

LAND DEVELOPMENT

27065 W ROUTE 120-34.7 ACRES

27065 W ROUTE 120, VOLO, IL 60073

kw ONEChicago
KELLERWILLIAMS.



DEVELOPMENT OPPORTUNITY
IN RAPIDLY GROWING MARKET AREA

3.08 ac

9.6 ac

9.4 ac

17.1 acres

DEVELOPMENT ANALYSIS

KELLER WILLIAMS ONECHICAGO
8750 West Bryn Mawr Avenue Ste 300E
Chicago, IL 60631



Each Office Independently Owned and Operated

PRESENTED BY:

JOSEPH HEFFERNAN
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475.128287, Illinois

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EXECUTIVE SUMMARY

27065 W ROUTE 120



OFFERING SUMMARY

PRICE:	\$3,763,715
PRICE / SF:	\$2.49/sf
PRICE / ACRE:	\$108,464/ac
LOT SIZE:	34.70 Acres
FRONTAGE:	RT120 & Gilmer Rd
ZONING:	B-2 Neighborhood Bus District
PERMITTED USES:	Commercial, Retail, Senior
UTILITIES:	SE Corner Ellis Dr & N Volo Vill Rd
DIVISIBLE:	YES Multiple Pins

PROPERTY OVERVIEW

34.7 acres of flat to slightly rolling land, a quick walk from major intersection RT12 & 120 totaling over 45k CPD and just east of the new 200k/sf Woodmans Market Center, along with recent outlot development including: BUONA Beef Restaurant, Chipotle Mexican Grill, Starbucks Coffee, Jersey Mikes Subs, Wing Stop, Taco Bell and Dental Care Services, Advocate Medical Center under construction.

Nearby Residential Development along Ellis Dr and newly constructed single family apartments by REDWOOD at Ellis & Gilmer Rd. This is a rapidly growing area within the Village of Volo, Lake County IL.

PROPERTY HIGHLIGHTS

- Located on IL RT120 prime east/west Hwy, 27k cars per day & 42k cpd at RT12/120 Intersection, over 200,000 vehicles per week
- Signalized intersection at Gilmer & 120
- 1/4 mile east of New Woodmans Market Center
- Overall elevation flat, currently being farmed
- 34+ Acres made up of 4 PINS
- 3.08 ac-PIN: 09-03-200-095
- 9.06 ac-PIN: 09-03-200-096
- 5.41 ac-PIN: 09-03-400-013
- 16.99 ac-PIN: 09-02-300-026
- Contact us today for more details.

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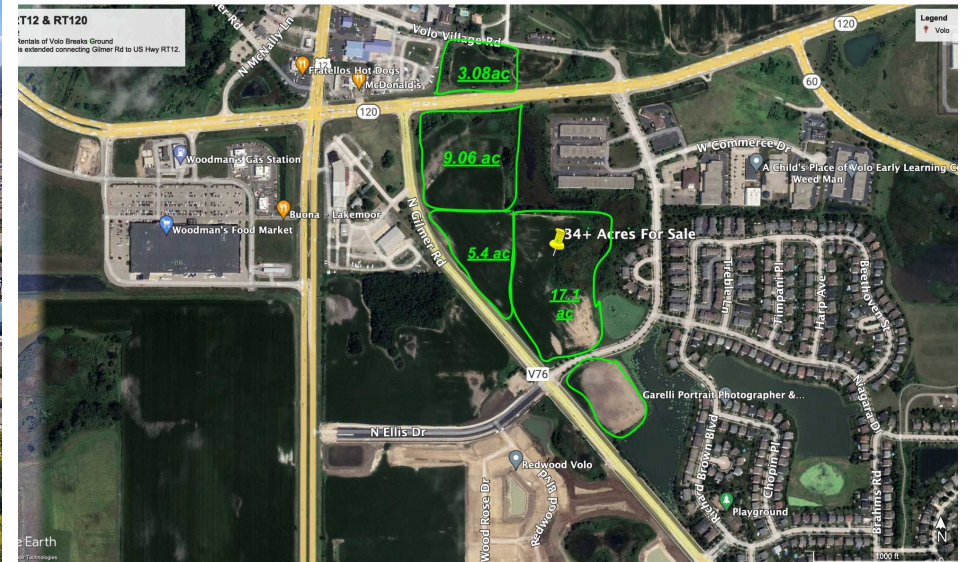


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PROPERTY PHOTOS

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GROWING RESIDENTIAL DEVELOPMENT

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Single & Multi Family Existing Development Along Ellis Rd to RT120



