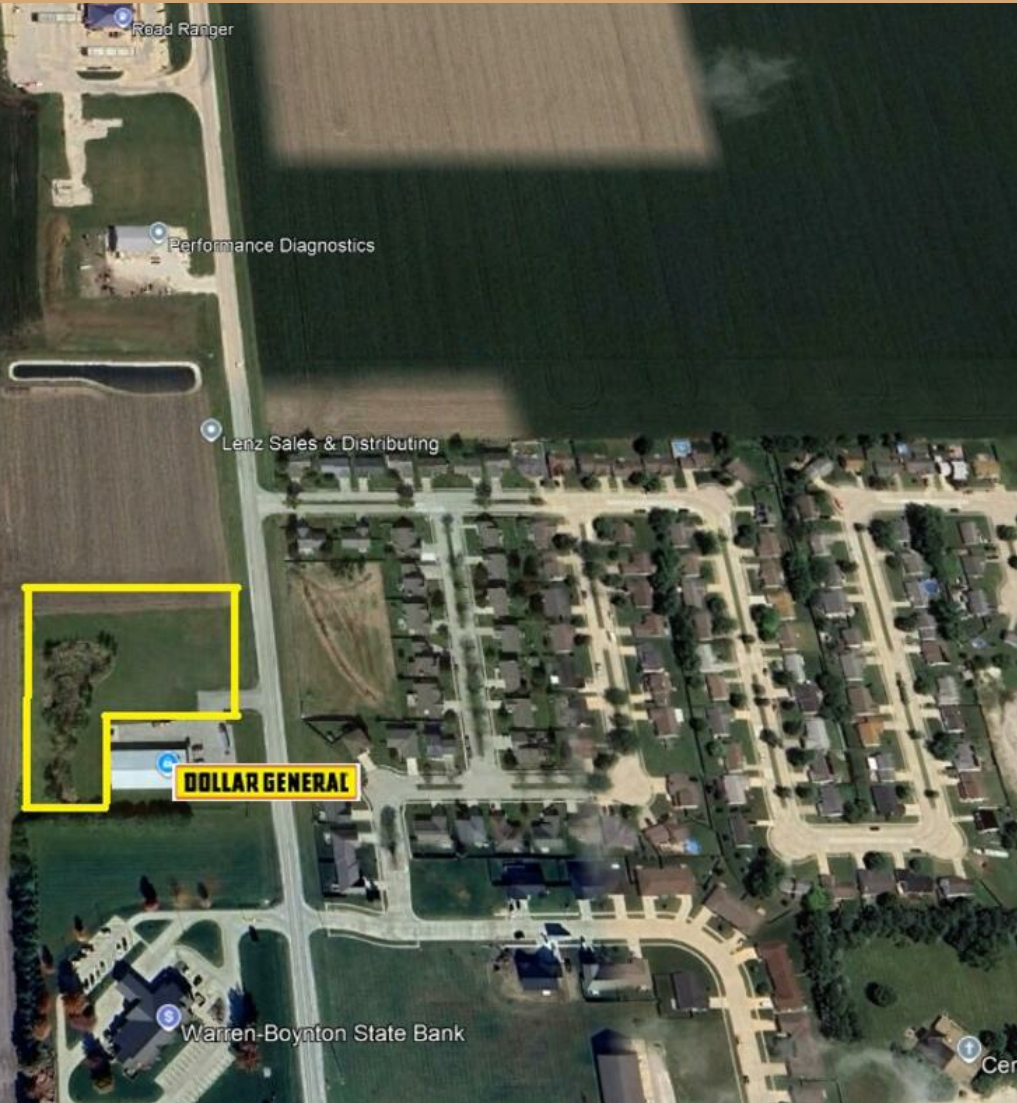


2.80 Acres
CALL FOR PRICE

NEW BERLIN, IL

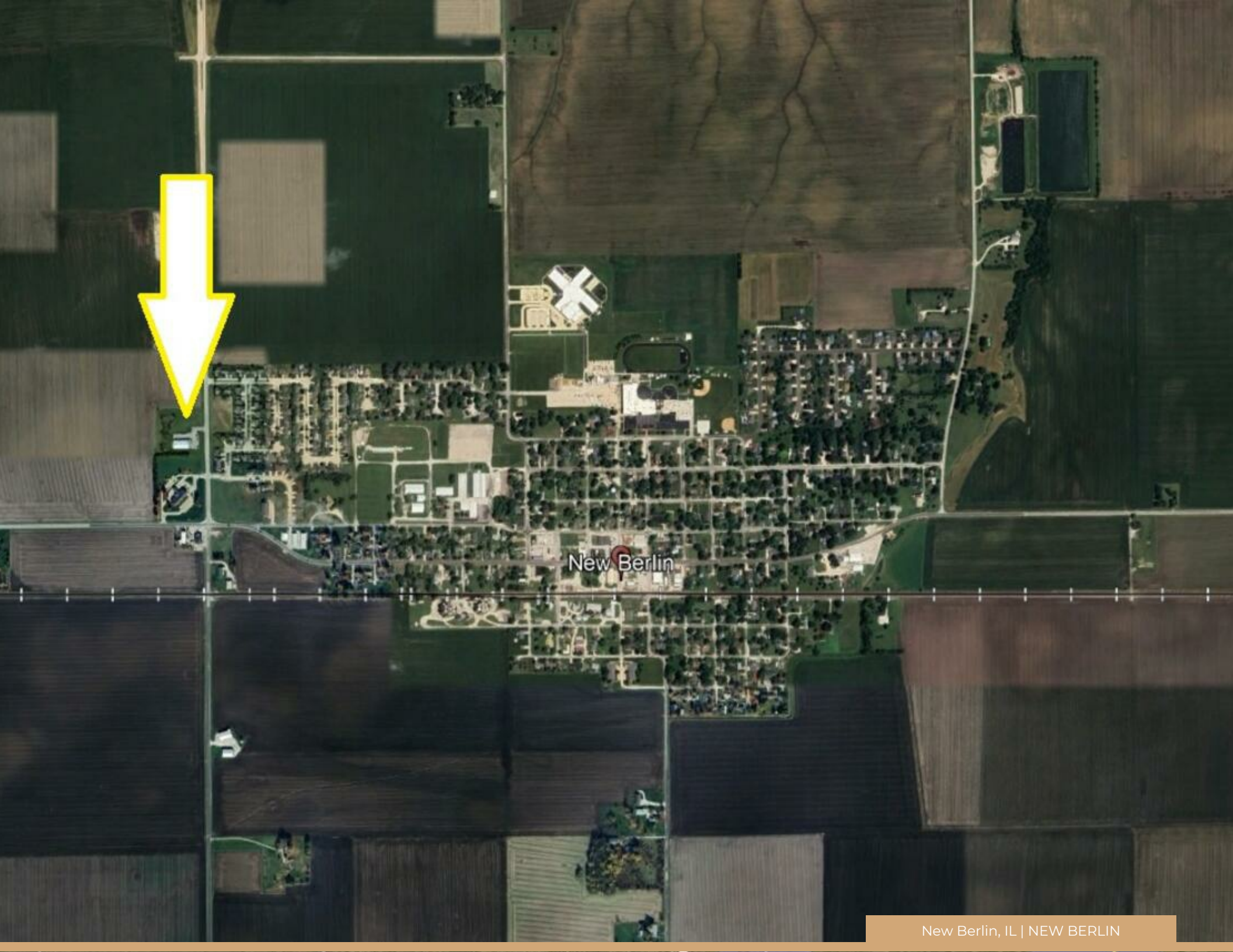
4855 WAVERLY RD
NEW BERLIN, IL 62670



