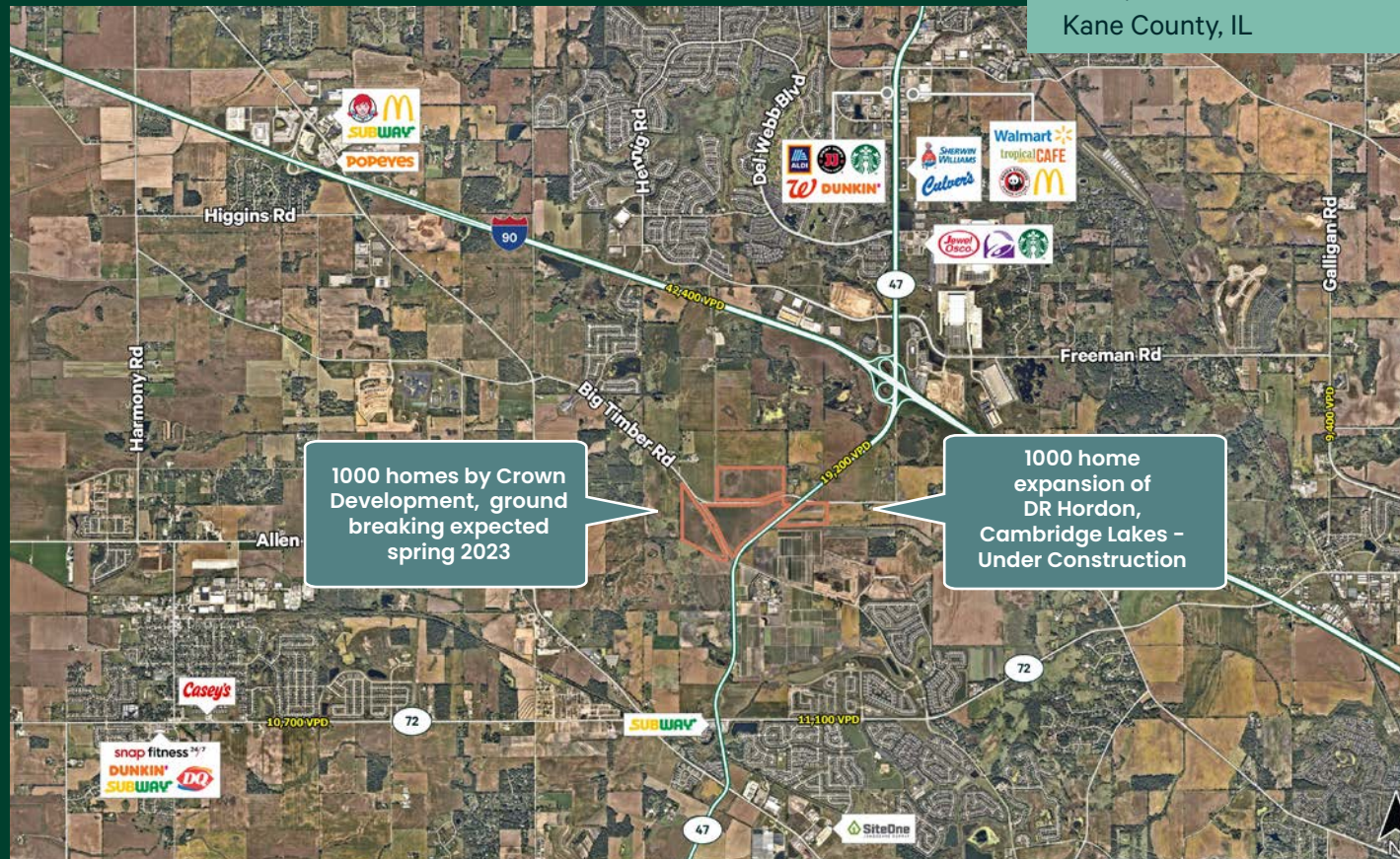


Mixed-Use Development Opportunity

NWQ, SWQ & SEQ of Route 47 and Big Timber Road
Kane County, IL



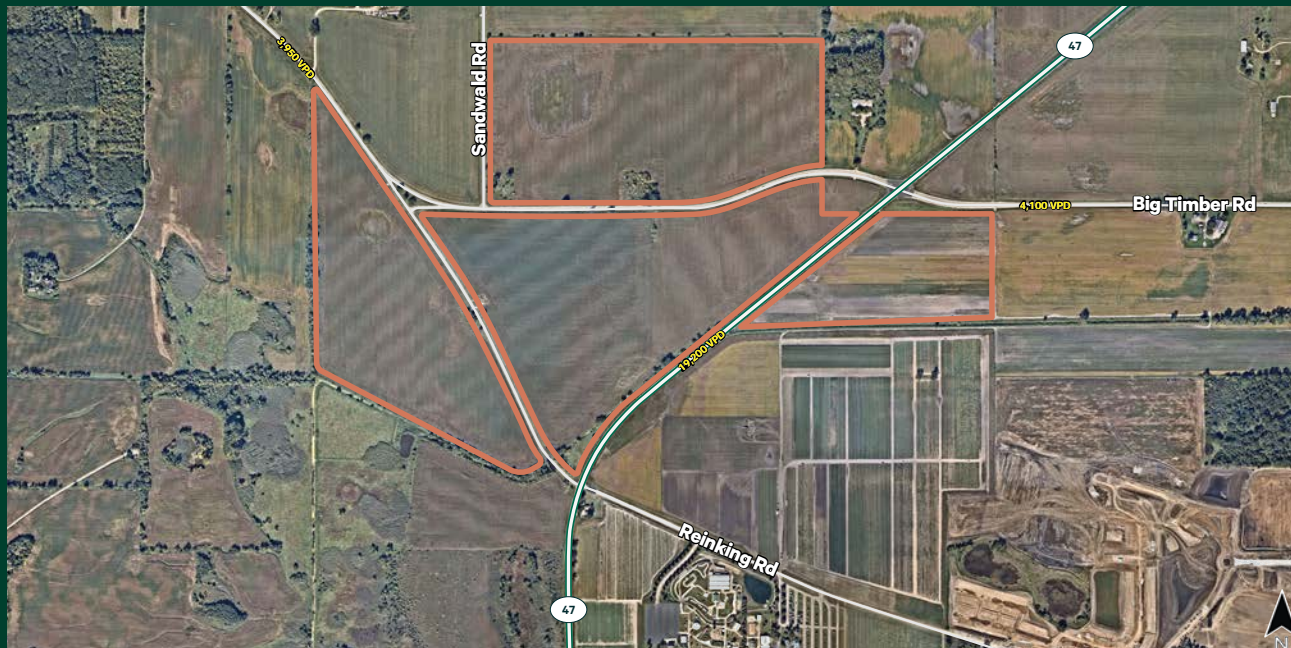
Property Highlights

NWQ, SWQ & SEQ of Route 47 and Big Timber Road
Kane County, IL

For Sale ±235.22 Acres

- + Unincorporated Kane County
- + Contiguous to Hampshire city limits, Huntley FPA and Pingree Grove FPA
- + Mixed use encompassing:
 - ±73 acres industrial
 - ±119 acres multi-family
 - ±17 acres commercial
 - ±25 acres commercial
 - ±27 acres open space
 - ±8 acres condos
 - ±5 acres commercial
- + Traffic Counts:
 - 19,200 vehicles per day on Route 47
 - 4,100 vehicles per day on Big Timber Road
- + PIN Numbers: 02-17-300-012, 02-18-400-002, 02-20-100-011, 02-18-400-009, 02-19-200-004
- + Taxes: \$12,799
- + Asking Price: \$1.61 / PSF
- + Please call for additional Information

