

SALE

# Shovel-Ready Development Outlot

1301A N PLUM GROVE ROAD

Schaumburg, IL 60173

PRESENTED BY:

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KAREN KULCZYCKI, CCIM

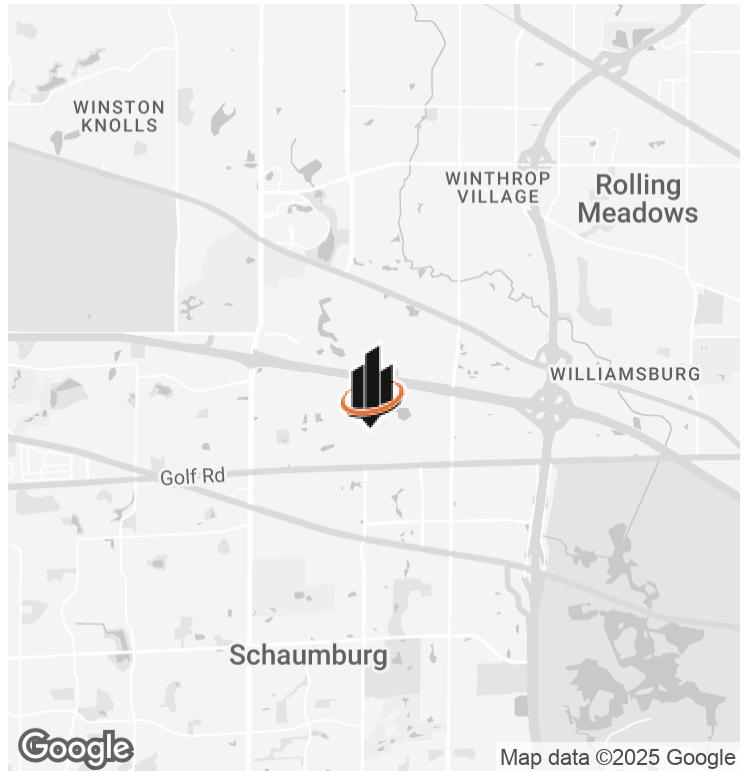
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IL #471020279

