

FOR SALE

# DEVELOPMENT OPPORTUNITY

SWC OF LONGMEADOW PARKWAY & RANDALL ROAD

Unincorporated Algonquin, Illinois



[www.cbre.us/lsgoakbrook](http://www.cbre.us/lsgoakbrook)

CBRE



# FOR SALE DEVELOPMENT OPPORTUNITY

## SWC OF LONGMEADOW PKWY & RANDALL RD

Unincorporated Algonquin, Illinois

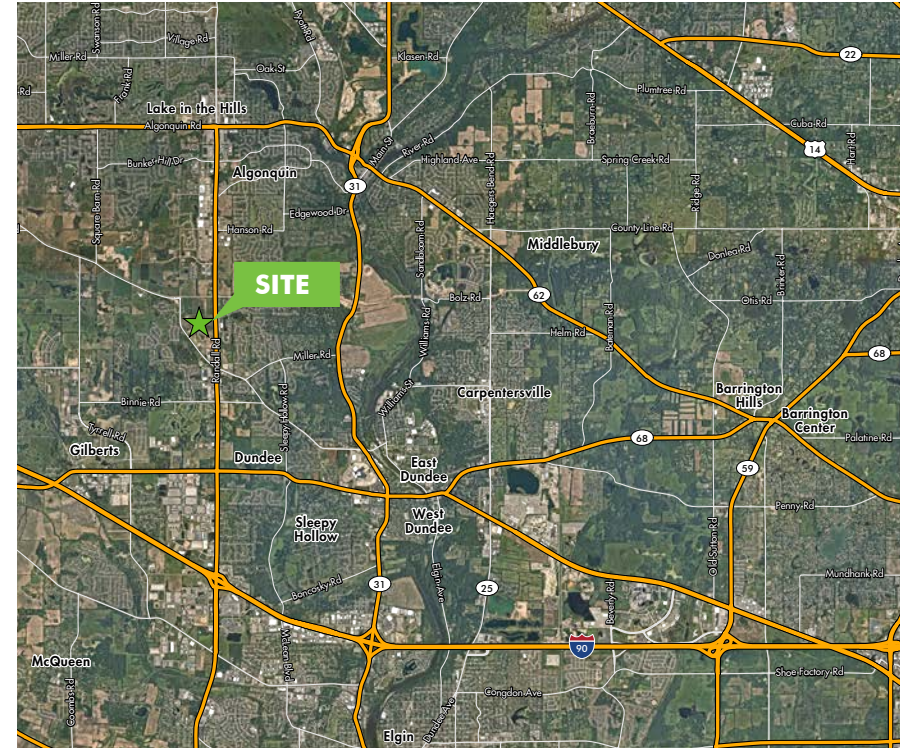


### PROPERTY HIGHLIGHTS

- + ±62.23 acres
- + Possible:
  - Industrial
  - High Density
  - Residential
  - Retail
- + Two hard corners with lighted intersections
- + Located in unincorporated Algonquin & Carpentersville
- + Just south of Algonquin Commons Lifestyle Center
- + Frontage along Randall Road's commercial corridor
- + Possible Village incentives
- + Traffic Counts:
  - 32,700 vehicles per day on Randall Rd
  - 14,500 vehicles per day on Longmeadow
  - 11,900 vehicles per day on Huntley Rd
- + Parcel Numbers: 03-07-200-006, 03-07-200-007, 03-07-400-016, 03-07-400-023
- + Taxes: \$17,782.82
- + Asking: \$30,000,000
- + Please call for additional information



