

# FOR SALE

## 4.6 ACRES | CORNER LOT | POPLAR GROVE, IL | DEVELOPMENT OPPORTUNITY

13766 Illinois 76 Poplar Grove, IL 61065



### PROPERTY DESCRIPTION

Introducing a prime 4.66-acre corner lot in the thriving community of Poplar Grove, IL —an exceptional opportunity for developers and investors. Zoned GB (General Business), this versatile property offers a wide array of potential uses, including a retail strip center, stand-alone retail, storage facility, car wash, daycare center, or even a cannabis dispensary. Utilities are in place, with the exception of water service, which is just 110 feet across Route 76. The Village of Poplar Grove has demonstrated strong support for economic development, establishing an Enterprise Zone at the intersection of IL-76 and IL-173. This program offers valuable incentives and opportunities for businesses and entrepreneurs looking to establish themselves in this high-potential corridor. With its flexible zoning permits and strategic location, this property presents a valuable opportunity to meet the needs of a rapidly expanding community.

### OFFERING SUMMARY

Sale Price:	\$395,000
Lot Size:	4.66 Acres
Lot Pin #	0326180006
Vehicles Per Day On IL-76	8,089

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# LOCATION INFO

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## LOCATION DESCRIPTION

Backed by a well-established private community of approximately 2,600 homes, this site is strategically positioned to meet the increasing demand for retail and services in the area. Its proximity to Route 173 and nearby subdivisions enhances its accessibility and visibility, making it an ideal location for businesses aiming to serve the local population. Just 6 miles from the I-90 expressway, the property offers convenient access to major regional markets, adding further appeal for developers and investors looking to capitalize on the area's growth potential.

## HIGHLIGHTS

- High visibility and accessibility
- Utilities in place
- Enterprise Zone Incentives
- Proximity to subdivisions and residential areas
- Corner lot
- Zoned for (General Business)
- 600 FT of frontage

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## Special Use & Permits

### 8-6-9. GENERAL BUSINESS DISTRICT (GB).

A. Description and Purpose. This district is intended to permit both small and large scale high quality commercial and institutional development that is compatible with the overall suburban character of the village. A wide range of commercial uses including retail, lodging and office uses are permitted within this district. Most new and infill commercial development will be in the GB District.

#### B. List of Allowable Principal Land Uses:

##### 1. Permitted by Right:

- Personal or Professional Service
- Indoor Retail Sales/Service
- Indoor Repair Sales/Service
- Public Parks and Open Space
- Utilities
- Wireless Communication Facility
- Indoor Lodging (bed and breakfast)
- Indoor Lodging (commercial)
- Daycare Facility
- Boarding Houses

##### 2. Permitted by Special Use:

- Adult-use Cannabis Dispensing Organization
- Adult-use Cannabis Transporting Organization or Transporter
- Animal Boarding
- Boarding Houses
- Daycare Facility
- Entertainment Sales/Service - Indoor
- Entertainment Sales Service - Outdoor
- Golf Facilities
- Indoor Lodging (bed and breakfast)
- Indoor Lodging (commercial)
- Parking Lot (off-site)
- Public and Private Institutional
- Outdoor Retail Sales/Service
- Vehicle Related Sales and Service
- Self-Service Storage Facilities (mini warehouses)

