

FOR SALE

# FULLY ENTITLED RESIDENTIAL LOTS

SEQ OF BOWES ROAD & CRAWFORD ROAD

Elgin, Illinois



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& CRAWFORD ROAD

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# SITE AERIALS



## PROPERTY HIGHLIGHTS

- Stonebrook Unit #1  
53 lots partially improved lots on  $\pm 24$  acres  
Asking Price: \$35,000 per unit/ \$1,855,000
- Stonebrook Unit #2 & #3  
189 platted lots on  $\pm 133.77$  acres  
Asking Price: \$30,000 per unit/ \$5,670,000
- Part of the 55 lot development Stonebrook 1, that was developed and sold out by Orleans Homes.
- Next to Bowes Creek Woods Forest Preserve & across the street from Bowes Creek Country Club
- Central CUSD 301 schools
- Elgin likely open to a redesign of the subdivision but will not increase density.
- Currently farmed
- Seller has flexibility in deal structures
- Please call for additional information

## PROPERTY EXHIBIT



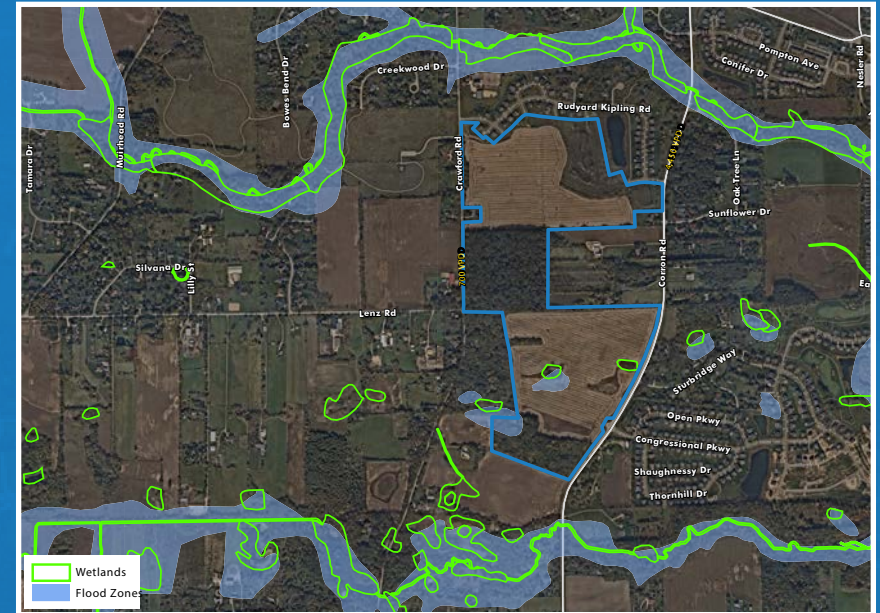
# AREA OVERVIEW



## DEMOGRAPHIC SNAPSHOT

DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Population	1,423	15,473	64,460
Average Household Income	\$162,100	152,209	132,561
Average Housing Value	\$423,477	\$373,683	\$344,478

## FLOODPLAIN/WETLAND AERIAL



## CONTACT US

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