Under Construction Redwood Single Family Apartment Site



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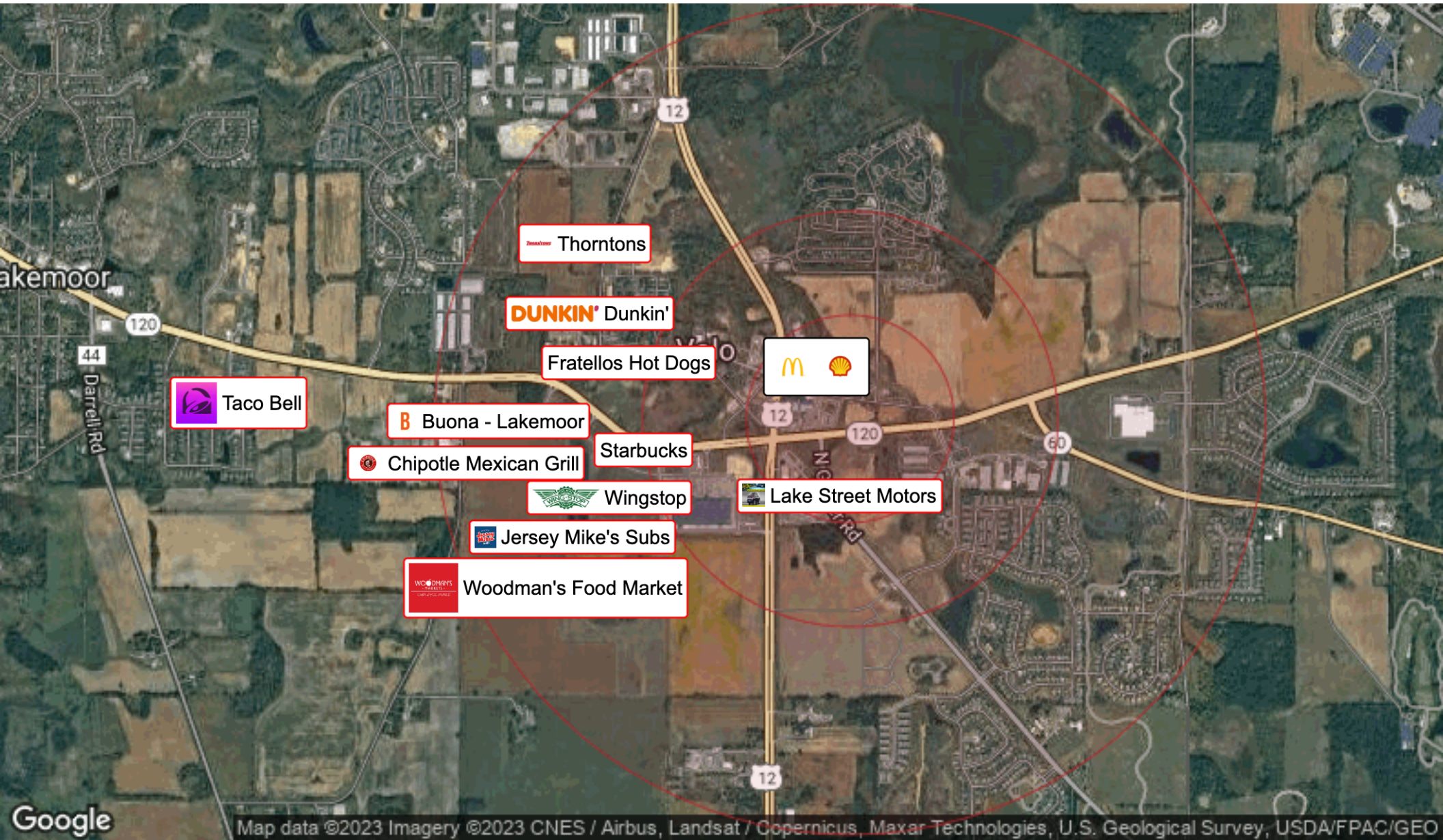


