

# Land For Sale

## Former Sears Campus Outlots

Hoffman Estates  
Will Consider All Uses

Sold to  
Compass  
Datacenters  
193.39 Acres

5.08  
ACRES

rexroth  
A Bosch Company

KinderCare  
Confidential for Life

SENSIENT

CMIC

4.89  
ACRES

Panasonic

14.95  
ACRES

target

TJ-maxx

ULTA

Orangetheory

PETSMART

BUFFALO  
WILD WINGS

Starbucks

Burlington

LOVE & DEAN

bp

9.03  
ACRES

4.16  
ACRES

THE  
SAVING ARMY

Silesia

MAIN EVENT

H  
Express

Cabela's

nowArena

comed

HOFFMAN BLVD

NORTHWEST TOLLWAY (I-90)

2-WAY  
INTERCHANGE



4-WAY  
INTERCHANGE

Anne Dempsey

Executive Vice President  
+1 847 989 8359  
anne.dempsey@colliers.com

Suzanne Serino

Vice Chair  
+1 847 698 8226  
suzanne.serino@colliers.com

Jason Simon

Principal & SVP  
+1 847 698 8531  
jason.simon@colliers.com

Dougal Jeppe

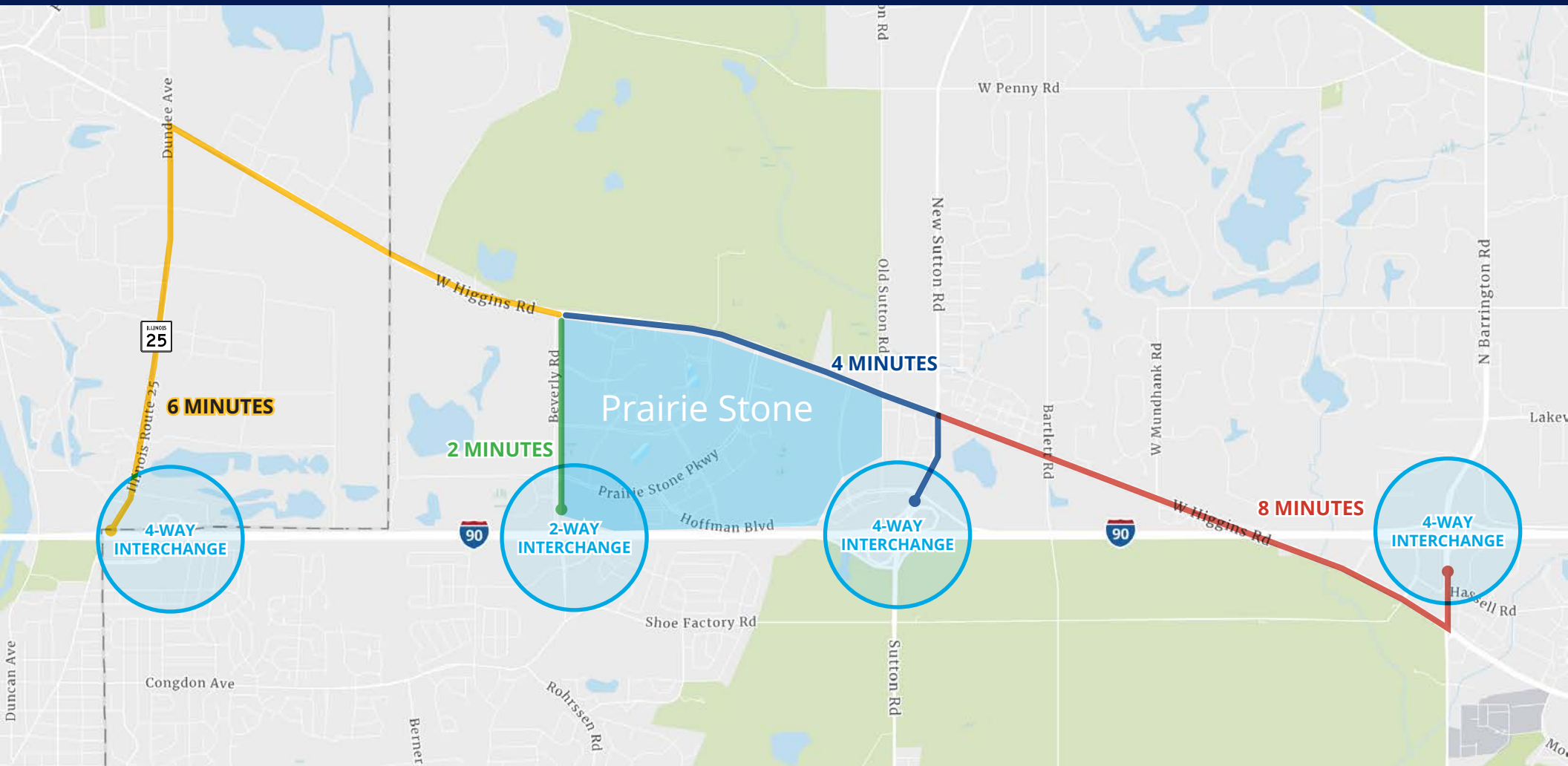
Executive Vice President  
+1 847 989 8359  
dougal.jeppe@colliers.com