### LOCATION MAP



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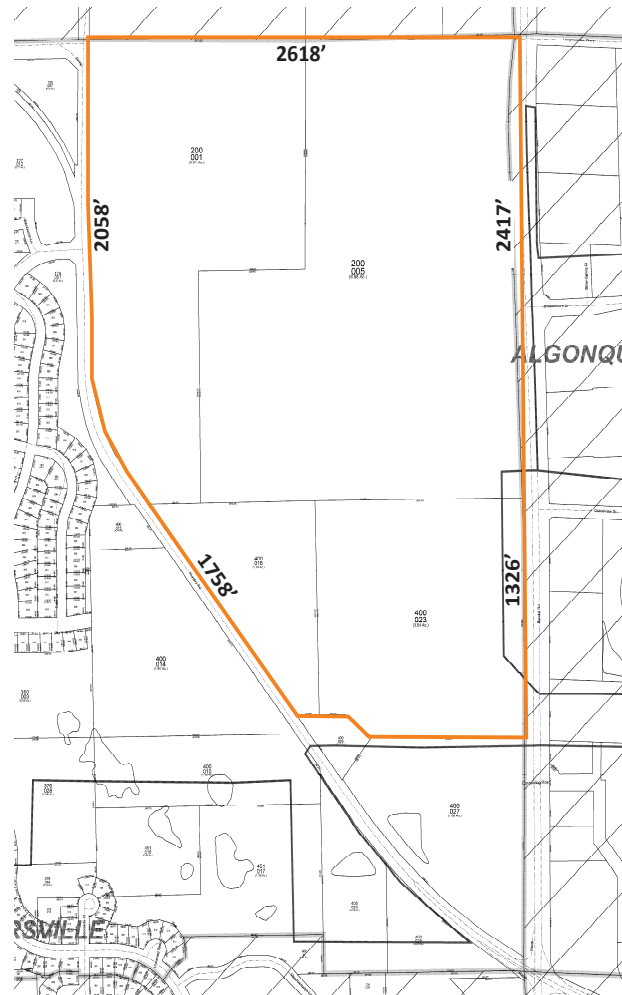
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**SURVEY\***



\*DIMENSIONS ARE APPROXIMATE

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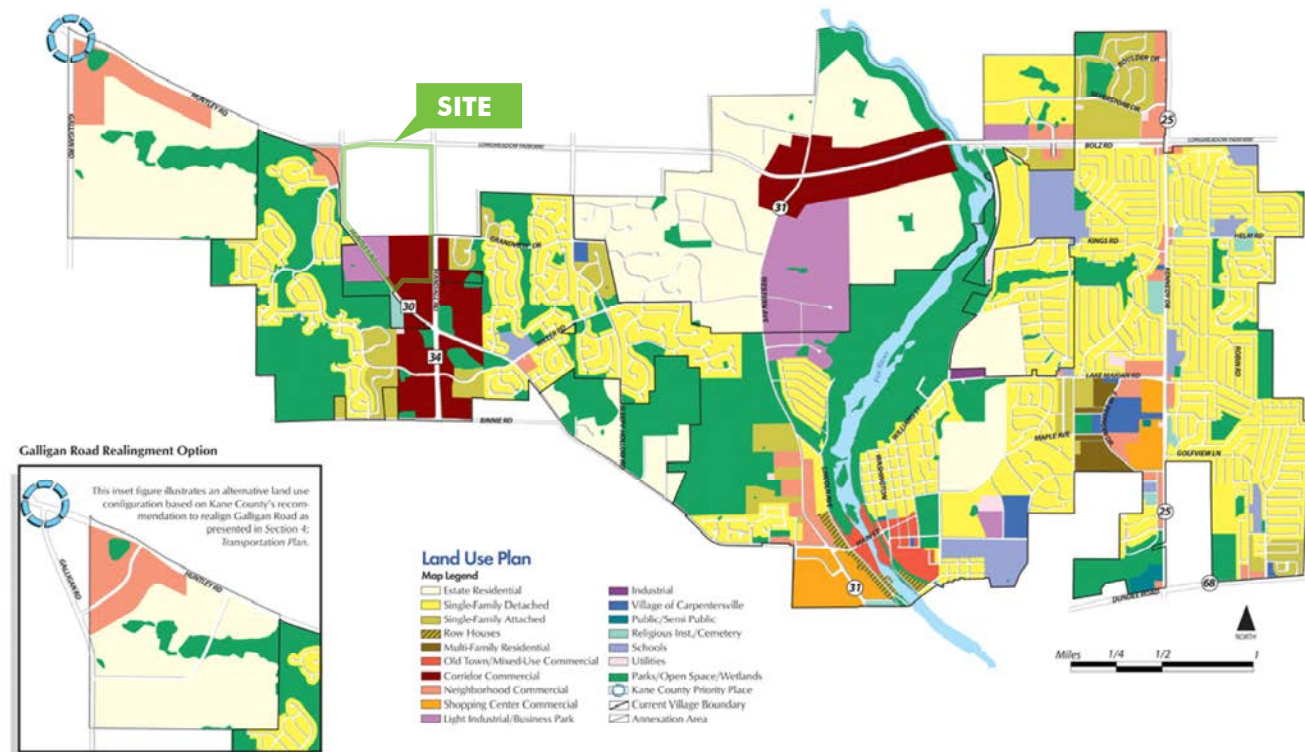
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## CARPENTERSVILLE COMPREHENSIVE PLAN



