

CATALYST

CROSSING

WHERE INDUSTRY, COMMERCE
AND COMMUNITY CONNECT



16.1 ACRES AVAILABLE FOR BUILD TO SUIT
RETAIL/COMMERCIAL SITES

PROPERTY HIGHLIGHTS

16.1 ACRE FLEXIBLE SITE PLAN

01.

16.1 acres of commercial development land, divisible to accommodate a variety of users.

02.

Prominent corner location at Irene Rd and US Route 20.

03.

Opportunity for restaurants, drive-thru-concepts, convenience retail, and service oriented businesses.

04.

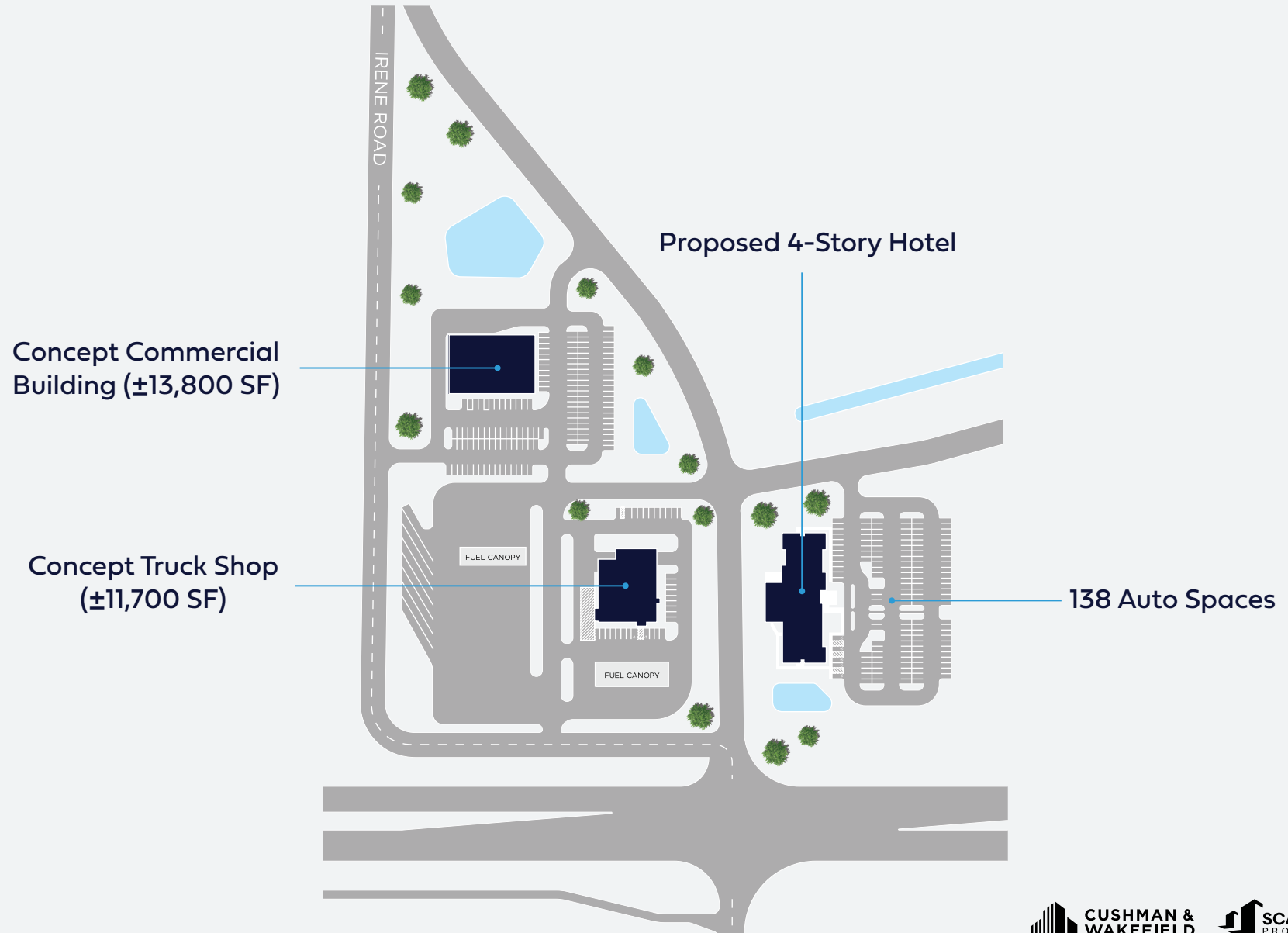
Located within an established industrial corridor with limited nearby retail amenities.

