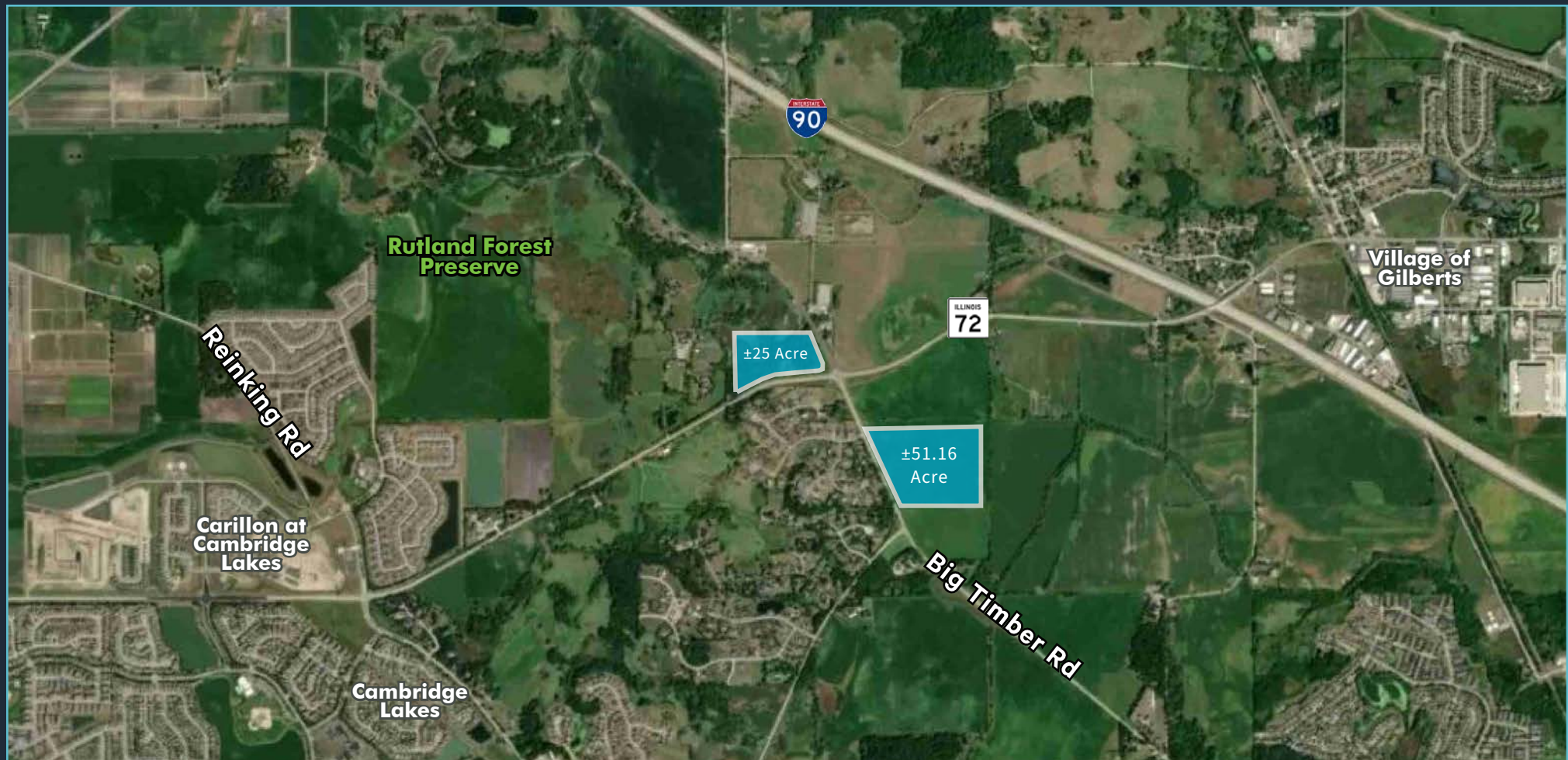


NWC & SEQ OF RT 72 & BIG TIMBER, IL

CBRE

± 51 ACRES WEST OF I-90, RUTLAND COUNTY

LAND FOR SALE



PROPERTY HIGHLIGHTS

FOR SALE: ±76.16 Total Acres
±25 Acres - Northern Parcel
±51.16 Acres - Southern Parcel

ZONED IN KANE COUNTY:

R4 - Residential District - ±25 acre parcel
F - Farming District - ±51.16 acre parcel

LOCATION

- Directly west of I-90 with access via Big Timber Rd
- Frontage along Rt 72 (Higgins Rd) on the north parcel
- Frontage along Big Timber on the south parcel
- In close proximity to the Village of Gilberts

TRAFFIC COUNTS:

11,000 vehicles per day on Rt 72 (Higgins Rd)
6,500 vehicles per day on Big Timber Rd
65,000 vehicles per day on I-90

PIN NUMBERS:

02-22-300-024, 02-22-400-017, 02-33-400-018,
02-27-200-022

TAXES

\$3,054

ASKING PRICE

\$30,000 per acre

PLEASE CALL FOR ADDITIONAL INFORMATION





AMENITIES + TRANSPORTATION



DEMOGRAPHIC SNAPSHOT



POPULATION

1 MILE: 633
3 MILES: 22,572
5 MILES: 67,501



HOUSEHOLDS

1 MILE: 193
3 MILES: 7,757
5 MILES: 25,480



AVERAGE HOUSEHOLD INCOME

1 MILE: \$124,911
3 MILES: \$142,960
5 MILES: \$141,085



AVERAGE HOUSING VALUE

1 MILE: \$425,276
3 MILES: \$379,880
5 MILES: \$374,474



CONTACT US

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LAND FOR SALE



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