

## Residential Development Opportunity - 1S164 Indian Knoll Road

WINFIELD, IL



# OFFERING MEMORANDUM

**PRESENTED BY:**

**KW COMMERCIAL**  
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Glen Ellyn, IL 60137

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KW Glen Ellyn in compliance with all applicable fair housing and equal opportunity laws.



1S164 INDIAN KNOLL ROAD

# PROPERTY INFORMATION

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OFFERING SUMMARY



# Offering Summary



## PROPERTY DESCRIPTION

Introducing a rare residential development opportunity at 1S164 Indian Knoll Rd. This property comprises approximately 21 acres just South of Roosevelt Rd in Winfield in residential area. Current agricultural use with R-1 Zoning. Excellent development opportunity!

## PROPERTY HIGHLIGHTS

- R1 Zoning
- Near Roosevelt Rd
- Access from Purnell Rd & Indian Knoll Rd

## OFFERING SUMMARY

Sale Price:	\$7,000,000
Lot Size:	21.05 Acres
2024 Taxes	\$10,896.18
PIN:	0423101031

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,131	6,939	20,190
Total Population	2,963	19,276	55,545
Average HH Income	\$97,035	\$102,791	\$111,838



1S164 INDIAN KNOLL ROAD

# LOCATION INFORMATION

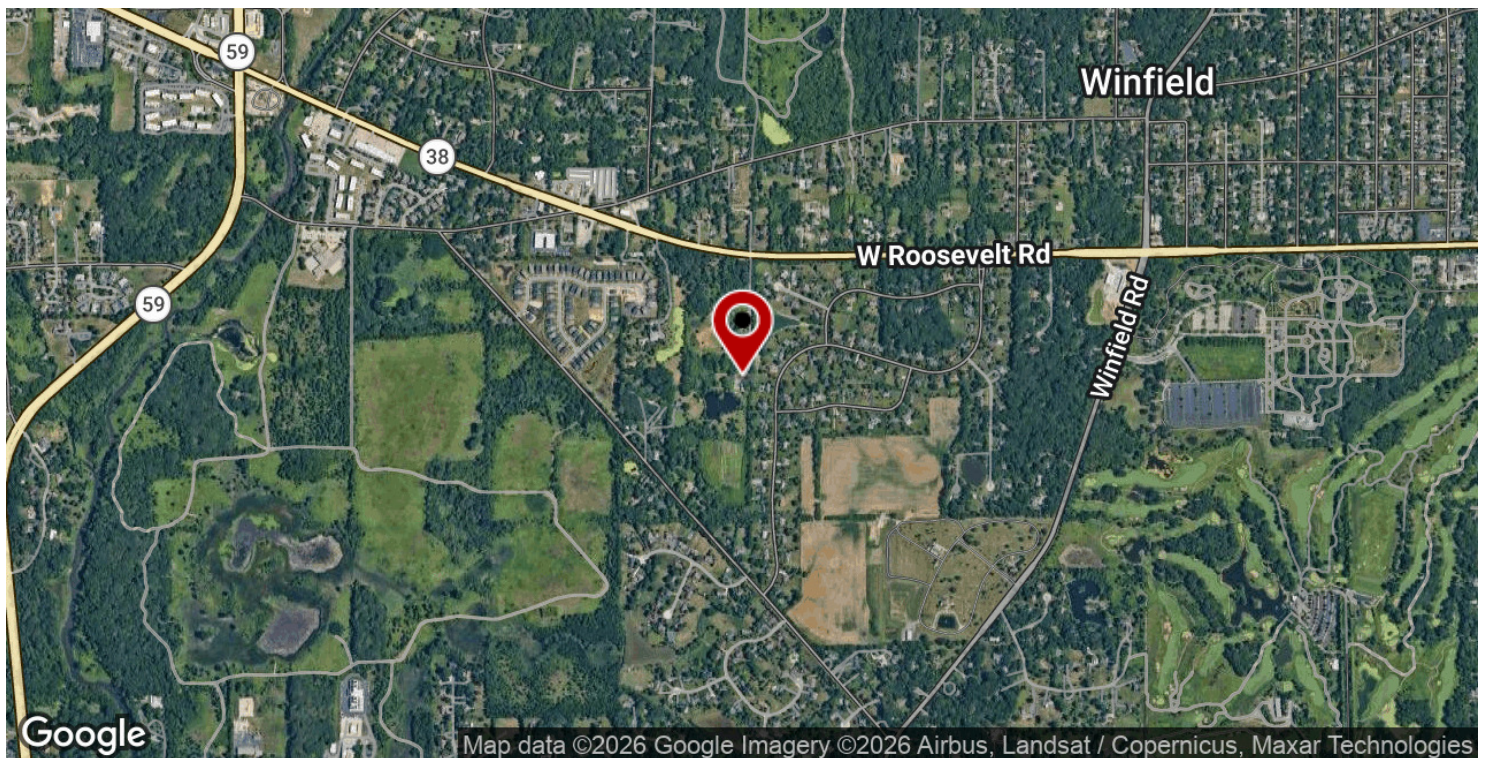
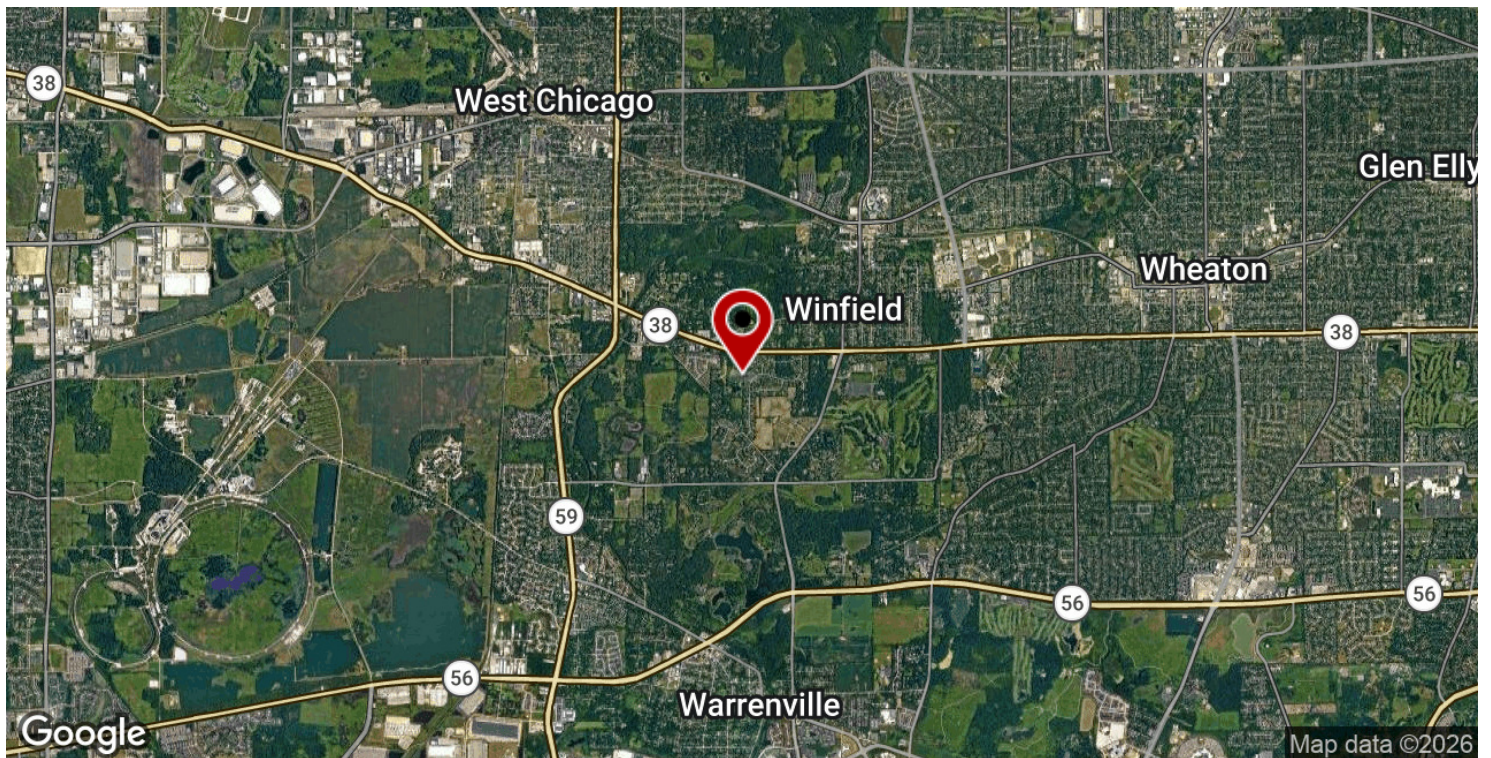
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LOCATION MAP