Site Aerial



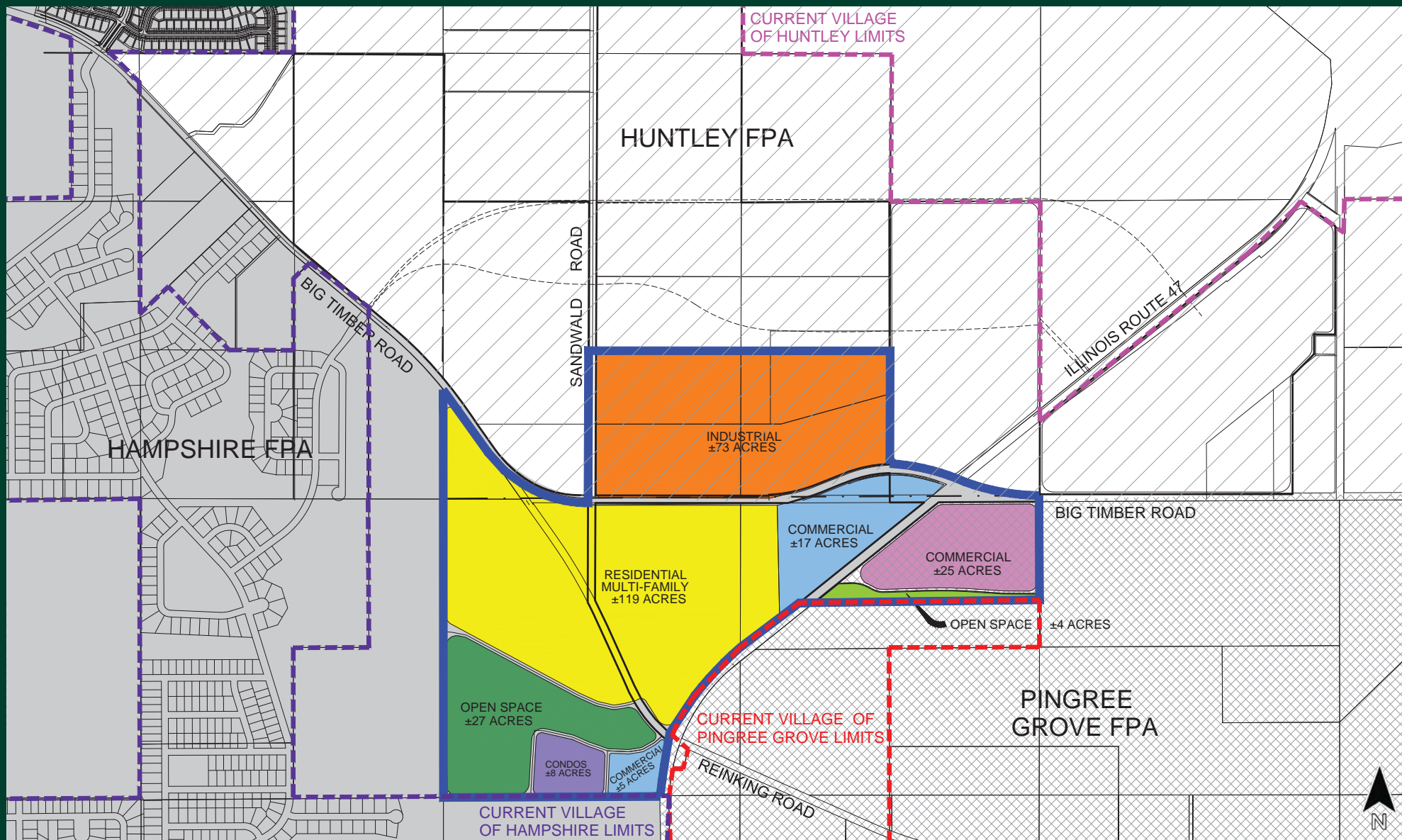
±235.22
Acres

\$1.61 / PSF
Asking Price

Area Amenities and Transportation Corridors

NWQ, SWQ & SEQ of Route 47 and Big Timber Road
Kane County, IL



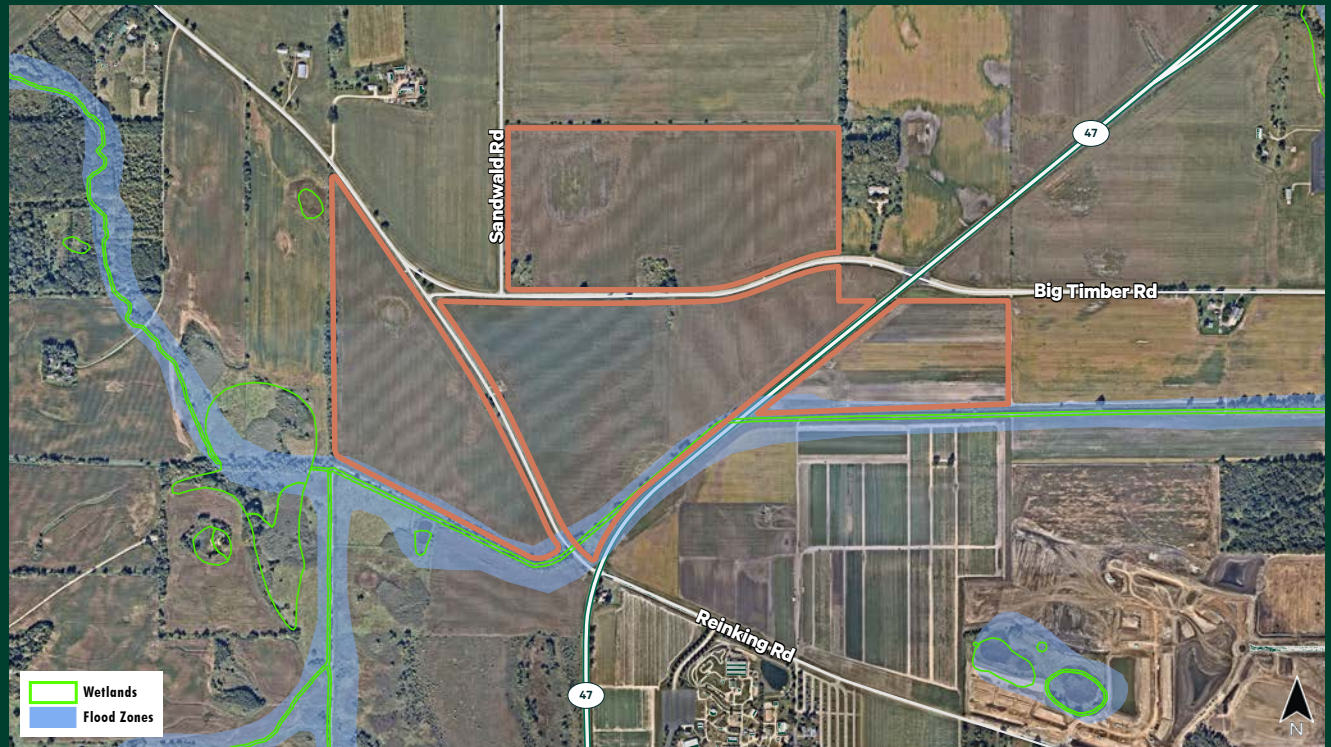


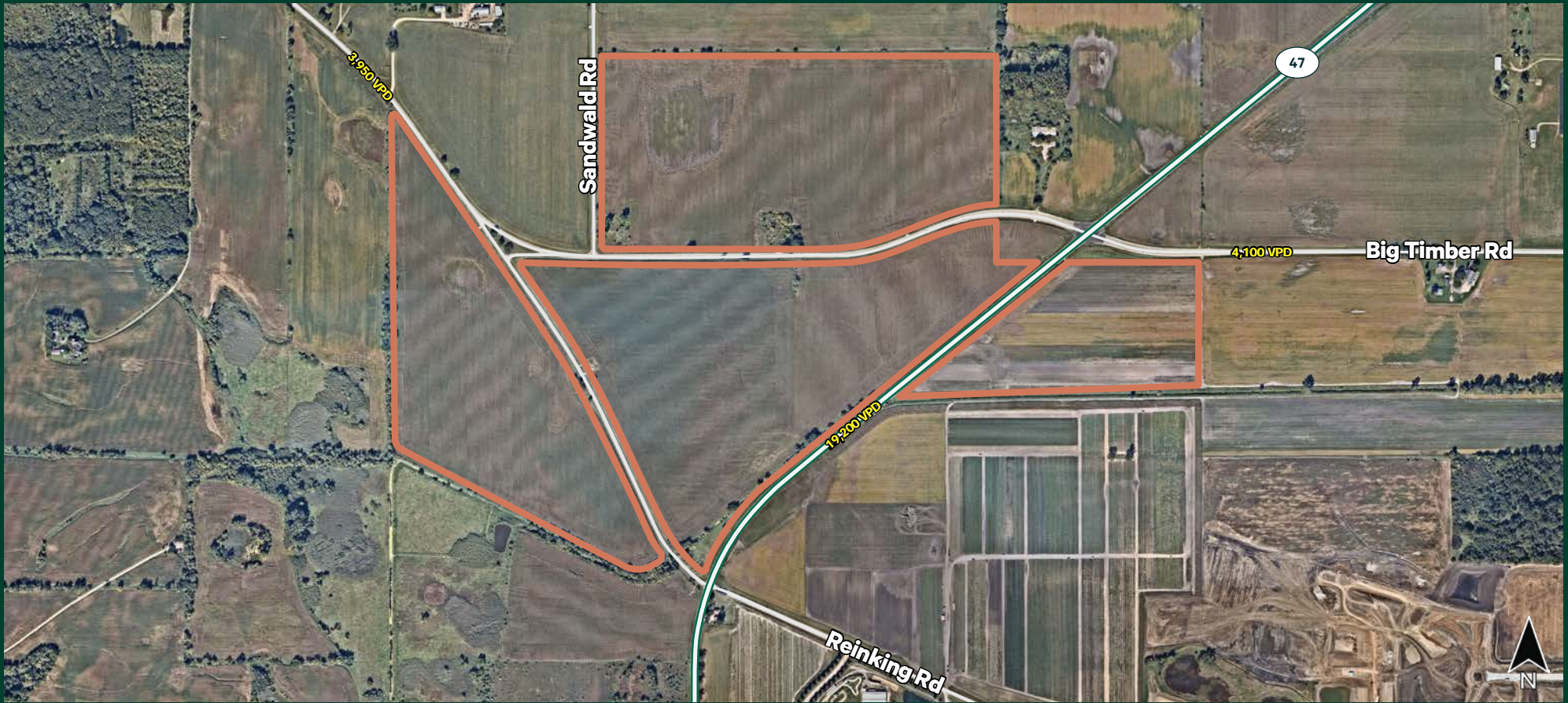
Demographic Snapshot

NWQ, SWQ & SEQ of Route 47 and Big Timber Road
Kane County, IL

	1 MILE	3 MILES	5 MILES
Population	170	18,988	52,577
Households	73	7,969	19,970
Average Household Income	\$114,149	\$102,153	\$120,412
Average Housing Value	\$410,938	\$356,739	\$339,836

Floodplains / Wetlands





Contact Us

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