

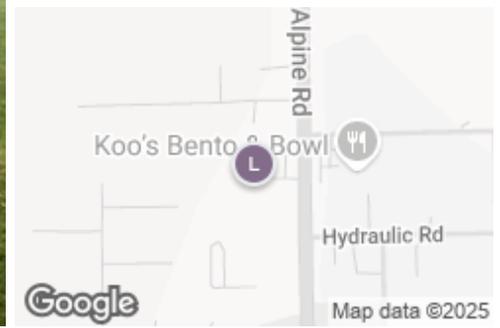
Commercial Land for Sale

32XX S ALPINE ROAD, Rockford, IL, 61109

Land For Sale

Prepared on July 01, 2025

1 of 1 Listings



Listing Details | Land For Sale

Total Available Space	6.23 Acres
Asking Price	\$675,000
Listing Price Per SF	-
List Price Per Acre	-
Cap Rate (Actual)	-
Total Expenses	\$2,456
Possession	Completion
Show Instructions	View with Discretion
Tax Year	2024
Real Estate Taxes	\$2,456 in 2024

Available Date	Now
Days On Market	1 day
Date Listed	6/30/2025
Last Modified	7/01/2025
Listing ID	42876601
Owner Occupied	Yes
Parking Spaces	-
Electric Service	-
Water	-
Sanitary Sewer	-

Description

Prime Redevelopment Opportunity – 6.23 Acres on South Alpine Road

Price: \$675,000

Zoning: C2 (Commercial) & R2 (Residential)

Parcels: Two parcels – available together or separately

Unlock the potential of this exceptional 6.23-acre property located on high-visibility South Alpine Road, just minutes from major transportation routes. This site offers flexible redevelopment options with dual zoning (C2 and R2), making it ideal for commercial, mixed-use, or residential projects.

Key Features:

Strategic Location near Bypass 20, I-39 (south), and I-90 (east)

Excellent Exposure on a well-traveled corridor with easy access

Proximity to Chicago Rockford International Airport – only minutes away

Two Parcels Available – purchase together or individually

This is a rare opportunity to invest in a growing area with strong development potential and convenient access to regional transportation and infrastructure.

Property Features

Location Details

Address	32XX S ALPINE ROAD, Rockford, IL, 61...
Zoning	C2 R2
County	Winnebago

Parcels	16-05-328-019, 16-05-331-024
Name	32xx S Alpine Rd

Building Details

Sub Type	-
Land Size	6.23 Acres / 271,379 SF
Electricity	-

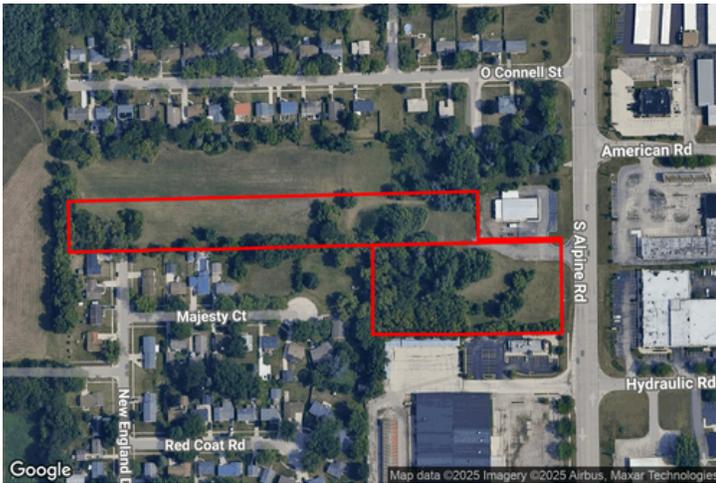
Water	-
Sanitary Sewer	-

Property Listings

2 Listings | 2.63 - 6.23 Acres | \$675,000 - \$995,000

Type	Space Use	Suite	Available Space	Rate	Price Per Acre	Available
For Sale	Vacant	-	6.23 Acre	\$675,000	\$108,346.71	Now
For Sale	Land	-	2.63 Acre	\$995,000	\$159,711.08	Now

Additional Photos







Contact



Tom Ewing
815-703-6677
TomEwing@IllinoisCCIM.com

GAMBINO REALTORS-Rkfd

3201 S Alpine Rd

GAMBINO REALTORS-Rkfd

3815 N MULFORD RD Rockford, IL 611145622 | 815-282-2222

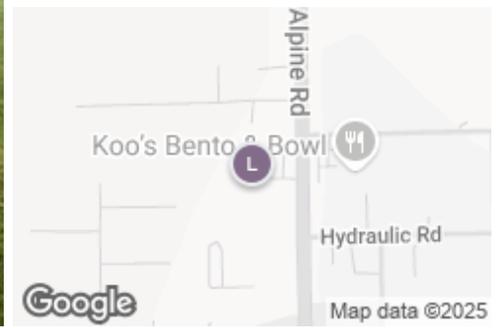
32XX S Alpine Rd

3201 S Alpine Rd, Rockford, IL, 61109

Land

Prepared on July 01, 2025

0



Property Features

Location Details

Address	3201 S Alpine Rd, Rockford, IL 61109
Zoning	C2 R2
County	Winnebago

Parcels	16-05-328-019, 16-05-331-024
Name	32xx S Alpine Rd

Building Details

Sub Type	-
Land Size	6.23 Acres / 271,379 SF
Electricity	-

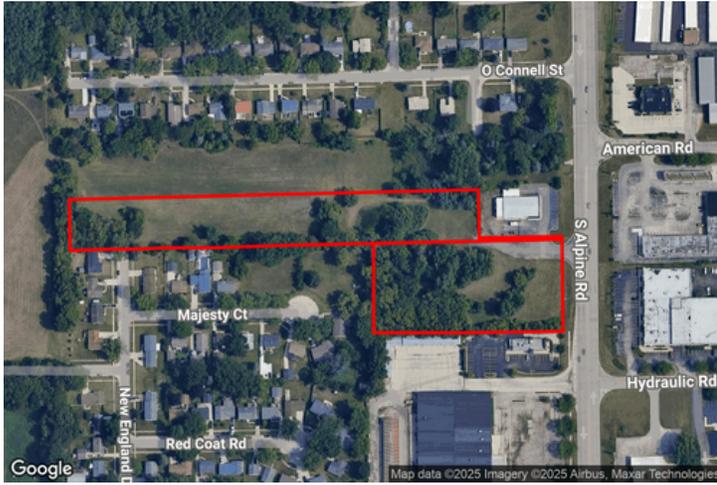
Water	-
Sanitary Sewer	-

Listings

2 Listings | 2.63 - 6.23 Acres | \$675,000 - \$995,000

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For Sale	Vacant	-	6.23 Acre	\$675,000	\$108,346.71	Now
For Sale	Land	-	2.63 Acre	\$995,000	\$159,711.08	Now

