the auction and is subject to and may be superseded by (a) the approved Real Estate Sale Contract, as well as by (b) announcements made prior to the bid deadline.

OFFERING METHOD

Subject to Minimum Bid

The Property is being offered subject to a Minimum Bid. It shall become an Absolute Sale upon reaching or exceeding the Published Minimum Bid.

Reserve

There is no Hidden Reserve for this Auction. The Property will be sold absolute upon meeting or exceeding the Published Minimum Bid.

EARNEST MONEY

The Successful Bidder must increase their earnest money deposit from the initial deposit of \$25,000 to ten percent

(10%) of the total purchase price within five (5) business days following the full execution of the Contract. All of the Earnest Money shall be applied to the Purchase Price.

CLOSING DATE

The sale of this property will close within 30 days of bid acceptance, at which time the purchaser will pay the balance of the purchase price.

TITLE INSURANCE

The purchaser shall receive standard owner's title insurance policy showing the title to be free from all encumbrances, except permitted exceptions specified in the Agreement. If you wish to have title insurance with respect to survey matters, you must produce a survey prior to closing. If you wish to have extended title coverage, you will need to pay any costs above and beyond the provided standard owner's title insurance policy.

INSPECTION OF THE PROPERTY

This property is being sold on an "AS-IS, WHERE-IS" basis. Your complete inspection of the property by your experts at the designated time prior to the auction is encouraged. Those inspecting the property assume all risks associated with any inspection.

BID DEADLINE

All bids must be received at the office of Millennium Properties R/E, Inc. by 12:00PM CT on October 23rd 2025. Our offices are located at 225 W Illinois, Suite 350, Chicago IL 60654. We recommend mailing bids with a tracking number or delivery certification service.

REAL ESTATE TAXES

All real estate taxes due at the time of closing will be paid by the Seller. The Seller will not provide a proration credit for real estate taxes.

BROKER PARTICIPATION INVITED

A referral fee in the amount of two percent (2.0%) of the high bid price will be paid by Seller to the real estate agent or broker acting as a "Buyer Broker", whose Client pays for and closes on a property. To qualify for the referral fee, the real estate agent or broker must: : (a) be a licensed real estate agent or broker in the state in which the property is located who will abide by the National Association of Realtors® Code of Ethics; (b) register the Client by certified mail return receipt requested, on company stationery, which must be signed by both broker

AUCTION TERMS & CONDITIONS

and Client and confirm the “buyer-broker” arrangement (“Registration”), with Millennium Properties R/E, Inc., 225 W Illinois Suite 350 Chicago IL 60655. Attention: Auction Project Coordinator, at least 14 days before the date of the auction; (c) insure that the Registration is received before any inspection of the property by the Client; (d) sign in and attend a scheduled Open House with the Client; (e) attend the auction with the Client and bid with or for the Client; and (f) insure that the Buyer’s Premium is included in Real Estate Sale Contract signed by the Client. All Registrations accepted will be acknowledged by the Auctioneer. Each participating agent or broker must bring this acknowledged Registration to the auction for registration verification purposes. A complete file of the Registration on all Clients will be maintained. No Broker registration will be recognized on a Client who has previously contracted or been contacted by the Sellers, their representatives or Auctioneer. Referral fees will be paid upon closing by Sellers and receipt of all commissions by Auctioneer. Referral fees are based on the high bid amount. No referral fees will be paid by the seller, if the broker, the broker’s agents or a member of the broker’s immediate family is participating in the purchase of the property. An affidavit will be required certifying that the broker is not acting or participating in any way as a principal. No sub-agency shall be offered to any broker by Auctioneer. There can be NO EXCEPTIONS to this procedure and no oral Registrations will be accepted. If a referring broker has not met all of these requirements, no referral fee will be paid to the referring broker, even if the referring broker’s Client purchases the property.

DISCLAIMER

The information contained in this brochure is subject to inspection and verification by all parties relying on it. Sellers, their agents and Millennium Properties R/E, Inc. assume no liability for its inaccuracy, errors or omissions. ALL SQUARE FOOTAGE, DIMENSIONS AND TAXES IN THIS BROCHURE ARE APPROXIMATE. This offering may be withdrawn, modified or cancelled without any notice at any time and is subject to prior sale. This is not a solicitation to residents of any state where this offering is prohibited by law.

Address	Minimum Bid	Initial Earnest Money Deposit
I-355 & Falcon Ridge Way Bolingbrook, IL	\$285,000	\$25,000