

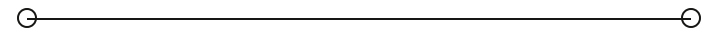
An aerial photograph of a residential area. A large, irregularly shaped plot of land is outlined in a bright yellow border. This plot contains several multi-story apartment buildings, a parking lot with many cars, and some trees. To the left of the yellow-outlined area, there are two long, white, rectangular industrial-style buildings. To the right, a wide road runs horizontally across the frame. The surrounding area is filled with green trees and other residential buildings.

SALE

Multi-Family Development Site

2814 E. HINTZ RD

Wheeling, IL 60090



PRESENTED BY:

ALBERT M. LINDEMAN

O: 312.756.7352

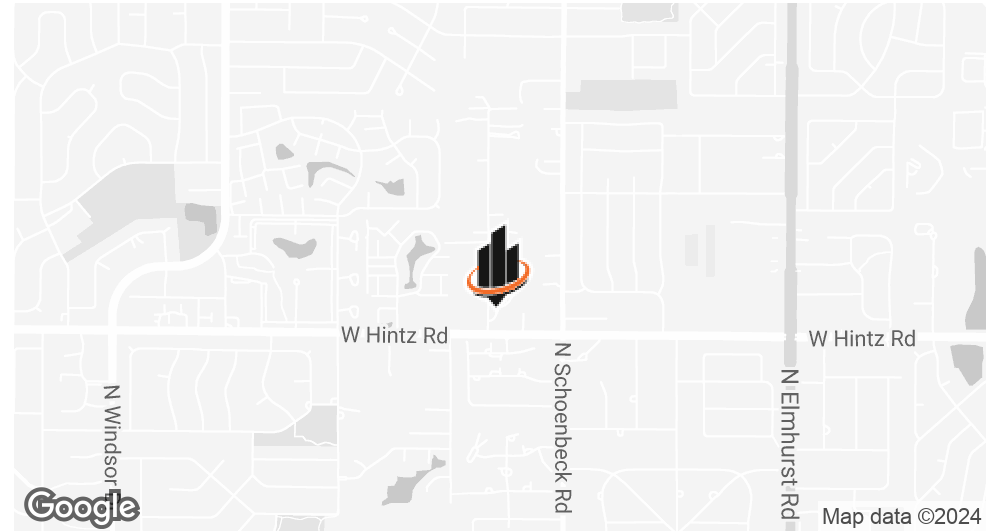
lindemana@svn.com

DANIEL VANCHIERI

O: 312.756.7337

daniel.vanchieri@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,500,000
LOT SIZE:	5.05 Acres
PRICE / ACRE:	\$495,050
ZONING:	R-1
SUBMARKET:	Northwest Suburban
COUNTY:	Cook

PROPERTY OVERVIEW

The 5.05 Acre land site is located on Hintz Road minutes from Wheeling High School, Junior High, and Elementary schools. The property is located 2.2 miles from the Wheeling Town center, a mixed-use development featuring 100,000 SF of retail, restaurants, entertainment, and 301 residential apartment units. High income in the immediate area. There is the potential of assembling up to 12 Acres. Great opportunity for Multi-Family development.

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PROPERTY DETAILS

SALE PRICE	\$2,500,000
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LOCATION INFORMATION

BUILDING NAME	Multi-Family Development Site
STREET ADDRESS	2814 E. Hintz Rd
CITY, STATE, ZIP	Wheeling, IL 60090
COUNTY	Cook
MARKET	Chicago
SUB-MARKET	Northwest Suburban
CROSS-STREETS	E Hintz Rd and Jackson Dr
TOWNSHIP	Wheeling
SIDE OF THE STREET	Northeast
ROAD TYPE	Paved
NEAREST HIGHWAY	Interstate 294
NEAREST AIRPORT	Chicago Executive, Ohare International

BUILDING INFORMATION

BUILDING SIZE	0 SF
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PROPERTY INFORMATION

PROPERTY TYPE	Land
PROPERTY SUBTYPE	Multifamily
ZONING	R-1
LOT SIZE	5.05 Acres
APN #	03-09-401-035-0000, 03-09-401-037-0000, 03-09-401-040-0000, 03-09-401-046-0000, 03-09-401-047-0000
TRAFFIC COUNT STREET	2814 E. Hintz Rd

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Multi-Family Development Opportunity
- Potential of Assembling Up To 12 Acres
- 2 miles from NC Metra Line
- 2 miles from Village Town Center
- 3.8 Miles from Randhurst Village
- Great High School, Junior High and Elementary School
- Solid Demographic Area