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BUSINESS MAP

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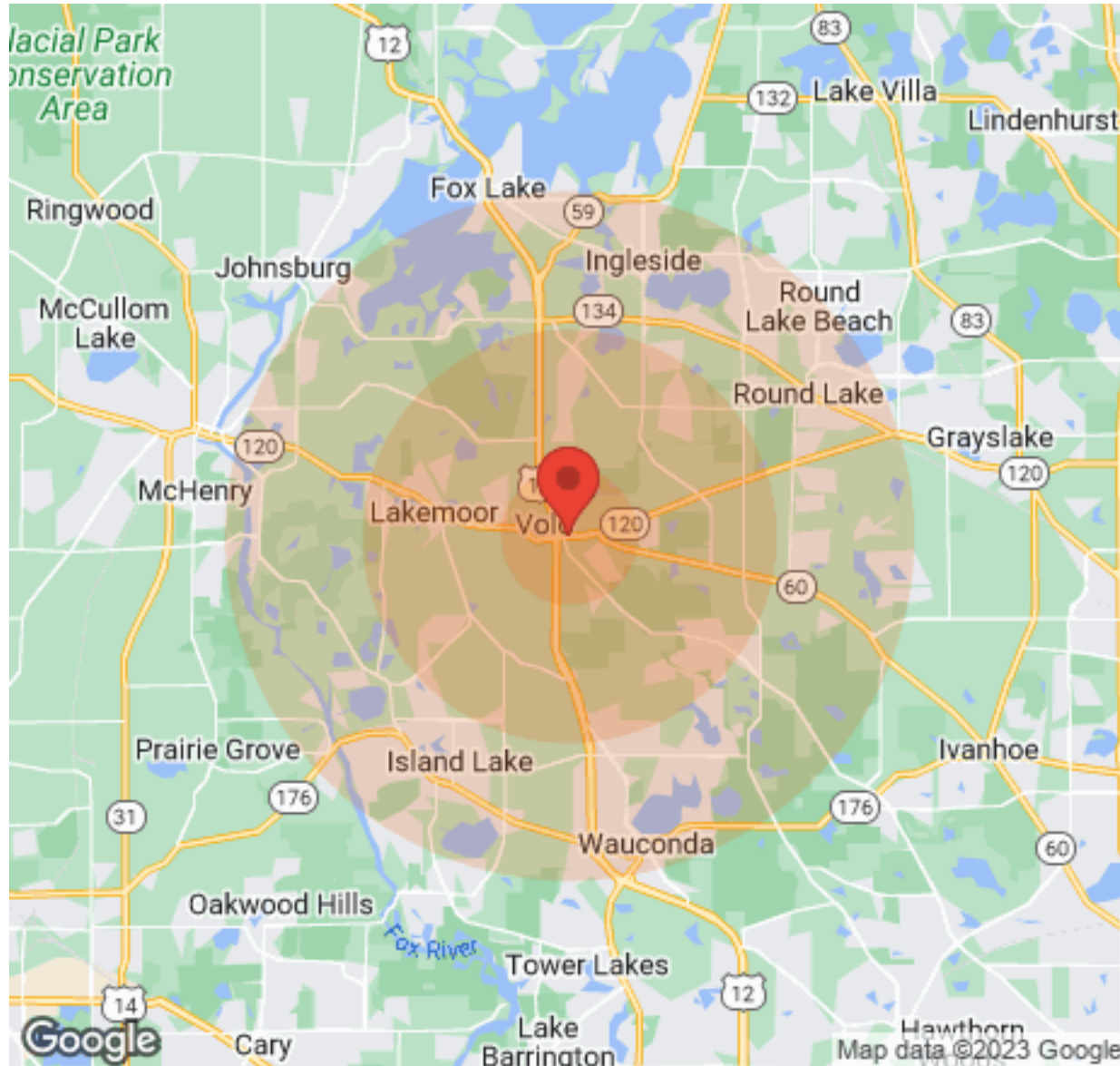


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DEMOGRAPHICS

27065 W ROUTE 120



Population	1 Mile	3 Miles	5 Miles
Male	N/A	11,476	51,122
Female	N/A	10,763	50,285
Total Population	N/A	22,239	101,407

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	4,340	21,574
Ages 15-24	N/A	3,633	15,192
Ages 25-54	N/A	7,917	38,438
Ages 55-64	N/A	2,721	11,754
Ages 65+	N/A	3,628	14,449

Race	1 Mile	3 Miles	5 Miles
White	N/A	19,470	83,223
Black	N/A	338	1,497
Am In/AK Nat	N/A	N/A	221
Hawaiian	N/A	1	1
Hispanic	N/A	2,278	23,567
Multi-Racial	N/A	2,400	24,748

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$89,558	\$60,771
< \$15,000	N/A	177	2,163
\$15,000-\$24,999	N/A	267	2,112
\$25,000-\$34,999	N/A	475	2,776
\$35,000-\$49,999	N/A	705	4,530
\$50,000-\$74,999	N/A	1,529	7,531
\$75,000-\$99,999	N/A	1,593	6,567
\$100,000-\$149,999	N/A	2,054	6,672
\$150,000-\$199,999	N/A	887	2,012
> \$200,000	N/A	349	1,080

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	7,934	35,813
Occupied	N/A	7,308	33,000
Owner Occupied	N/A	6,231	26,655
Renter Occupied	N/A	1,077	6,345
Vacant	N/A	626	2,813

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