Additional Photos



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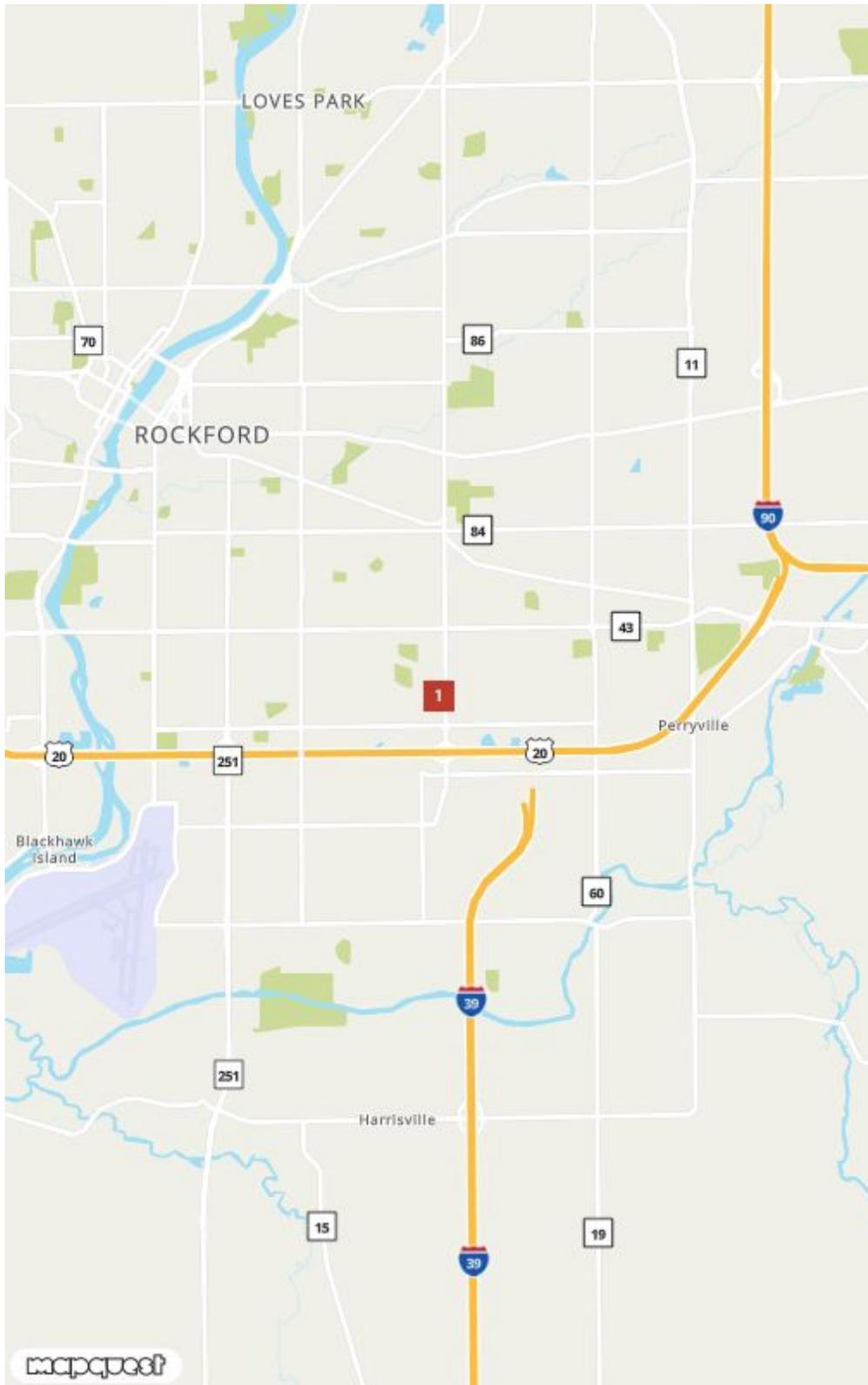
GAMBINO REALTORS-Rkfd

Report for 3201 S Alpine Rd, R...