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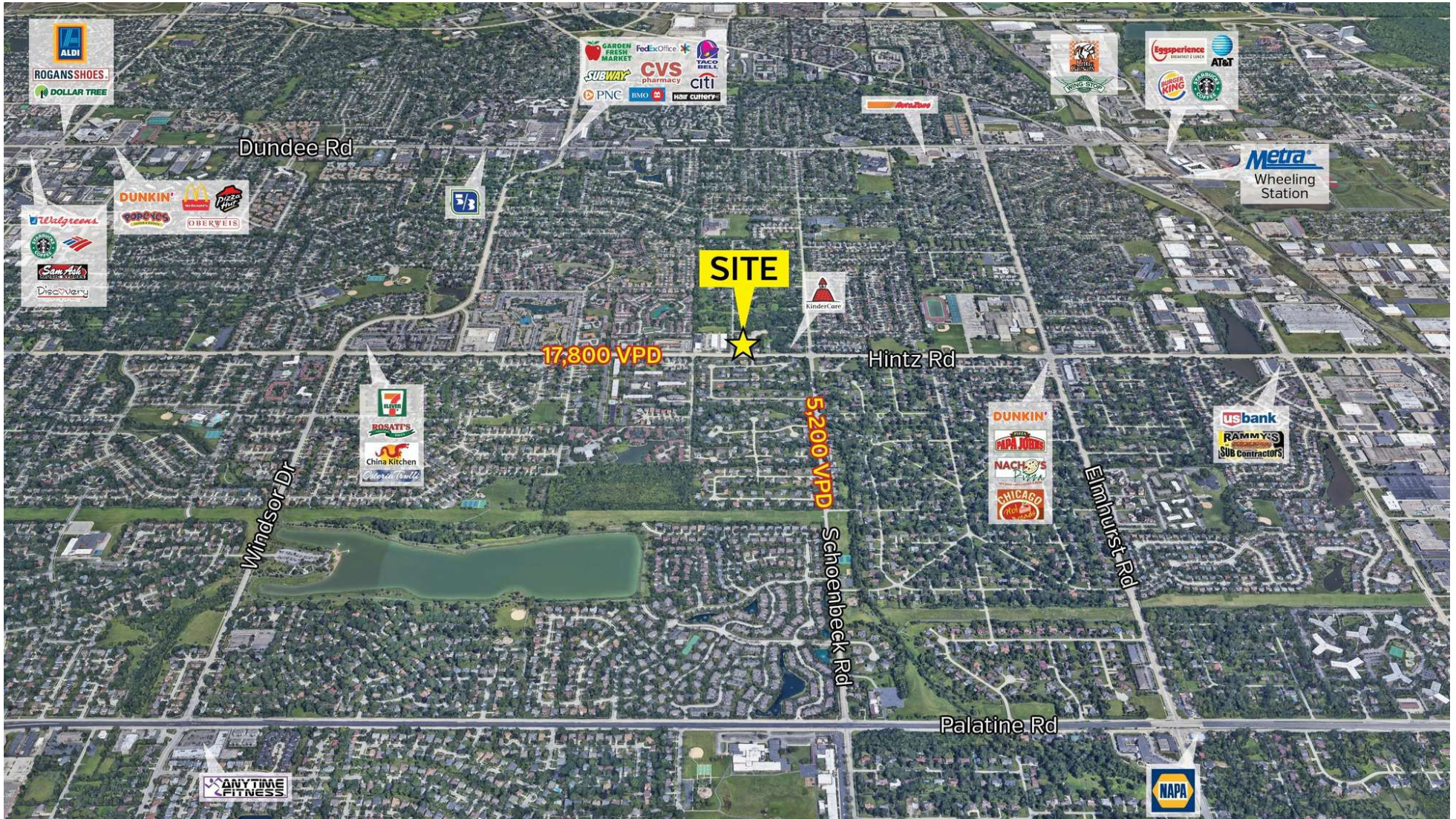
POTENTIAL OF ASSEMBLING UP TO 12 ACRES



