

# Travel Plaza

5.03 Acres  
Route 6 & Houbolt Road  
Joliet, Illinois





# Property Aerial



US 6

INTERSTATE 80

FOUR-WAY INTERCHANGE

SIGNALLED INTERSECTION

FULL-ACCESS INTERSECTION

TOUCHPOINT LOGISTICS

TARGET

SITE

XTRA LEASE

TRAILER PARKING

MARINE TERMINAL

RIGHT-IN RIGHT-OUT

GP TRANSCO

BNSF RAILWAY

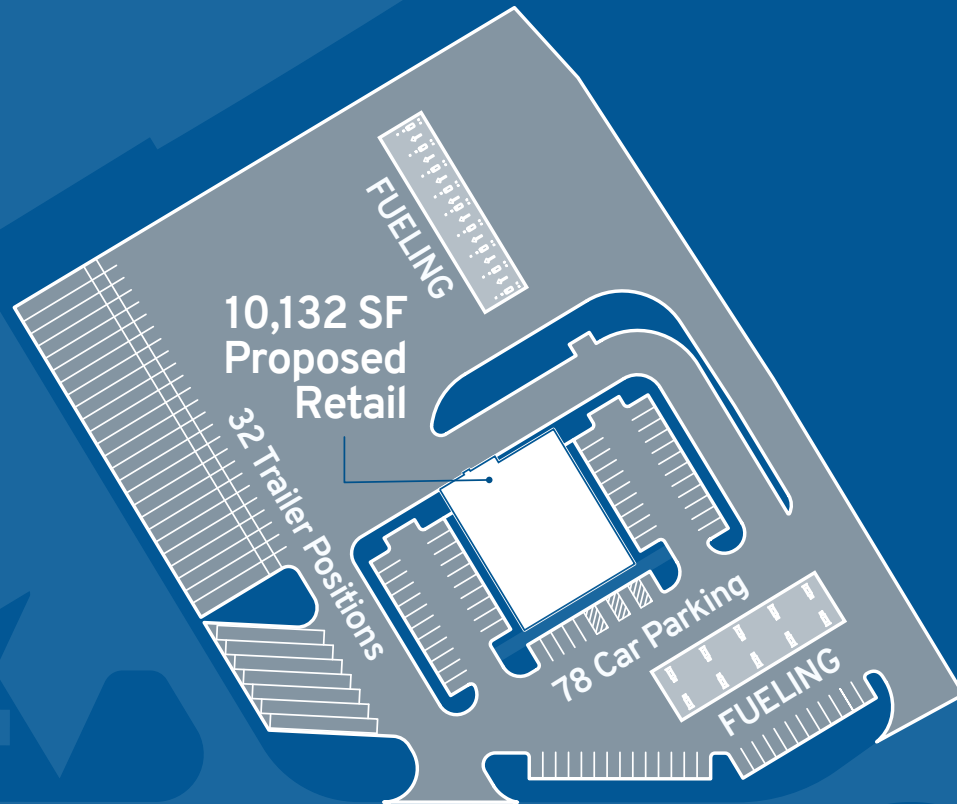


KETONE PARTNERS

DES PLAINES RIVER

FUTURE BRIDGE

HOUBOLT ROAD



## Property Features

- + 5.03-acre site
- + Frontage on Route 6
- + Direct right-in right-out access to new Houbolt Road Bridge
- + Land for sale outright or for Build-to-Suit and can be divided
- + Ideal for travel plaza and drive-thru restaurant
- + Sale Price - Subject To Offer
- + Lease Rate - Subject to Offer