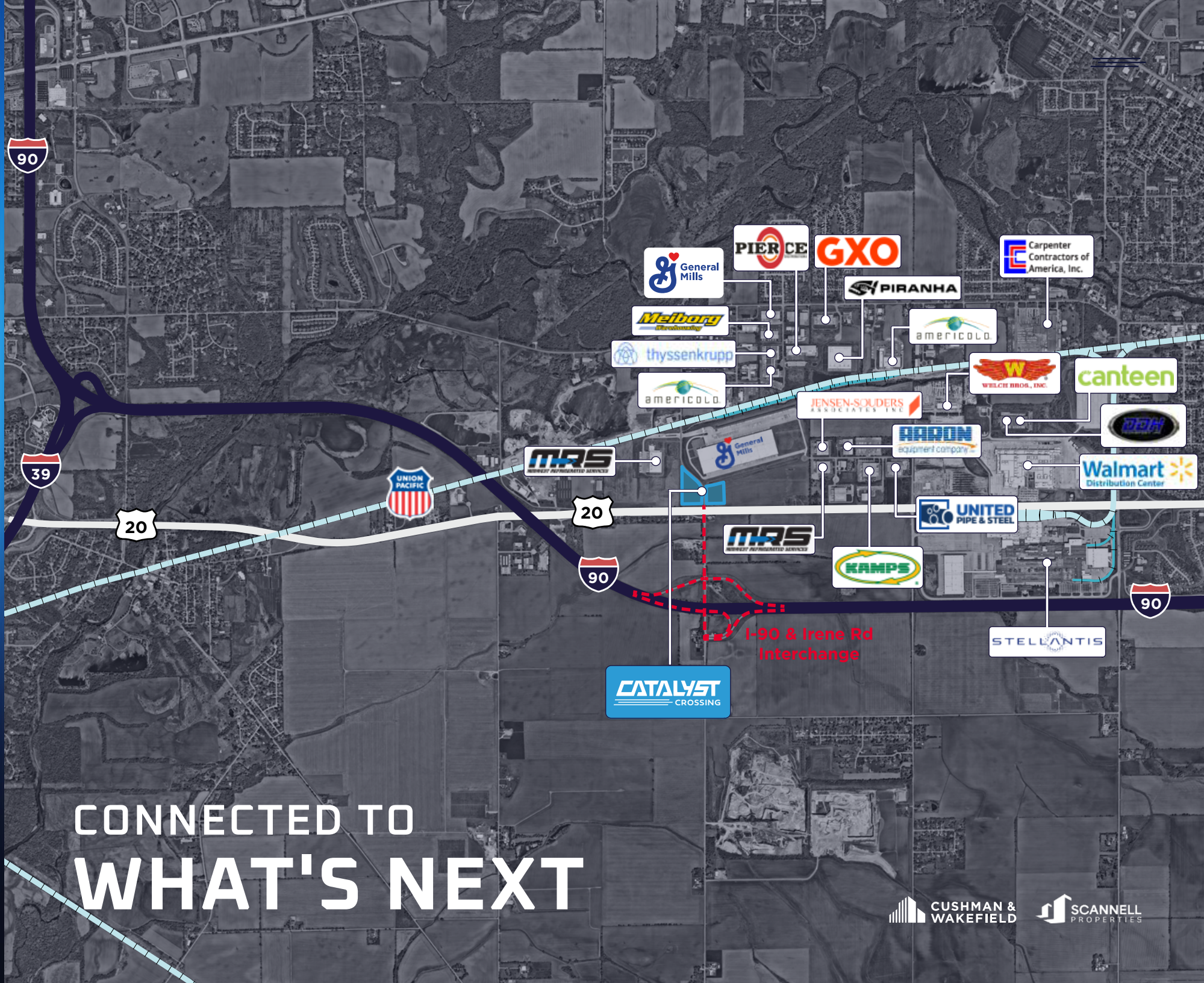
05.

Potential to serve both existing industrial operations, future developments and the community in the surrounding area.



CONCEPT PLAN





CONNECTED TO
WHAT'S NEXT



RESIDENTIAL



IRENE RD





LOCATION THAT DELIVERS

DEVELOPMENT ACTIVITY	THE NUMBERS	CLIENTELE RELEVANCE
Catalyst at Belvidere	Up to 585,000 SF facility	Additional employment
Stellantis	3,300 employees projected	Future workforce and spending
General Mills	Approx. 700 employees	Large industrial workforce
Refrigerated Distribution	Approx. 1.2 M SF	Future employment

10 MILE RADIUS DEMOGRAPHICS

Population	85,833
Daytime Population	92,474
Average Household Income	\$107,275

BELVIDERE

Daytime Employment	13,280
Manufacturing Jobs	5,290
Population	24,770
Boone County Median Income	\$87,099

NEIGHBORING RETAIL

Ned's Diner	2.47 MILES
Burger King	2.66 MILES
Arby's	2.70 MILES
Taco Bell	2.75 MILES
McDonalds	2.76 MILES
Mobile Fuel Station	1.31 MILES
Walgreens	2.74 MILES

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