RETAILER MAP

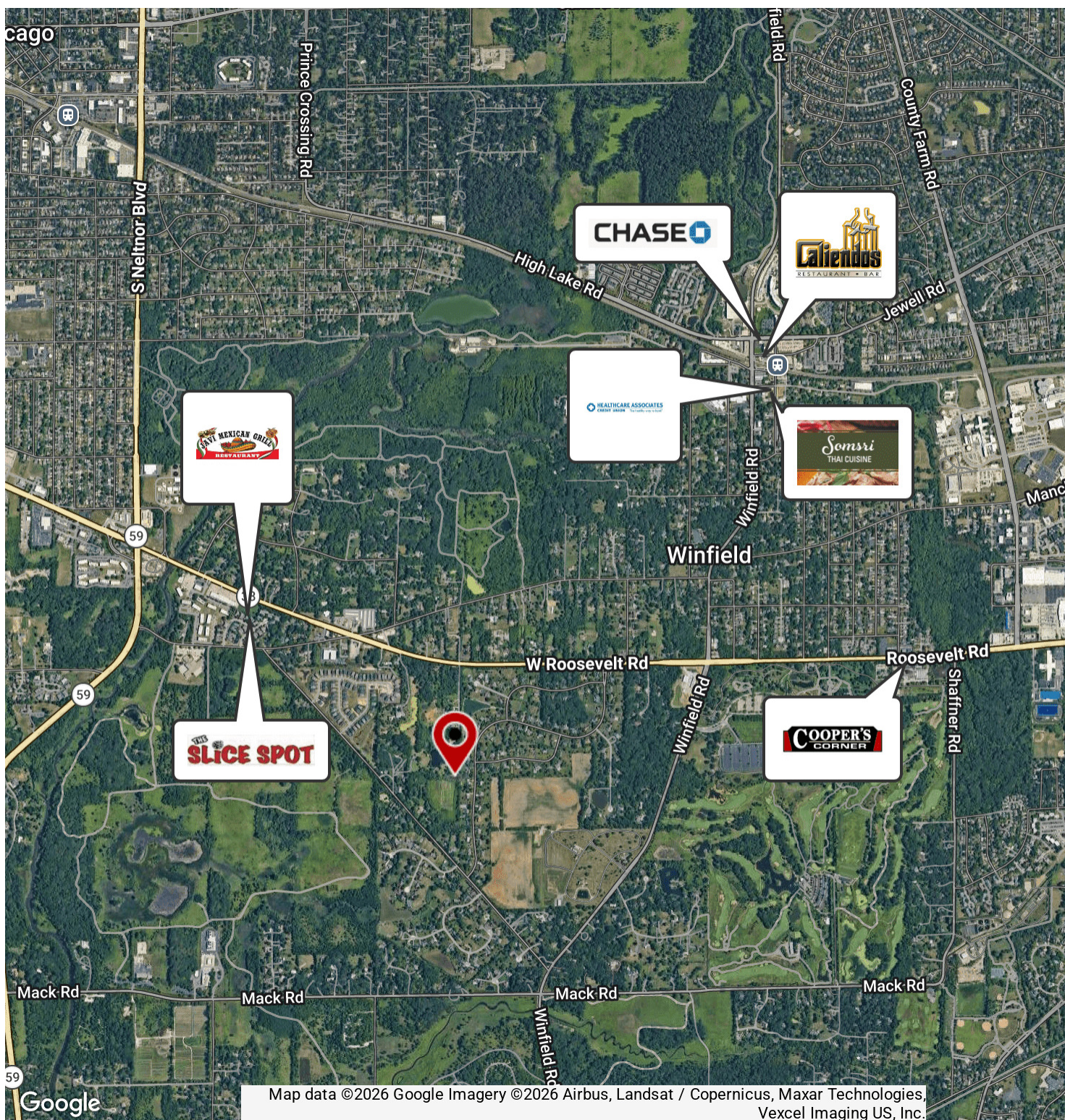


# Location Map





# Retailer Map





1S164 INDIAN KNOLL ROAD

# SALE COMPARABLES

3

SALE COMPS

SALE COMPS MAP & SUMMARY



# Sale Comps

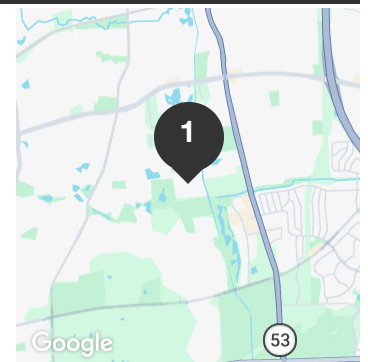


## 1195 SUMMERHILL DR

Lisle, IL 60532

Price: \$9,749,000 Lot Size: 30.00 Acres

