

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

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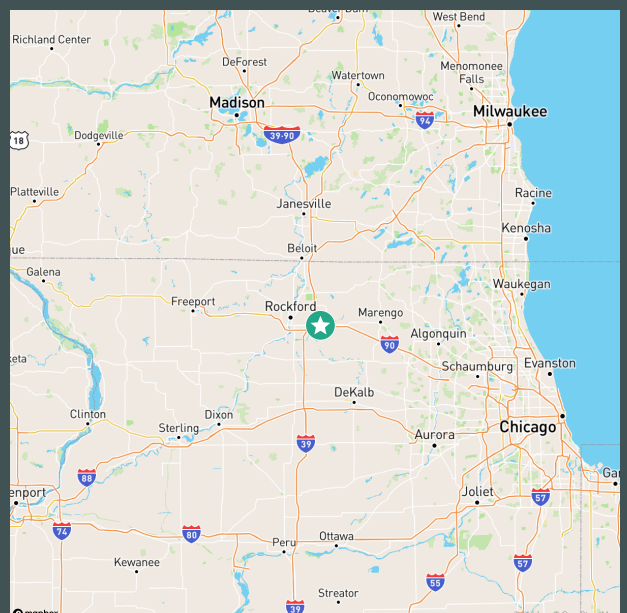
For Sale

Site Plan and Aerials









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Demographics

 POPULATION	1 MILE	3 MILES	5 MILES
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