# Travel Plaza Site Plan





# Property Aerial

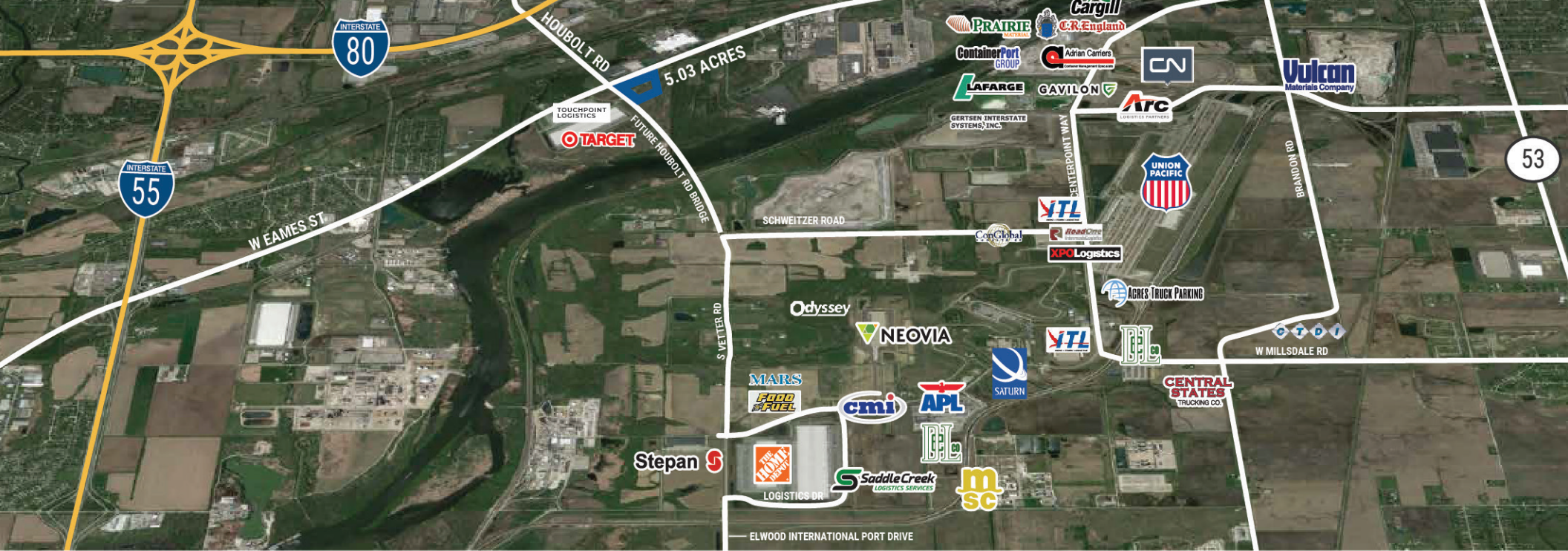
Upon completion of the future Houbolt Road bridge, the site will be the last fueling/service/food stop for trucks leaving the intermodals traveling to I-80.



## Distances to Interstate Connections

- + 0.75 miles to Rt. 80 via Houbolt Rd.
- + 2.48 miles to I-55 via Route 80
- + 2.63 miles to I-55 via Route 6
- + 11.37 miles to UP intermodal via I-55 to Arsenal Road
- + 2.98 miles to UP intermodal via future Houbolt Road Bridge
- + 9.04 miles to BNSF intermodal via I-55 to Arsenal Road
- + 8.08 miles to BNSF intermodal via future Houbolt Road Bridge





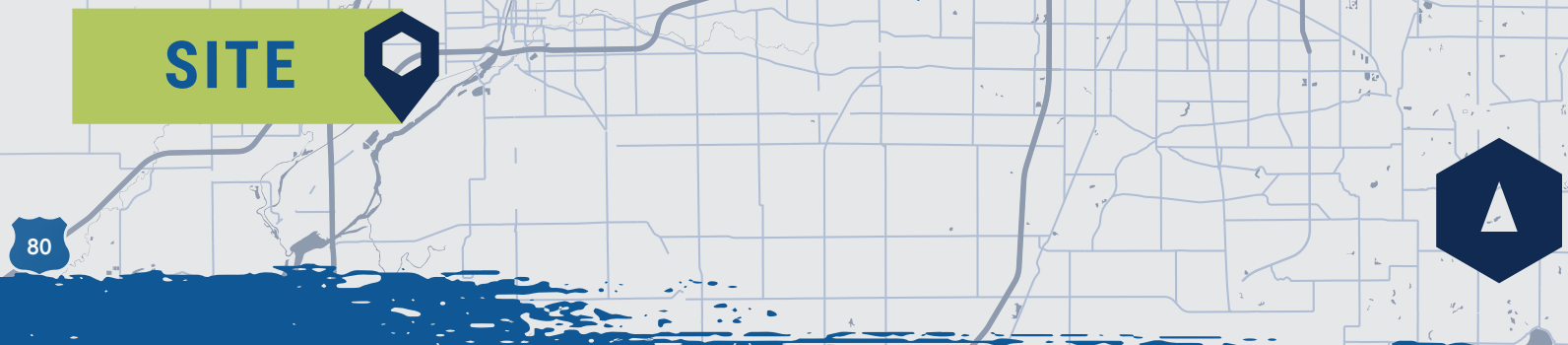
# Regional Aerial



# Regional Map



- + Excellent access to I-55 & I-80
- + 3/4 mile from full I-80 interchange at Houbolt Rd
- + Direct access to intermodals via future Houbolt Road bridge
- + Dual access points to I-55 via I-80 and Route 6
- + Potential for fleet sales, service use, Travel Plaza



**NAI Hiffman**  
One Oakbrook Terrace, Suite 400

**Eric Tresslar**

630 693 0650  
etresslar@hiffman.com

**Steve Connolly, SIOR**

630 693 0642  
sconnolly@hiffman.com

**Kyle Schuhmacher**

847 924 0485  
kschuhmacher@ketonepartners.com