Price/Acre: \$324,966.67

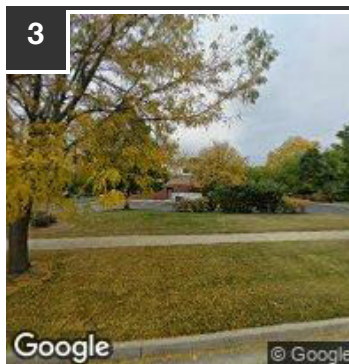
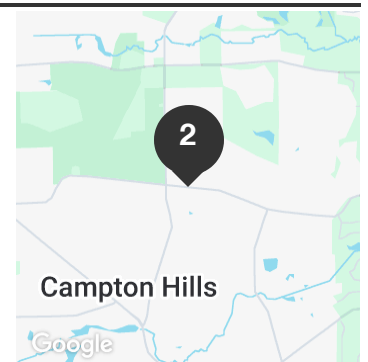


## SILVER GLEN RD

St Charles, IL 60175

Price: \$1,251,500 Lot Size: 11.50 Acres

Price/Acre: \$108,826.09

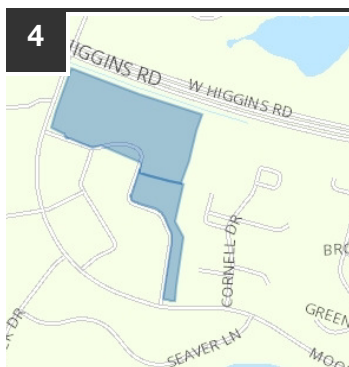
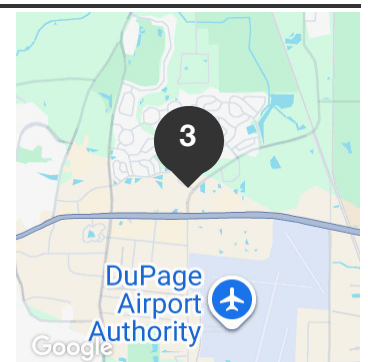