MOODY'S

GAMBINO REALTORS-Rkfd

3815 N MULFORD RD Rockford, IL 611145622 | 815-282-2222



1



3201 S Alpine Rd
Rockford, IL 61109



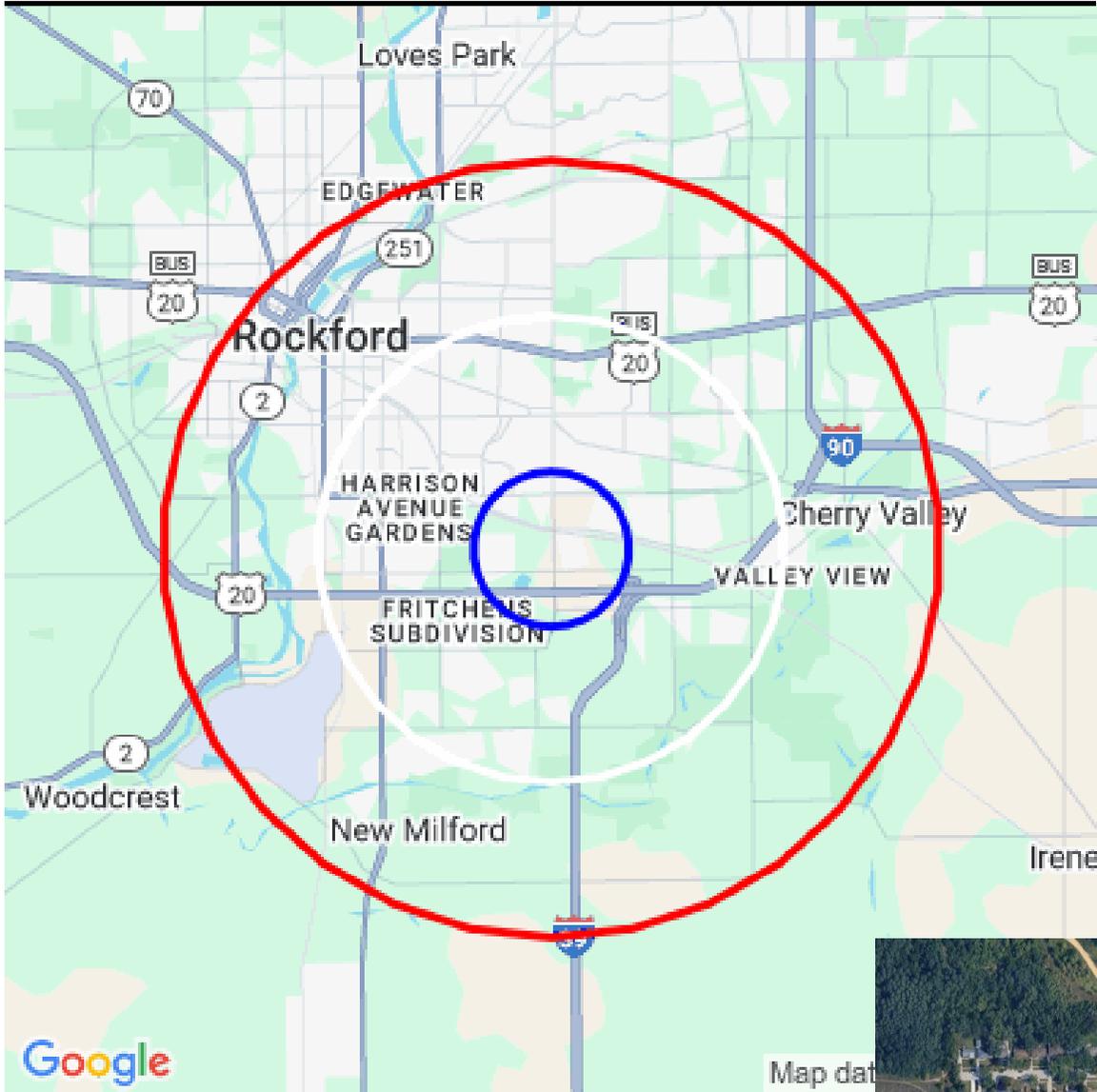
Tom Ewing

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MOODY'S

Demographic Report



32XX S Alpine Rd

Population

Distance	Male	Female	Total
1- Mile	1,428	1,605	3,034
3- Mile	18,210	19,352	37,562
5- Mile	41,407	43,533	84,941

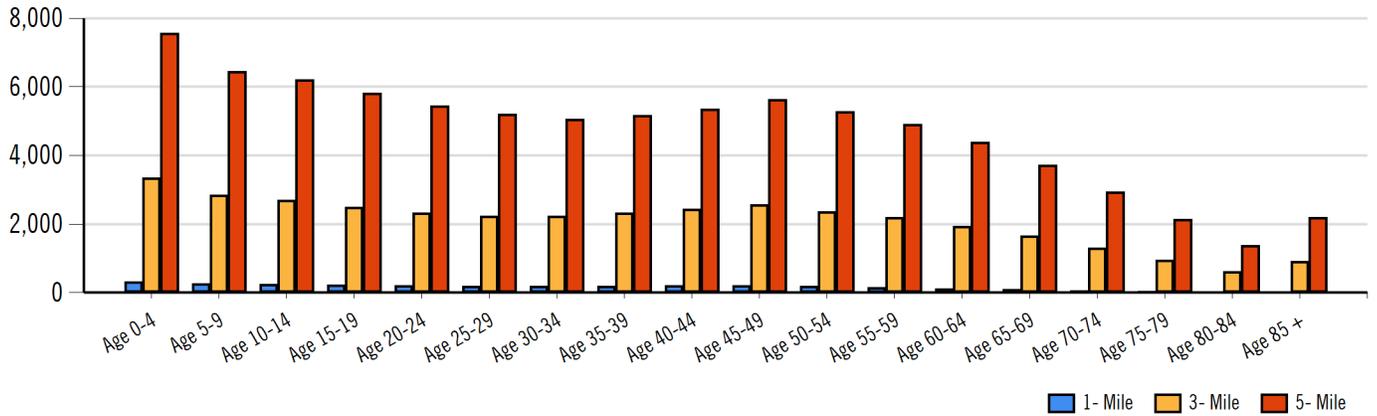


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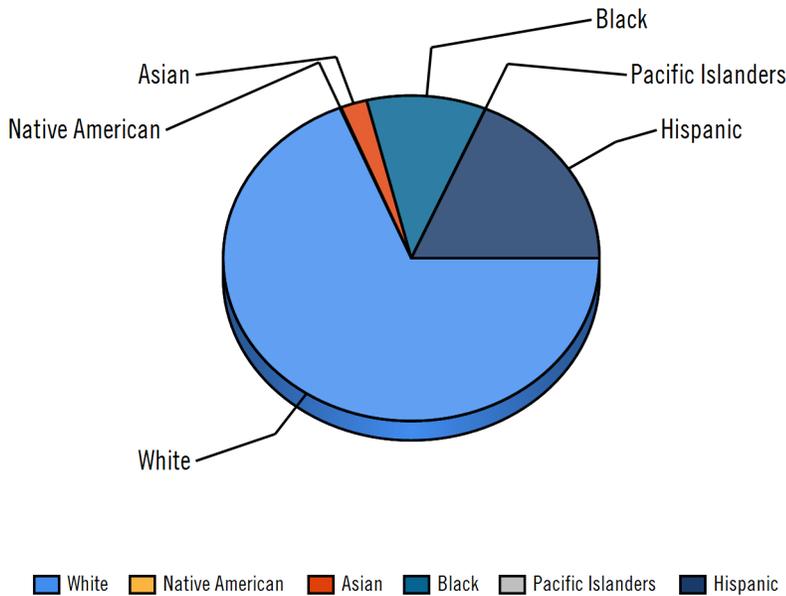
MOODY'S
 ANALYTICS

Catylist

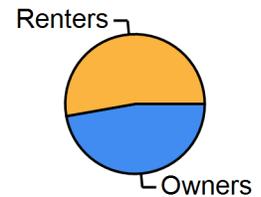
Population by Distance and Age (2020)



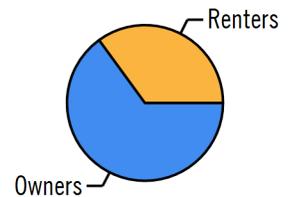
Ethnicity within 5 miles



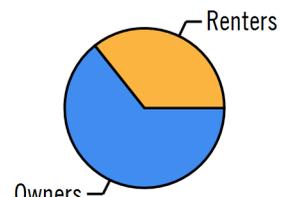
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	1,400	104	2.57 %
3-Mile	17,444	1,115	5.06 %
5-Mile	38,454	2,857	6.64 %

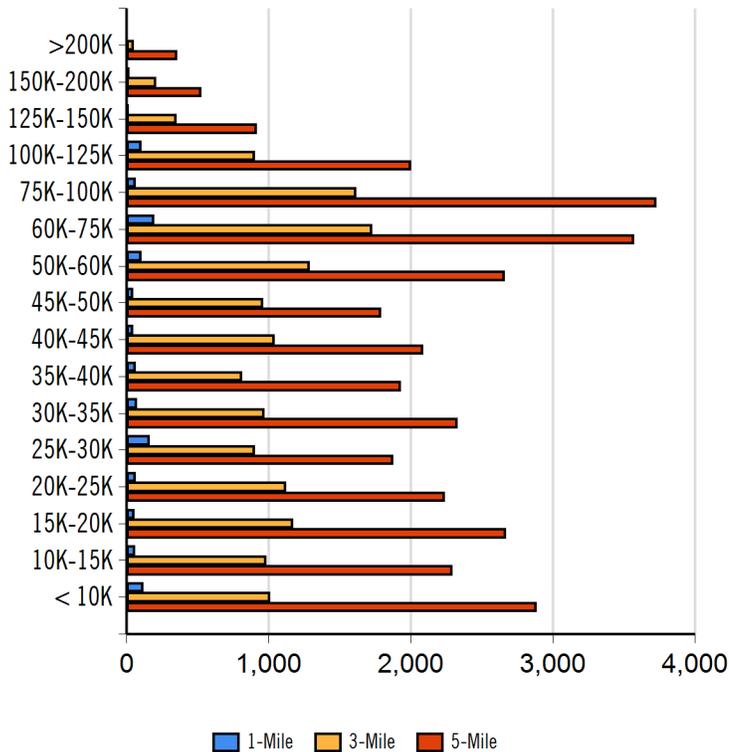


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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	2	3	42	296	24	200	136	20	127	219	172	31	60
3-Mile	35	18	828	3,835	458	2,075	1,235	338	1,505	3,465	1,252	458	1,230
5-Mile	88	35	1,899	8,070	930	4,567	2,453	1,011	3,289	8,020	3,043	1,073	2,674

