

NWC OF BEVERLY RD & BEACON POINTE RD

CBRE

HOFFMAN ESTATES, IL

I-90 INTERCHANGE ACCESS!
±17.18 ACRES

LAND FOR SALE



PROPERTY HIGHLIGHTS

FOR SALE ±17.18 ACRES

ZONED O-3 Office & Research Office District

LOCATION

- The Village of Hoffman Estates will support residential development or other concepts
- Just south of I-90, with eastbound access just north of the property via Beverly Road
- Easy access to Rt 59 via Shoe Factory Rd
- Approximately 20 minute drive to O'Hare International Airport via I-90
- Contiguous land available
- The site is surrounded by established residential communities
- School Districts: Timber Trails Elementary School, Larsen Middle School, and Elgin High School

TRAFFIC COUNTS:

6,700 vehicles per day on Beverly Rd
120,700 vehicles per day on I-90
30,300 vehicles per day on Rt 59

PIN NUMBERS:

06-05-400-003 & 06-05-400-004

TAXES

\$394

ASKING PRICE

Subject to Offer

PLEASE CALL FOR ADDITIONAL INFORMATION

www.cbre.us/lsgoakbrook



DEMOGRAPHIC SNAPSHOT



POPULATION

1 MILE: 4,566
3 MILES: 41,956
5 MILES: 171,528



HOUSEHOLDS

1 MILE: 1,599
3 MILES: 14,829
5 MILES: 61,760



AVERAGE HOUSEHOLD INCOME

1 MILE: \$182,412
3 MILES: \$124,938
5 MILES: \$112,426



AVERAGE HOUSING VALUE

1 MILE: \$475,960
3 MILES: \$369,486
5 MILES: \$338,782

CONTACT US

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