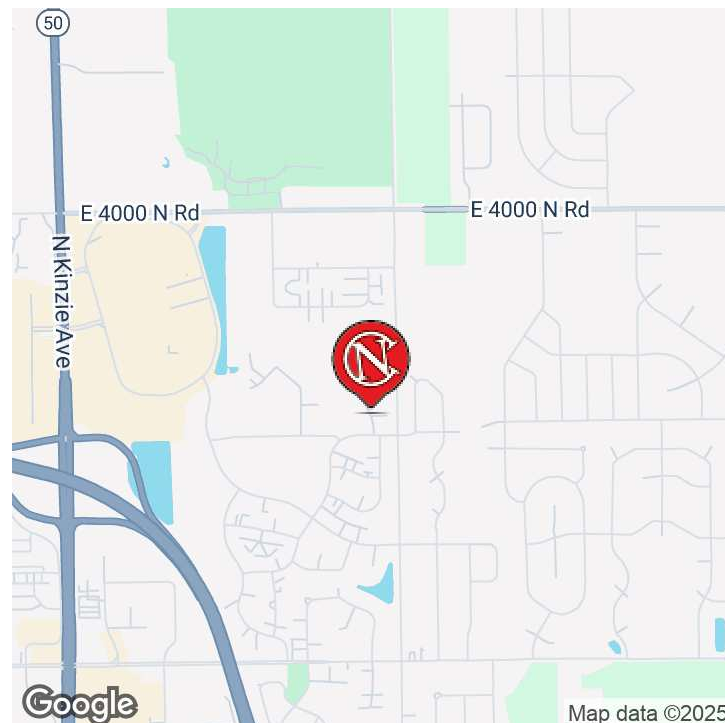


Multi-Family Development Land

LAND FOR SALE 100 NORTHBROOKE DRIVE, BOURBONNAIS, IL



OFFERING SUMMARY

Sale Price:	\$799,000
Lot Size:	14.92 Acres
Price / Acre:	\$53,552
Zoning:	R-6

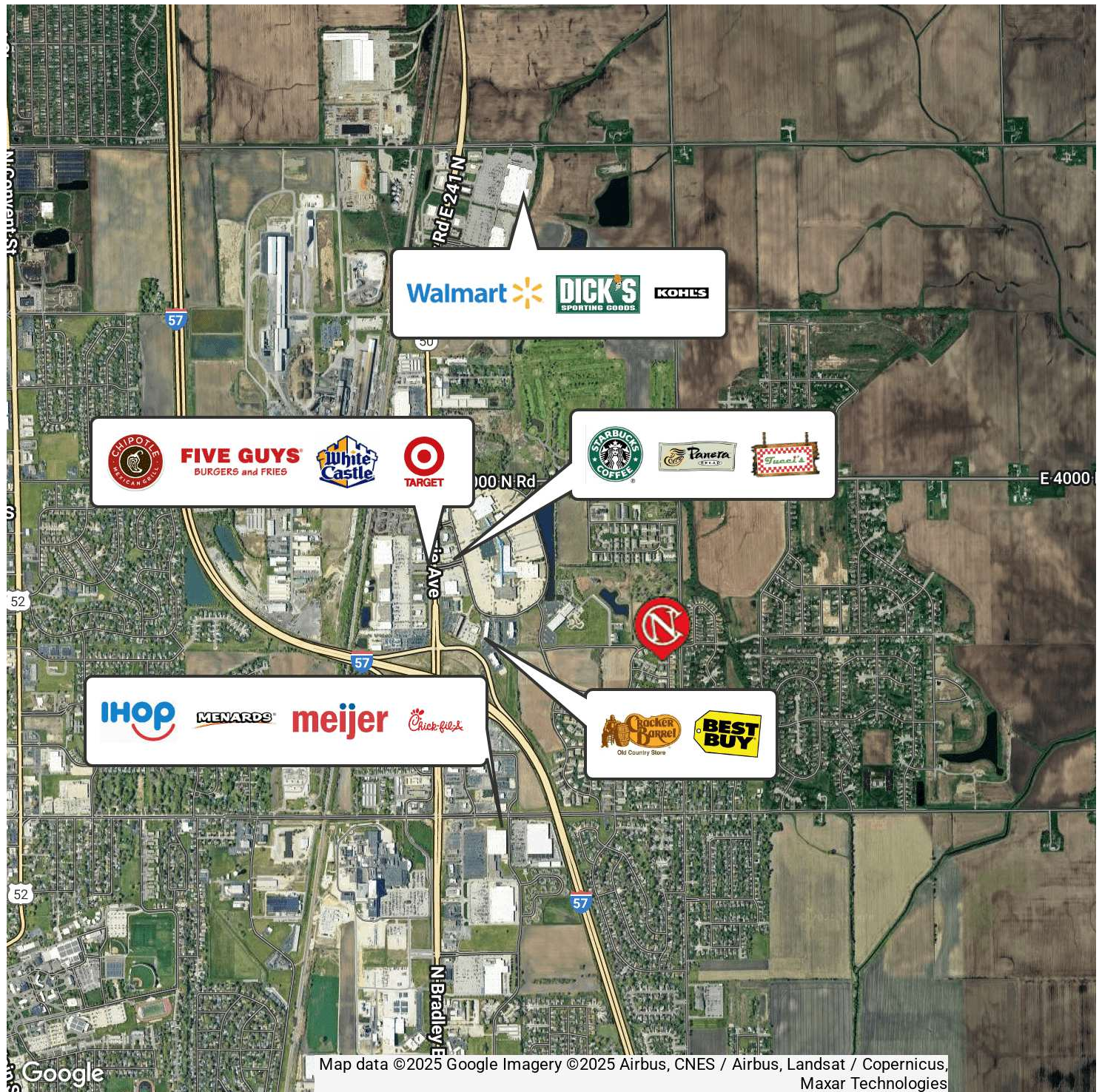
PROPERTY OVERVIEW

Great development opportunity. Zoned R-6 with the Village of Bradley. There are 2 conceptual plans that are shown in package with up to 83 units and 18 buildings. Strong rental market with low vacancy. Conveniently located close to the retail corridor of Rt 50 in