

5.4 ACRES FOR RESIDENTIAL DEVELOPMENT



NE CORNER OF
E. George St.
& S. Walnut St.
ITASCA, IL



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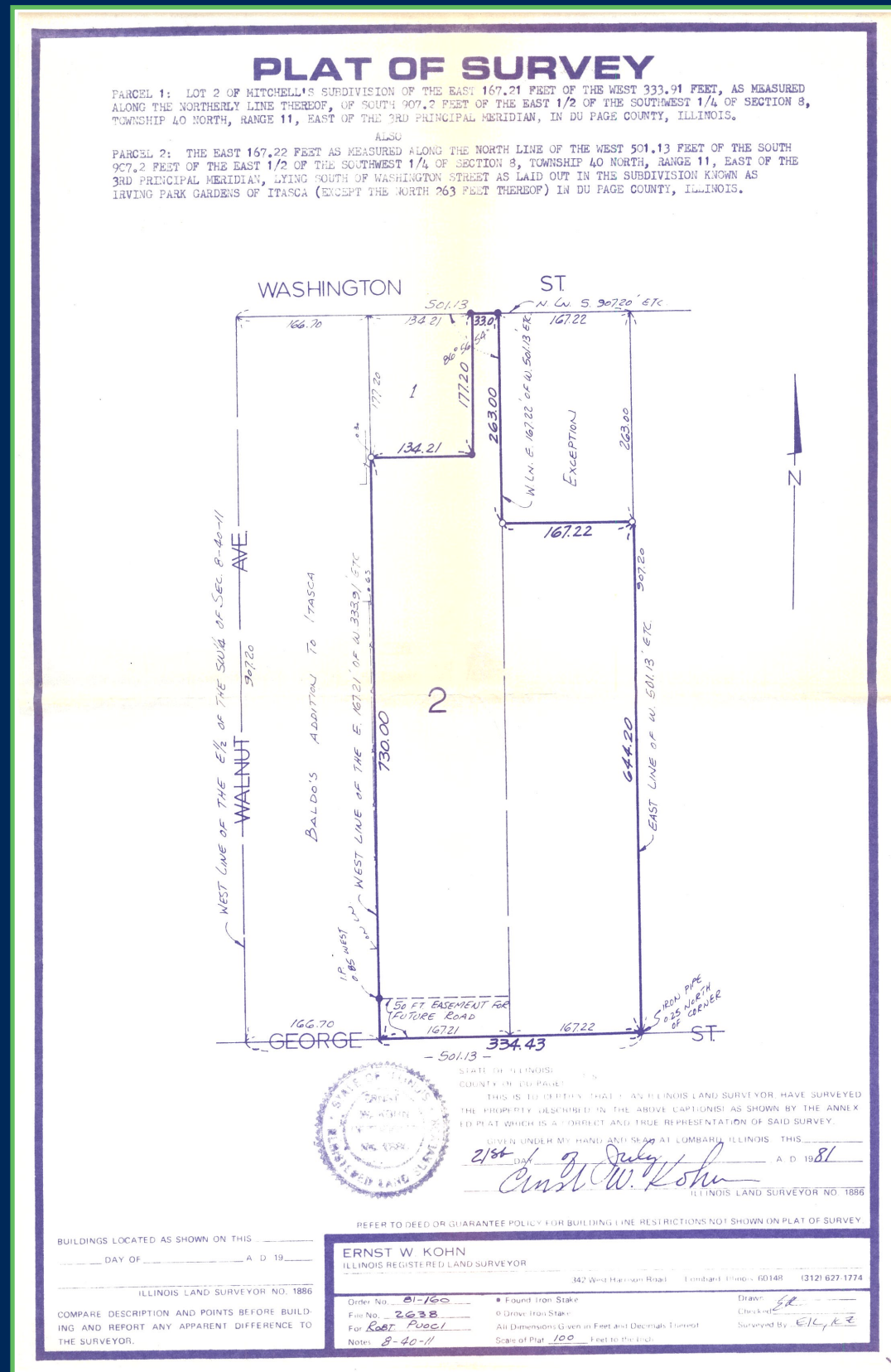
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SURVEY



PROPERTY SPECIFICATIONS

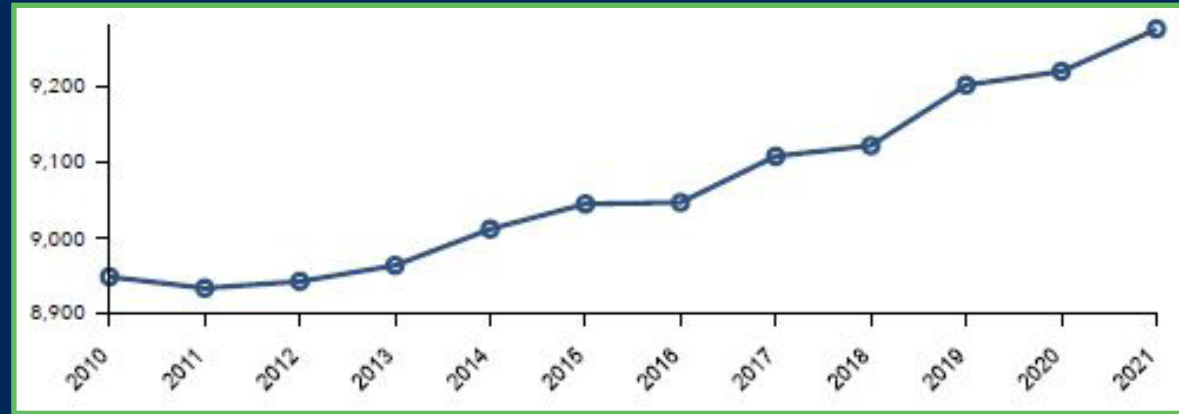
Property Location:	NE Corner of E. George and Walnut, Itasca 60143
Total Land Area:	5.4 Acres (233,917 SF)
Investment Type:	Residential Land for Development
Parcel Numbers:	03-08-320-014 & 03-08-321-002
County:	DuPage County
2020 Taxes:	\$20,372.36
School District:	Lake Park CHSD 108
Zoning:	R2 Single Family
Buildable Lot Size Requirements:	130' x 70' - 9,100 SF Minimum
Asking Price:	Subject to Offer

PROPERTY HIGHLIGHTS

- Potential to develop up to 20 homes
- Positive growth trend in population within 1 mile radius
- Strong Demographics
- 10 minute walk (0.6 Miles) from Itasca Train Station with Service to Elgin and Chicago Union Station
- 25 minute drive to & from O'Hare International Airport
- Easy access to I-290, I-35, & Route 390

DEMOGRAPHICS - 1 Mile

HISTORICAL POPULATION TRENDS



HOME VALUE



HOUSING: YEAR BUILT



Demographic data provided by ESRI

DEMOGRAPHICS - 3 Miles

81,477
POPULATION

29,886
HOUSEHOLDS

41.1
MEDIAN AGE



EDUCATION

2.71

AVERAGE
HOUSEHOLD SIZE

\$78,846
MEDIAN HOUSEHOLD
INCOME

11%

NO HIGH SCHOOL DIPLOMA

HIGH SCHOOL GRADUATE

30%

28%

SOME COLLEGE

PROFESSIONAL DEGREE

31%

\$12,254
AVERAGE SPENT ON
MORTGAGE & BASICS

15.2%
% INCOME SPENT ON
MORTGAGE

EMPLOYMENT

7.8% UNEMPLOYMENT RATE

64%

WHITE COLLAR

26%

BLUE COLLAR

SERVICES

10%

LOCATION OVERVIEW

E. George St. & S. Walnut St.