## 135 CHARTER 1 AVE

St Charles, IL 60174

Price: \$3,000,000 Lot Size: 10.66 Acres

Price/Acre: \$281,425.89

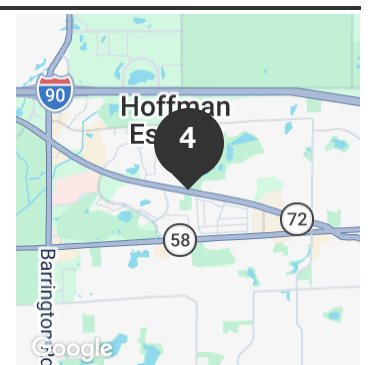


## SEC W HIGGINS RD

Hoffman Estates, IL 60169

Price: \$6,300,000 Lot Size: 12.92 Acres

Price/Acre: \$487,616.10

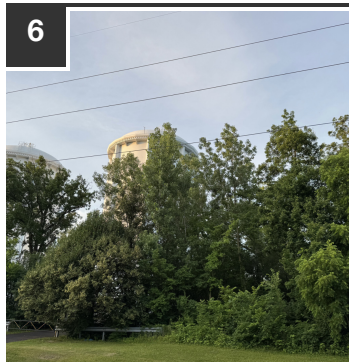
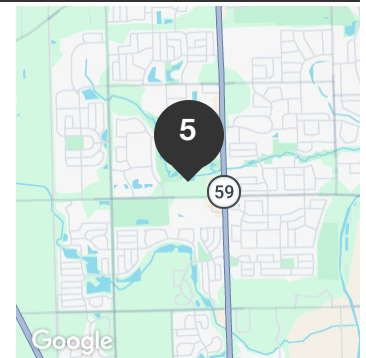


# Sale Comps



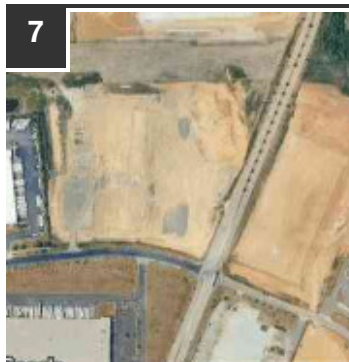
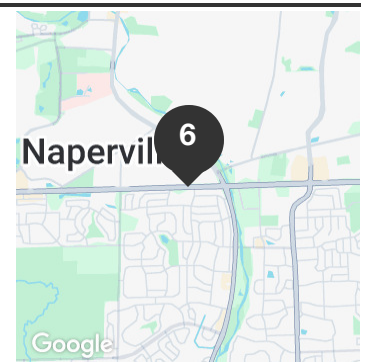
**24254 111TH ST**  
Naperville, IL 60564

