

+/- 40.4 Acres Mixed Use Land

NWC Randall Rd & Hopps Rd

FOR SALE

Elgin, Illinois

Exceptional Development Opportunity!
Rare Randall Road Location!

- Signalized intersection at Randall & Hopps!
- Over 40,000 vehicles per day.
- High traffic retail corridor
- Adjacent to Sam's & Wal-Mart, possible shared access!
- Potentially divisible.



Dan Flanagan, ALC

Managing Broker

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Flanagan Realty, LLC represents the seller in this transaction and will not be acting as a dual agent or representative of the buyer unless specifically stated in writing. The information contained herein is from sources considered reliable, but is not guaranteed and is subject to change without notice. Buyers are advised to independently verify all information and perform their own due diligence. This offering may be withdrawn or subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers.

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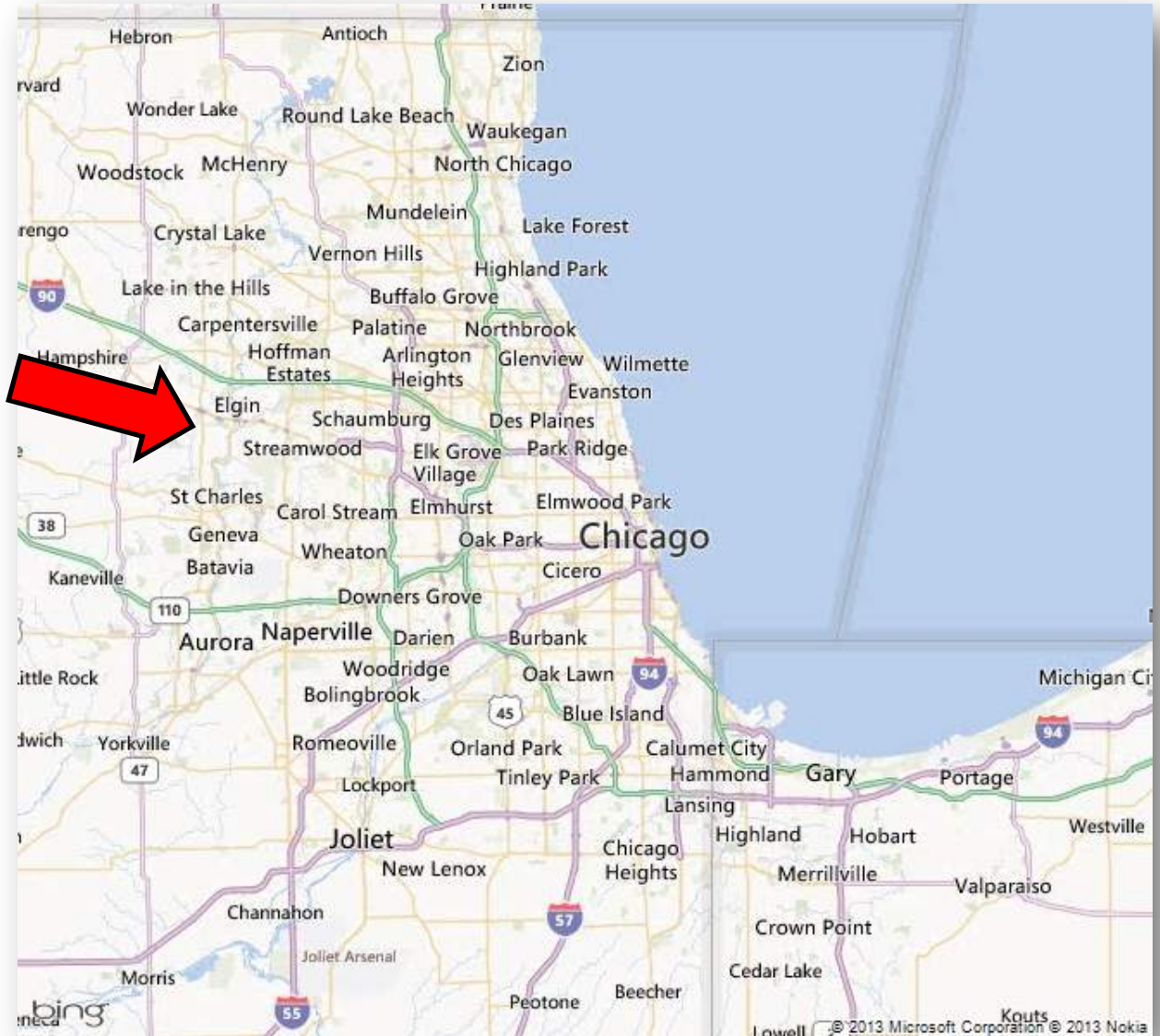
Summary