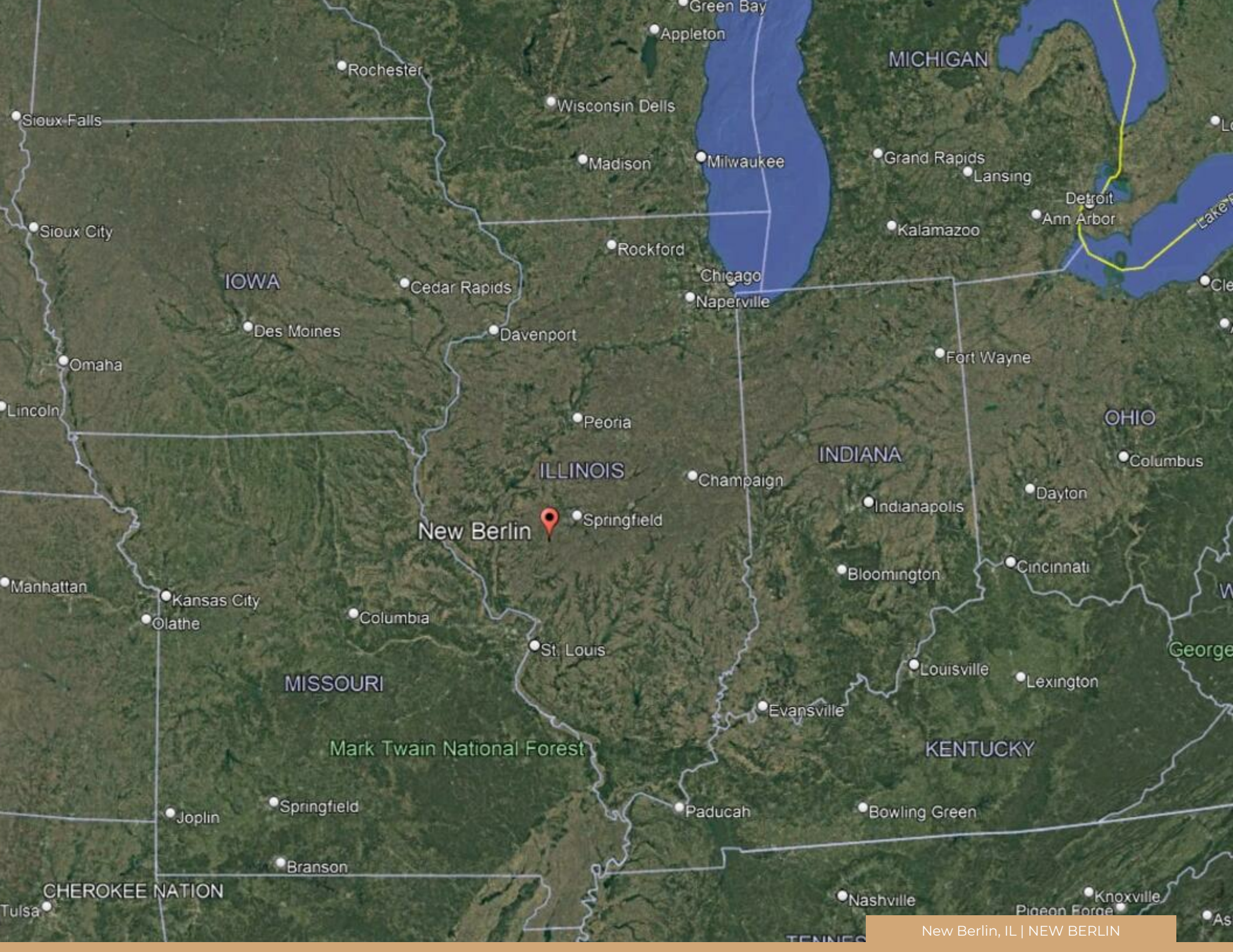
Westmore Group, Inc.
15455 Conway Road, Suite 205
Chesterfield, MO 63017
Office: 636-534-5900
westmoregroup.com

David Elkan
Broker
Mobile: 636-534-5900
info@westmoregroup.com
License #: 2006016265

Daniel Elkan
Broker
Direct: 636-534-5900
daniel@westmoregroup.com
License #: 471012536