PLUM GROVE RD

# PROPERTY SUMMARY



## OFFERING SUMMARY

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

## PROPERTY DESCRIPTION

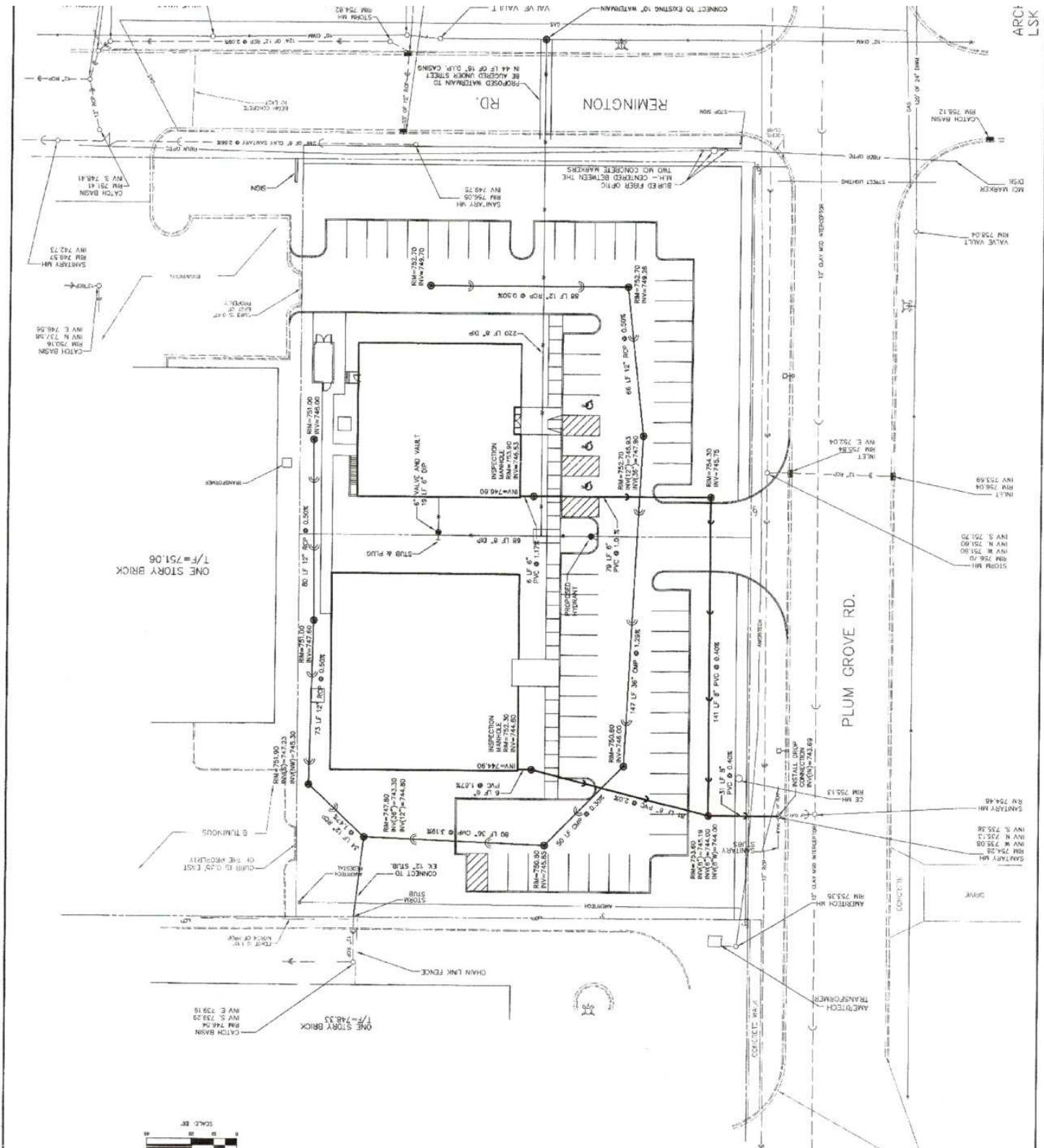
Discover an exceptional investment opportunity with this ±33,841 Shovel-Ready Land Site, strategically zoned M-1 and ideally situated in the thriving Northwest Suburban area. Boasting high visibility just .2 miles from Golf Road, with an impressive 28,000 CPD, this property offers immense potential for a range of commercial endeavors. This shovel ready site is located adjacent to Horizon Medical Center which primary care physicians provide 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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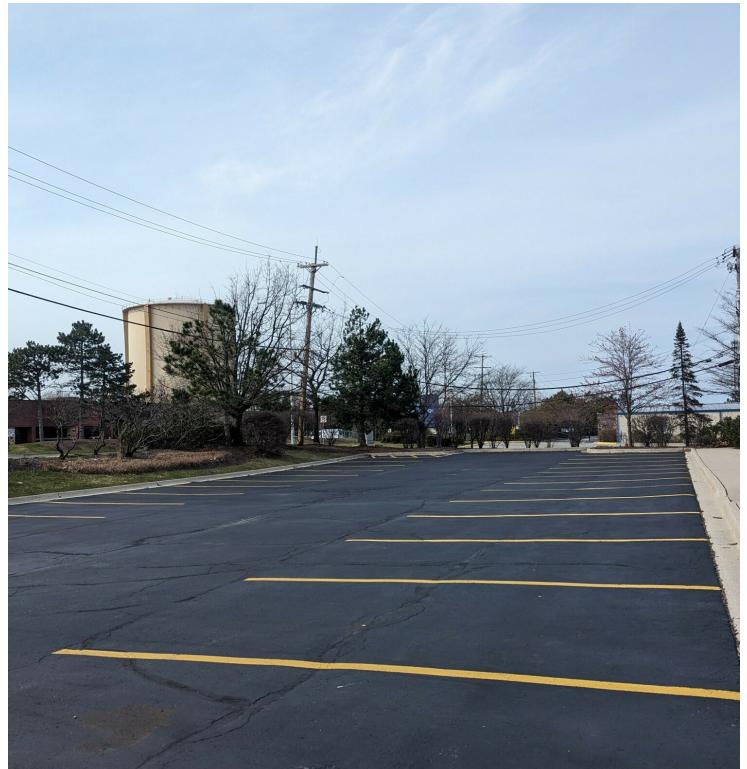
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## AERIAL VIEW