Location:	The property is generally located at the northwest corner of Randall & Hopps in uninc. Kane County, adjacent to Elgin.
Size/Dimensions:	Over 1400 ft of frontage on Randall Rd. Approx. 600 ft of frontage on Hopps Rd.
Total Acres:	+/- 40.4 Acres. Potential to Divide. Additional +/- 38 acres available south of Hopps Rd.
Wetland/Floodplain:	No mapped wetland or floodplain per NWI and FIRM Maps.
Traffic:	Approx 39,600 vehicles per day on Randall Rd.
Improvements:	Sewer and water are located adjacent to the property along the north property line.
Access:	There is an existing access on Randall Road located north of the property at Sam's Club that could provide direct access from Randall Rd. An additional access point on Hopps will be allowed.
Taxes:	\$6,213 based on 2016 assessment.
Zoning:	Currently zoned Ag in Kane County. Future annexation to Elgin
Price:	\$4.00/sq ft or subject to offer

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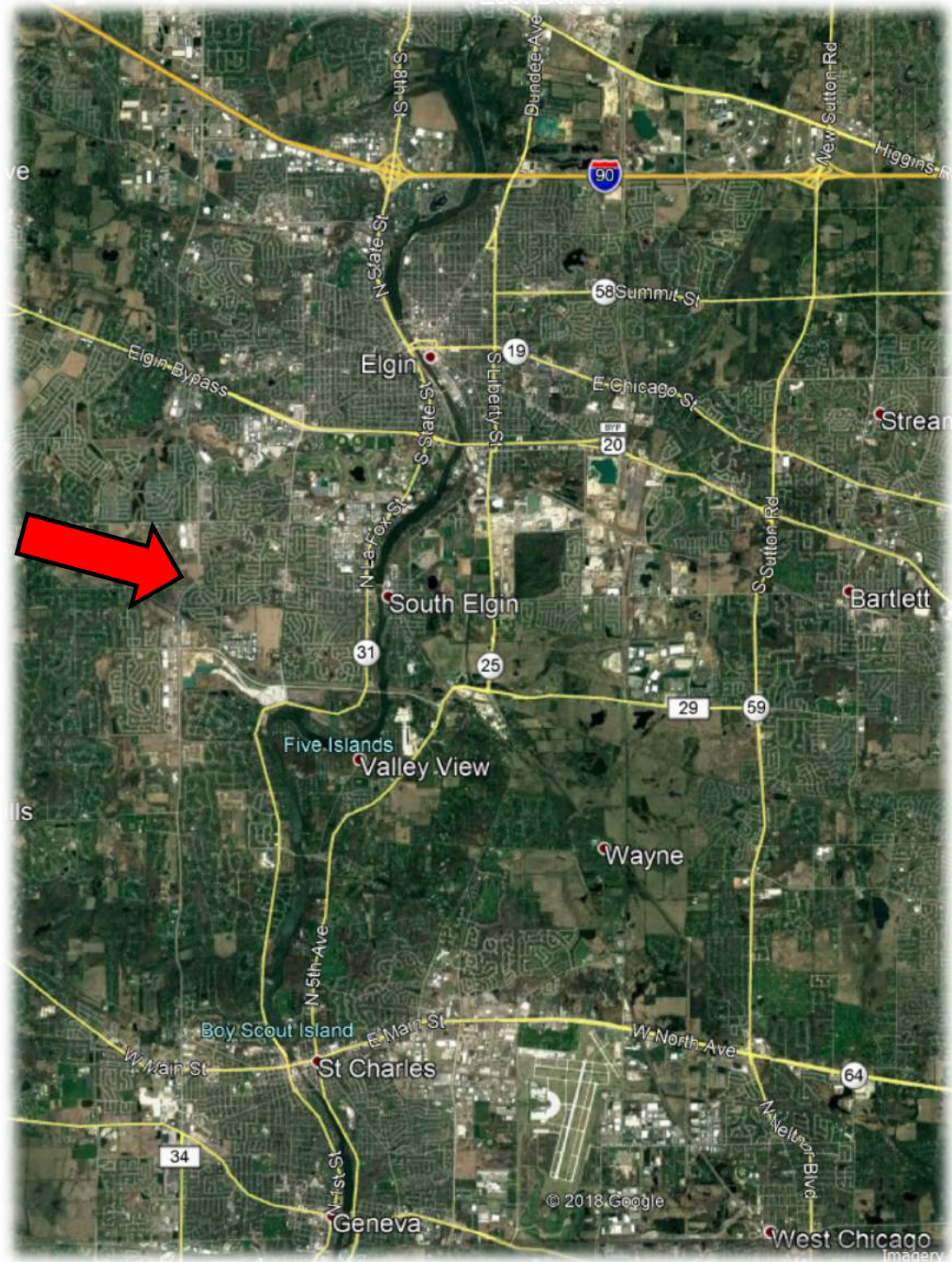
Area Map



