

Prime Development Opportunity

NWQ of 95th Street & 88th Avenue
Hickory Hills, IL



Property Highlights

NWQ of 95th Street & 88th Avenue
Hickory Hills, IL

For Sale ± 29.92 Acres

- + Zoned PUD-Planned Unit Development which includes Senior Living, Retail and Office
- + ±1,705 linear feet of frontage along 95th Street
- + Proposed TIF
- + Directly west of the I-294 full interchange
- + Traffic Counts:
 - 16,300 vehicles per day on 95th Street (Rt 12)
 - 36,600 vehicles per day on LaGrange Road (Rt 45)
 - 151,600 vehicles per day on I-294
- + PIN Numbers: 23-03-400-022, 23-03-400-030, 23-03-402-006 & 23-03-402-009
- + Taxes: \$272,287.90
- + Asking Price: \$5,500,000
- + Please call for additional Information

Site Aerial

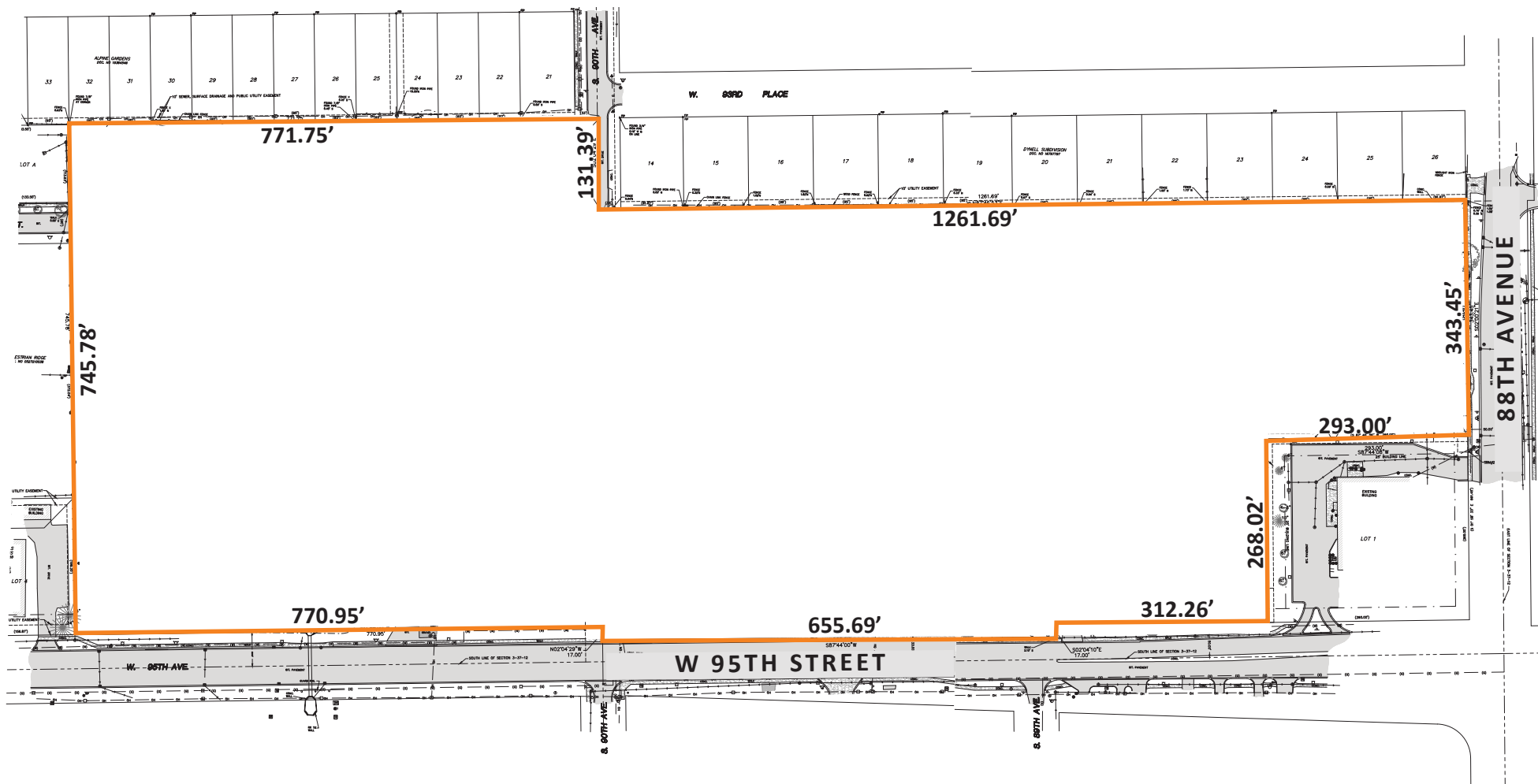


Parcel Size Summary

Gross Parcel Size: ±29.92 acres

Wetlands and Buffer: ± 5.24 acres

Total Development Parcel: ±24.68 acres



Site Development Plan

NWQ of 95th Street & 88th Avenue
Hickory Hills, IL



Site Development Plan - Alternative 1

NWQ of 95th Street & 88th Avenue
Hickory Hills, IL



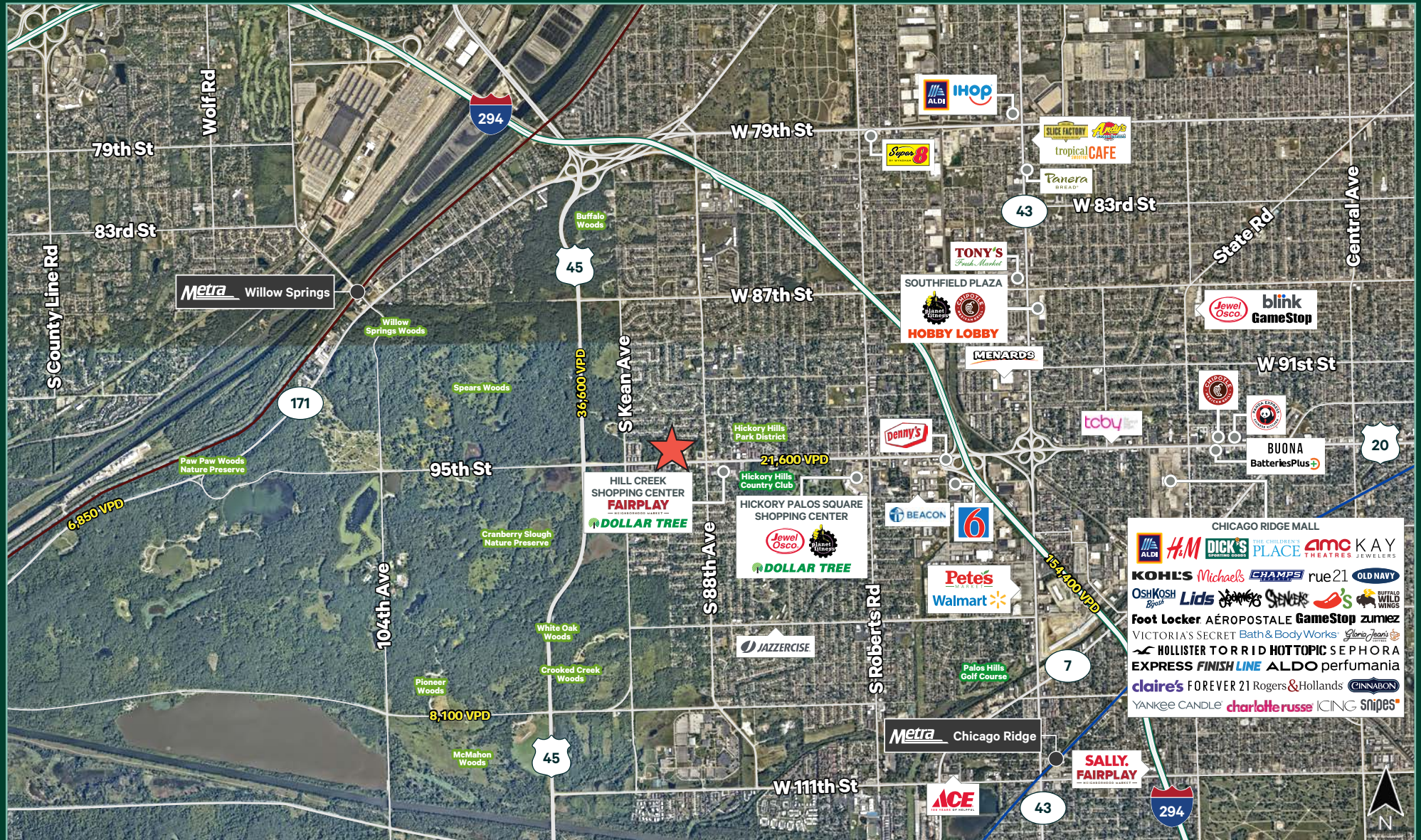
Site Development Plan - Alternative 2

NWQ of 95th Street & 88th Avenue
Hickory Hills, IL



Area Amenities and Transportation Corridors

NWQ of 95th Street & 88th Avenue