ALBERT M. LINDEMAN
O: 312.756.7352
lindemana@svn.com

DANIEL VANCHIERI
O: 312.756.7337
daniel.vanchieri@svn.com

RETAILER AERIAL



ALBERT M. LINDEMAN
 O: 312.756.7352
 lindemana@svn.com

DANIEL VANCHIERI
 O: 312.756.7337
 daniel.vanchieri@svn.com

WHEELING SCHOOLS



ALBERT M. LINDEMAN
O: 312.756.7352
lindemana@svn.com

DANIEL VANCHIERI
O: 312.756.7337
daniel.vanchieri@svn.com

CITY INFORMATION



ALBERT M. LINDEMAN

O: 312.756.7352

lindemana@svn.com

DANIEL VANCHIERI

O: 312.756.7337

daniel.vanchieri@svn.com

LOCATION DESCRIPTION

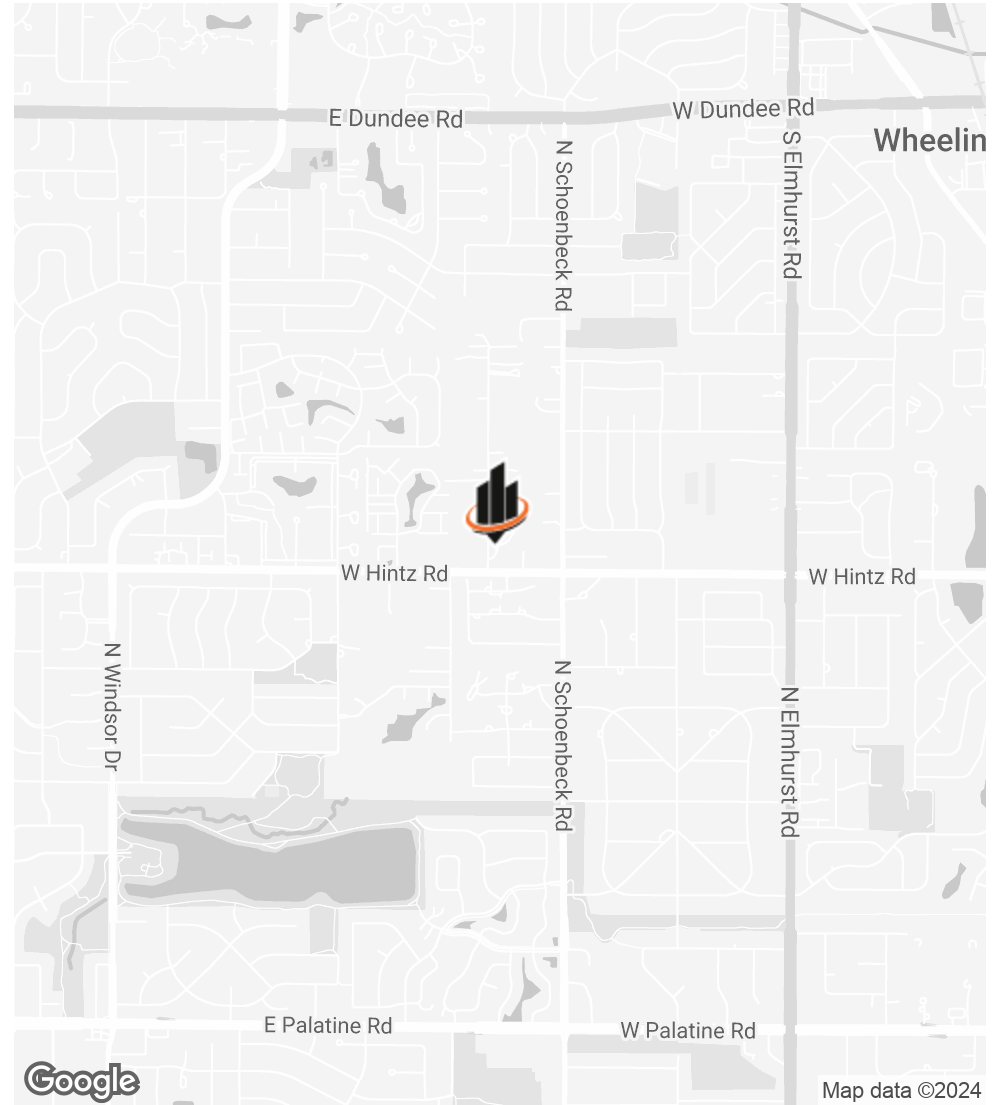
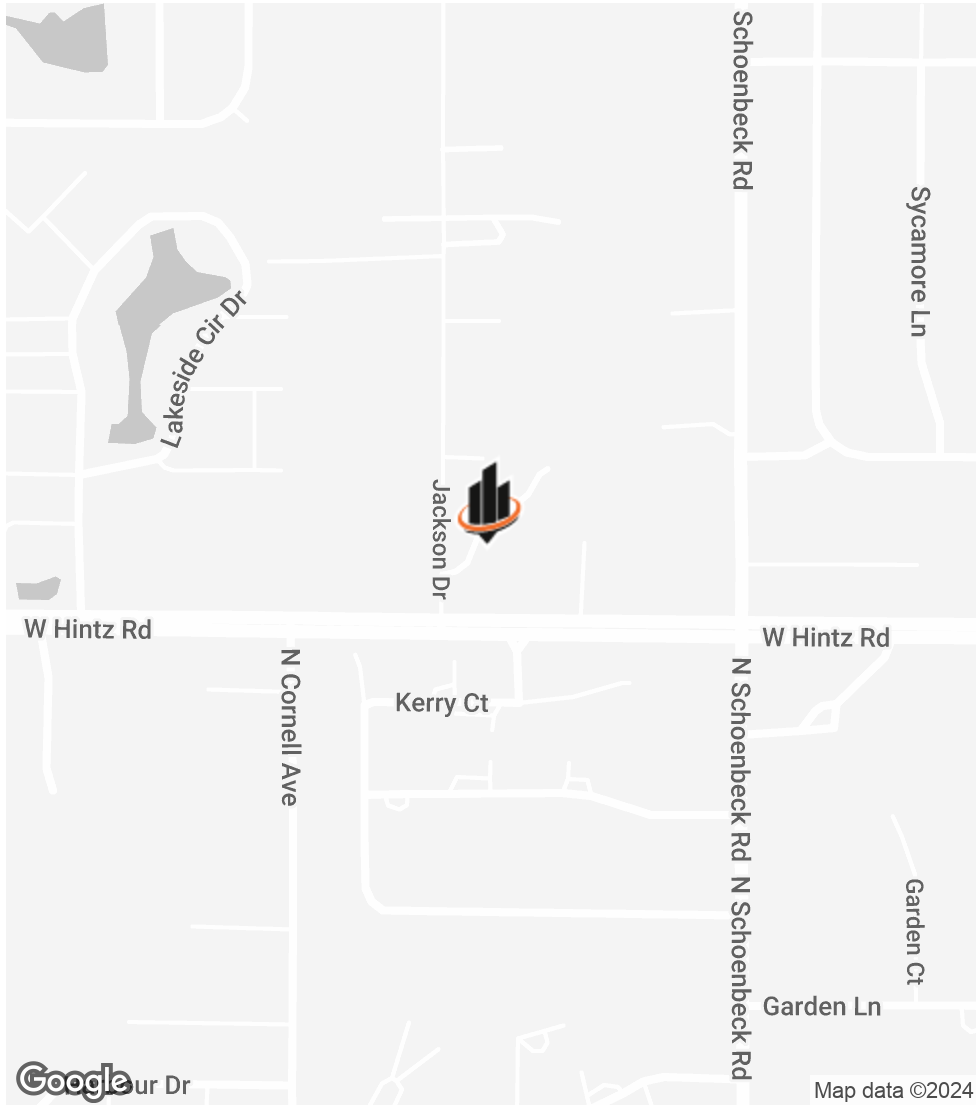
The Property is located in the City of Wheeling, Illinois near Chicago's O'Hare International Airport and less than an hour's drive from the City Center of the City of Chicago. This welcoming city boasts a diverse and dynamic community of 40,000 people as well as a unique balance of industry, commercial development and residential neighborhoods. Nestled in the prestigious North Shore district, there are unparalleled amenities and stunning views of the Des Plaines River and the Chicago skyline.

