



**PRIME DEVELOPMENT OPPORTUNITY!!**

**1400 E. NORTHWEST HIGHWAY PALATINE, IL**

**QUALITY LOCATION ON +2.51 ACRES NEAR POTENTIAL HOME OF THE CHICAGO BEARS**



**Prime Location Just 1/4 mile from Rt 53 Interchange**

**\*\*\*Across the street from Arlington Park Metra Train Station & potential stadium of the Chicago Bears\*\*\***

**-472 Feet of frontage on busy Rt 14-**

**\*\*Existing Income in place during redevelopment process\*\***

**PRICE IS SUBJECT TO OFFER!!**

*Prepared by:*



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REAL ESTATE

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## ■ SUBJECT PROPERTY HIGHLIGHTS

The Chicago Bears NFL Team is currently the public contract purchase of the Arlington International Racecourse. With a potential home to the Chicago bears, the redevelopment of this expansive 320-acre site is set to transform the area into a premier destination for fans and the community

- +2.51 Acres of prime land for redevelopment
- Wide range of allowable uses for redevelopment
- Located 1/4 mile East from Full interchange at Rt 14 & Rt 53
- Over 472 Feet on Frontage on (Rt 14) Northwest Hwy
- Currently Zoned: B-2 (Zoning change or variance potential)

-Daily Traffic Counts of more than 130,000 Vehicles per day on Route 53

-Daily Traffic Counts of more than 20,000 Vehicles per day on (Rt 14) Northwest Hwy

-Existing Income in-place providing cash flow during redevelopment process

-Long term leases in Place with owner right to terminate with 6 Months Notice

-Generational Development Opportunity!