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# PHOTOS

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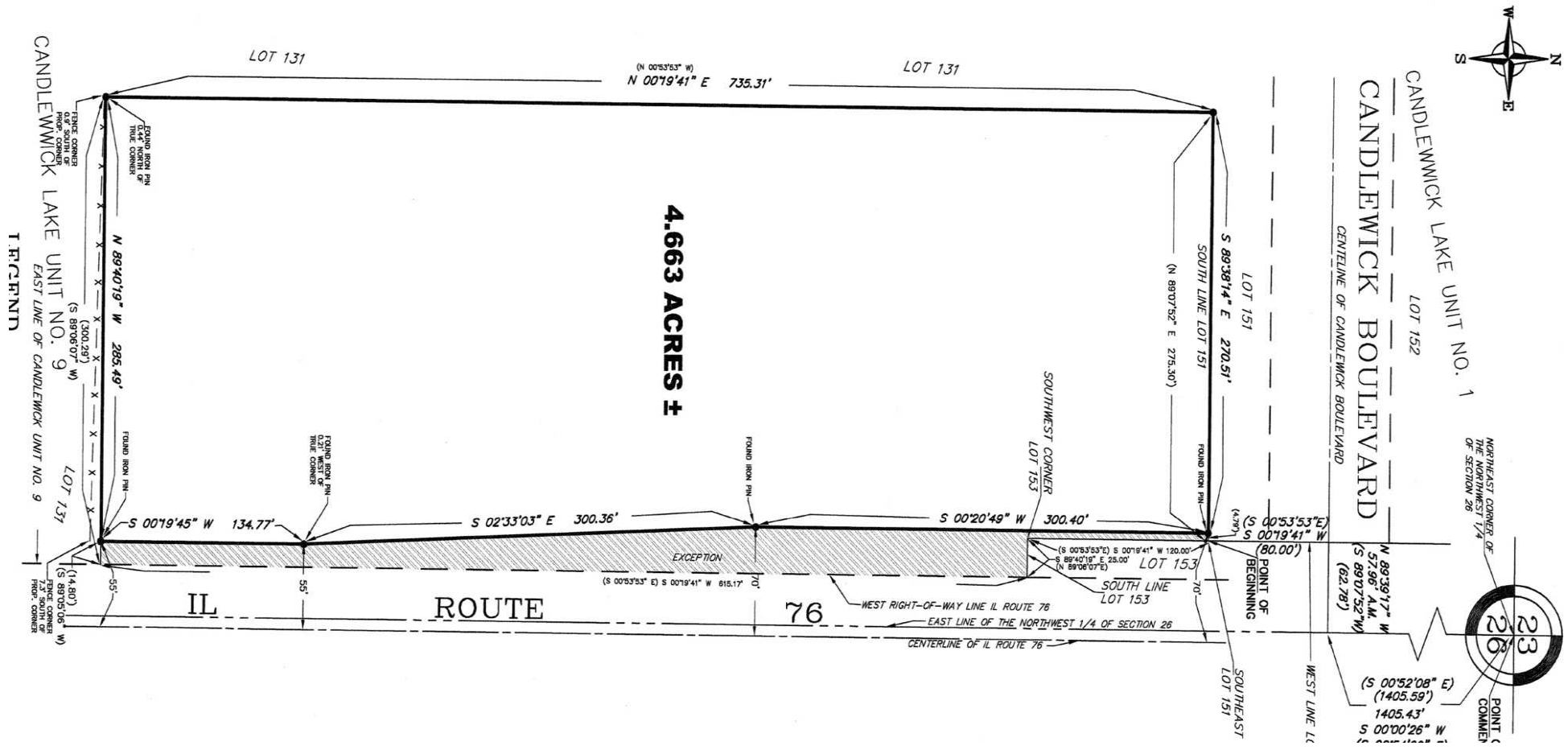
alex@proanocommercialgroup.com



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# SURVEY 4.6 ACRES | CORNER LOT | POPLAR GROVE, IL | DEVELOPMENT OPPORTUNITY

