

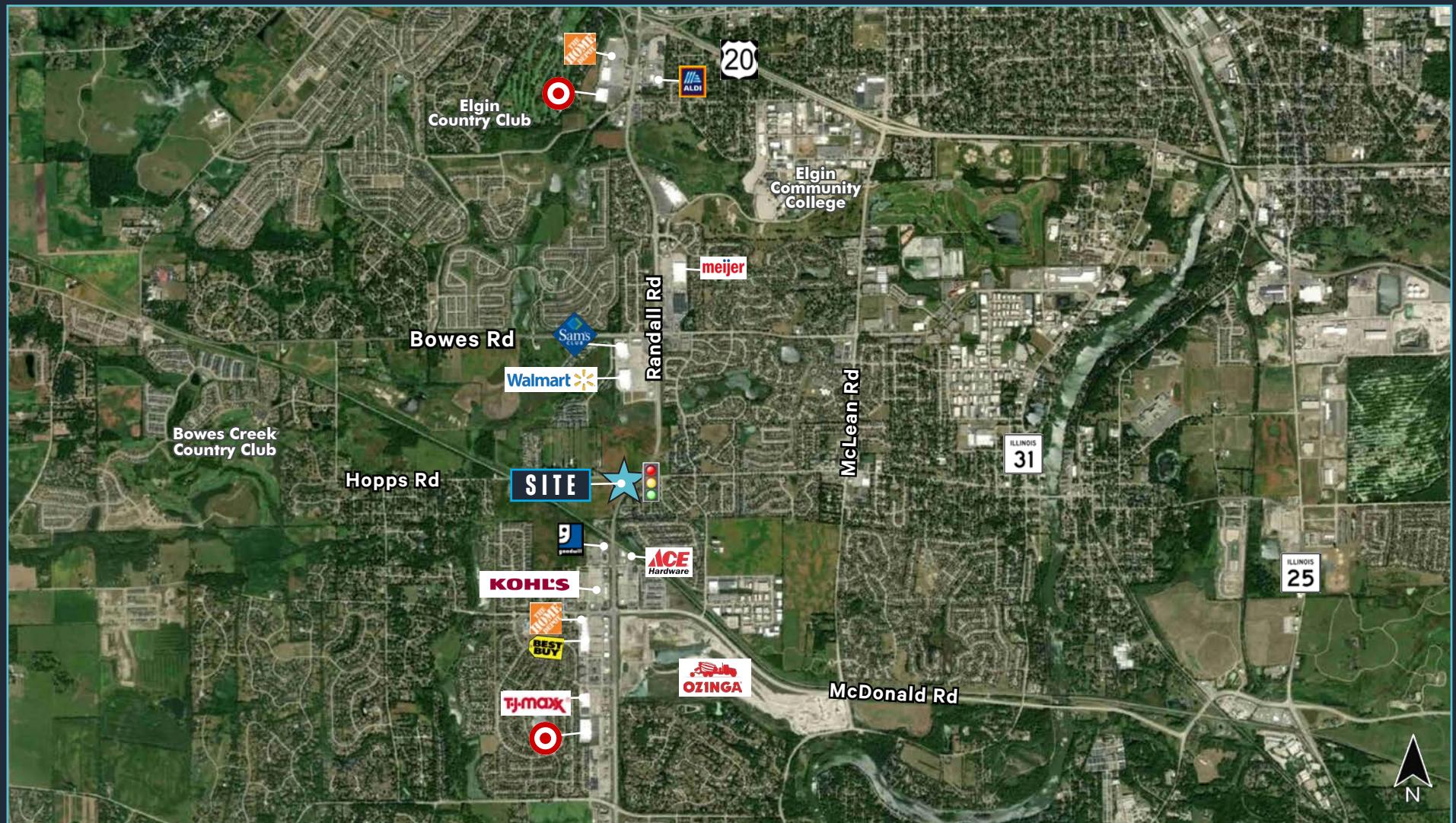
# SWC OF RANDALL ROAD & HOPPS ROAD

CBRE

LIGHTED INTERSECTION

ELGIN, IL  
±3.1 ACRES

LAND FOR SALE



# PROPERTY HIGHLIGHTS

**FOR SALE** ±3.1 ACRES RETAIL

## LOCATION

- Just west of the Randall Rd retail corridor
- Outlot will be delivered pad ready
- Ample frontage along both Hopps Rd & Randall Rd
- Randall is a major business corridor running north/south through Kane County
- In close proximity to shopping, dining and entertainment

## TRAFFIC COUNTS:

37,400 vehicles per day on Randall Rd  
12,700 vehicles per day on Hopps Rd  
12,200 vehicles per day on Rt 37

