

3.28± Acres

Land Property For Sale



BROWN
COMMERCIAL GROUP, INC.

NEC HANKES RD. AND NORRIS RD., SUGAR GROVE, IL 60554

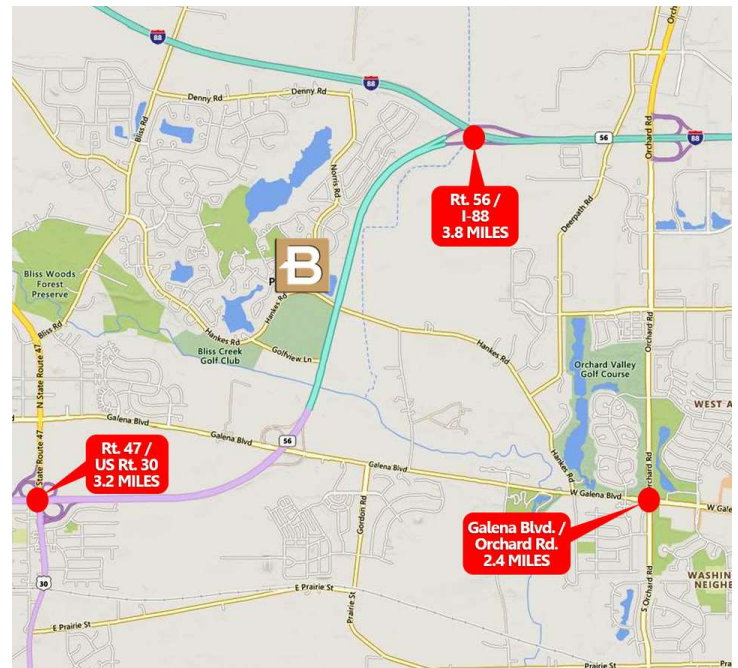


LOCATION DESCRIPTION

Northeast corner of Hanks Road and Norris Road. Visibility from Rt. 56, just south of I-88 interchange.

PROPERTY OVERVIEW

- 3.28 ± Acres
- Hard Corner Site
- PIN's: 14-11-300-043; 14-11-300-042
- Across the street from Bliss Golf Course
- Bordered by Prestbury Subdivision
- Strong Demographics
- Ideal site for townhomes
- City of Sugar Grove would like to see multi-family development on site
- Water main is across Norris Road to the west, and sewer is just north of the northwest corner of the lot
- Sale Price Subject to Offer



DAN BROWN

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No warranties or representations is made as to the accuracy of the foregoing information. Terms and availability are subject to changes or withdrawal without notice