Household Income



Radius	Median Household Income
1-Mile	\$42,826.13
3-Mile	\$46,333.31
5-Mile	\$43,602.84

Radius	Average Household Income
1-Mile	\$49,325.88
3-Mile	\$51,749.98
5-Mile	\$50,273.06

Radius	Aggregate Household Income
1-Mile	\$55,927,631.76
3-Mile	\$762,863,653.99
5-Mile	\$1,745,344,044.28

Education

	1-Mile	3-mile	5-mile
Pop > 25	1,755	23,832	53,436
High School Grad	589	8,620	17,642
Some College	310	5,125	11,551
Associates	209	1,672	3,410
Bachelors	326	3,319	7,117
Masters	40	920	2,418
Prof. Degree	15	266	847
Doctorate	11	103	208

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	30 %	102 %	130 %
Teen's	43 %	83 %	96 %
Expensive Homes	0 %	0 %	0 %
Mobile Homes	0 %	10 %	13 %
New Homes	15 %	48 %	33 %
New Households	59 %	78 %	85 %
Military Households	55 %	10 %	11 %
Households with 4+ Cars	16 %	65 %	78 %
Public Transportation Users	5 %	9 %	25 %
Young Wealthy Households	0 %	15 %	22 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	47,444,527		631,049,252		1,427,579,714	
Average annual household	41,287		42,358		41,481	
Food	5,481	13.28 %	5,610	13.24 %	5,514	13.29 %
Food at home	3,720		3,791		3,727	
Cereals and bakery products	530		537		527	
Cereals and cereal products	191		192		188	
Bakery products	339		344		338	
Meats poultry fish and eggs	749		767		756	
Beef	170		178		176	
Pork	139		142		138	
Poultry	142		144		142	
Fish and seafood	117		120		119	
Eggs	63		63		62	
Dairy products	366		373		368	
Fruits and vegetables	753		760		746	
Fresh fruits	111		111		109	
Processed vegetables	149		150		147	
Sugar and other sweets	137		140		137	
Fats and oils	118		121		118	
Miscellaneous foods	698		717		704	
Nonalcoholic beverages	326		332		326	
Food away from home	1,761		1,819		1,787	
Alcoholic beverages	272		284		279	
Housing	15,516	37.58 %	15,781	37.26 %	15,460	37.27 %
Shelter	9,327		9,480		9,285	
Owned dwellings	5,213		5,395		5,235	
Mortgage interest and charges	2,570		2,649		2,570	
Property taxes	1,720		1,794		1,742	
Maintenance repairs	923		951		922	
Rented dwellings	3,513		3,454		3,422	
Other lodging	600		630		627	
Utilities fuels	3,844		3,887		3,793	
Natural gas	344		352		343	
Electricity	1,573		1,583		1,550	
Fuel oil	141		143		140	
Telephone services	1,195		1,208		1,173	
Water and other public services	590		599		585	
Household operations	980	2.37 %	1,017	2.40 %	996	2.40 %
Personal services	260		272		268	
Other household expenses	720		744		727	
Housekeeping supplies	508		525		519	
Laundry and cleaning supplies	144		148		146	
Other household products	290		301		296	
Postage and stationery	72		75		76	
Household furnishings	854		870		864	
Household textiles	64		63		65	
Furniture	164		166		169	
Floor coverings	20		20		19	
Major appliances	138		137		130	
Small appliances	73		76		76	
Miscellaneous	393		405		403	
Apparel and services	1,066	2.58 %	1,107	2.61 %	1,111	2.68 %
Men and boys	184		200		203	
Men 16 and over	152		164		166	
Boys 2 to 15	31		35		36	
Women and girls	405		408		407	



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MOODY'S
 ANALYTICS

Catylist

32XX S Alpine Rd

GAMBINO REALTORS-Rkfd

3815 N MULFORD RD Rockford, IL 611145622 | 815-282-2222

Women 16 and over	332	334	334
Girls 2 to 15	72	73	72
Children under 2	83	84	83

Expenditures (Continued)