Bradley/ Bourbonnais. Many amenities located nearby with easy access to I-57. Take advantage of this opportunity now!

DEMOGRAPHICS	5 MILES	10 MILES	25 MILES
Total Households	24,365	35,715	179,307
Total Population	64,207	92,050	473,050
Average HH Income	\$87,229	\$90,686	\$110,789

Retailer Map

LAND FOR SALE 100 NORTHBROOKE DRIVE, BOURBONNAIS, IL



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Aerial Photo

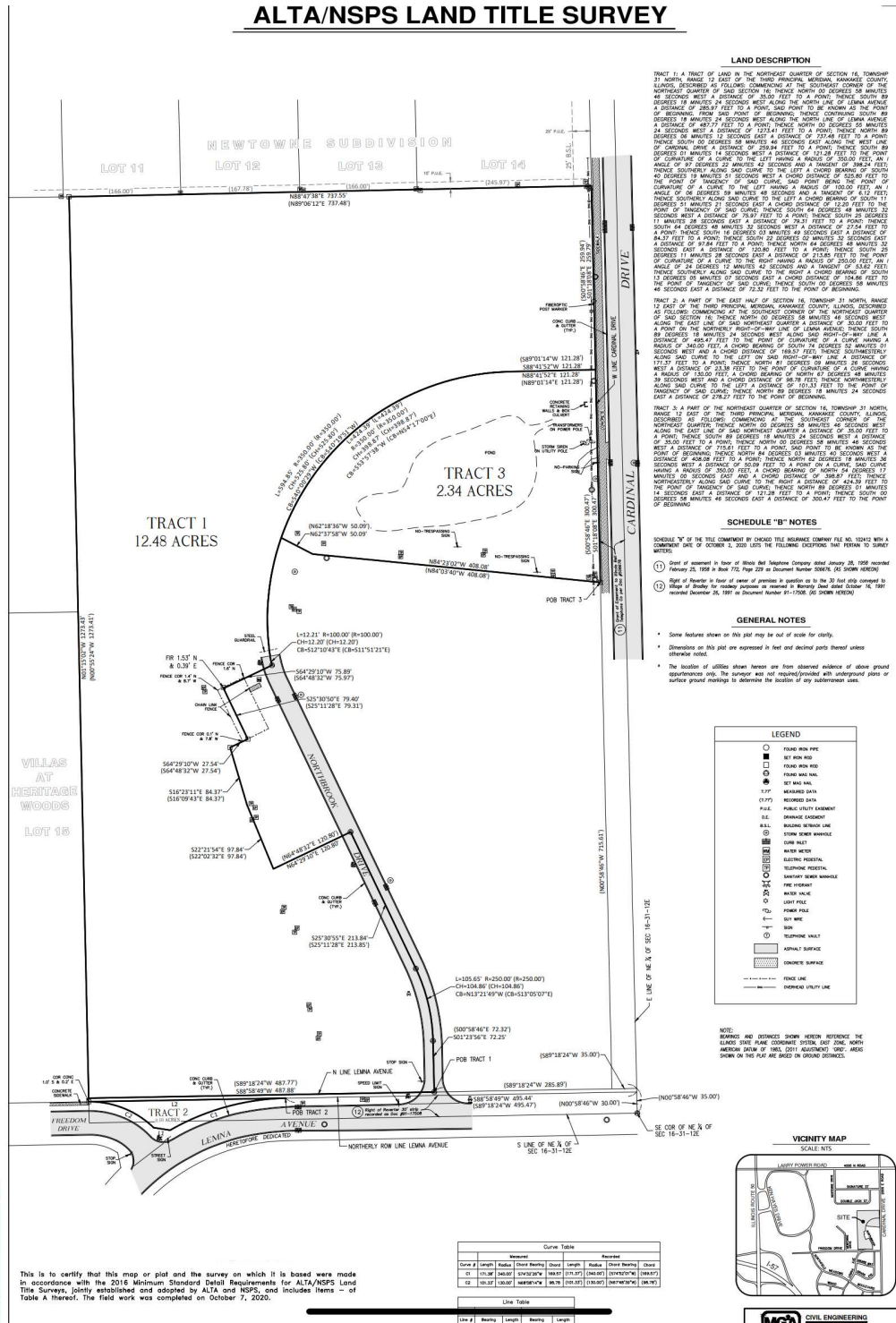
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 **NUGENT
CURTIS**
REAL ESTATE, LLC