+/- 40.4 Acres Mixed Use Land
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Elgin, Illinois

Aerial Photo



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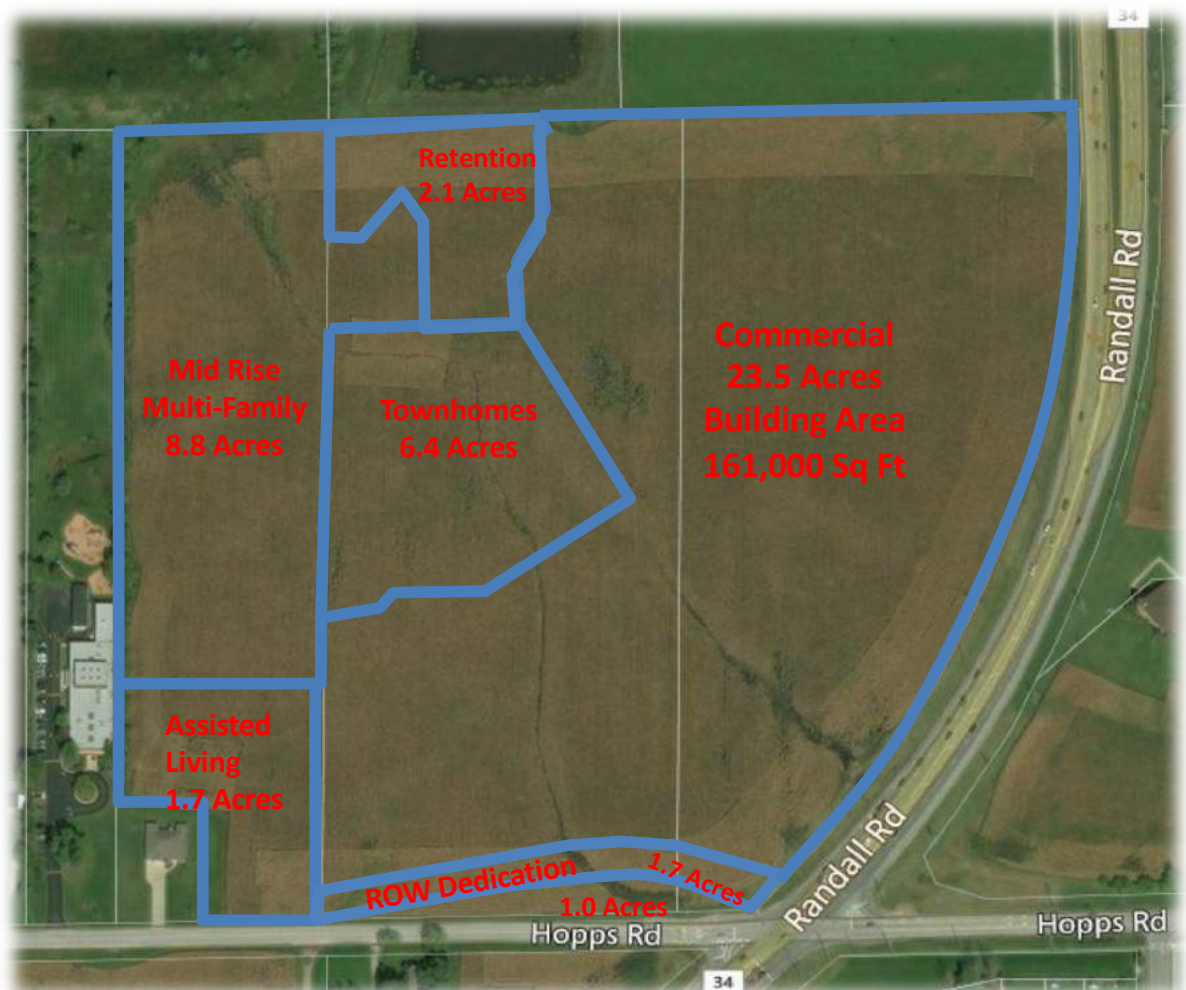
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Proposed Land Use Summary Based on Prior Concept Plan

