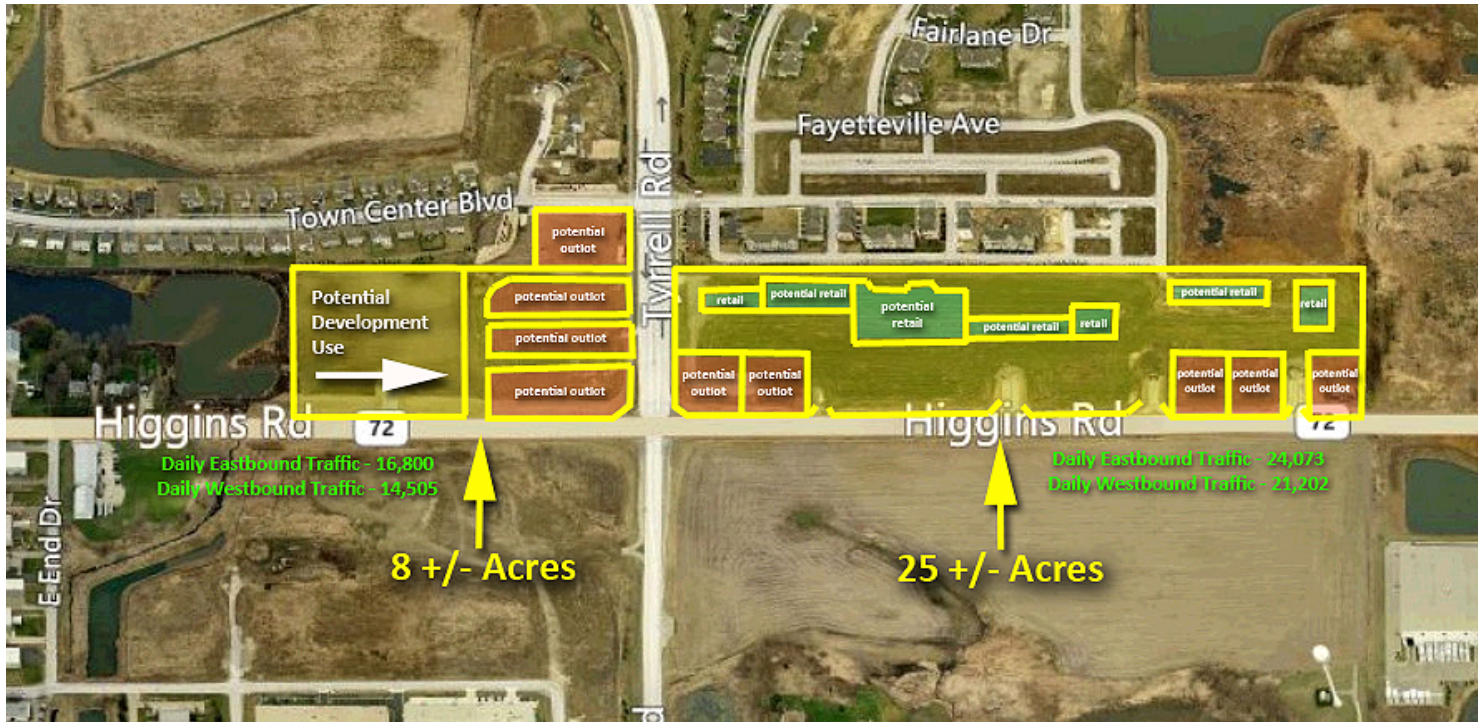


# GILBERTS TOWN CENTER

RT. 72 AND TYRRELL RD., GILBERTS, IL 60136



## EXECUTIVE SUMMARY // LAND FOR SALE



### OFFERING SUMMARY

Total Lot Size:	33 +/- Acres
PIN's:	02-24-252-028 0.13 ac 02-24-252-029 0.89 ac 02-24-252-031 0.81 ac 02-24-252-033 5.92 ac 02-24-281-001 16.76 ac 03-19153-002 8.38 ac
Zoning:	C-1 BUD (General Commercial District)
Utilities:	At Site
Taxes:	Kane County
Asking Price:	\$5.95/SF

### PROPERTY OVERVIEW

Fantastic development opportunity in one of the area's fastest growing corridors. Great visibility and easy ingress/egress off of Route 72 (Higgins Rd.). Strong area demographics make this a developer's delight! Great transition location between new construction residential and new construction commercial. Minutes from I-90, Randall Rd.