**Price is SUBJECT TO OFFER!**





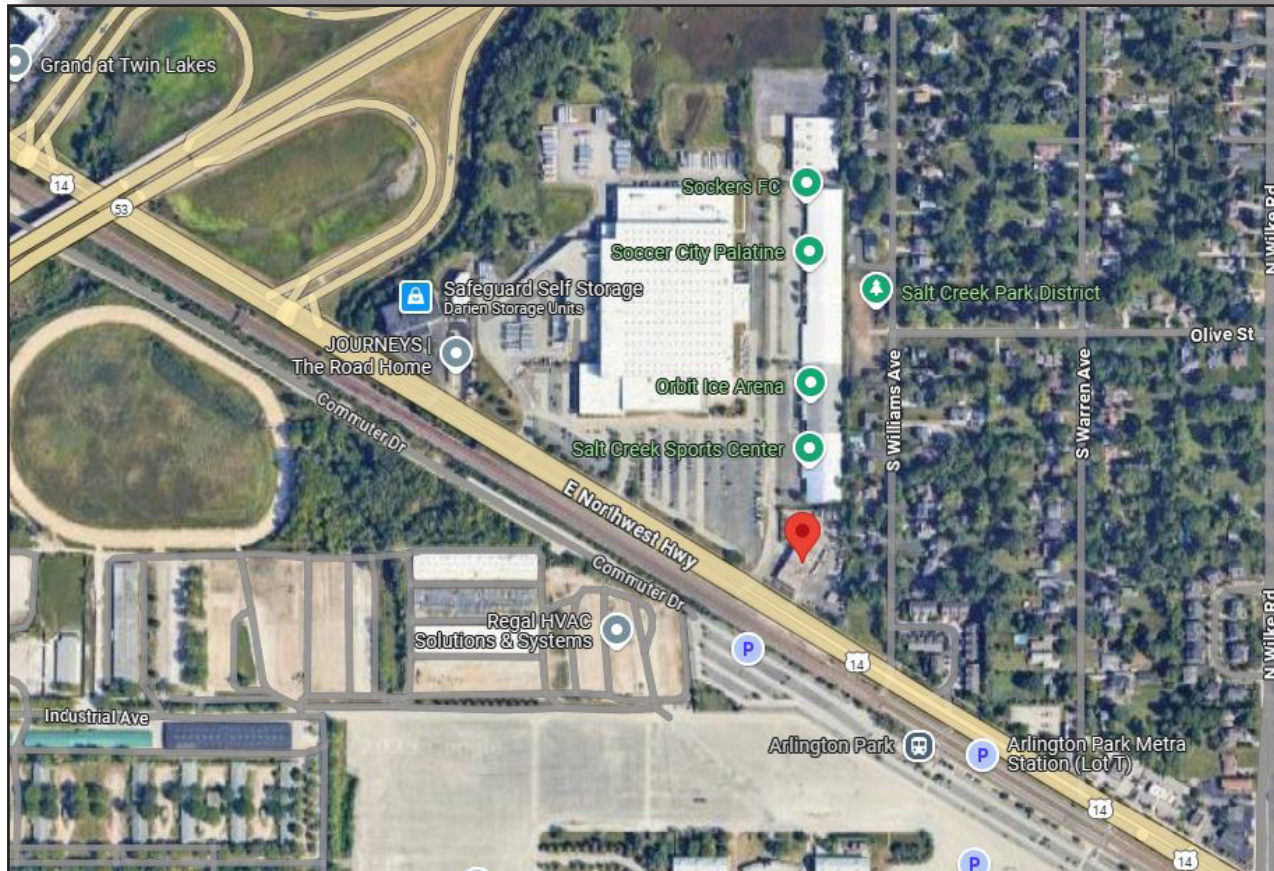
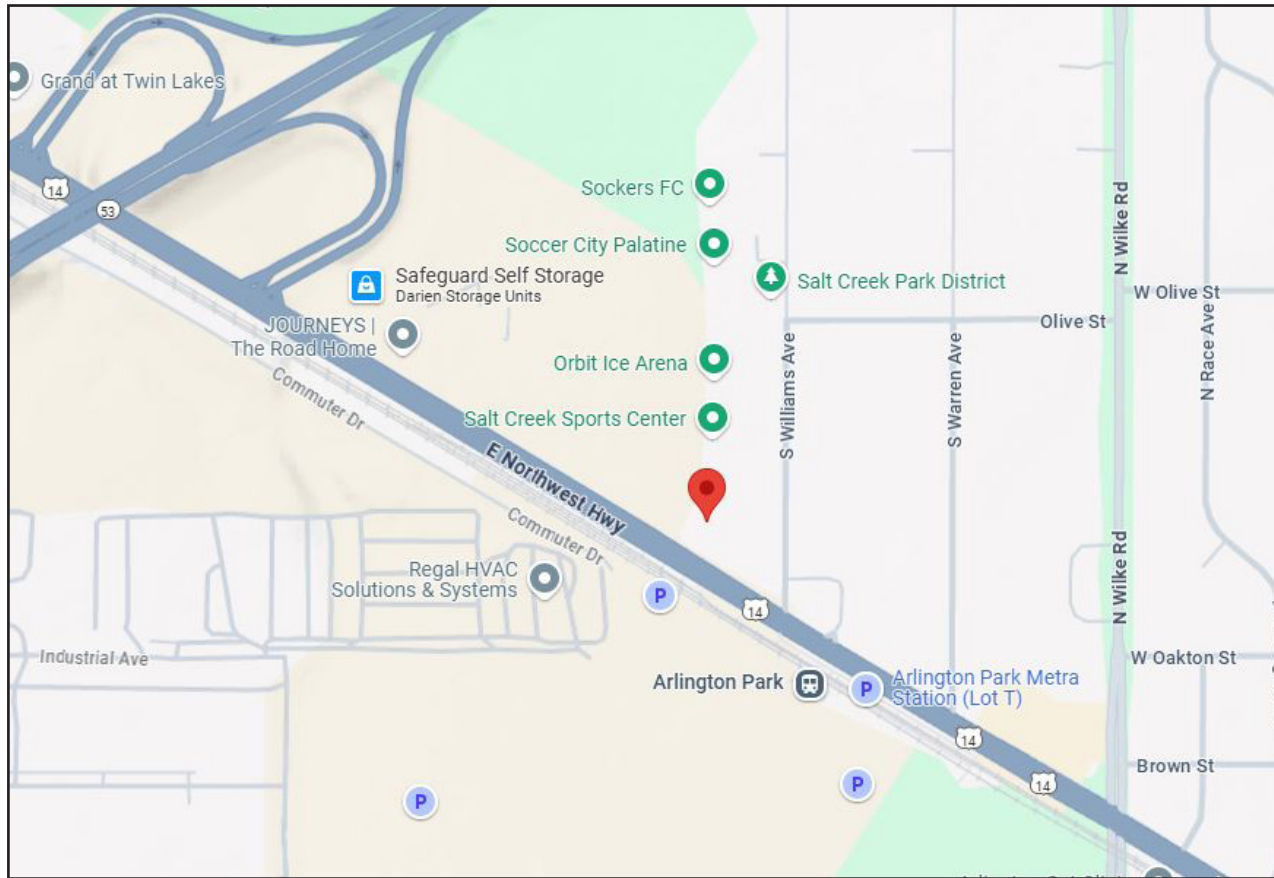
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## LOCATION MAPS