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Carpentersville Comprehensive Plan  
prepared by Howard Levine Associates

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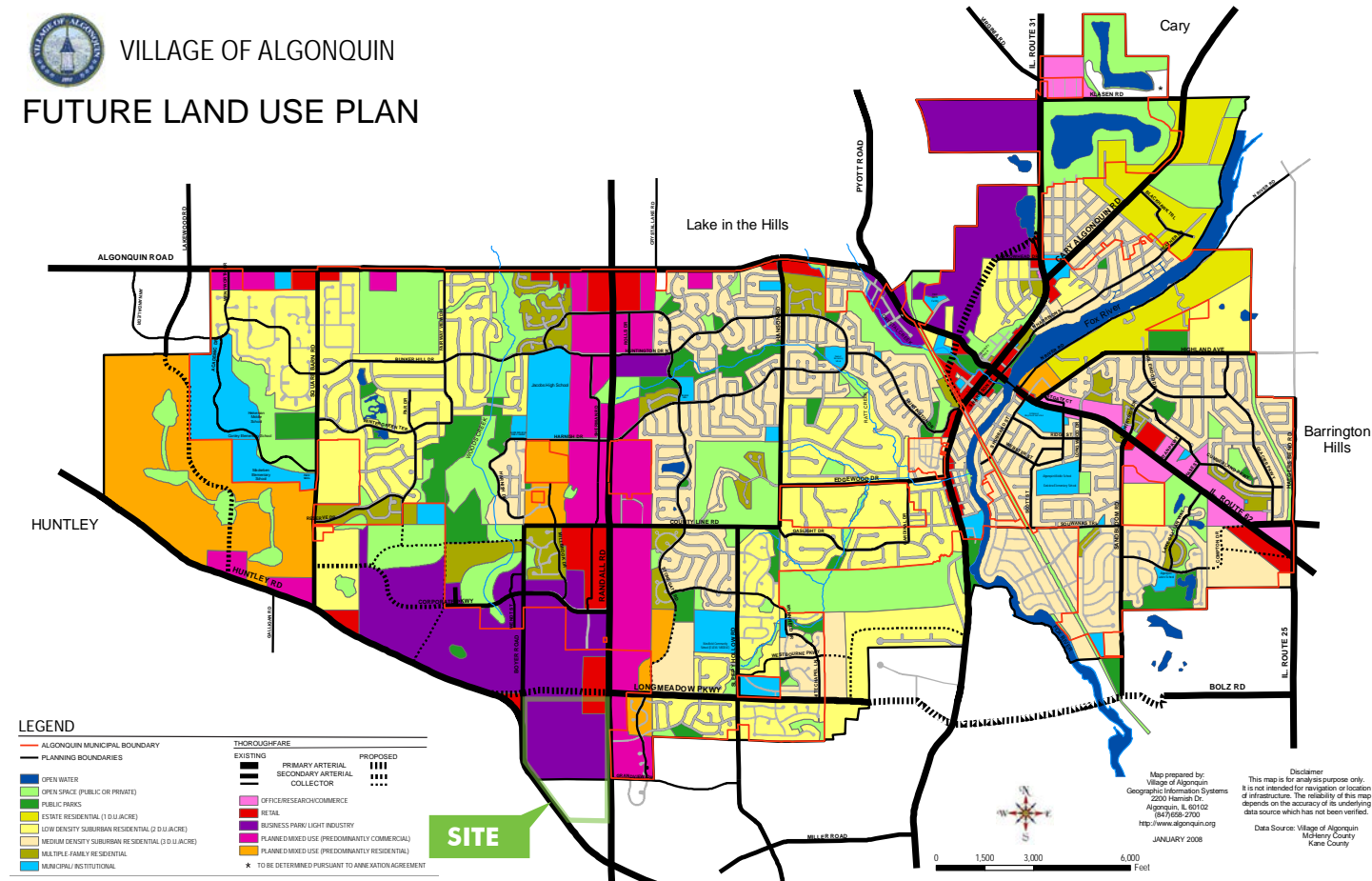