Wheeling boasts a wide selection of housing options to serve the needs of potential residents, including world-class luxury condominiums, affordable rental properties in a variety of sizes, and single-family homes on tree-lined streets. Commuters benefit from easy access to Interstate 294, as well as from Metra rail service on the North Central Line via the Wheeling Metra Station. Wheeling residents enjoy convenient access to grocery stores and shopping centers, healthcare facilities, places of worship, and award-winning public schools. Wheeling Park District and Cook County Forest Preserve facilities also provide opportunities for recreation and for restorative contact with the natural world.

LOCATION DETAILS

MARKET	Chicago
SUB MARKET	Northwest Suburban
COUNTY	Cook
CROSS STREETS	E Hintz Rd and Jackson Dr
TOWNSHIP	Wheeling
ROAD TYPE	Paved
NEAREST HIGHWAY	Interstate 294

LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT

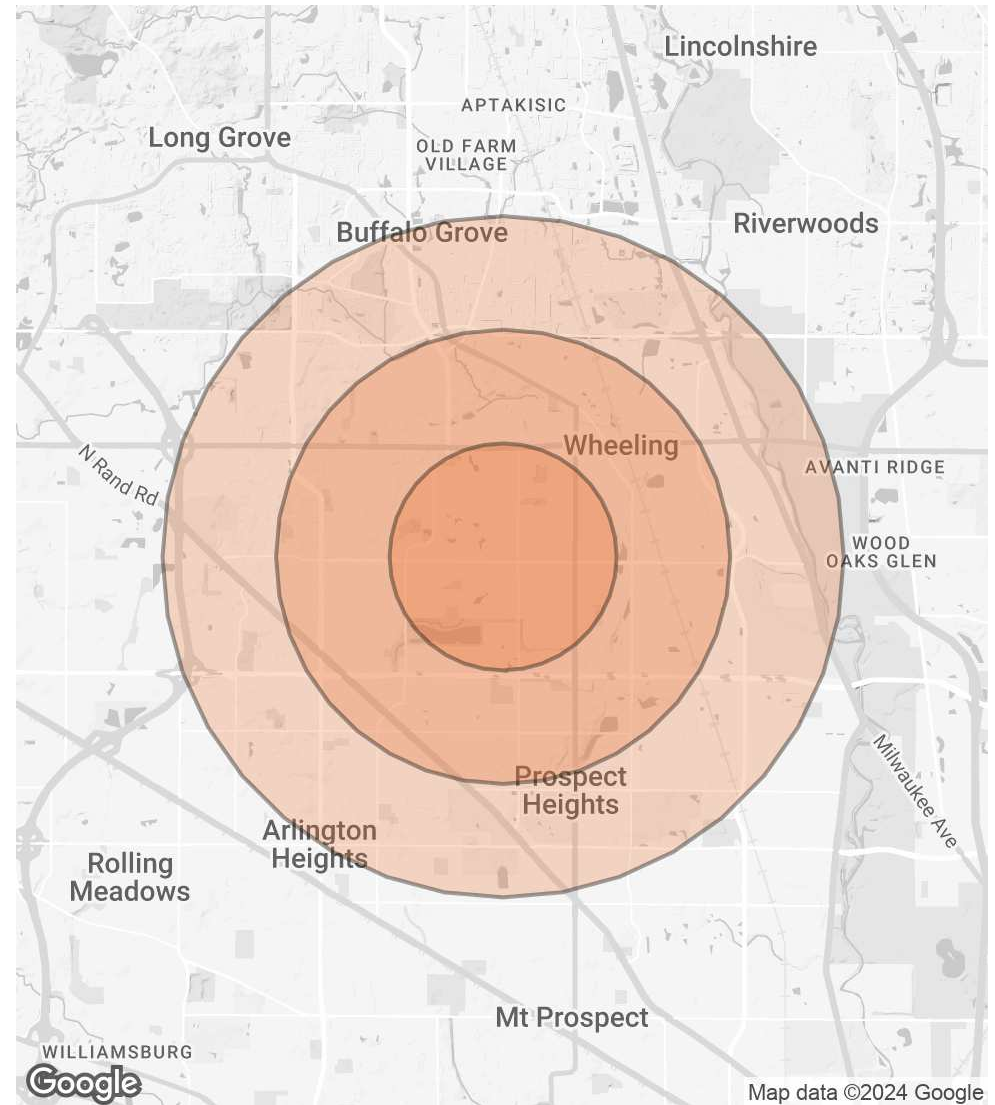
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	16,828	64,320	118,305
AVERAGE AGE	41.7	40.7	41.2
AVERAGE AGE (MALE)	38.1	38.8	39.9
AVERAGE AGE (FEMALE)	44.7	42.6	42.6

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	6,648	25,671	46,889
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$80,946	\$79,354	\$86,830
AVERAGE HOUSE VALUE	\$290,502	\$275,846	\$335,603

2020 American Community Survey (ACS)



ALBERT M. LINDEMAN

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DANIEL VANCHIERI

O: 312.756.7337

daniel.vanchieri@svn.com

MEET THE TEAM



ALBERT M. LINDEMAN

Senior Vice President

C: 847.421.1066
lindemana@svn.com



DANIEL VANCHIERI

Senior Advisor

C: 630.567.3705
daniel.vanchieri@svn.com

ALBERT M. LINDEMAN

O: 312.756.7352
lindemana@svn.com

DANIEL VANCHIERI

O: 312.756.7337
daniel.vanchieri@svn.com

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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