### LOCATION OVERVIEW

NEC and NWC of Higgins Rd. and Tyrrell Rd., just minutes from full I-90/Randall Road interchange.

### DEMOGRAPHICS

	5-MIN*	10-MIN*	15-MIN*
Total Population	5,671	70,395	241,387
Average HH Income	\$147,796	\$116,009	\$104,032

\*Drive-Time

For More Information:

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**DAN BROWN**

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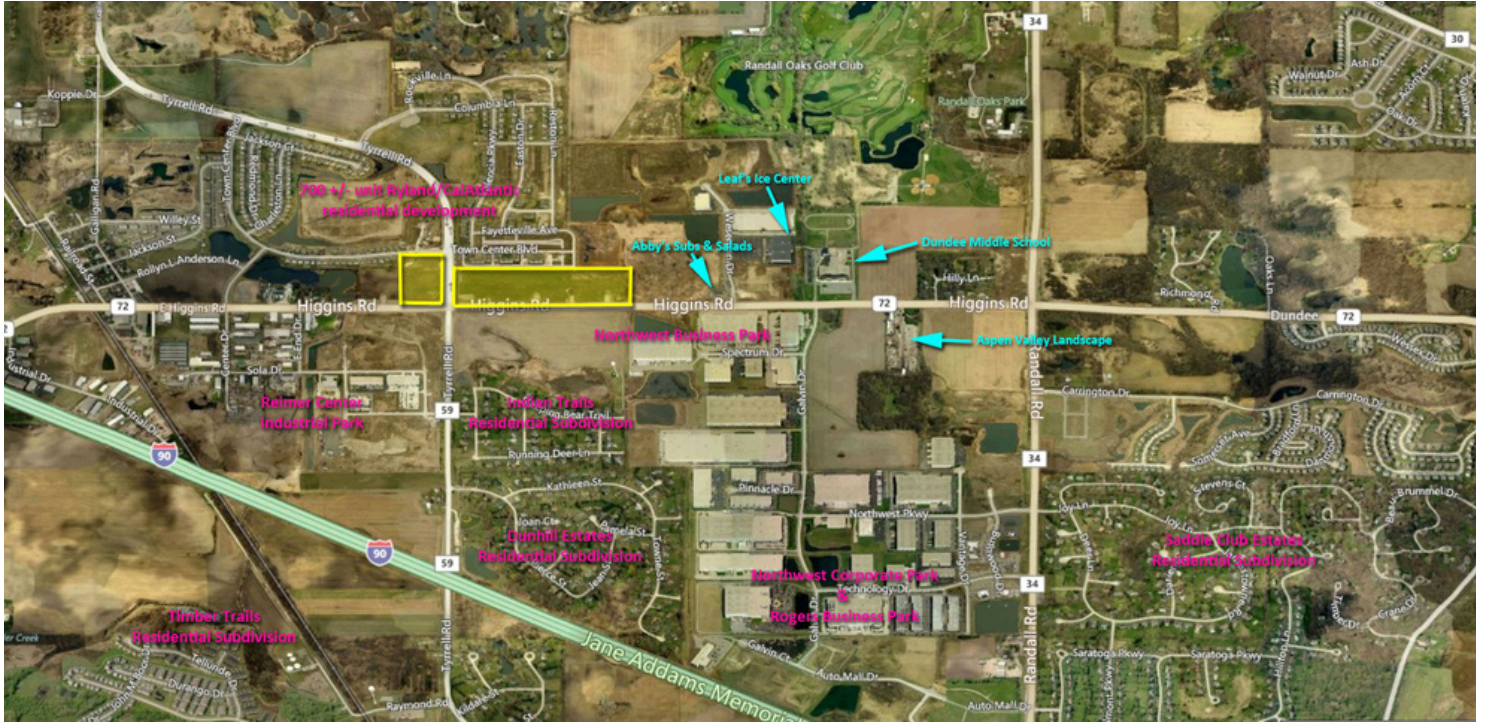


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ADDITIONAL PHOTOS // LAND FOR SALE