Area	Acres	Units	Type
Assisted Living	1.7	74,052	sq ft
Multi-Family	8.8	106	Apartments
Townhomes	6.4	32	Townhomes
Commercial Corner	1.5	65,340	sq ft
Commercial Other	22	958,320	sq ft
	40.4		



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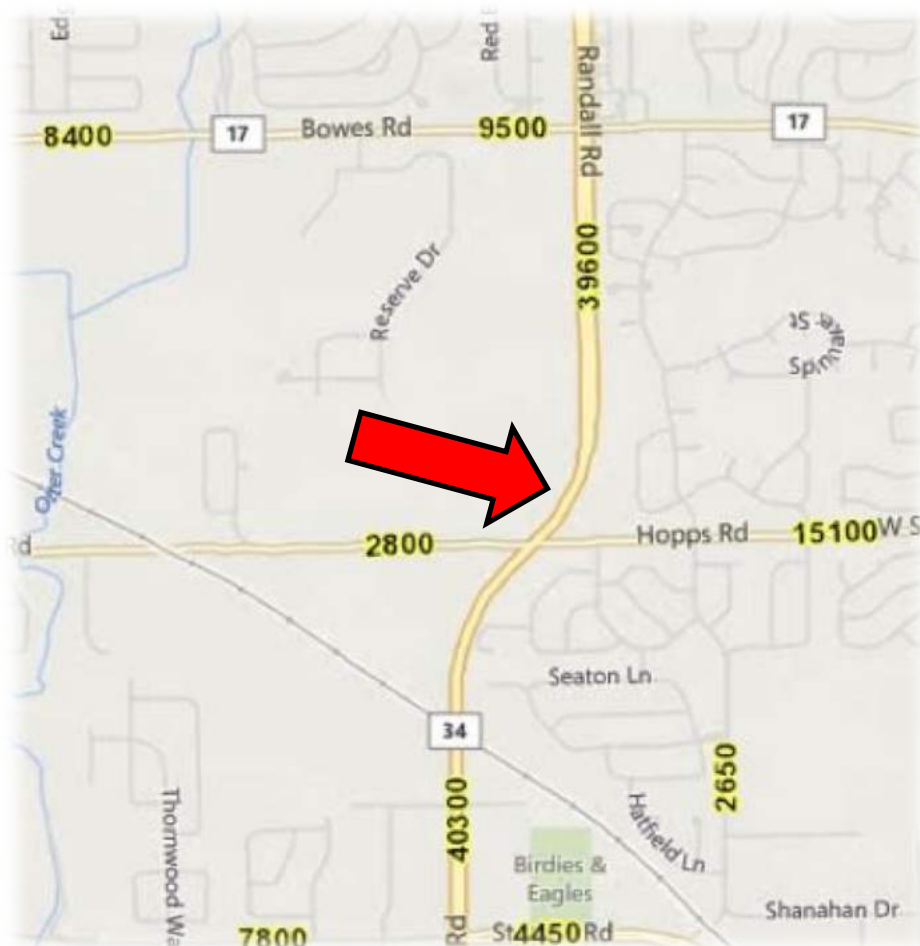
Elgin, Illinois