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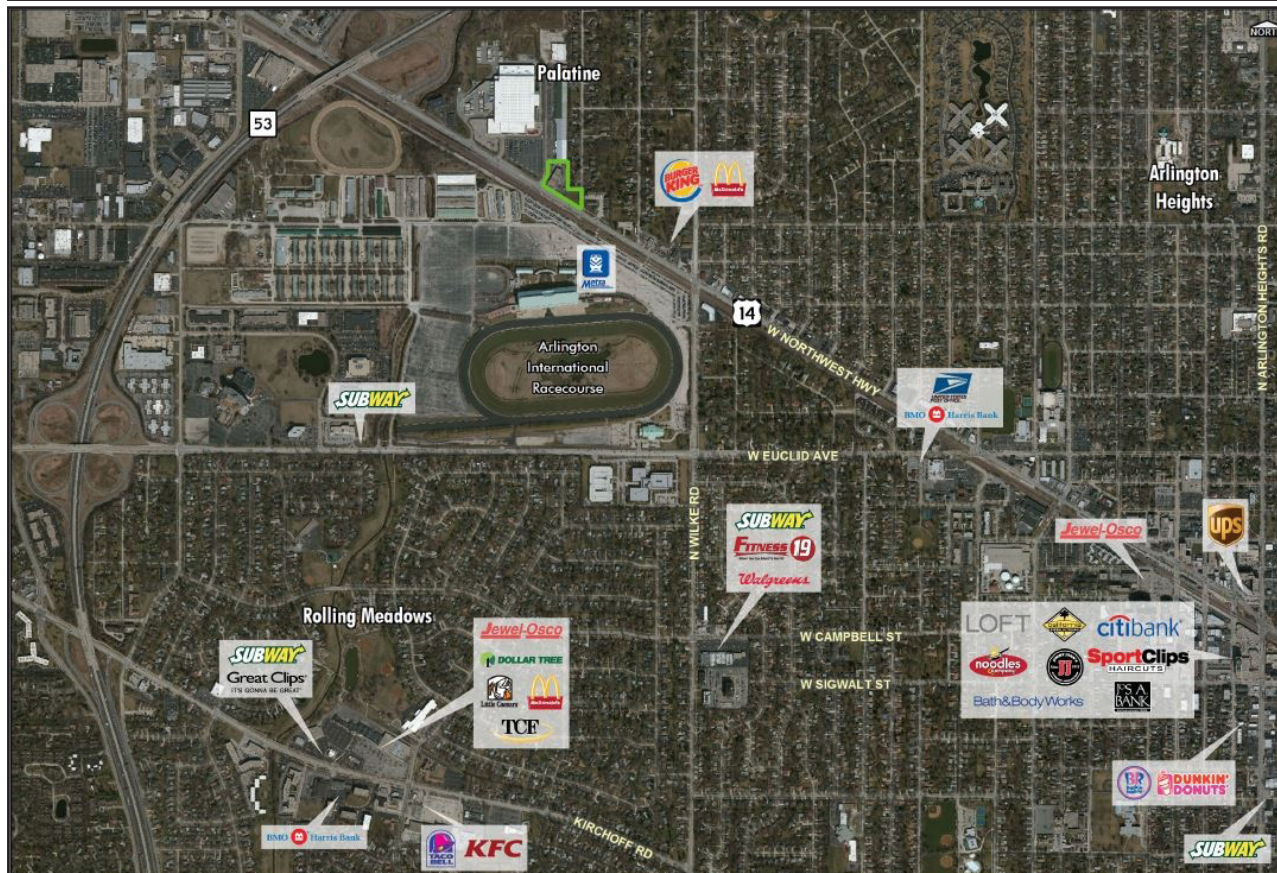