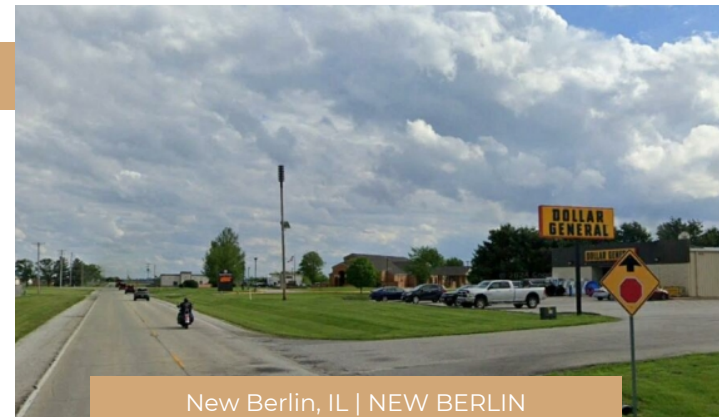


New Berlin



LOCATION HIGHLIGHTS

- New Berlin (German: Neues Berlin) is a village in Sangamon County, Illinois, United States. The population was 1,346 at the 2010 census, and 1,327 at a 2018 estimate. It is part of the Springfield Metropolitan Statistical Area. New Berlin is home to CUSD #16, New Berlin High School.
- The village was founded in 1865 by a community of mostly German immigrants. Only a very few buildings from the original village still remain on the town's main thoroughfare, old Illinois State Route 54.
- The village is the site of the annual Sangamon County Fair, which is typically held starting on the Wednesday before Father's Day weekend in June.



3 MILE RADIUS



POPULATION
1,747



DAYTIME POPULATION
1,350



HOUSEHOLDS
706



AVG. HOUSEHOLD INCOME
\$ 114,693

New Berlin, IL | NEW BERLIN



KING MINOR SUBDIVISION BERLIN, ILLINOIS,
SOUTHWEST QUARTER OF SECTION 18,
PRINCIPAL MERIDIAN SHERBORN COUNTY,
WIS.
HALF OF THE SOUTHWEST QUARTER OF SAID
SECTION LINE 967.48 FEET THICK; SOUTH 86°52'23"
WEST 30.45 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 17°00'00" WEST, 201.48 FEET
TO THE POINT OF BEGINNING; TO THE POINT
OF BEGINNING.

PART OF LOT FOUR (4) IN THE REDIVISION OF LOT TWO (2) OF KING WILSON SUBDIVISION, A SUBDIVISION OF THE VILLAGE OF NEW BERLIN, PLAT OF REDIVISION BEING RECORDED IN THE SANGAMON COUNTY RECORDER OF DEEDS ON SEPTEMBER 21, 2007 AS DOCUMENT NO. 2007090351

LEFT 4
1.74234 512.871
4.00 4.00 2.00

PROPOSED
LEASE AREA
5.20 ACRES

COUNTY HIGHWAY 10

LEGAL DISCLOSURE

PROPOSED INCREASE/REGRESS EASEMENT

PART OF LOT 4 IN THE REEDIVISION OF LOT 2 OF KING MINOR
REDIVISION NEW BERLIN, ILLINOIS, A SUBDIVISION OF PART OF THE
WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP
1 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN,
INGHAM COUNTY, ILLINOIS, DESCRIBED MORE PARTICULARLY AS
FOLLOWS:

BLVD. TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 18, NORTH OF THE SOUTHERLY QUARTER SECTION LINE 66.66 FEET, THENCE SOUTH 72°22'22" WEST, 13.18 FEET TO THE SOUTHEAST CORNER OF RECORD-LOT 4, THENCE NORTH 79°13'1" WEST, 228.80 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 88°25'25" WEST, 81.00 FEET, THENCE NORTH 88°25'25" WEST, 81.00 FEET, THENCE SOUTH 88°25'25" WEST, 81.00 FEET, THENCE SOUTH 72°22'22" WEST, 13.18 FEET TO THE POINT OF BEGINNING, CONTAINING 6.57 ACRES MORE OR LESS.

LEGEND

- STORM
 POLARIS
 ROCKLINE
 P.A. SAIL
 MARCHPOLE
 SIGHTSAILY MARCHPOLE
 POWERPOLE
 SUTY WING
 LAUNCH BRASS
 INLET
 PLAINS (END SECTION)
 SIGHTSAILY CLIMB OUT
 TELEPHONE PROTECTAL
 WATER HOLE
 WATER HOLE
 SIGHTSAILY SEWER
 STORM SEWER
 UNDERGROUND TELEPHONE LINE
 UNDERGROUND TELEPHONE
 SUTY LINE
 CABLE LINE
 PLUMBING
 LIGHT POLE
 SAIL
- 1982 44