## PIN NUMBERS:

06-32-200-026 & 06-33-100-014

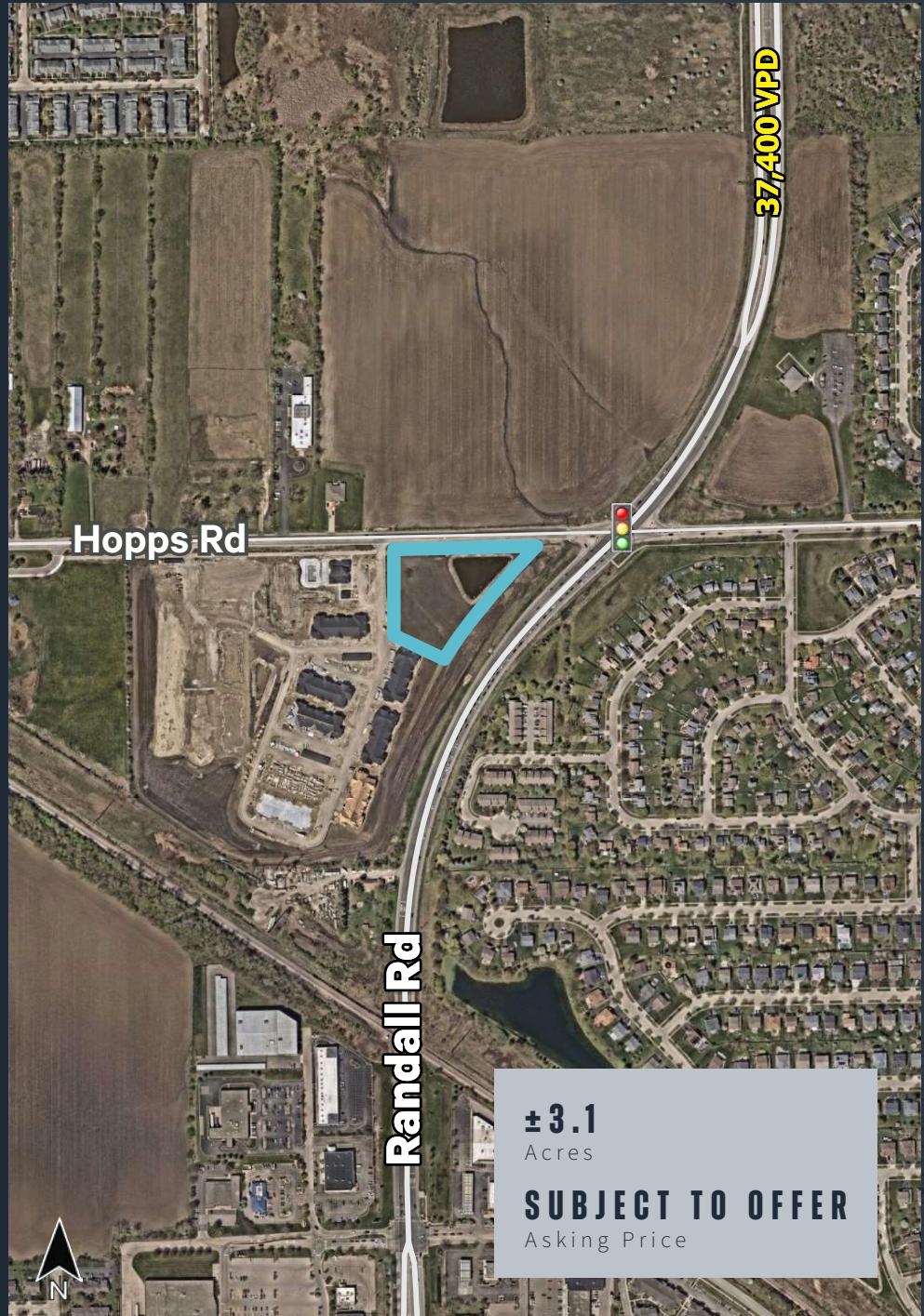
## TAXES

\$818.22

## ASKING PRICE

Subject to Offer

PLEASE CALL FOR ADDITIONAL INFORMATION



# SITE PLAN



## SITE STATISTICS

## MULTIFAMILY

**TWO STORY WALKUP BUILDINGS WITH  
20 UNIT CONFIGURATIONS  
ALONG WITH A CLUBHOUSE AND POOL  
CLUBHOUSE - 5,086 SF**

**20 UNIT BUILDING - 25,797 SF (1,072 SF/UNIT\*)  
\* SF/UNIT DOES NOT INCLUDE GARAGE  
TOTAL AREA: 335,361 SF**

STUDIO	30
ONE BEDROOM	120
TWO BEDROOM	120
THREE BEDROOM	30

**OVERALL UNIT COUNT 280**

**SITE AREA :**  
**COMMERCIAL 3.1 ACRES**

**MULTIFAMILY 24.9 ACRES ( 11.2 UNITS/ACRE)**

## PARKING

**ENCLOSED BUILDING PARKING** 168  
**DETACHED GARAGE PARKING** STANDARD - 22 | ADA - 2  
**SURFACE PARKING** STANDARD - 259 | ADA - 5