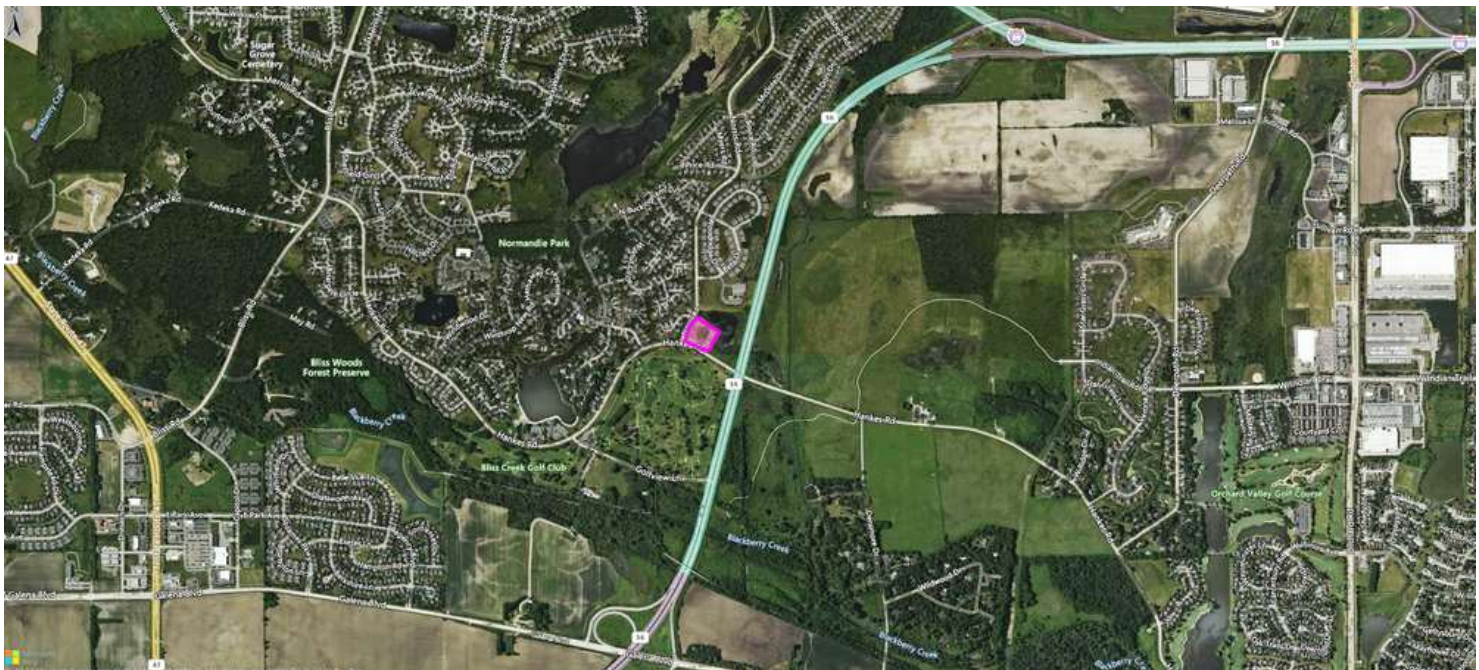
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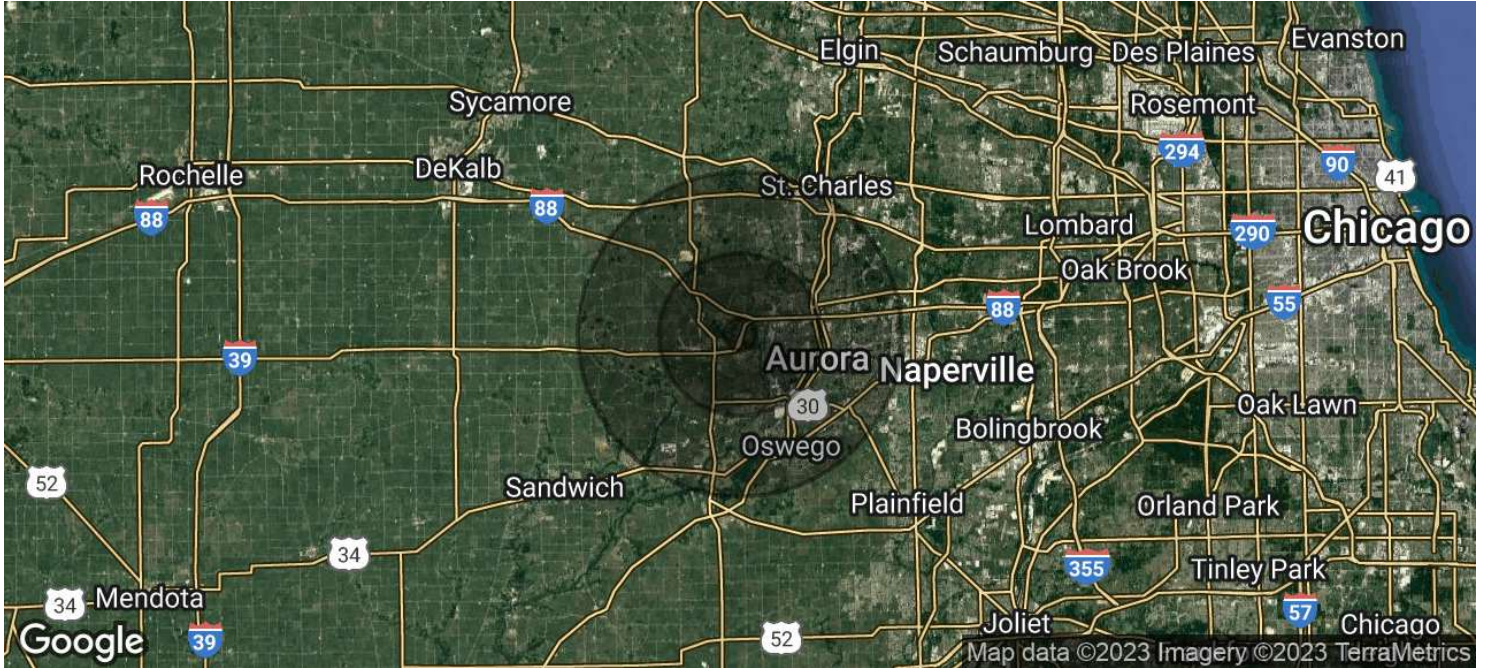
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,610	72,110	379,113
Average Age	38.1	35.8	33.9
Average Age (Male)	36.9	34.7	33.3
Average Age (Female)	39.5	36.9	34.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	537	24,877	125,419
# of Persons per HH	3.0	2.9	3.0
Average HH Income	\$118,333	\$88,637	\$84,275
Average House Value	\$400,215	\$309,269	\$279,952

* Demographic data derived from 2020 ACS - US Census

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