© 2000 Blackwell Science Ltd *Journal of Internal Medicine* 247: 103–110

TO BRANCH OFFICES, INSURANCE CO. OF AMERICA
AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THE SAID PLAN AND SURVEY (OR
THIS IS TO CERTIFY THAT THE SAID PLAN AND SURVEY (OR
THE MINIMUM STANDARD OF THE REQUIREMENTS FOR AVERAGE
ALSO THIS SURVEY CERTIFICATE IS ESTABLISHED AND ADOPTED BY
ALL THE MEMBERS OF THE SAID PLAN AND SURVEY (OR
THIS IS TO CERTIFY THAT THE SAID PLAN AND SURVEY (OR
STANDARDS AS ADOPTED BY THE SAID PLAN AND SURVEY (OR
DIRECTOR OF THE SAID PLAN AND SURVEY (OR
PLANNED CERTIFIED PROGRAM (OR
INVESTIGATION AND RESEARCH TO SURVEY PERFORMANCE, WHERE
THE SAID PLAN AND SURVEY (OR
THEIR OWNERS AND THE MINIMUM STANDARD, DISTANCE AND
CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH
CONTROL AND REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH



Ben Reynolds Jr.
BANK OF AMERICA
NATIONAL ASSOCIATION
MEMBER FDIC



SCA 18 T = 20-27

NOVEMBER, 2008
REVISED JANUARY 13, 2009
REVISED JANUARY 15, 2009

1990 DISTRIBUTION
 1990 - 1995
 1996 - 2000
 2001 - 2005

800-451-4242
 800-451-4242
 800-451-4242
 800-451-4242
 800-451-4242

ELECTRONIC SUBSCRIPTIONS
 1-800-352-9696
 CONTACT FOR ADVERTISING RATES
 212-512-2000

TEL: 01904 250000 FAX: 01904 250001
 E-MAIL: info@hilton.com
 INTERNET: www.hilton.com
 01904 250000

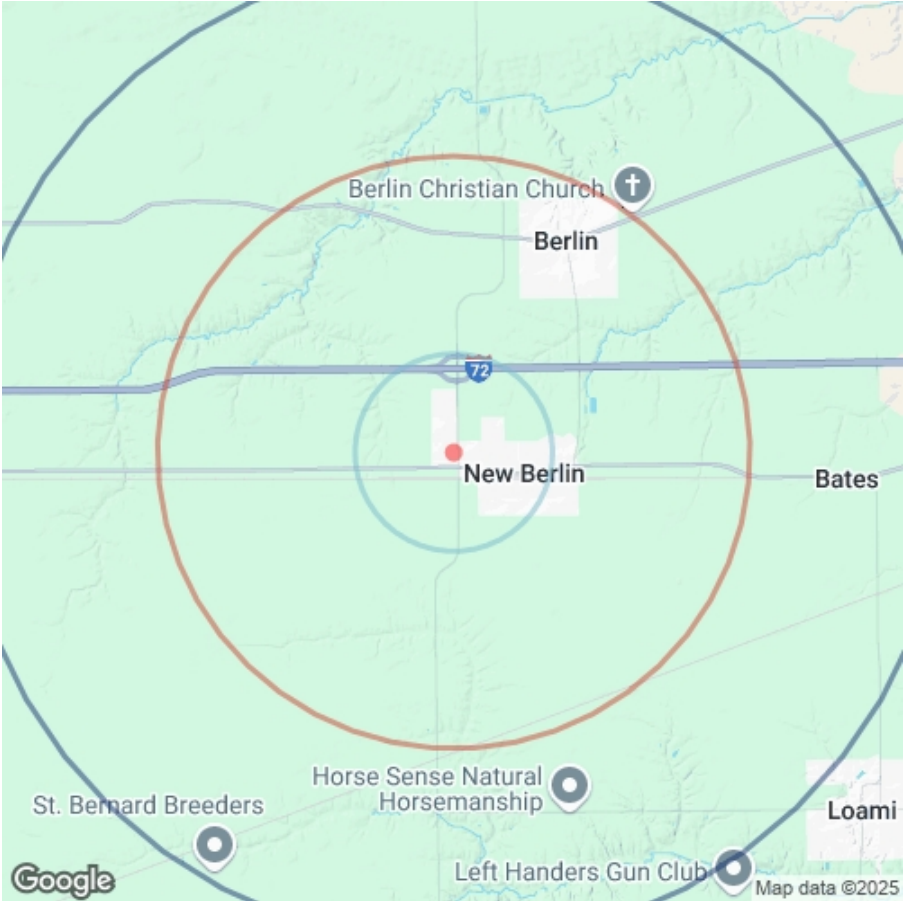
[illegible]