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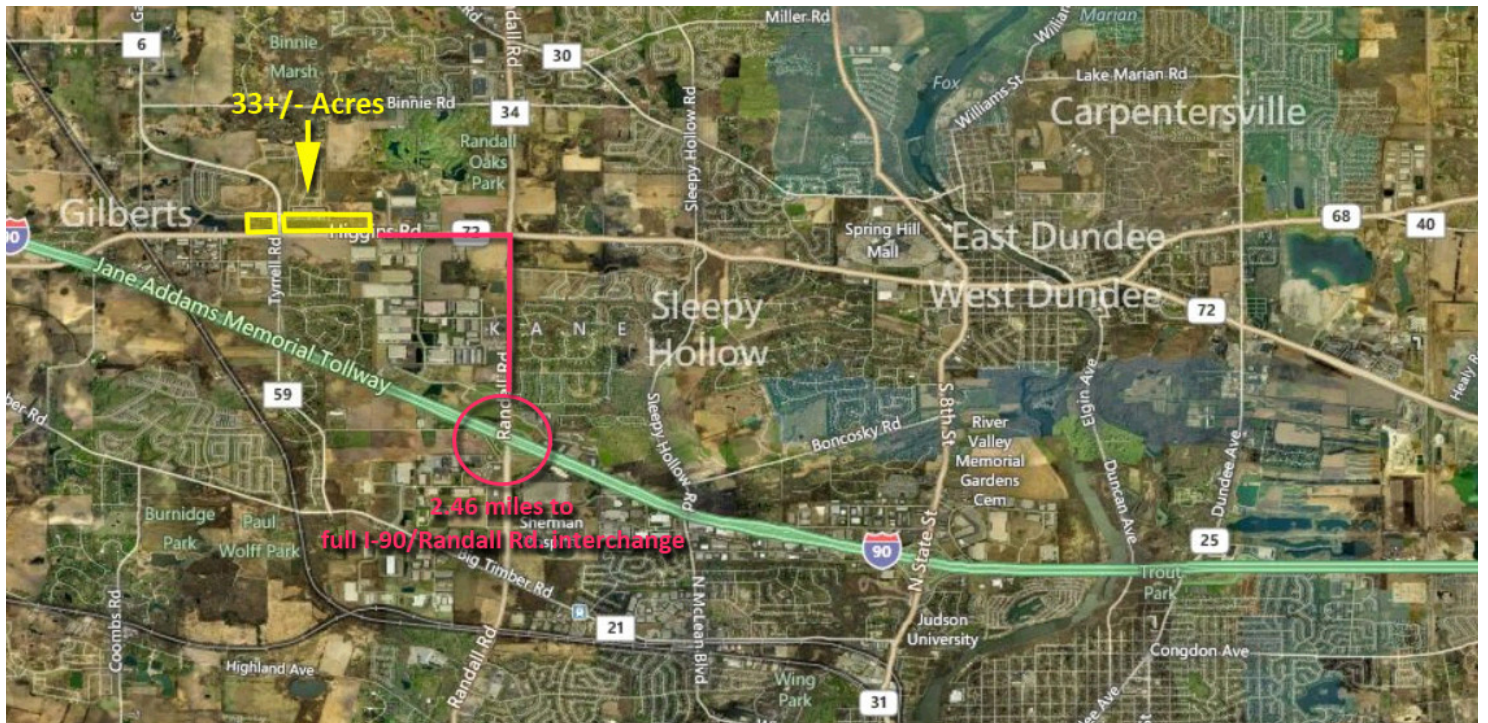
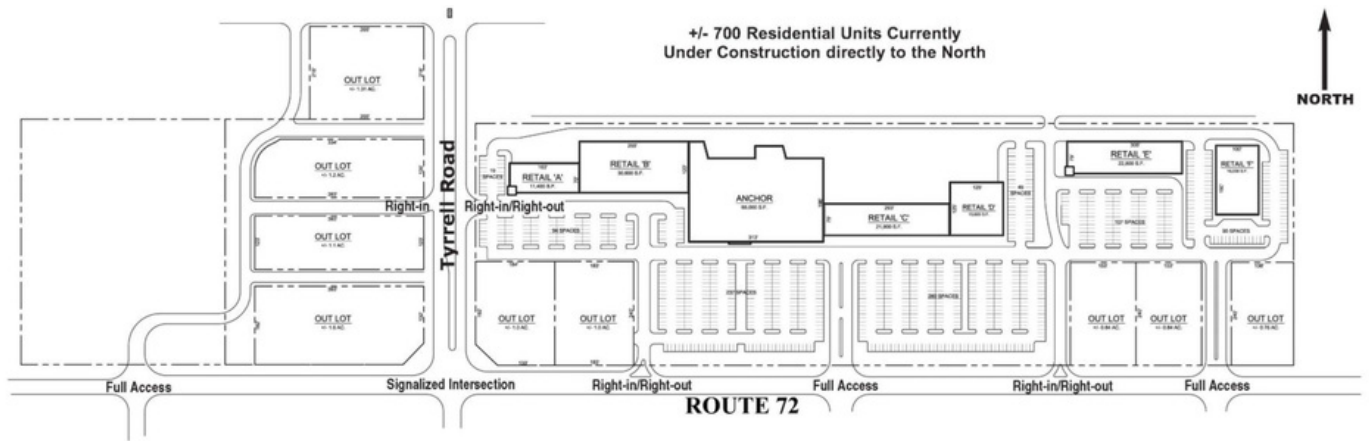