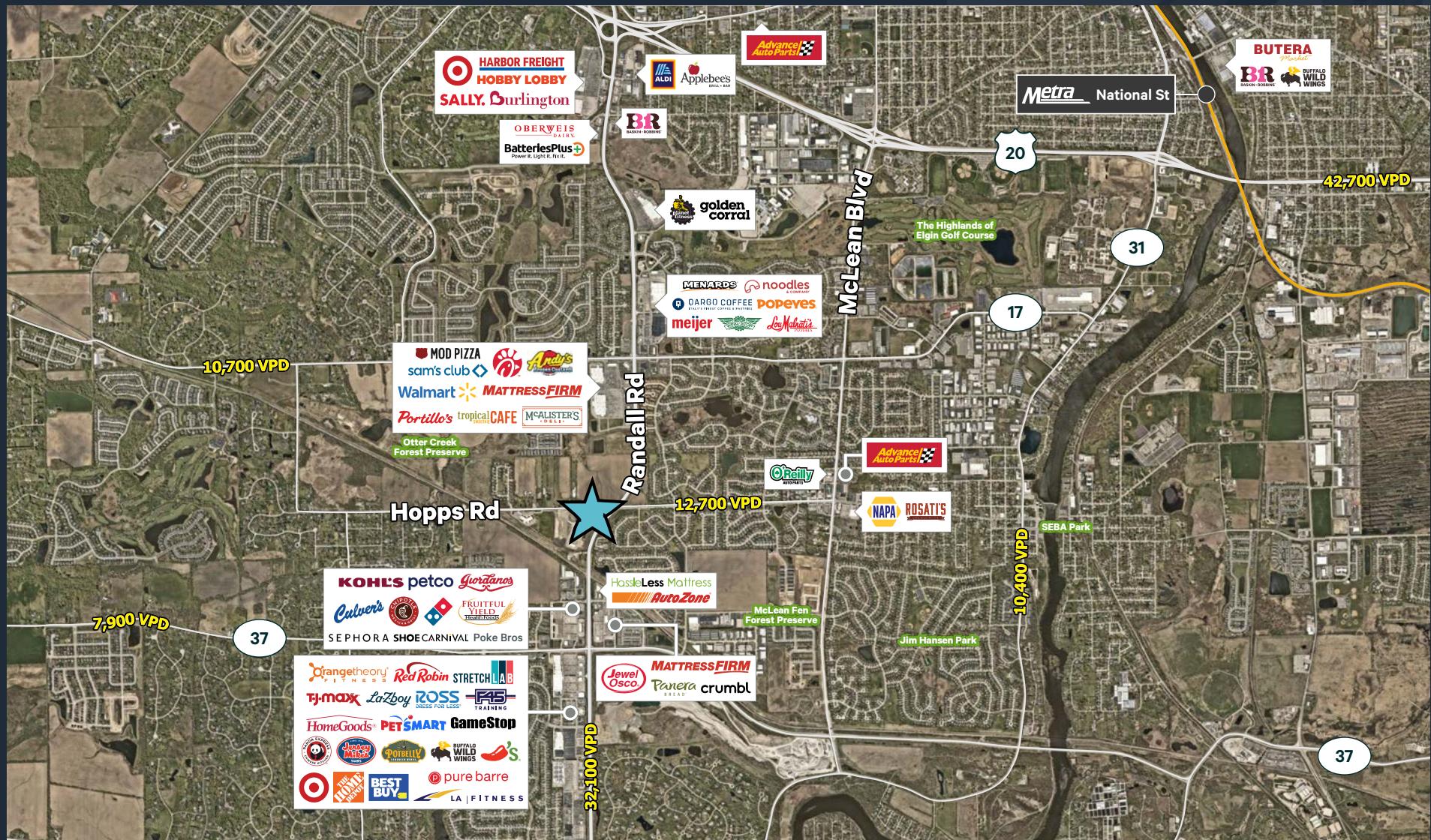
**TOTAL PARKING STALLS**

**PARKING STALL DIMENSIONS**

SCALE 1"=60'  
*Seasons at Elgin*  
**MULTIFAMILY**  
*Elgin, Illinois*



# AMENITIES + TRANSPORTATION



# DEMOGRAPHIC SNAPSHOT

## POPULATION



1 MILE: 9,046

3 MILES: 61,381

5 MILES: 137,286

## HOUSEHOLDS



1 MILE: 3,388

3 MILES: 22,049

5 MILES: 49,186

## AVERAGE HOUSEHOLD INCOME



1 MILE: \$148,641

3 MILES: \$149,275

5 MILES: \$137,864

## AVERAGE HOUSING VALUE



1 MILE: \$358,569

3 MILES: \$412,782

5 MILES: \$408,391

## CONTACT US

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