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# Location + Access

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FOUR INTERCHANGES ON I-90 OFFER QUICK ACCESS TO CHICAGOLAND



22 MILES (<30 MIN) TO O'HARE INTERNATIONAL AIRPORT



36 MILES (36 MIN) TO DOWNTOWN CHICAGO



PUBLIC TRANSPORTATION ACCESSIBLE VIA METRA, PACE AND BUS POOL

The land parcels are located in Prairie Stone, a world-class master planned corporate environment, in a park like setting offering users peace and tranquility. Direct access to two interchanges on Interstate 90 offer excellent accessibility to the entire suburban Chicago market and its deep labor pool. O'Hare International Airport is located 22 miles (30 minutes) from Prairie Stone and downtown Chicago is 33 miles (40 minutes) away.



OVER 75  
HOTELS

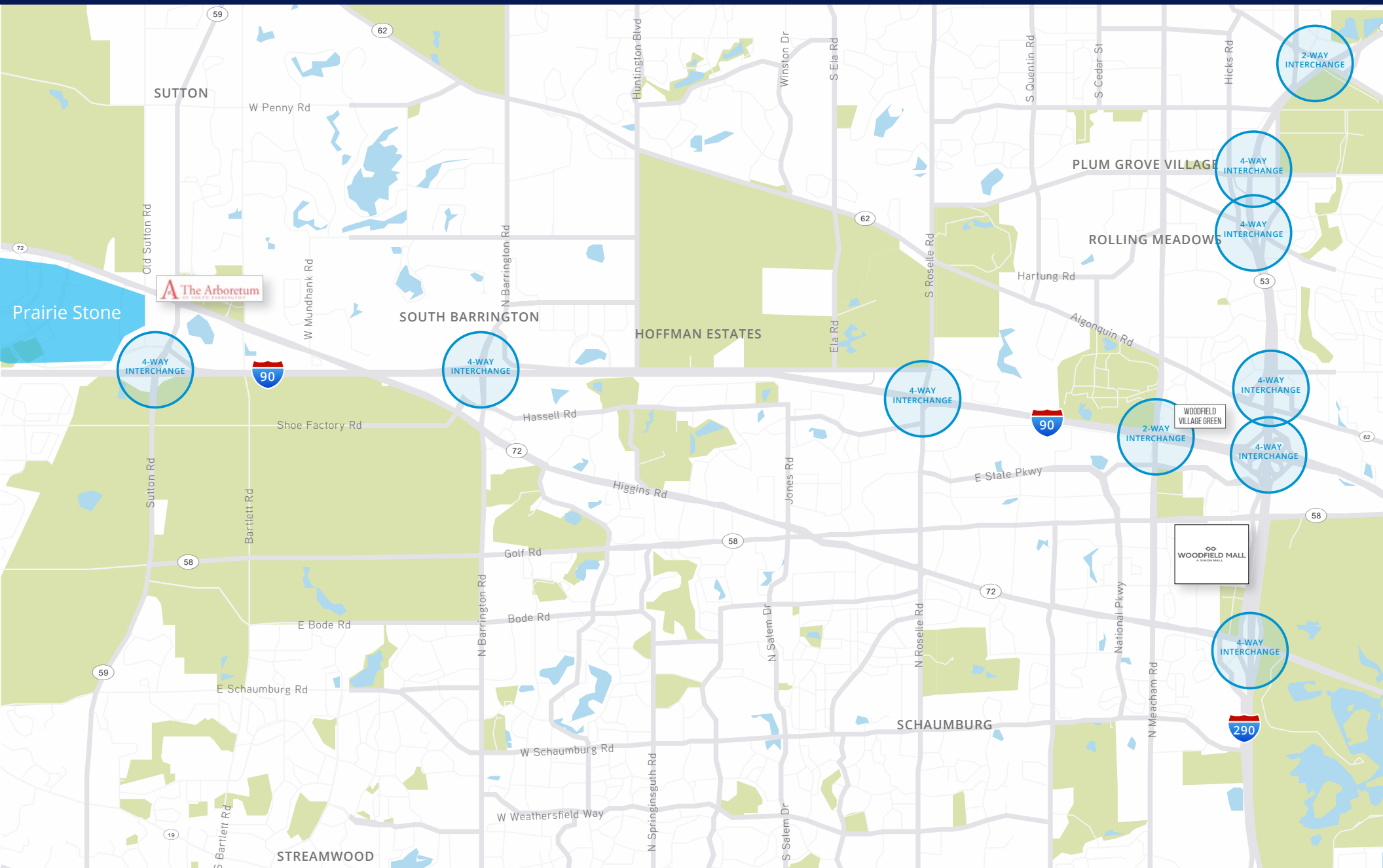


OVER 200  
RESTAURANTS



OVER 200  