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ADDITIONAL PHOTOS // LAND FOR SALE



## Market Profile

38W252-38W216 IL-72  
 38W252-38W216 IL-72, Elgin, Illinois, 60124  
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri  
 Latitude: 42.10398  
 Longitude: -88.35730

	5 minutes	10 minutes	15 minutes
<b>Top 3 Tapestry Segments</b>			
<b>1.</b>	Soccer Moms (4A)	Boomburbs (1C)	Boomburbs (1C)
<b>2.</b>	Savvy Suburbanites (1D)	Soccer Moms (4A)	Soccer Moms (4A)
<b>3.</b>	Boomburbs (1C)	Savvy Suburbanites (1D)	Home Improvement (4B)
<b>2019 Consumer Spending</b>			
Apparel & Services: Total \$	\$6,885,561	\$68,281,423	\$207,945,748
Average Spent	\$3,549.26	\$2,831.02	\$2,568.06
Spending Potential Index	166	132	120
Education: Total \$	\$5,392,616	\$52,106,999	\$151,701,383
Average Spent	\$2,779.70	\$2,160.41	\$1,873.46
Spending Potential Index	174	136	118
Entertainment/Recreation: Total \$	\$10,545,382	\$102,757,600	\$309,263,285
Average Spent	\$5,435.76	\$4,260.44	\$3,819.29
Spending Potential Index	166	130	117
Food at Home: Total \$	\$15,845,575	\$157,006,576	\$487,041,146
Average Spent	\$8,167.82	\$6,509.66	\$6,014.78
Spending Potential Index	158	126	116
Food Away from Home: Total \$	\$11,840,635	\$117,008,521	\$357,204,665
Average Spent	\$6,103.42	\$4,851.30	\$4,411.35
Spending Potential Index	166	132	120
Health Care: Total \$	\$18,692,220	\$180,274,030	\$551,634,682
Average Spent	\$9,635.16	\$7,474.36	\$6,812.49
Spending Potential Index	162	126	115
HH Furnishings & Equipment: Total \$	\$7,117,267	\$69,422,964	\$209,222,962
Average Spent	\$3,668.69	\$2,878.35	\$2,583.83
Spending Potential Index	172	135	121
Personal Care Products & Services: Total \$	\$2,972,967	\$28,965,123	\$87,849,362
Average Spent	\$1,532.46	\$1,200.93	\$1,084.91
Spending Potential Index	173	135	122
Shelter: Total \$	\$58,338,551	\$580,712,225	\$1,782,803,205
Average Spent	\$30,071.42	\$24,076.96	\$22,016.98
Spending Potential Index	163	130	119
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$8,045,941	\$77,760,871	\$233,900,367
Average Spent	\$4,147.39	\$3,224.05	\$2,888.59
Spending Potential Index	167	130	116
Travel: Total \$	\$7,727,400	\$74,814,292	\$222,312,282
Average Spent	\$3,983.20	\$3,101.88	\$2,745.48
Spending Potential Index	177	138	122
Vehicle Maintenance & Repairs: Total \$	\$3,573,214	\$35,059,112	\$107,357,084
Average Spent	\$1,841.86	\$1,453.59	\$1,325.82
Spending Potential Index	161	127	116

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