

# 1.94 and 2.49 Acre Sites

## Development Land For Sale



**BROWN**  
COMMERCIAL GROUP, INC.

**KREUTZER BUSINESS PARK, HUNTLEY, IL 60142**

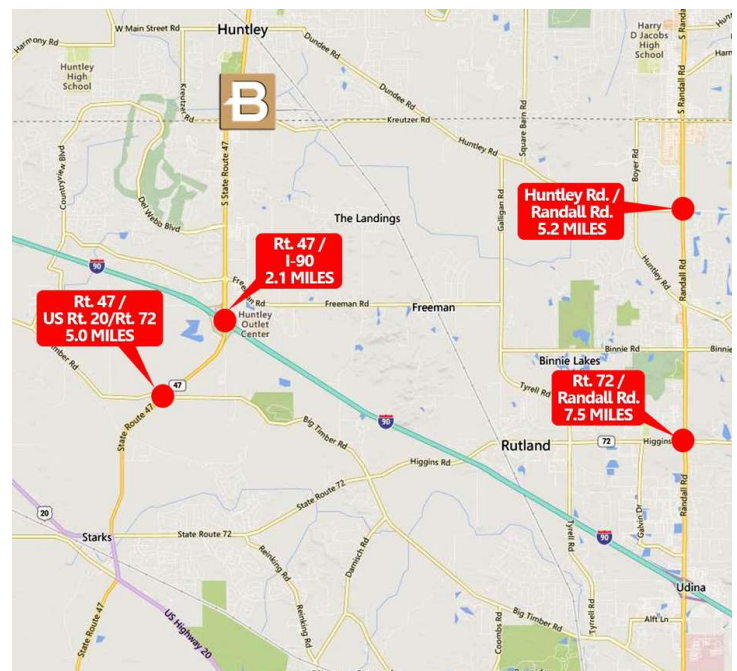


### LOCATION DESCRIPTION

Great transition location between new construction residential and new construction commercial. Minutes from I-90, Randall Rd.

### PROPERTY OVERVIEW

- 4.43 Acres Total
- Lot 1: 2.49 Acres. PIN: 18-33-352-001, 18-33-352-002
- Lot 3: 1.94 Acres. PIN: 18-33-376-024, 18-33-376-025
- Utilities At Site
- Zoning: B-3 (Shopping Center Business District)
- Fantastic development opportunity in one of the area's fastest growing corridors.
- Great visibility and easy ingress/egress off of Kreutzer Road.
- Strong area demographics make this a developer's delight!
- Sale Price: Subject to Offer



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No warranties or representations is made as to the accuracy of the foregoing information. Terms and availability are subject to changes or withdrawal without notice



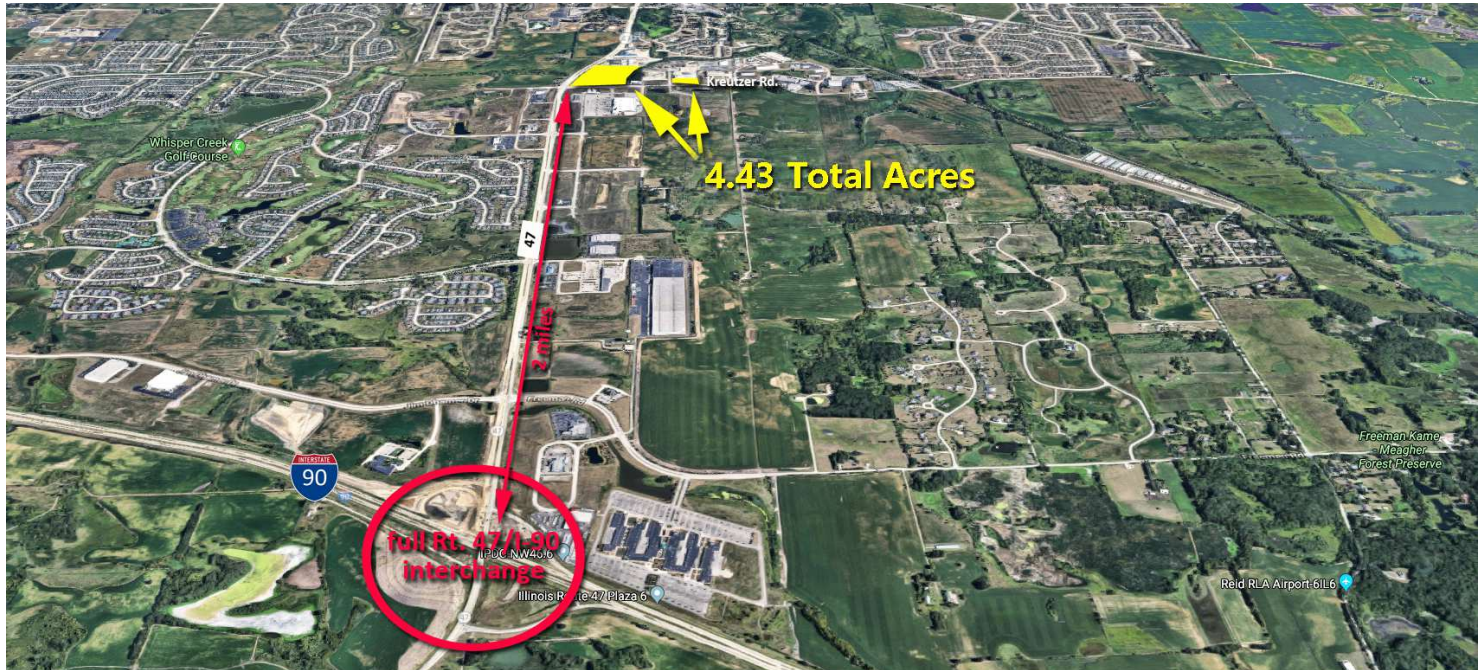
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### DEMOGRAPHICS

	5-MIN*	10-MIN*	15-MIN*
Total Population	9,673	51,775	105,412
Average Household Income	\$116,181	\$156,631	\$149,362

\*Drive-Times

Source: Esri forecasts for 2023 and 2028

### AVERAGE DAILY TRAFFIC COUNTS (RT. 47/KREUTZER RD.)

**NORTHBOUND**  
**24,900**

**SOUTHBOUND**  
**21,200**

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