

FLAGSHIP 157 ACRE DEVELOPMENT SITE

Interstate 90 & Barrington Rd | Hoffman Estates, IL

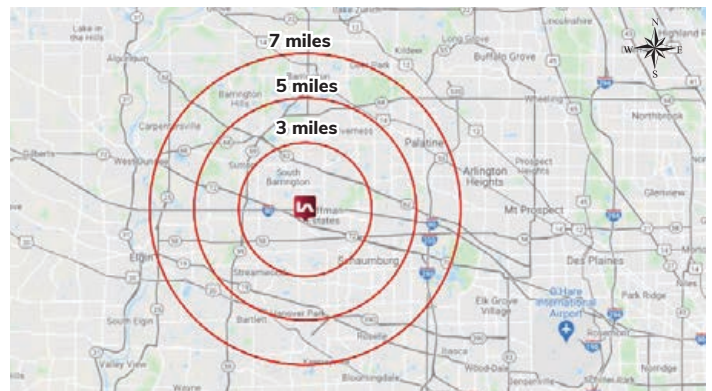


HIGHLIGHTS:

- ±157 Acres for SALE near I-90 & Barrington Rd.
- Less than <1 mile to full 4-way Interchange at Barrington Rd.
- Approximately 2,632 ft of freeway frontage
- A highly visible opportunity for being developed into one/multiple projects consisting of industrial, retail, office, residential, and/or other uses.
- Potential Uses include International Industrial, Logistics, Data Centers, and Corporate Headquarters
- Outstanding Trade Area Demographics Comprised of Affluent Residents and an Exceptional Daytime Population

TRAFFIC COUNTS:

- I-90: 156,300 VPD
- Barrington Road: 21,900 VPD
- Higgins Road: 21,200 VPD



	3 MILE	5 MILES	7 MILES
Estimated Population	47,347	170,760	381,944
Number of Households	17,404	61,546	139,678
Household Income (AVG)	\$115,986	\$117,257	\$114,669
Daytime Population	40,215	123,783	320,183

****Click Here For Full Demographic Report****

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UTILITY CONNECTIONS - OPTION B



- NOTES/ASSUMPTIONS**
1. THESE DRAWINGS ARE ONLY CONCEPTUAL. FINAL DESIGN AND PERMITTING ARE NECESSARY PRIOR TO CONSTRUCTION.
 2. ALL PROPOSED AND EXISTING LOCATIONS OF UTILITIES, PROPERTY LINES, ETC., ARE SHOWN PER GIS RECORDS.
 3. SIZE AND HEIGHT OF VERTICAL STORAGE TANK TO BE DETERMINED/BASED ON FINAL USE.

