

XXXXX Royal Oaks Rd. and 79XX Brixman Rd.

Rockford, IL



Features

- + Up to 10.84 acres with visibility to I-90
- + May be divided
- + Located justh north of I-90 (64,800 VPD)/E. State St. exit, Rockford's busiest interchange
- + Easy access to E. State St. from signalized Lyford Rd. intersection
- + Located 1/2 mile north of the Hard Rock Casino opening in 2024
- + Priced to sell at just under \$855,000 for the entire site

Site Plan and Aerials



Contact

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Demographics

POPULATION	1 Mile	3 MILES	5 MILES
2023 Population - Current Year Estimate 2028 Population - Five Year Projection 2020 Population - Census 2010 Population - Census	3,221 3,284 3,279 3,179	29,188 29,589 29,722 29,395	96,009 96,582 97,362 96,111
2020-2023 Annual Population Growth Rate 2023-2028 Annual Population Growth Rate	-0.55% 0.39%	-0.56% 0.27%	-0.43% 0.12%
HOUSEHOLDS -			
2023 Households - Current Year Estimate 2028 Households - Five Year Projection 2010 Households - Census	1,586 1,617 1,510	12,303 12,462 12,067	39,975 40,106 39,154
2020 Households - Census	1,610 94.3%	12,368 94.9%	40,096 95.0%
2020-2023 Compound Annual Household Growth Rate 2023-2028 Annual Household Growth Rate	-0.46% 0.39%	-0.16% 0.26%	-0.09% 0.07%
2023 Average Household Size	2.02	2.31	2.36
HOUSEHOLD INCOME			
2023 Average Household Income 2028 Average Household Income 2023 Median Household Income 2028 Median Household Income 2023 Per Capita Income 2028 Per Capita Income	\$90,434 \$101,338 \$58,905 \$64,418 \$45,923 \$51,318	\$108,552 \$121,710 \$76,717 \$83,371 \$46,350 \$51,904	\$98,261 \$110,776 \$69,417 \$77,301 \$41,076 \$46,178
HOUSING UNITS			
2023 Housing Units 2023 Vacant Housing Units 2023 Occupied Housing Units 2023 Owner Occupied Housing Units 2023 Renter Occupied Housing Units	1,697 111 6.5% 1,586 93.5% 943 55.6% 643 37.9%	13,031 728 5.6% 12,303 94.4% 9,037 69.4% 3,266 25.1%	42,228 2,253 5.3% 39,975 94.7% 29,673 70.3% 10,302 24.4%
EDUCATION —			
2023 Population 25 and Over HS and Associates Degrees Bachelor's Degree or Higher	2,494 1,208 48.4% 1,234 49.5%	22,004 11,514 52.3% 9,137 41.5%	70,165 39,779 56.7% 24,592 35.0%
PLACE OF WORK 2023 Businesses 2023 Employees	195 3,681	1,717 30,444	3,746 63,266

