

SALE

Shovel-Ready Development Outlot

1301A N PLUM GROVE ROAD

Schaumburg, IL 60173



PRESENTED BY:

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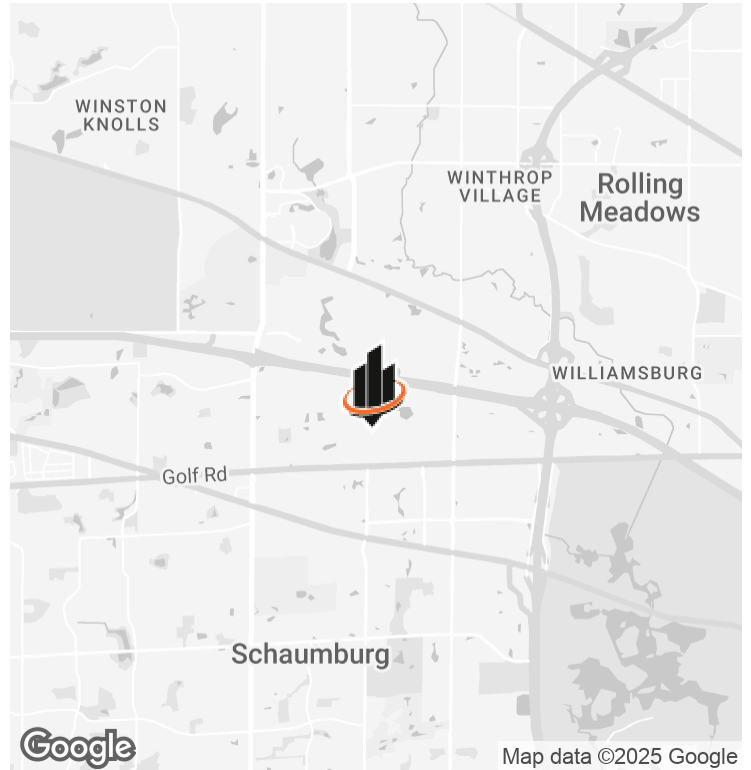
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IL #471020279



PLUM GROVE RD

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$350,000
LOT SIZE:	±33,841 SF
PRICE/SF:	\$10.34
COOK COUNTY PIN:	07-11-400-087-0000
TAXES (2024):	\$21,510.46