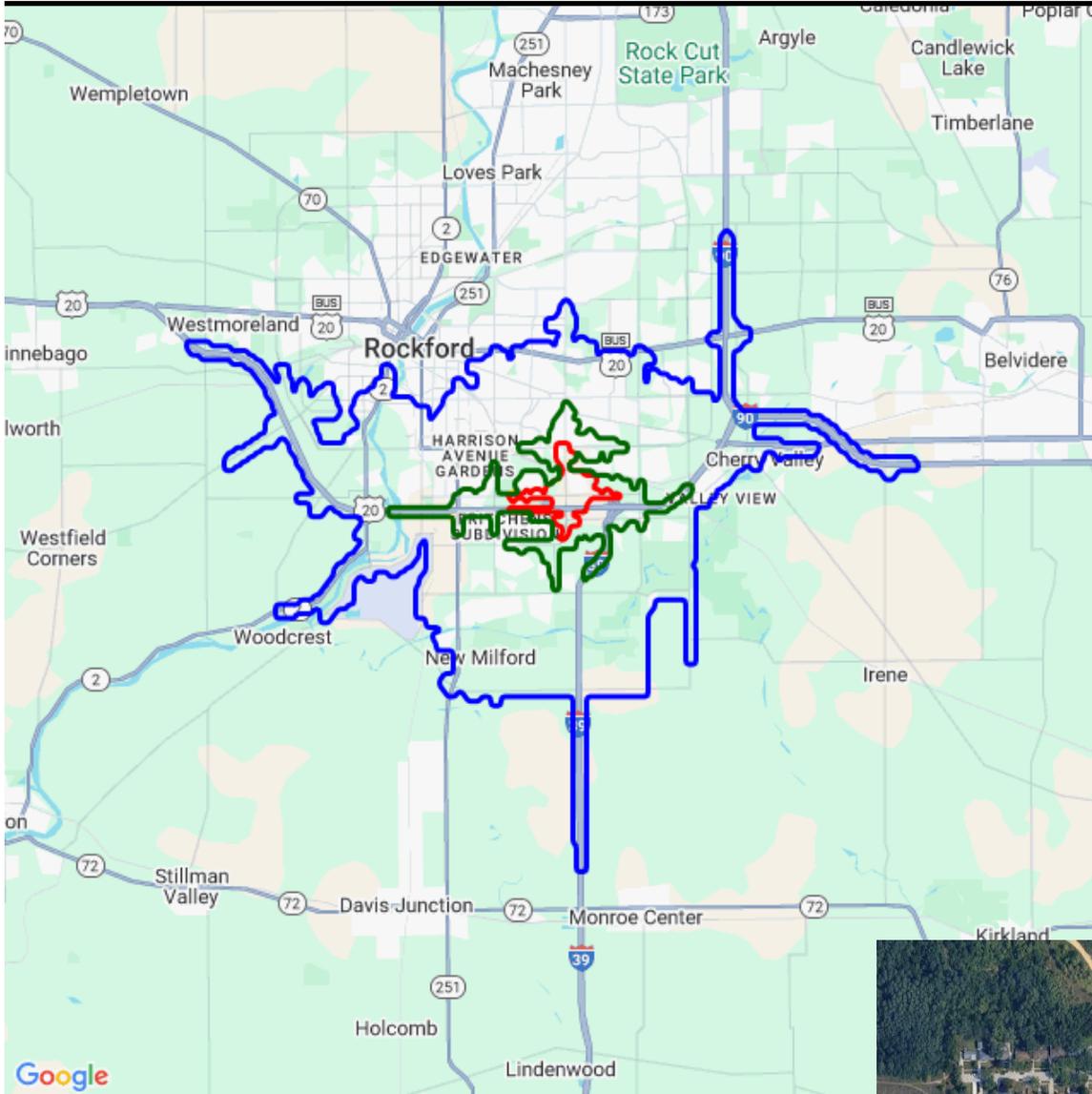
	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	47,444,527		631,049,252		1,427,579,714	
Average annual household	41,287		42,358		41,481	
Transportation	5,765	13.96 %	5,899	13.93 %	5,749	13.86 %
Vehicle purchases	1,255		1,286		1,258	
Cars and trucks new	643		652		622	
Cars and trucks used	577		598		602	
Gasoline and motor oil	1,955		1,969		1,912	
Other vehicle expenses	2,204		2,284		2,219	
Vehicle finance charges	151		152		145	
Maintenance and repairs	755		776		758	
Vehicle insurance	1,041		1,090		1,054	
Vehicle rental leases	256		265		261	
Public transportation	349		359		358	
Health care	3,378	8.18 %	3,437	8.11 %	3,321	8.01 %
Health insurance	2,247		2,289		2,217	
Medical services	684		688		661	
Drugs	341		351		336	
Medical supplies	104		108		105	
Entertainment	2,459	5.96 %	2,524	5.96 %	2,458	5.93 %
Fees and admissions	391		413		405	
Television radios	955		969		943	
Pets toys	894		917		895	
Personal care products	525		536		528	
Reading	45		46		46	
Education	835		885		923	
Tobacco products	410		406		397	
Miscellaneous	662	1.60 %	686	1.62 %	660	1.59 %
Cash contributions	1,145		1,190		1,147	
Personal insurance	3,723		3,960		3,882	
Life and other personal insurance	135		143		139	
Pensions and Social Security	3,587		3,817		3,742	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	5,327	4,290	24.01 %	1,830	3,023	2,183	3,144	415
3-Mile	2020	22,221	19,443	13.59 %	6,466	14,266	14,831	7,390	2,921
5-Mile	2020	43,381	38,971	10.73 %	13,223	27,304	27,838	15,543	7,258
1-Mile	2023	4,546	4,290	5.88 %	1,560	2,581	1,772	2,774	1,411
3-Mile	2023	18,693	19,443	-4.33 %	5,446	11,995	12,835	5,858	7,446
5-Mile	2023	36,494	38,971	-6.42 %	11,097	22,991	23,938	12,556	16,282



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Demographic Report



32XX S Alpine Rd

Population

Distance	Male	Female	Total
3- Minute	917	978	1,896
5- Minute	6,742	7,112	13,854
10 Minute	36,458	37,982	74,440

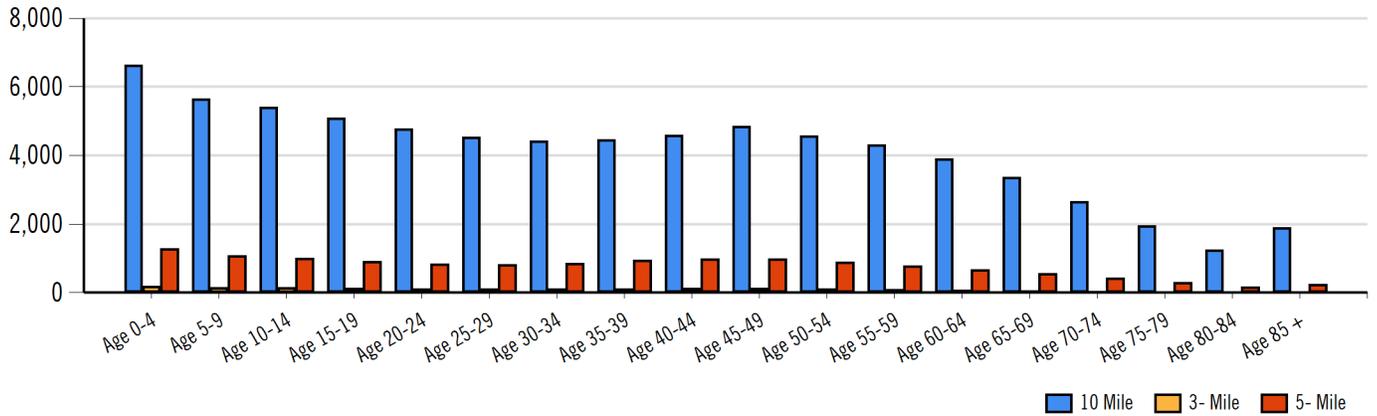


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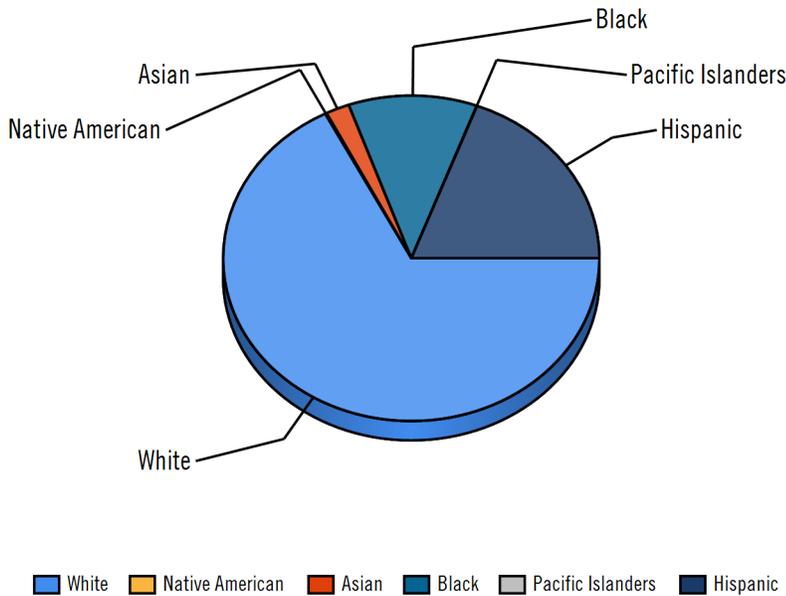
MOODY'S
 ANALYTICS