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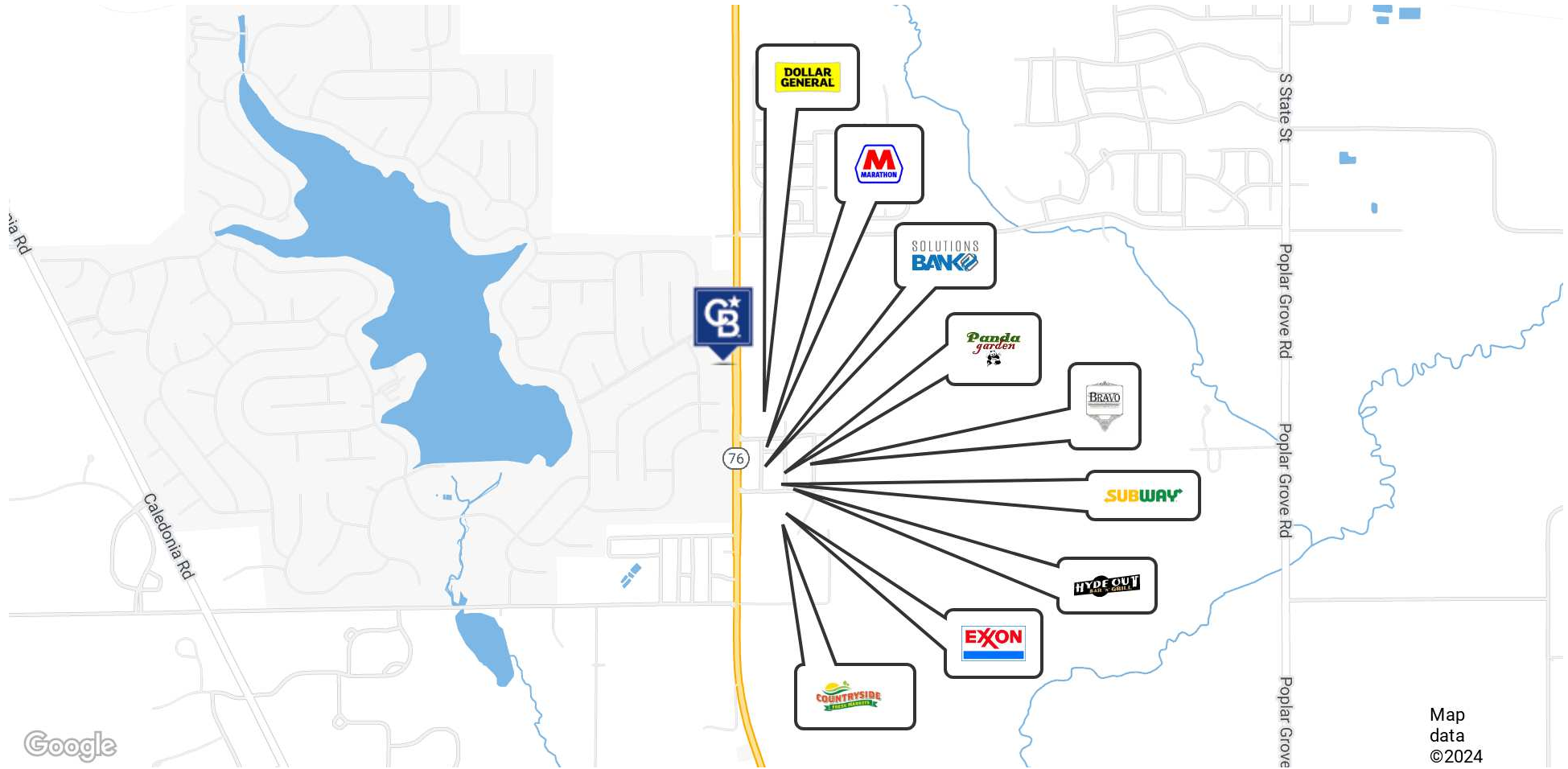


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# RETAIL MAP

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# DEMOS

## 4.6 ACRES | CORNER LOT | POPLAR GROVE, IL | DEVELOPMENT OPPORTUNITY

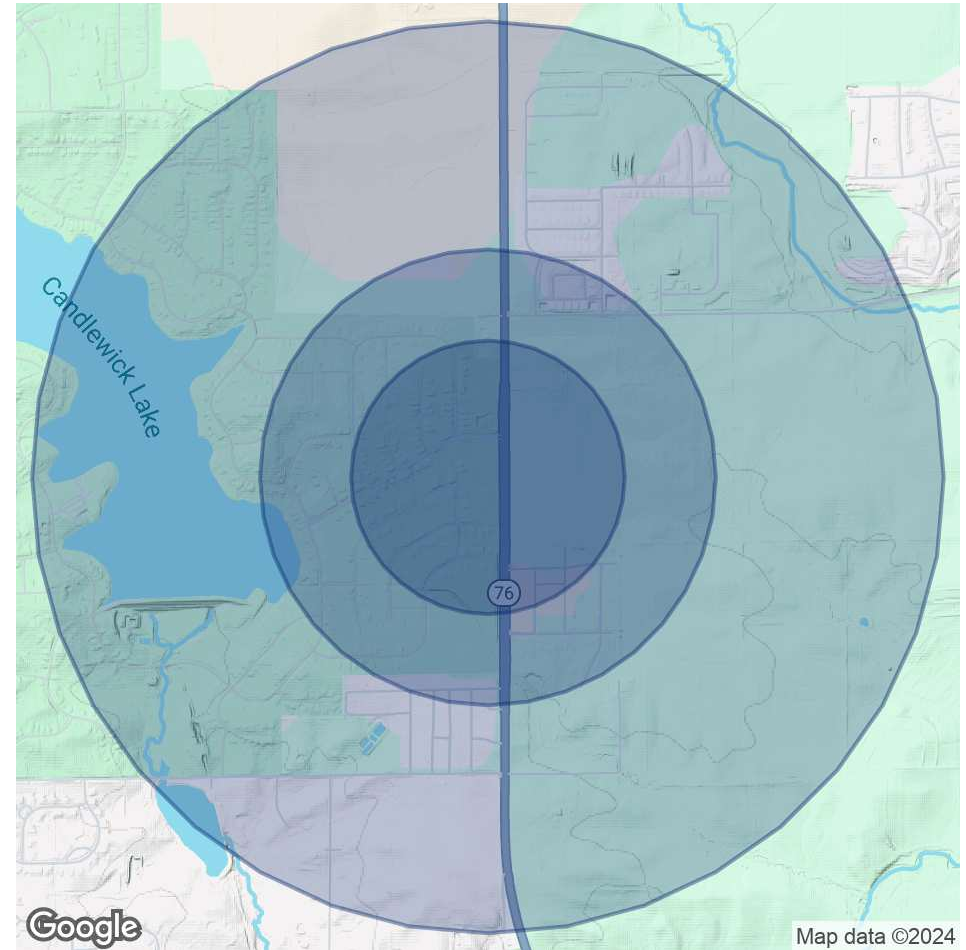
13766 Illinois 76 Poplar Grove, IL 61061