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# AREA LOCATION MAP



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## NEARBY HOSPITALS



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## HORIZON MEDICAL CENTER



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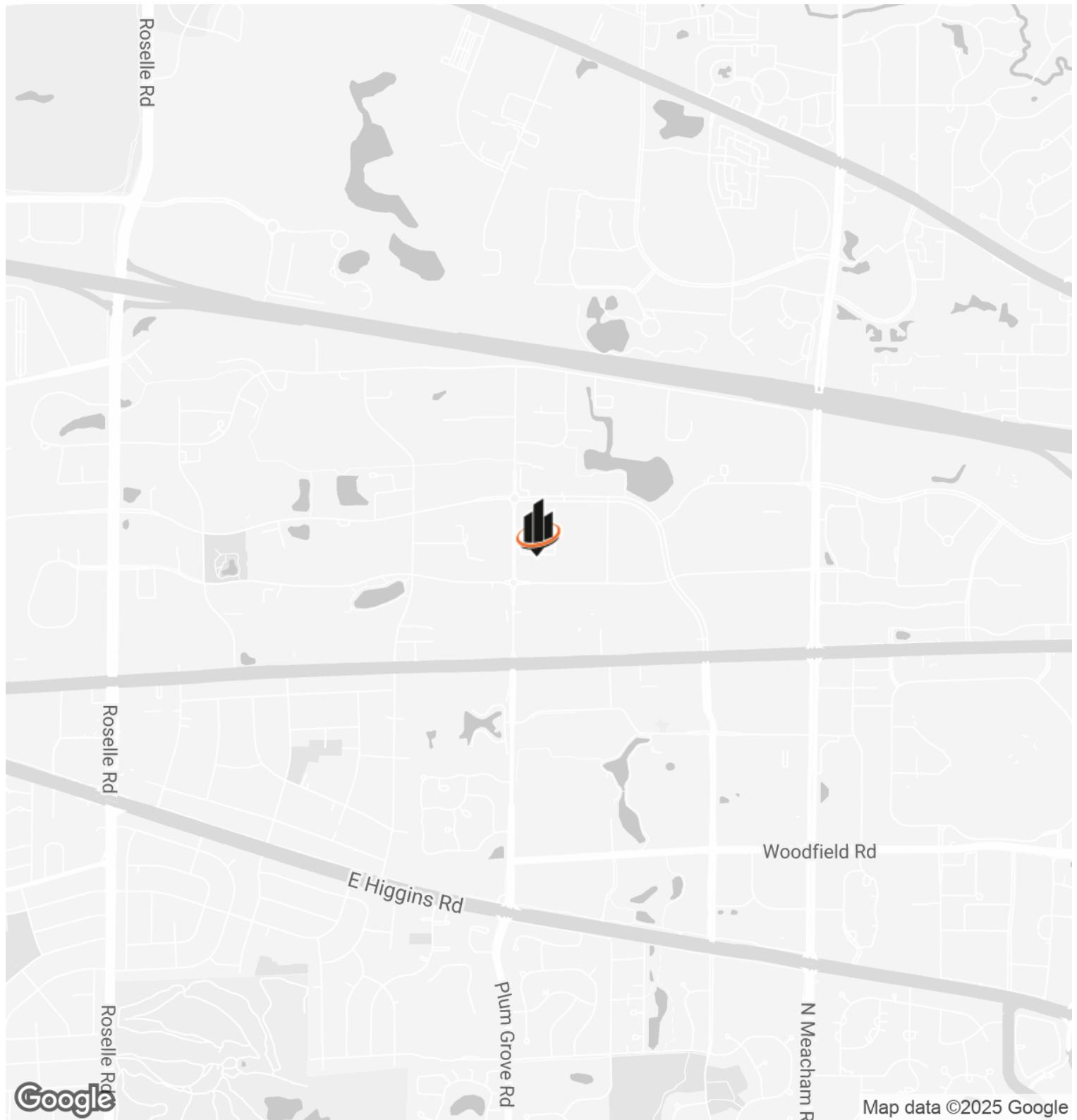
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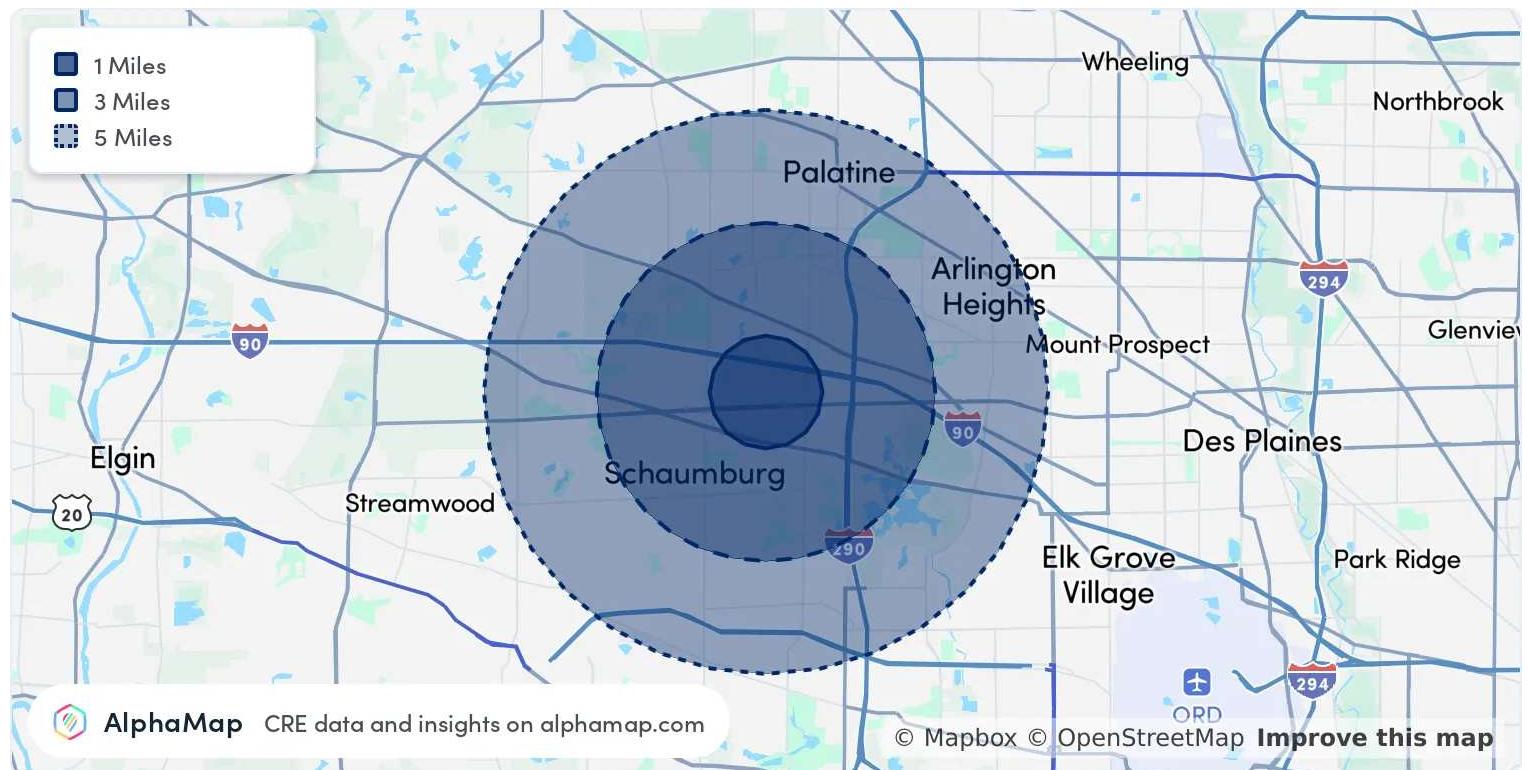
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## AREA ANALYTICS



POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	2,799	90,238	274,819
<b>AVERAGE AGE</b>	38	41	42
<b>AVERAGE AGE (MALE)</b>	37	40	41
<b>AVERAGE AGE (FEMALE)</b>	40	42	43
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	1,236	35,611	108,584
<b>PERSONS PER HH</b>	2.3	2.5	2.5
<b>AVERAGE HH INCOME</b>	\$108,431	\$130,511	\$135,014
<b>AVERAGE HOUSE VALUE</b>	\$326,116	\$368,099	\$391,551
<b>PER CAPITA INCOME</b>	\$47,143	\$52,204	\$54,005

Map and demographics data derived from AlphaMap

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