Catylist

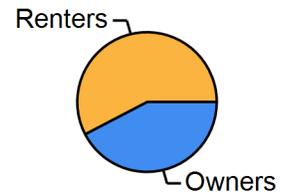
Population by Distance and Age (2020)



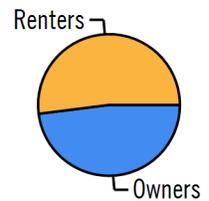
Ethnicity within 5 Minute



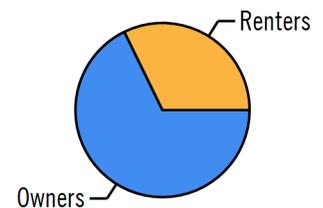
Home Ownership 3 Minute



Home Ownership 5 Minute



Home Ownership 10 Minute



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
3-Minute	899	64	1.53 %
5-Minute	6,605	405	2.77 %
10-Minute	33,654	2,439	5.50 %

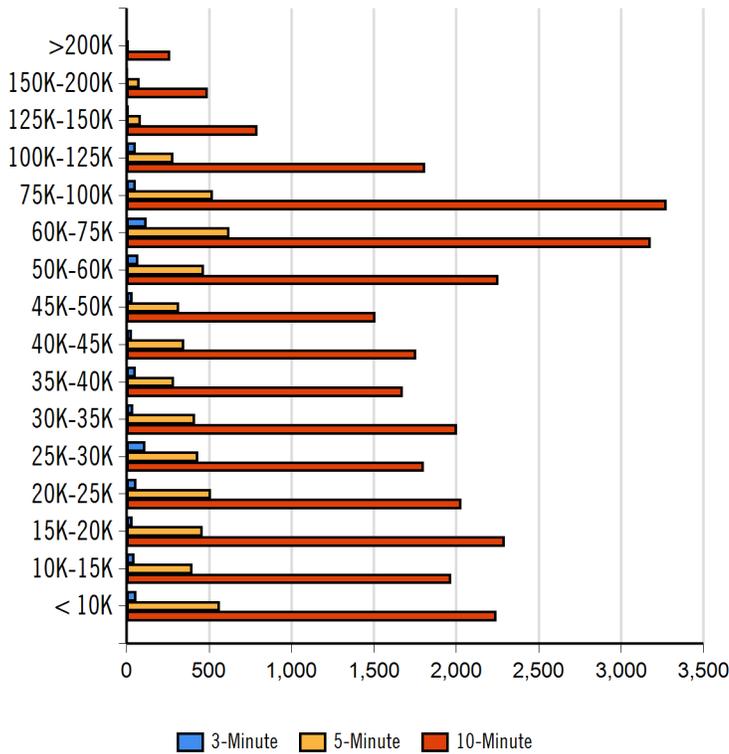


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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
3-Minute	0	1	25	218	16	116	72	15	91	153	101	21	27
5-Minute	13	8	226	1,557	161	737	503	67	550	1,365	573	141	396
10-Minute	75	36	1,721	7,403	932	3,883	2,403	846	2,856	6,628	2,435	847	2,461

Household Income



Radius Median Household Income

3-Minute	\$41,757.00
5-Minute	\$42,867.76
10-Minute	\$45,582.75

Radius Average Household Income

3-Minute	\$49,203.14
5-Minute	\$49,374.62
10-Minute	\$52,097.85

Radius Aggregate Household Income

3-Minute	\$36,577,570.31
5-Minute	\$263,305,564.82
10-Minute	\$1,518,589,759.96

Education

	3-Minute	5-Minute	10-Minute
Pop > 25	1,130	8,713	46,847
High School Grad	391	3,142	16,088
Some College	200	1,839	10,036
Associates	138	631	3,178
Bachelors	232	1,408	5,764
Masters	29	305	1,885
Prof. Degree	12	112	629
Doctorate	6	53	181

Tapestry

	3-Minute	5-Minute	10-Minute
Vacant Ready For Rent	20 %	54 %	109 %
Teen's	25 %	45 %	81 %
Expensive Homes	0 %	0 %	0 %
Mobile Homes	0 %	8 %	35 %
New Homes	15 %	28 %	32 %
New Households	33 %	56 %	69 %
Military Households	12 %	15 %	8 %
Households with 4+ Cars	9 %	39 %	71 %
Public Transportation Users	3 %	4 %	15 %
Young Wealthy Households	0 %	7 %	35 %

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Expenditures

	3-Minute	%	5-Minute	%	10-Minute	%
Total Expenditures	31,047,602		232,141,274		1,241,914,802	
Average annual household	41,245		40,923		42,211	
Food	5,470	13.26 %	5,423	13.25 %	5,593	13.25 %
Food at home	3,712		3,664		3,766	
Cereals and bakery products	530		519		534	
Cereals and cereal products	192		186		191	
Bakery products	338		333		342	
Meats poultry fish and eggs	747		741		762	
Beef	169		172		177	
Pork	139		137		139	
Poultry	142		139		144	
Fish and seafood	117		116		120	
Eggs	63		61		62	
Dairy products	366		362		373	
Fruits and vegetables	753		734		756	
Fresh fruits	111		107		111	
Processed vegetables	149		145		149	
Sugar and other sweets	137		136		139	
Fats and oils	118		117		119	
Miscellaneous foods	695		692		710	
Nonalcoholic beverages	325		321		328	
Food away from home	1,758		1,758		1,827	
Alcoholic beverages	272		274		285	
Housing	15,513	37.61 %	15,238	37.24 %	15,679	37.14 %
Shelter	9,330		9,157		9,418	
Owned dwellings	5,202		5,202		5,351	
Mortgage interest and charges	2,565		2,559		2,632	
Property taxes	1,716		1,729		1,783	
Maintenance repairs	920		912		935	
Rented dwellings	3,522		3,341		3,416	
Other lodging	605		614		649	
Utilities fuels	3,842		3,748		3,834	
Natural gas	343		340		348	
Electricity	1,572		1,527		1,563	
Fuel oil	141		137		142	
Telephone services	1,193		1,164		1,187	
Water and other public services	590		578		592	
Household operations	977	2.37 %	980	2.39 %	1,016	2.41 %
Personal services	258		262		275	
Other household expenses	719		718		740	
Housekeeping supplies	507		508		526	
Laundry and cleaning supplies	144		143		148	
Other household products	290		291		301	
Postage and stationery	72		73		76	
Household furnishings	855		843		883	
Household textiles	65		62		66	
Furniture	167		163		175	
Floor coverings	20		19		20	
Major appliances	138		131		132	
Small appliances	73		74		77	
Miscellaneous	391		392		410	
Apparel and services	1,062	2.57 %	1,077	2.63 %	1,124	2.66 %
Men and boys	181		194		207	
Men 16 and over	150		160		170	
Boys 2 to 15	31		34		36	
Women and girls	407		397		412	



