

XXXX Royal Oaks Rd. and 79XX Brixman Rd. Rockford, IL



Features

- + Up to 10.84 acres with visibility to I-90
- + May be divided
- + Located just 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 now open
- + Priced to sell at just under \$855,000 for the entire site

**XXXX Royal Oaks and 79XX Brixham Rd.
Rockford, IL**

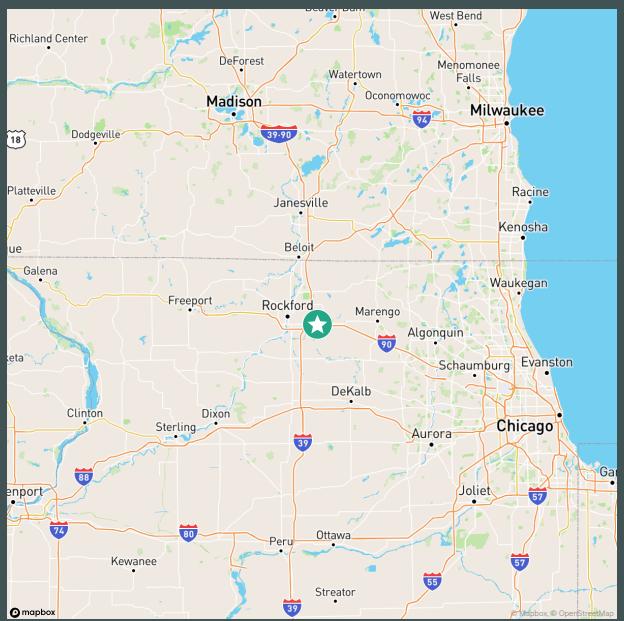
For Sale

Site Plan and Aerials



Contact

Karen Walsh
Senior Vice President
+1 815 218 3438
karen.walsh@cbre.com



© 2025 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.

Demographics

	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population - Current Year Estimate	3,353	29,401	96,940
2029 Population - Five Year Projection	3,252	28,672	94,759
2020 Population - Census	3,483	30,389	99,857
2010 Population - Census	3,379	30,058	98,604
2020-2024 Annual Population Growth Rate	-0.72%	-0.63%	-0.56%
2024-2029 Annual Population Growth Rate	-0.61%	-0.50%	-0.45%
HOUSEHOLDS			
2024 Households - Current Year Estimate	1,657	12,717	41,319
2029 Households - Five Year Projection	1,650	12,712	41,331
2020 Households - Census	1,665	12,673	41,080
2010 Households - Census	1,565	12,361	40,156
2020-2024 Compound Annual Household Growth Rate	-0.09%	0.07%	0.11%
2024-2029 Annual Household Growth Rate	-0.08%	-0.01%	0.01%
2024 Average Household Size	2.02	2.25	2.31
HOUSEHOLD INCOME			
2024 Average Household Income	\$94,311	\$110,683	\$101,869
2029 Average Household Income	\$99,781	\$119,711	\$110,597
2024 Median Household Income	\$67,777	\$81,837	\$76,350
2029 Median Household Income	\$71,031	\$89,132	\$82,727
2024 Per Capita Income	\$48,632	\$48,422	\$43,575
2029 Per Capita Income	\$52,966	\$53,657	\$48,409
HOUSING UNITS			
2024 Housing Units	1,766	13,392	43,506
2024 Vacant Housing Units	109 6.2%	675 5.0%	2,187 5.0%
2024 Occupied Housing Units	1,657 93.8%	12,717 95.0%	41,319 95.0%
2024 Owner Occupied Housing Units	994 56.3%	9,423 70.4%	30,037 69.0%
2024 Renter Occupied Housing Units	663 37.5%	3,294 24.6%	11,282 25.9%
EDUCATION			
2024 Population 25 and Over	2,587	22,052	69,878
HS and Associates Degrees	1,336 51.6%	11,229 50.9%	38,996 55.8%
Bachelor's Degree or Higher	1,133 43.8%	9,435 42.8%	25,234 36.1%
PLACE OF WORK			
2024 Businesses	254	1,815	4,017
2024 Employees	4,005	28,181	60,206