PROPERTY DESCRIPTION

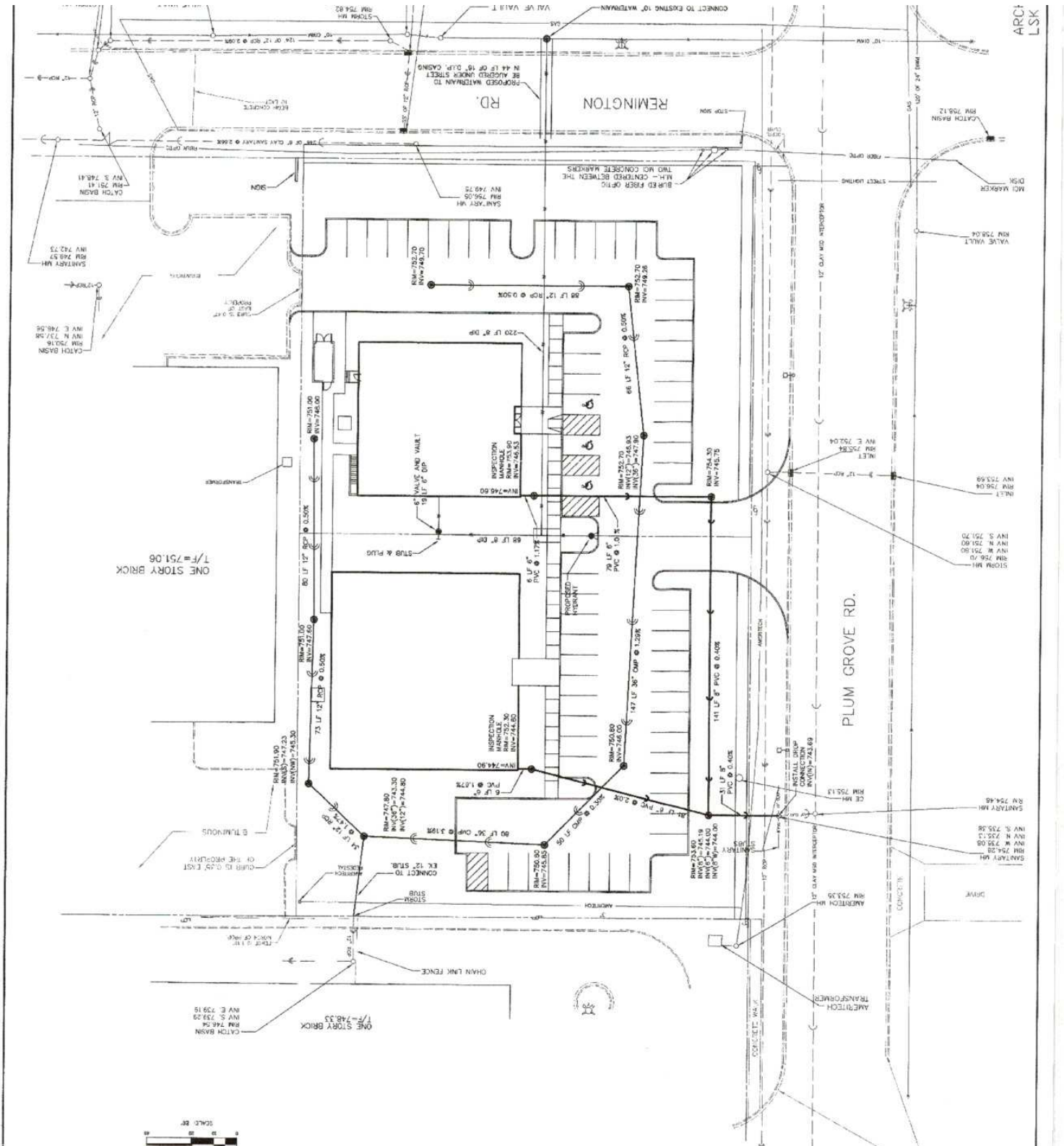
Discover an exceptional investment opportunity with this ±33,841 Shovel-Ready Land Site, strategically zoned M-1 and ideally situated in the thriving Northwest Suburban area. Boasting high visibility just .2 miles from Golf Road, with an impressive 28,000 CPD, this property offers immense potential for a range of commercial endeavors. This shovel ready site is located adjacent to Horizon Medical Center which primary care physicians provides care from urgent care or emergency visits to routine checkups, and aesthetic medical services. Additionally, its close proximity to four major hospitals and the presence of strong Northwest Suburban demographics make it an attractive prospect for Land users, developers seeking a prime location with promising growth prospects. Embrace the potential to make a lasting impact in the dynamic commercial real estate landscape with this strategically positioned asset.

PROPERTY HIGHLIGHTS

- Located Next to Horizon Medical Center
- ±33,841 Shovel Ready Land Site and Parking
- Strong Northwest Suburban Demographics
- High Visibility 0.2 miles from Golf Road 28000 CPD