ALTAACSM LAND TITLE SURVEY
LOT 4 KING MINOR SUBD. - NEW BERLIN, IL
STATE OF ILLINOIS

ALTA/ACSS
LOT 4 KING MINN
SHAWNEE NATIONAL PROPERTY
NA, JAY BOEHLER
1875 ELIZABETH PAVANE ROAD, SUITE
CHICAGO, IL 60641-1000

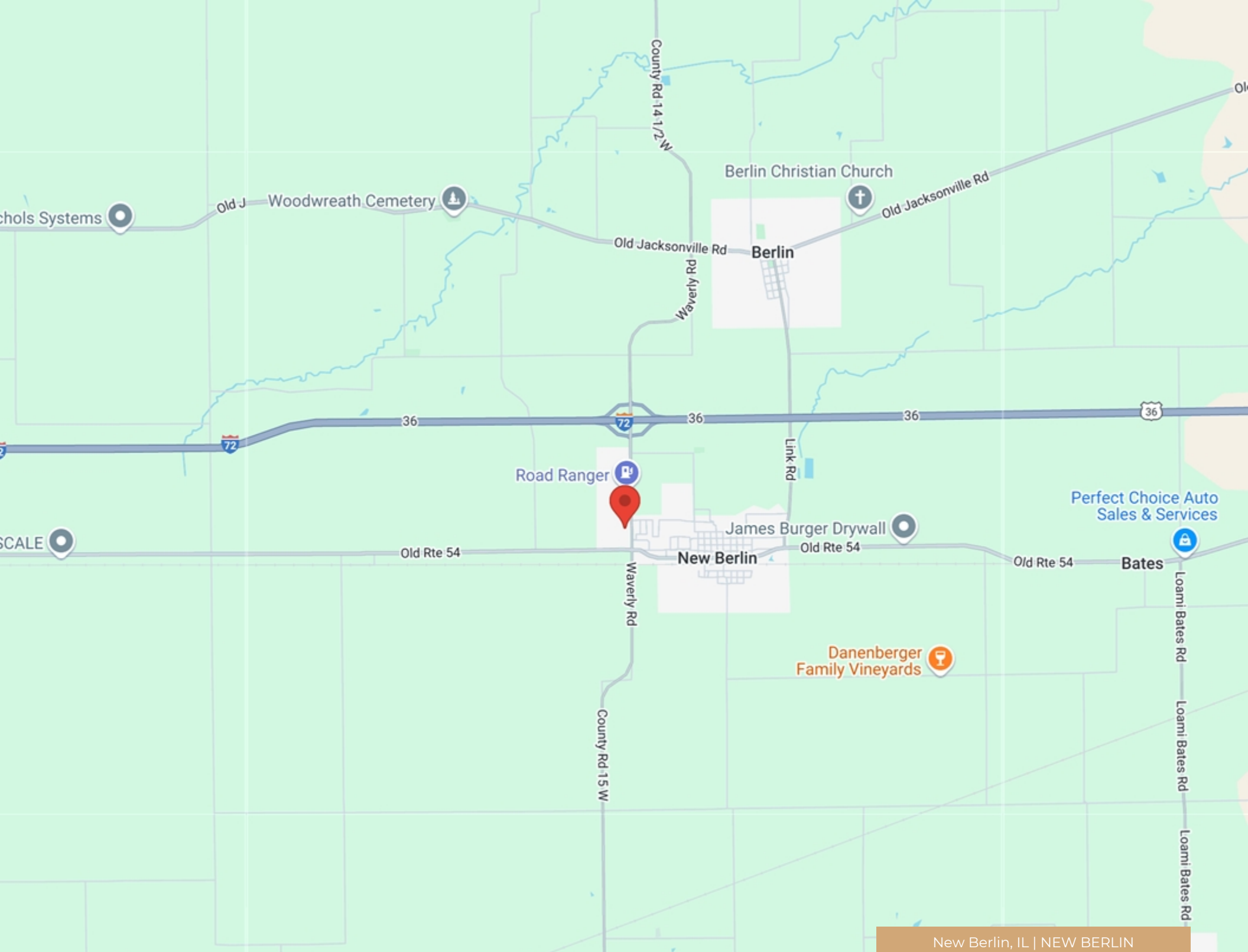
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	803	1,419	2,088
2010 Population	1,002	1,714	2,367
2024 Population	1,029	1,747	2,351
2029 Population	1,002	1,701	2,291
2024-2029 Growth Rate	-0.53 %	-0.53 %	-0.52 %
2024 Daytime Population	886	1,350	1,701