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MOODY'S
 ANALYTICS

Catylist

GAMBINO REALTORS-Rkfd

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Women 16 and over	335	325	339
Girls 2 to 15	72	71	72
Children under 2	84	81	83

Expenditures (Continued)

	3-Minute	%	5-Minute	%	10-Minute	%
Total Expenditures	31,047,602		232,141,274		1,241,914,802	
Average annual household	41,245		40,923		42,211	
Transportation	5,747	13.93 %	5,689	13.90 %	5,851	13.86 %
Vehicle purchases	1,250		1,244		1,290	
Cars and trucks new	644		630		643	
Cars and trucks used	572		580		612	
Gasoline and motor oil	1,955		1,899		1,934	
Other vehicle expenses	2,191		2,196		2,255	
Vehicle finance charges	152		146		148	
Maintenance and repairs	752		750		770	
Vehicle insurance	1,031		1,042		1,069	
Vehicle rental leases	255		257		266	
Public transportation	350		349		370	
Health care	3,378	8.19 %	3,301	8.07 %	3,379	8.01 %
Health insurance	2,246		2,199		2,250	
Medical services	687		661		678	
Drugs	339		336		342	
Medical supplies	104		104		107	
Entertainment	2,453	5.95 %	2,432	5.94 %	2,503	5.93 %
Fees and admissions	391		400		418	
Television radios	954		933		952	
Pets toys	892		885		913	
Personal care products	524		520		539	
Reading	46		45		47	
Education	843		875		945	
Tobacco products	411		392		398	
Miscellaneous	664	1.61 %	661	1.62 %	672	1.59 %
Cash contributions	1,145		1,144		1,162	
Personal insurance	3,711		3,846		4,028	
Life and other personal insurance	134		137		142	
Pensions and Social Security	3,577		3,708		3,885	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
3-Minute	2020	907	724	37.75 %	291	541	392	514	50
5-Minute	2020	6,791	5,652	238.02 %	2,232	4,004	3,290	3,501	693
10-Minute	2020	34,205	30,367	916.91 %	9,842	22,201	22,696	11,509	5,141
3-Minute	2023	776	724	10.91 %	249	463	324	452	218
5-Minute	2023	5,765	5,652	16.08 %	1,896	3,398	2,738	3,027	2,009
10-Minute	2023	28,816	30,367	-380.13 %	8,288	18,707	19,641	9,174	12,166



Tom Ewing
 TomEwing@IllinoisCCIM.com
 815-703-6677

MOODY'S
 ANALYTICS

Catylist

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 3201 S Alpine Rd, Rockford, IL 61109

CITY, STATE

Rockford, IL

POPULATION

74,440

AVG. HHSIZE

2.54

MEDIAN HH INCOME

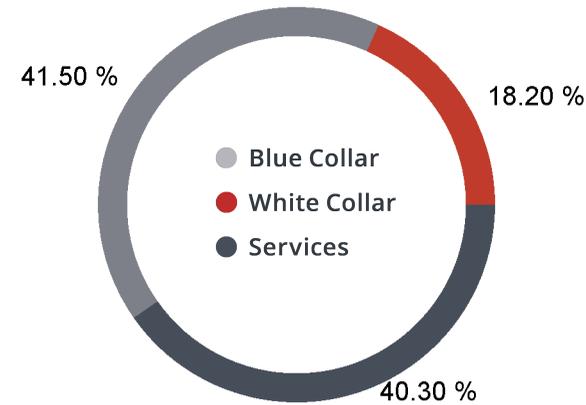
\$45,583

HOME OWNERSHIP

Renters: **9,451**

Owners: **19,880**

EMPLOYMENT



45.21 %
Employed

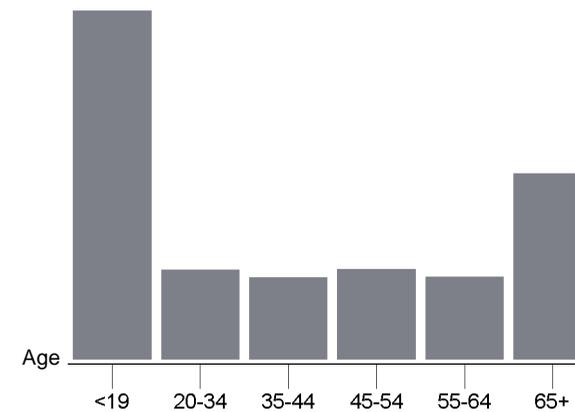
3.28 %
Unemployed

EDUCATION

High School Grad: **34.34 %**
Some College: **21.42 %**
Associates: **6.78 %**
Bachelors: **20.74 %**

GENDER & AGE

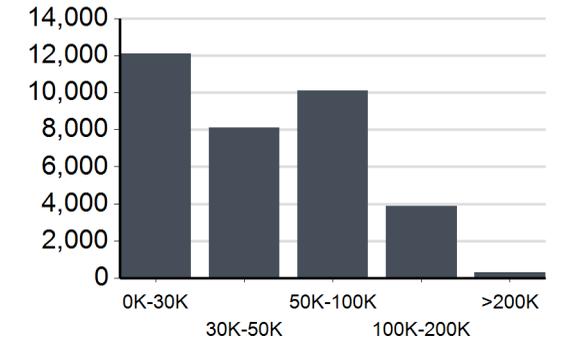
48.98 % **51.02 %**



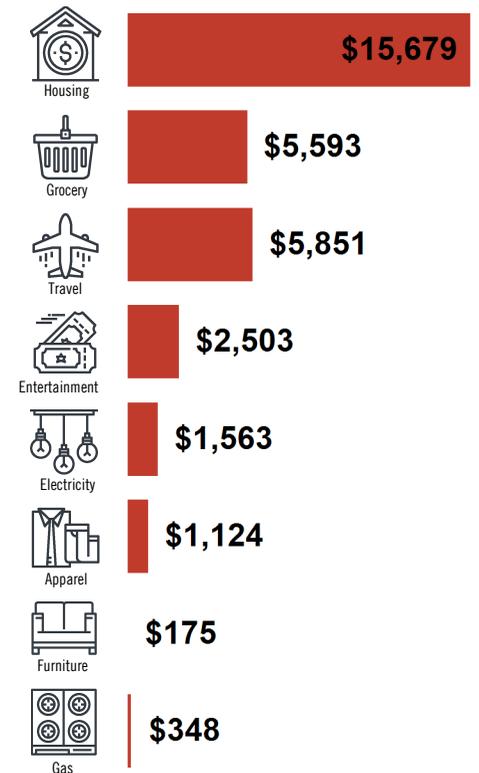
RACE & ETHNICITY

White: **55.01 %**
Asian: **2.39 %**
Native American: **0.15 %**
Pacific Islanders: **0.04 %**
African-American: **12.21 %**
Hispanic: **18.27 %**
Two or More Races: **11.93 %**