Hickory Hills, IL

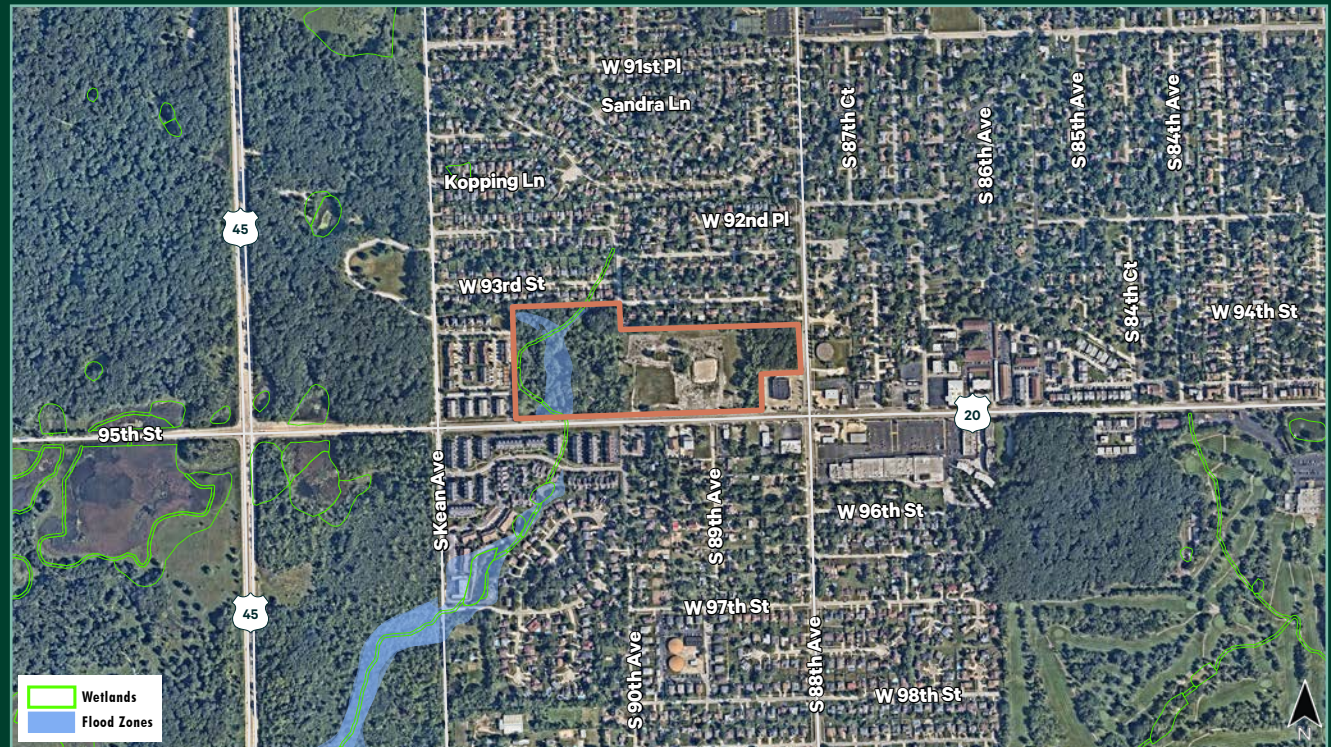


Demographic Snapshot

NWQ of 95th Street & 88th Avenue
Hickory Hills, IL

	1 MILE	3 MILES	5 MILES
Population	13,070	82,722	210,840
Households	4,984	31,481	79,141
Average Household Income	\$104,786	\$88,286	\$103,928
Average Housing Value	\$297,389	\$261,761	\$308,964

Floodplains / Wetlands





Contact Us

Tony Gange

Executive Vice President
+1 630 573 7030
tony.gange@cbre.com

Dave Erickson

Vice President
+1 630 573 1280
david.erickson@cbre.com

Mike Smith

Senior Associate
+1 630 573 7804
mike.r.smith@cbre.com

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.