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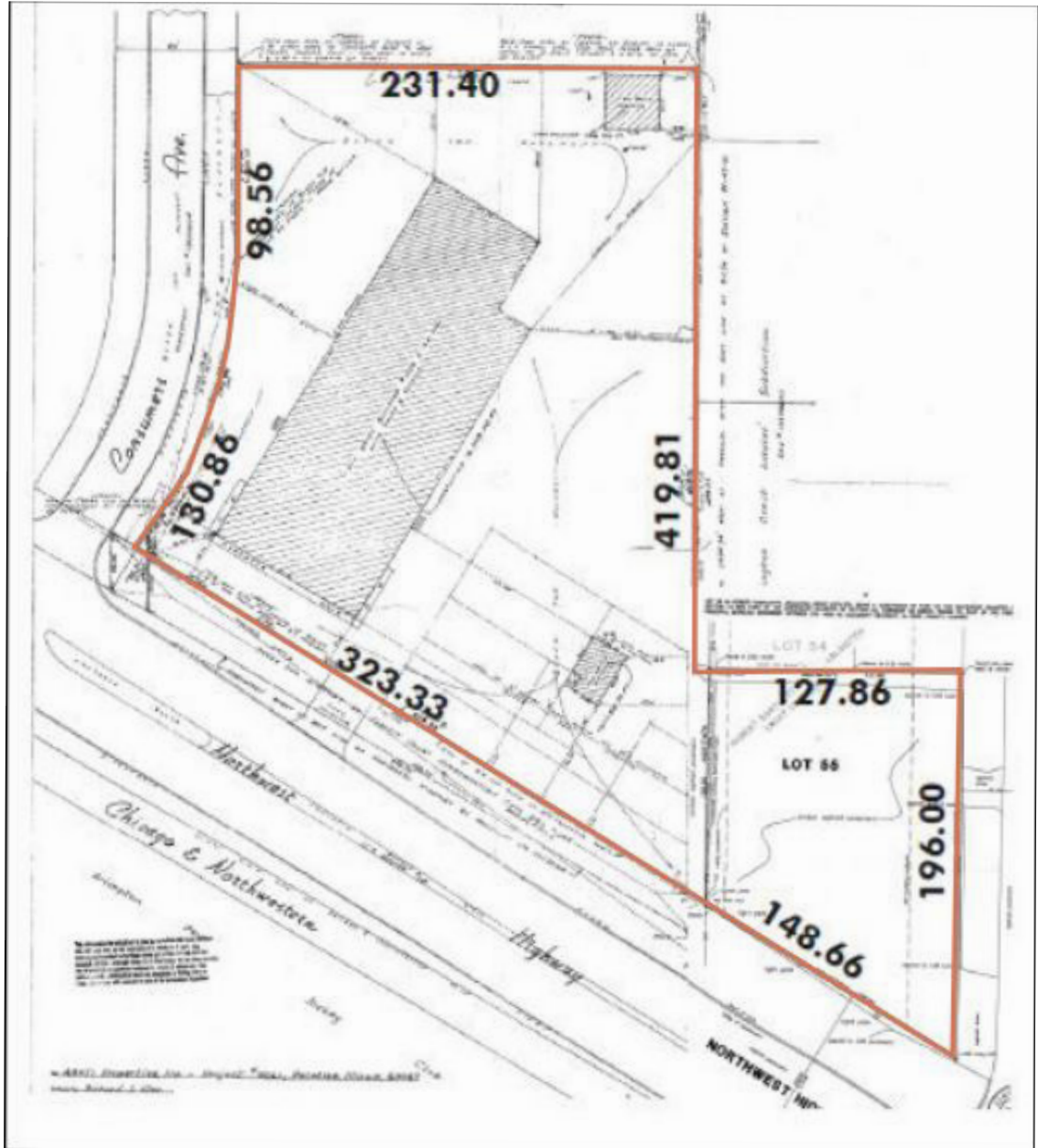
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## ■ Plat Of Survey







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