INCOME BY HOUSEHOLD



HH SPENDING

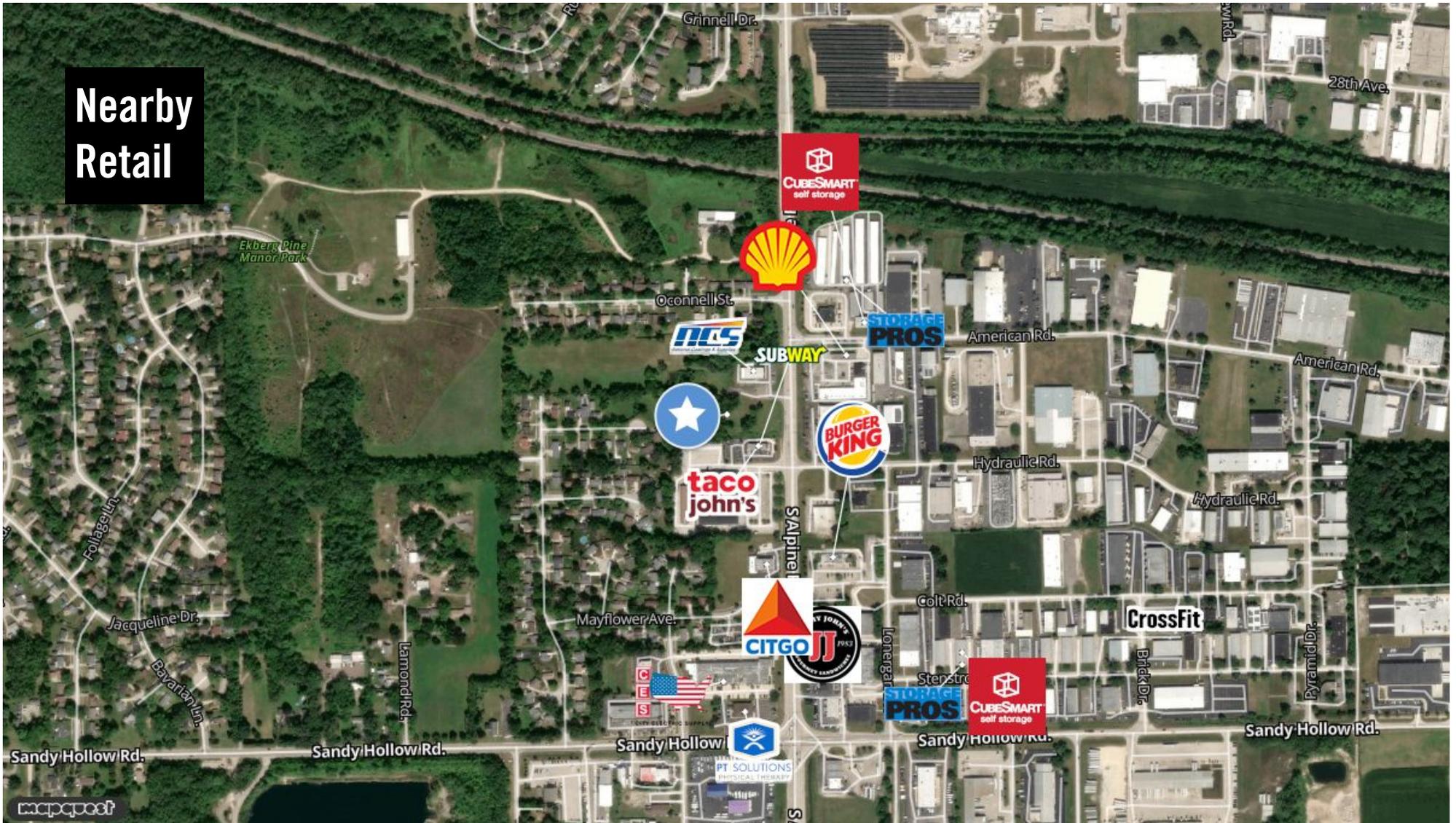


32XX S Alpine Rd

GAMBINO REALTORS-Rkfd

3815 N MULFORD RD Rockford, IL 611145622 | 815-282-2222

Nearby Retail



Tom Ewing
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Tom Ewing

Contact

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815-703-6677

Company

3815 N MULFORD RD
Rockford, IL 611145622

Biography

I SOLVE REAL ESTATE PROBLEMS WHILE PRACTICING THE "PLATINUM RULE".

Professional Profile Managing Broker -

Working in Commercial Real Estate since 1979, Thomas Ewing CPM, CCIM, RPA, MCR is known as a Commercial and Industrial expert who understands the intricacies of this specialized market. As a Certified Commercial Investment Member, or CCIM, Tom is a leading expert in commercial investment real estate and has completed advanced coursework in financial and market analysis. With over 45 years in the industry, Tom has the experience and knowledge to ensure his clients get the greatest of outcomes. From accountants to lawyers, lending to title work, property insurance to contract services, Tom and his extensive network of local, regional, and national contacts will assist in all aspects of his client's real estate transaction. He also has real estate experience and expertise in residential, property management (as a Certified Property Manager CPM), and Court-Appointed Receivership.

As his client's trusted professional real estate advisor, Tom's thoroughness ensures his clients receive the most accurate information on every transaction. He is a realist and will speak honestly and candidly with his clients about goals and expectations. Tom is a diligent listener and his attention to detail is unsurpassed.

Previously, as the Commercial Director at Keller Williams Commercial and current Commercial Broker at Gambino Realtors, Tom enjoys sharing his experience and knowledge by educating veteran agents and mentoring new agents joining the profession to further enhance their real estate proficiency and expertise.

Outside of work, Tom enjoys spending time with family, golfing, and dining out around town. He has been involved with several organizations over the past 45 years: Past President of the Rockford Area Association of Realtors, Past Chairman of the Winnebago County Board of Review, Past Member of the National Association of Realtors - Commercial Legislative & Regulatory Sub Committee, Past Member and Past Chairman of Illinois Realtors Commercial and Property Management Committee, Past Board Member of the Northern Illinois Commercial Association of REALTORS, Past Secretary of the Rock Valley College Foundation Board, Past President of the Rockford East Rotary Club, Current Class Coordinator of the Rockford Men's Community Bible Study, and Member-Board of Directors - Fairhaven Christian Retirement Center.

Specializations:

Asset Management, Brokerage, Commercial Investment, Buyer Representation, Leasing Market Analysis, Net Leased Properties, REO, Residential Land Sale/Leaseback Valuation

Property Types: All Property Types- Hospitality, Industrial, Land, Multi-Family, Office & Retail.