Price: \$6,600,000 Lot Size: 20.18 Acres  
Price/Acre: \$327,056.49



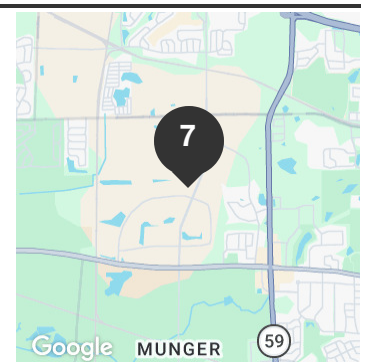
**75TH ST LAND**  
Naperville, IL 60540

Price: \$14,000,000 Lot Size: 32.00 Acres  
Price/Acre: \$437,500.00



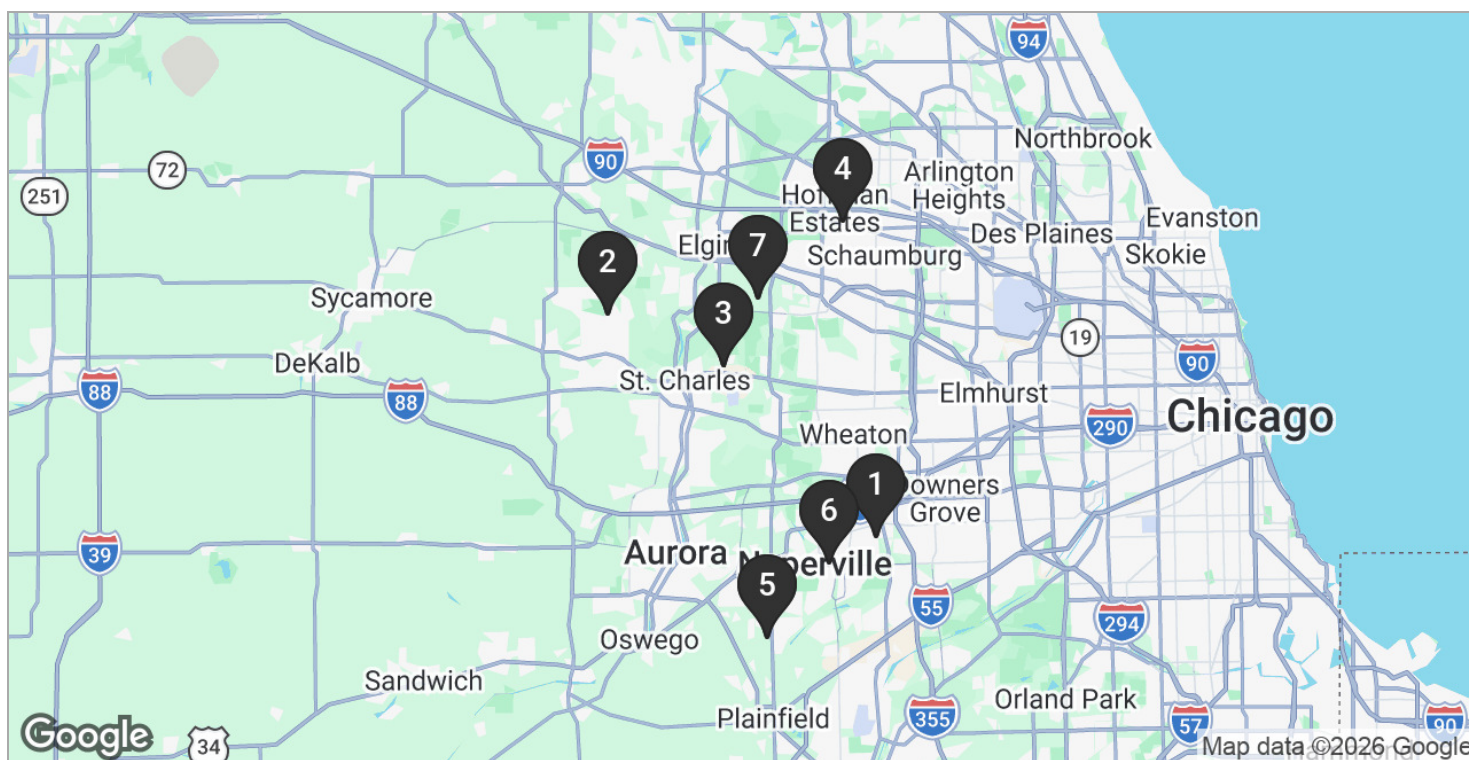
**500 MUNGER RD**  
Bartlett, IL 60103

Price: \$8,938,500 Lot Size: 18.70 Acres  
Price/Acre: \$477,994.65





## Sale Comps Map & Summary



	NAME/ADDRESS	PRICE	LOT SIZE	PRICE/ACRE
1	1195 Summerhill Dr Lisle, IL	\$9,749,000	30.00 Acres	\$324,966.67
2	Silver Glen Rd St Charles, IL	\$1,251,500	11.50 Acres	\$108,826.09
3	135 Charter 1 Ave St Charles, IL	\$3,000,000	10.66 Acres	\$281,425.89
4	SEC W Higgins Rd Hoffman Estates, IL	\$6,300,000	12.92 Acres	\$487,616.10
5	24254 111th St Naperville, IL	\$6,600,000	20.18 Acres	\$327,056.49
6	75th St Land Naperville, IL	\$14,000,000	32.00 Acres	\$437,500.00
7	500 Munger Rd Bartlett, IL	\$8,938,500	18.70 Acres	\$477,994.65
AVERAGES		\$7,119,857	19.42 ACRES	\$349,340.84