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	363	1,300	3,320
Average Age	39	39	38
Average Age (Male)	38	38	37
Average Age (Female)	40	40	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	131	463	1,154
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$102,940	\$107,186	\$114,073
Average House Value	\$185,723	\$192,681	\$203,904

ETHNICITY (%)	0.3 MILES	0.5 MILES	1 MILE
Hispanic	24.8%	24.3%	23.0%

RACE	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	257	934	2,430
Total Population - Black	9	31	81
Total Population - Asian	3	13	35
Total Population - Hawaiian	0	0	1
Total Population - American Indian	3	10	23



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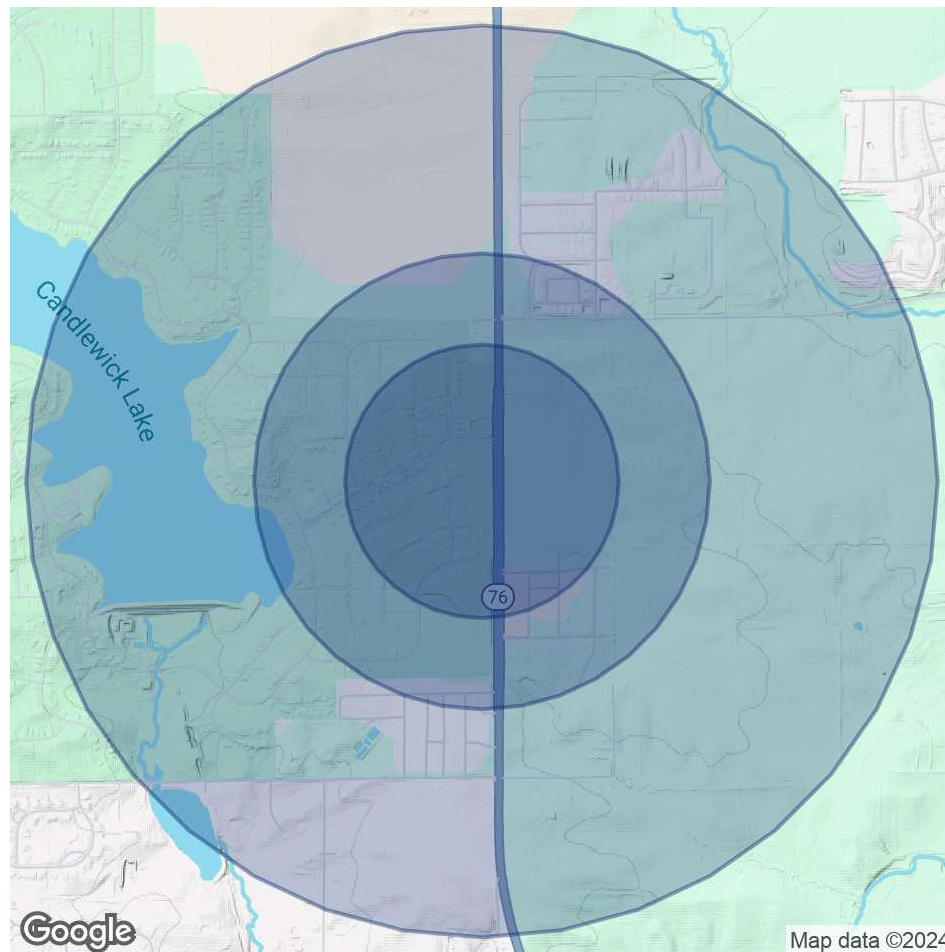
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Total Population - Other	38	133	315
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Demographics data derived from AlphaMap



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