2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	34	54	65
\$15000-24999	18	27	38
\$25000-34999	24	42	55
\$35000-49999	23	37	50
\$50000-74999	84	142	194
\$75000-99999	52	92	128
\$100000-149999	84	146	192
\$150000-199999	41	84	112
\$200000 or greater	46	81	105
Median HH Income	\$ 83,038	\$ 87,018	\$ 86,437
Average HH Income	\$ 111,851	\$ 114,693	\$ 114,203

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	335	602	832
2010 Total Households	405	715	948
2024 Total Households	405	706	938
2029 Total Households	404	705	937
2024 Average Household Size	2.54	2.47	2.51
2024 Owner Occupied Housing	332	581	776
2029 Owner Occupied Housing	339	594	793
2024 Renter Occupied Housing	73	125	162
2029 Renter Occupied Housing	65	111	144
2024 Vacant Housing	25	52	65
2024 Total Housing	430	758	1,003



ABOUT NEW BERLIN

New Berlin (German: Neues Berlin) is a village in Sangamon County, Illinois, United States. The population was 1,346 at the 2010 census, and 1,327 at a 2018 estimate. It is part of the Springfield Metropolitan Statistical Area.



CITY OF NEW BERLIN

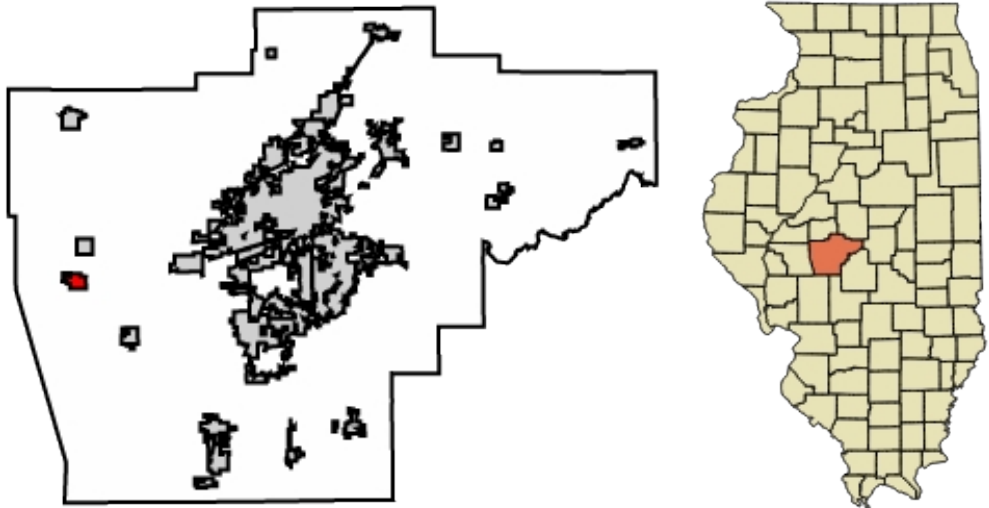
COUNTY SANGAMON

SANGAMON

AREA	POPULATION
------	------------

POPULATION

CITY	1.1 SQ MI	POPULATION	1,381
LAND	1.1 SQ MI	DENSITY	1,222.12 SQ MI
ELEVATION	652 FT		



CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from WESTMORE GROUP, INC. and it should not be made available to any other person or entity without the written consent of WESTMORE GROUP, INC..

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to WESTMORE GROUP, INC.. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. WESTMORE GROUP, INC. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, WESTMORE GROUP, INC. has not verified, and will not verify, any of the information contained herein, nor has WESTMORE GROUP, INC. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE WESTMORE GROUP, INC. ADVISOR FOR MORE DETAILS.**

NEW BERLIN, IL

4855 WAVERLY RD
NEW BERLIN, IL 62670



Westmore Group, Inc.

15455 Conway Road, Suite 205
Chesterfield, MO 63017
Office: 636-534-5900
westmoregroup.com

David Elkan

Broker
Mobile: 636-534-5900
info@westmoregroup.com
License #: 2006016265

Daniel Elkan

Broker
Direct: 636-534-5900
daniel@westmoregroup.com
License #: 471012536