

Land For Sale

Hoffman Estates, IL



Hoffman Estates Will Consider All Uses



Location + Access

The land parcels are located in Prairie Stone, a world-class master planned corporate environment, in a park like setting offering users peace and tranquility. Direct access to two interchanges on Interstate 90 offer excellent accessibility to the entire suburban Chicago market and its deep labor pool. O'Hare International Airport is located 22 miles (30 minutes) from Prairie Stone and downtown Chicago is 33 miles (40 minutes) away.



FOUR INTERCHANGES ON I-90 OFFER QUICK ACCESS TO CHICAGOLAND



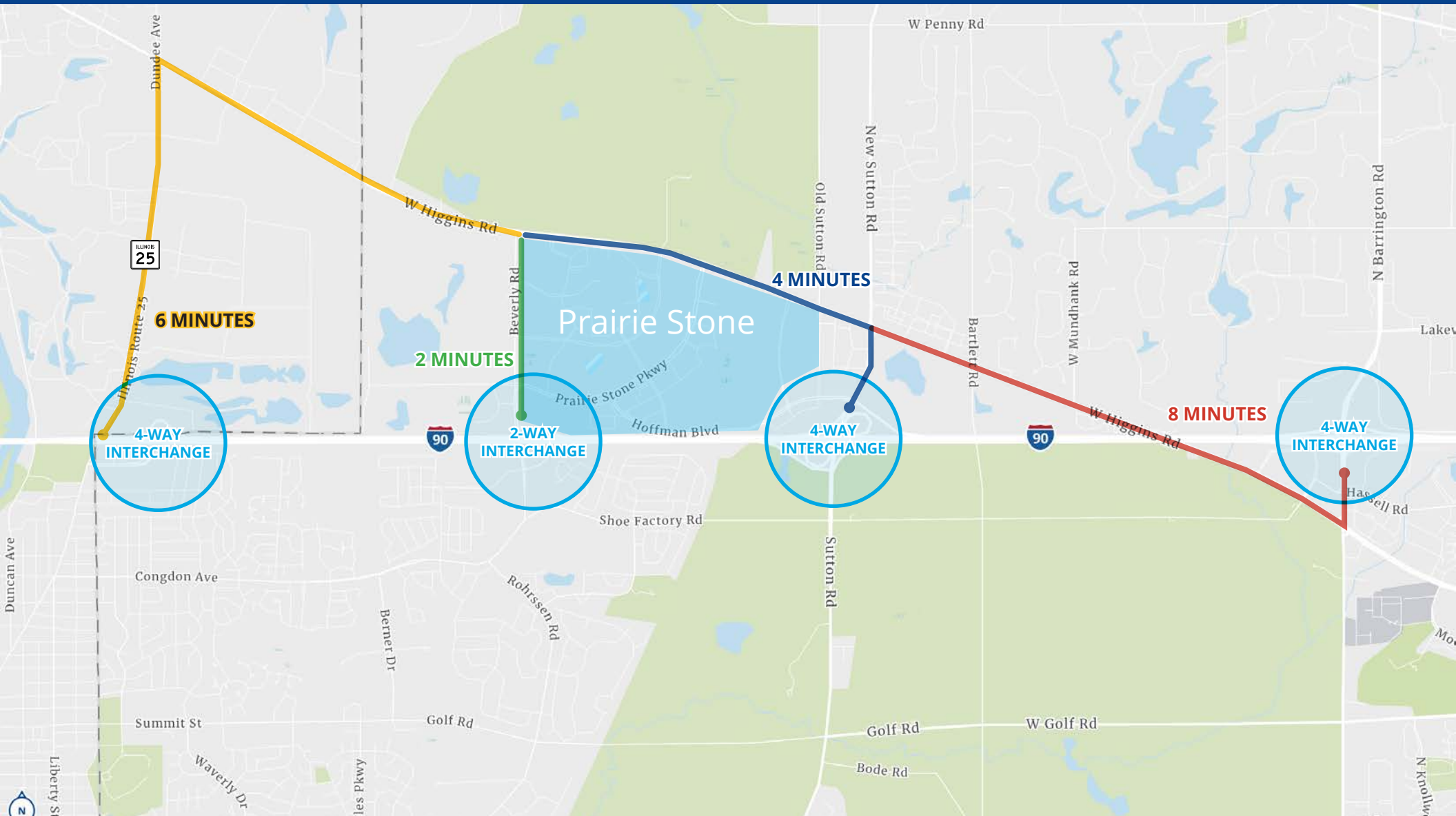
22 MILES (<30 MIN) TO O'HARE INTERNATIONAL AIRPORT