### ALGONQUIN FUTURE USE PLAN



VILLAGE OF ALGONQUIN

### FUTURE LAND USE PLAN



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## CONCEPT PLAN



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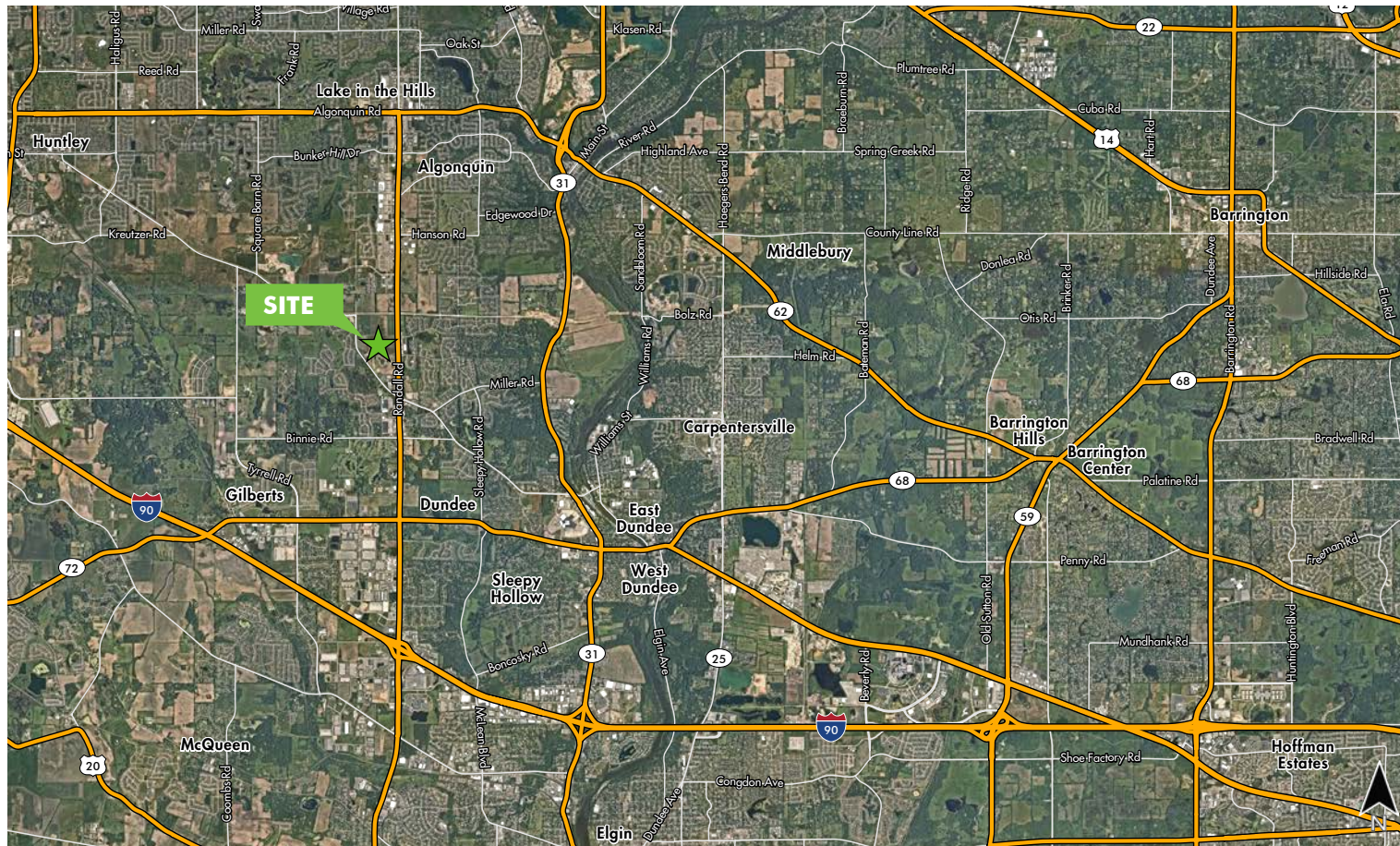
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## AREA RETAIL



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## DEMOGRAPHIC SNAPSHOT

DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Population	6,138	41,631	144,678
Average Household Income	\$137,494	\$138,514	\$113,107
Average Housing Value	\$339,047	\$322,338	\$272,079



## FLOODPLAIN/WETLAND AERIAL



## CONTACT US

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