Demographic Summary

	1 Mile	3 Mile	5 Mile
Population	10,106	61,217	138,867
Households	583	8,901	27,231
Median Household Income	\$106,659	\$100,863	\$89,537
Average Household Income	\$122,818	\$119,816	\$112,046
Median Age	34.4	35.8	34.9

Source: EASI Demographics on Demand

IDOT Traffic Map



ABOUT FLANAGAN REALTY, LLC



Summary of Experience

Dan Flanagan, ALC is the owner and managing broker of Flanagan Realty, LLC. Dan is considered by many to be one of the foremost experts in land and commercial real estate brokerage, acquisition, disposition, consulting and valuation in the greater Chicago area. His extensive knowledge of land and commercial real estate bring tremendous value to anyone who is seeking to buy, sell or lease commercial or industrial real estate, land, or farms, or is otherwise facing challenges with land or commercial real estate.

Mr. Flanagan has actual, hands-on development experience in residential, commercial, industrial and special-use real estate. As a result, he is uniquely qualified to help with a wide range of real estate related issues and challenges.

The following is a brief overview of Dan's relevant experience and qualifications:

Accredited Land Consultant designation from the National Association of Realtors, Realtors Land Institute. Recipients of this designation are considered the "Best of the Best" in the land business and must meet stringent education, experience, sales volume, and testing requirements.

President - Illinois Chapter of the Realtors Land Institute.

Board of Directors of the National Realtors Land Institute

Former partner with a large Midwestern private equity real estate development firm.

Sales volume well into the hundreds of millions, averaging in excess of \$25 million in sales annually.

Frequent commentator on the Chicago real estate industry and market. Quoted in Chicago Tribune, Crain's Chicago Business News and Real Estate on Radio, WLS 890 AM.

Masters in Public Administration from Northern Illinois University with a specialization in City Management and Environmental Planning.

Extensive expertise in real estate valuation, including comparable sales analysis, income analysis, discounted cash flow analysis, market and absorption studies and other methods.

Frequently contacted by area real estate appraisers to provide insight regarding land and commercial real estate markets and valuation.

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**ILLINOIS ASSOCIATION OF REALTORS
NOTICE OF NO AGENCY RELATIONSHIP**

Name of Broker Associate Daniel Flanagan

Name of Brokerage Company Flanagan Realty, LLC

NOTICE OF NO AGENCY RELATIONSHIP

In regard to this property, Daniel Flanagan of Flanagan Realty, LLC has entered into an agreement with Seller to provide certain real estate brokerage services and represents the seller in this transaction and will not be acting as a dual agent or representative of the buyer unless specifically stated in writing.

THIS NOTICE OF NO AGENCY IS BEING PROVIDED AS REQUIRED BY STATE LAW.

Customer Signature

Print Customer's Name

Date