RETAILERS

All Within  
**10 Miles**



# Demographics

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## 5 Miles

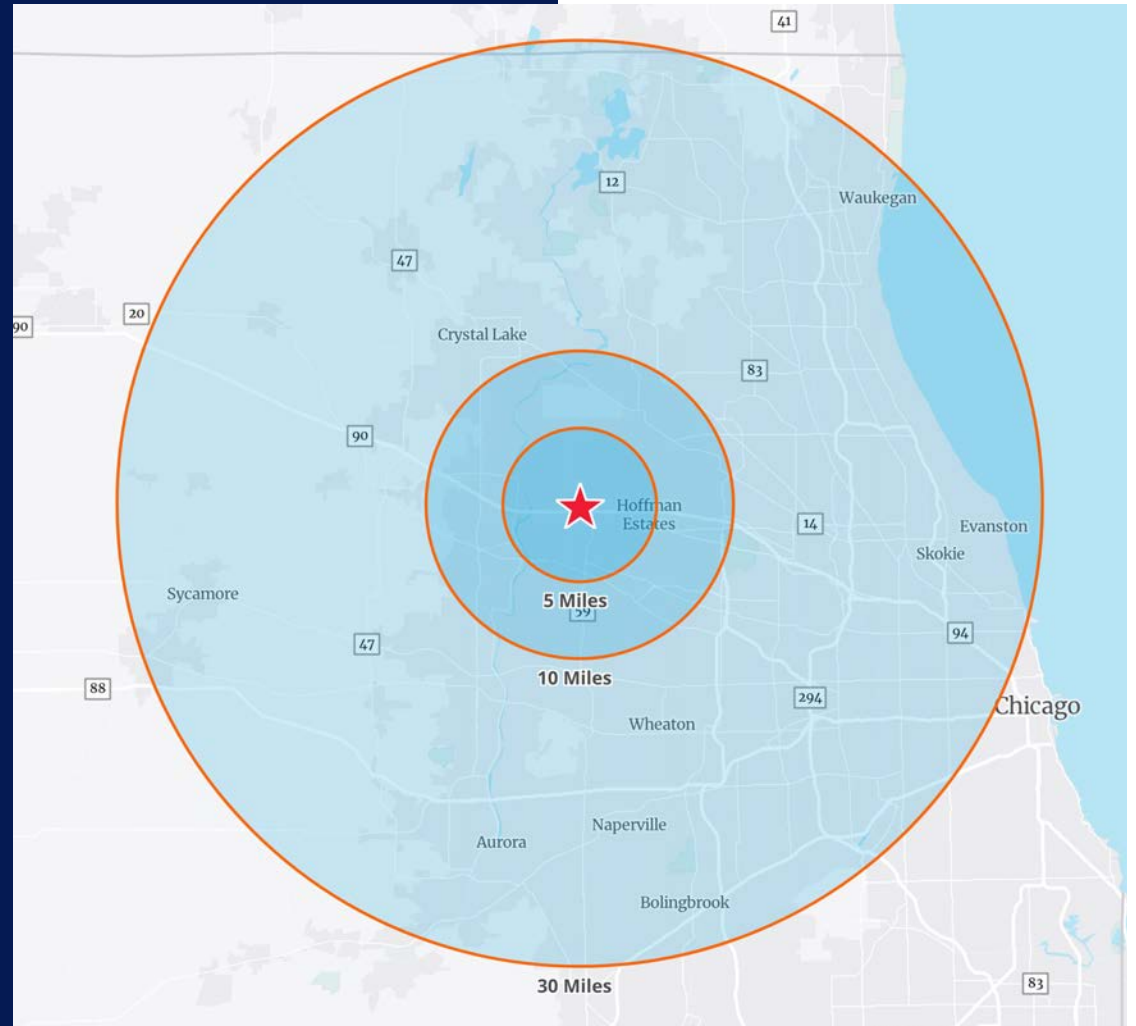
Population	161,426
Median Age	38.0
Avg. Income	\$88,331
Median Home Value	\$269,469

## 10 Miles

Population	643,271
Median Age	40.2
Avg. Income	\$104,115
Median Home Value	\$327,003

## 30 Miles

Population	5,528,340
Median Age	39.6
Avg. Income	\$96,705
Median Home Value	\$357,724



[Click for Details](#)



# Zoning Classifications

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## OFFERING HIGHLIGHTS

Bounded by Interstate 90, Sutton Rd (IL-59), Higgins Rd (IL-72) and Beverly Rd  
**Hoffman Estates, IL**

### PROPERTY

#### Existing Zoning

O-5 – Office District

B-4 – Business District

Permitted uses include office, hotel, restaurants, retail, medical, research/lab space. Flex tech and residential allowed with special use permit.

Located in WHE Enterprise Zone.

#### Utilities

ComEd electric, Nicor Natural Gas, Municipal water and sewer

### LOCATION

#### Access

Easy highway access at Route 59

Close to I-90 (Kennedy Expressway)

#### Vehicles Per Day

25,800 on Route 72

29,500 on Route 59

136,300 on I-90

### COMMUNITY

#### Amenities

Abundant shopping, hospitality and entertainment nearby

### ASKING

Site	Sale Price	PSF
9.03 & 4.16 Acres	\$3,447,338.40	\$ 6.00
5.08 Acres	\$1,327,708.80	\$ 6.00
4.89 Acres	\$1,278,050.40	\$ 6.00
14.95 Acres	\$11,070,774.00	\$ 17.00
9.86 Acres	\$7,301,527.20	\$ 17.00

### CONTACT US

#### Anne Dempsey

Executive Vice President

+1 847 989 8359

anne.dempsey@colliers.com

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Vice Chair

+1 847 698 8226

suzanne.serino@colliers.com

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