LAND FOR SALE 100 NORTHBROOKE DRIVE, BOURBONNAIS, IL



LAND FOR SALE 100 NORTHBROOKE DRIVE, BOURBONNAIS, IL

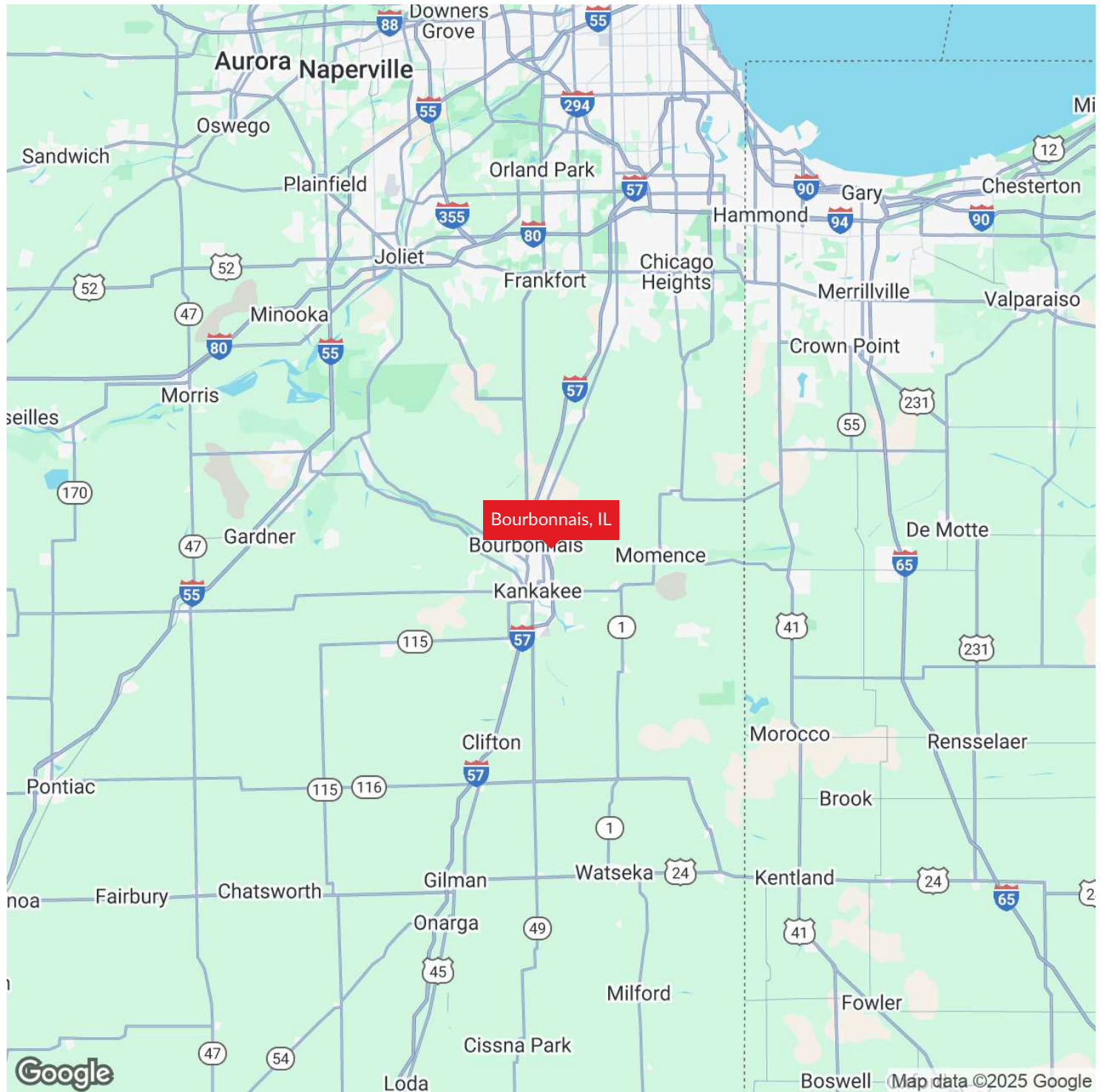


LAND FOR SALE 100 NORTHBROOKE DRIVE, BOURBONNAIS, IL



Regional Map

LAND FOR SALE 100 NORTHBROOKE DRIVE, BOURBONNAIS, IL

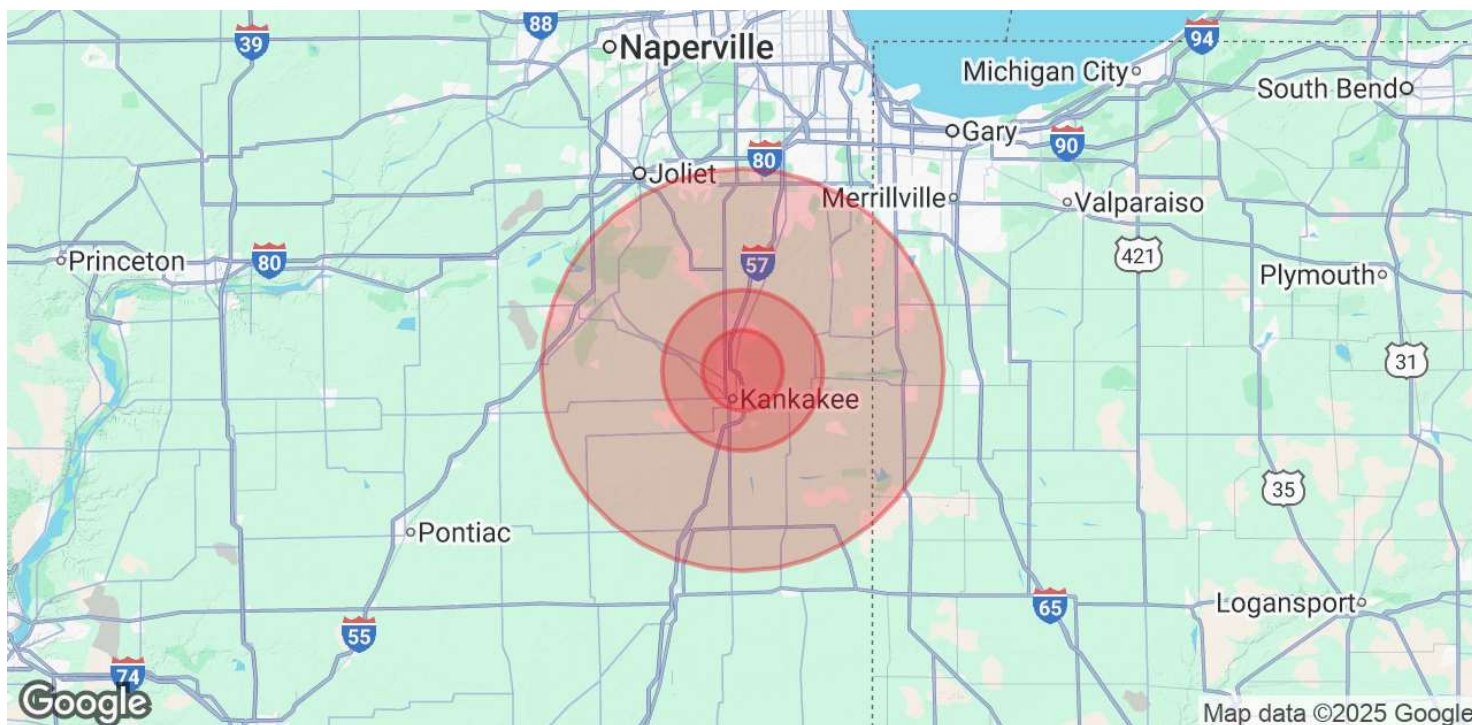


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Demographics Map & Report

LAND FOR SALE 100 NORTHBROOKE DRIVE, BOURBONNAIS, IL



POPULATION	5 MILES	10 MILES	25 MILES
Total Population	64,207	92,050	473,050
Average age	39	40	41
Average age (Male)	38	39	40
Average age (Female)	40	41	42

HOUSEHOLDS & INCOME	5 MILES	10 MILES	25 MILES
Total households	24,365	35,715	179,307
# of persons per HH	2.6	2.6	2.6
Average HH income	\$87,229	\$90,686	\$110,789
Average house value	\$215,766	\$226,344	\$280,912

* Demographic data derived from 2020 ACS - US Census