36 MILES (36 MIN) TO DOWNTOWN CHICAGO



PUBLIC TRANSPORTATION ACCESSIBLE VIA METRA, PACE AND BUS POOL





OVER 75
HOTELS

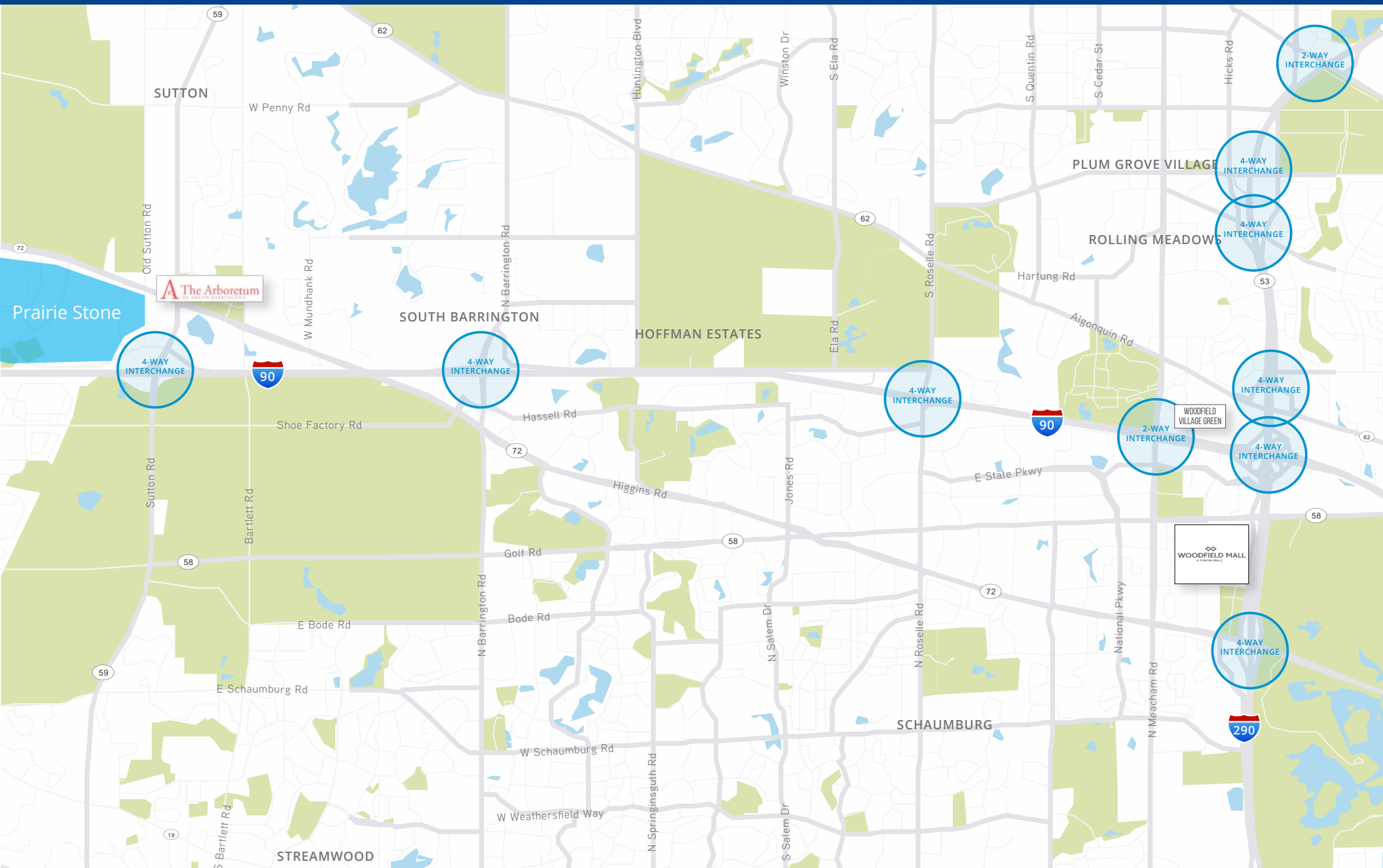


OVER 200
RESTAURANTS

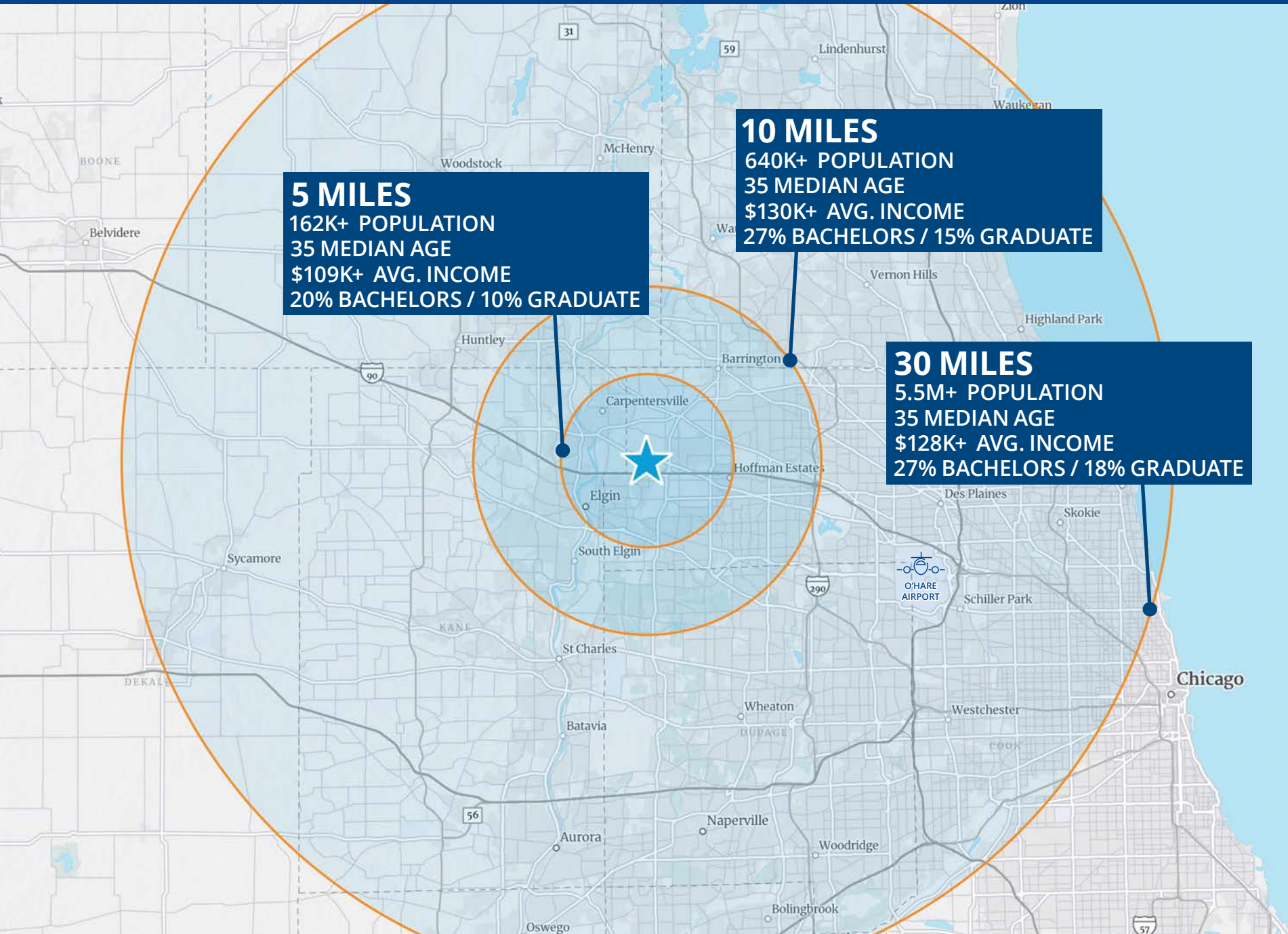


OVER 200
RETAILERS

All Within
10 Miles



Demographics



5 MILES
162K+ POPULATION
35 MEDIAN AGE
\$109K+ AVG. INCOME
20% BACHELORS / 10% GRADUATE

10 MILES
640K+ POPULATION
35 MEDIAN AGE
\$130K+ AVG. INCOME
27% BACHELORS / 15% GRADUATE

30 MILES
5.5M+ POPULATION
35 MEDIAN AGE
\$128K+ AVG. INCOME
27% BACHELORS / 18% GRADUATE

Zoning

- B4 Zoning - Allowed Uses
- O5 Zoning - Allowed Uses



Offering Highlights

Development Opportunity
Bounded by Interstate 90, Sutton Rd (IL - 59),
Higgins Rd (IL-72) and Beverly Rd in Hoffman Estates, IL

PROPERTY

Existing Zoning

O-5 – Office District

B-4 – Business District

Permitted uses include office, hotel, restaurants, retail, medical, research/lab space. Flex tech and residential allowed with special use permit.

Located in WHE Enterprise Zone.

Utilities

ComEd electric, Nicor Natural Gas, Municipal water and sewer

LOCATION

Access

Easy highway access at Route 59
Close to I-90 (Kennedy Expressway)

Vehicles Per Day

25,800 on Route 72

29,500 on Route 59

136,300 on I-90

COMMUNITY

Amenities

Abundant shopping, hospitality and entertainment nearby

ASKING

Subject to offer



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