1S164 INDIAN KNOLL ROAD

# DEMOGRAPHICS

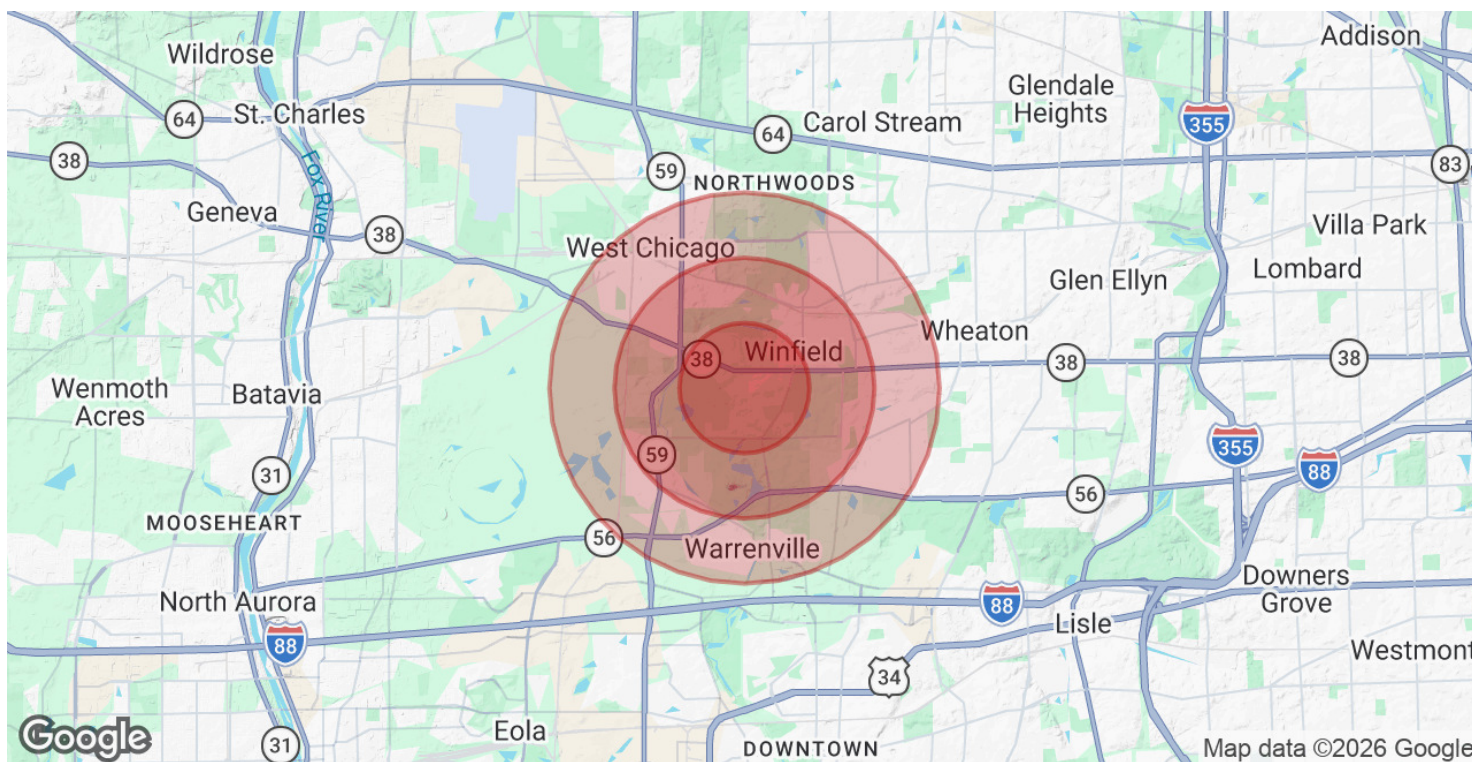
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DEMOGRAPHICS MAP & REPORT

ADDITIONAL INFORMATION



# Demographics Map & Report



## POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	2,963	19,276	55,545
Average Age	37.1	39.5	39.7
Average Age (Male)	37.8	39.4	39.5
Average Age (Female)	38.5	40.1	40.2

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,131	6,939	20,190
# of Persons per HH	2.6	2.8	2.8
Average HH Income	\$97,035	\$102,791	\$111,838
Average House Value	\$283,934	\$262,825	\$283,563

2020 American Community Survey (ACS)



## Additional Information

### **ADDITIONAL LAND OPPORTUNITY**

In addition to the primary property being offered, an adjacent parcel of approximately 15 acres is potentially available for separate purchase at the discretion of the Seller. This contiguous land offers strategic expansion potential, enhanced development flexibility, or increased scale for the overall project, subject to negotiation of terms, due diligence, and applicable approvals. This optional parcel is not included in the primary offering and would be transacted independently.

Interested parties may inquire about availability, pricing, and any related conditions by contacting the listing office.

