

FOR SALE

Commercial & Residential Development Opportunities
Ottawa, Illinois



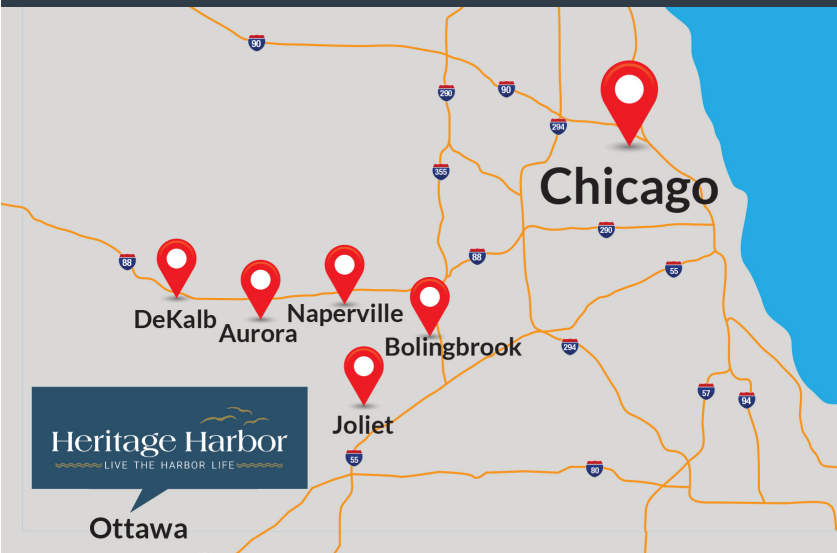
HERITAGE HARBOR COMMERCIAL & RESIDENTIAL PODS AVAILABLE



- 142 acres, waterfront master-planned resort community
- 32 acre deepwater protected harbor w/ +400 premium boat slips
- Shovel-ready sites
- Existing TIF & Enterprise Zone
- Storage, Multi-family, & Hospitality options

- Regional, 3-county population base - 154,000
- \$36B regional retail market demand "NCIEDC"
- America's top 40 micropolitan areas for development "Site Selection Magazine"

- Located in the heart of "Starved Rock Country"
- I-80/I-39 Corridor
- I & M Waterway Canal
- Less than 90 minutes to Chicago



FOR MORE INFORMATION CONTACT:

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BROKERAGE | 1031 EXCHANGES

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