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SITE PLAN



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AERIAL VIEW



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AREA LOCATION MAP



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NEARBY HOSPITALS



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HORIZON MEDICAL CENTER



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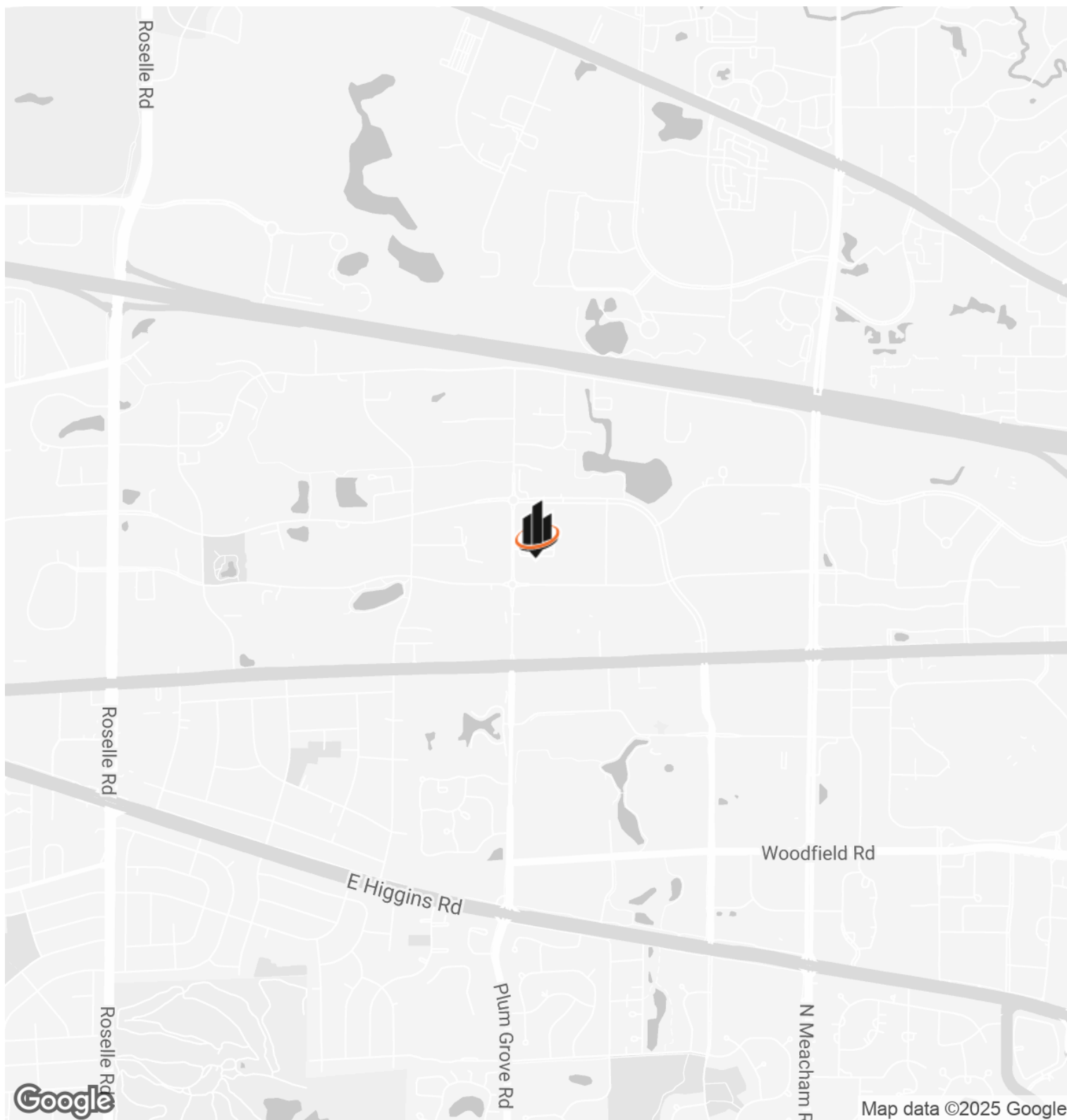
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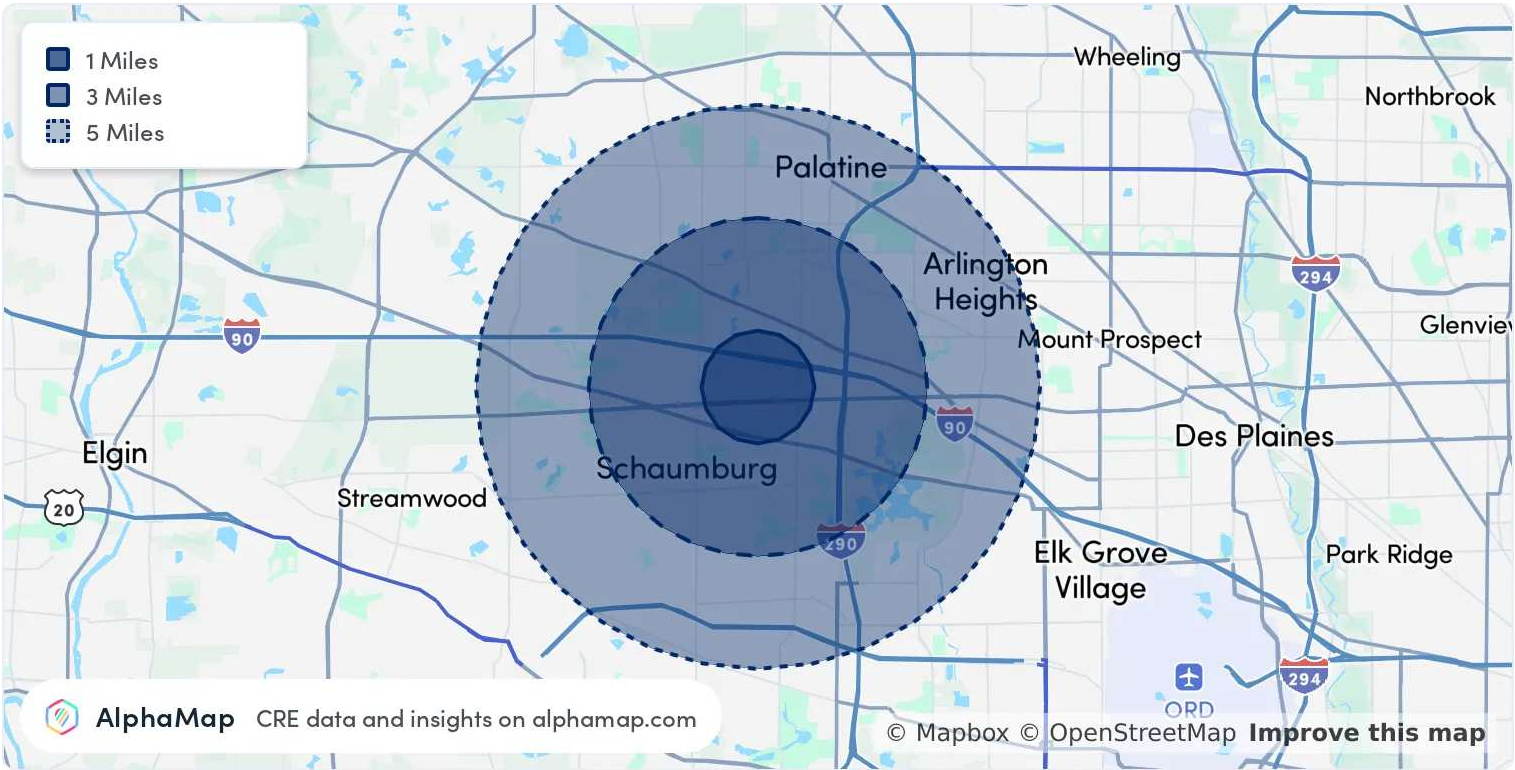
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AREA ANALYTICS



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,799	90,238	274,819
AVERAGE AGE	38	41	42
AVERAGE AGE (MALE)	37	40	41
AVERAGE AGE (FEMALE)	40	42	43

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,236	35,611	108,584
PERSONS PER HH	2.3	2.5	2.5
AVERAGE HH INCOME	\$108,431	\$130,511	\$135,014
AVERAGE HOUSE VALUE	\$326,116	\$368,099	\$391,551
PER CAPITA INCOME	\$47,143	\$52,204	\$54,005

Map and demographics data derived from AlphaMap

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