

Land For Sale

Former Sears Campus Outlots

Hoffman Estates
Will Consider All Uses



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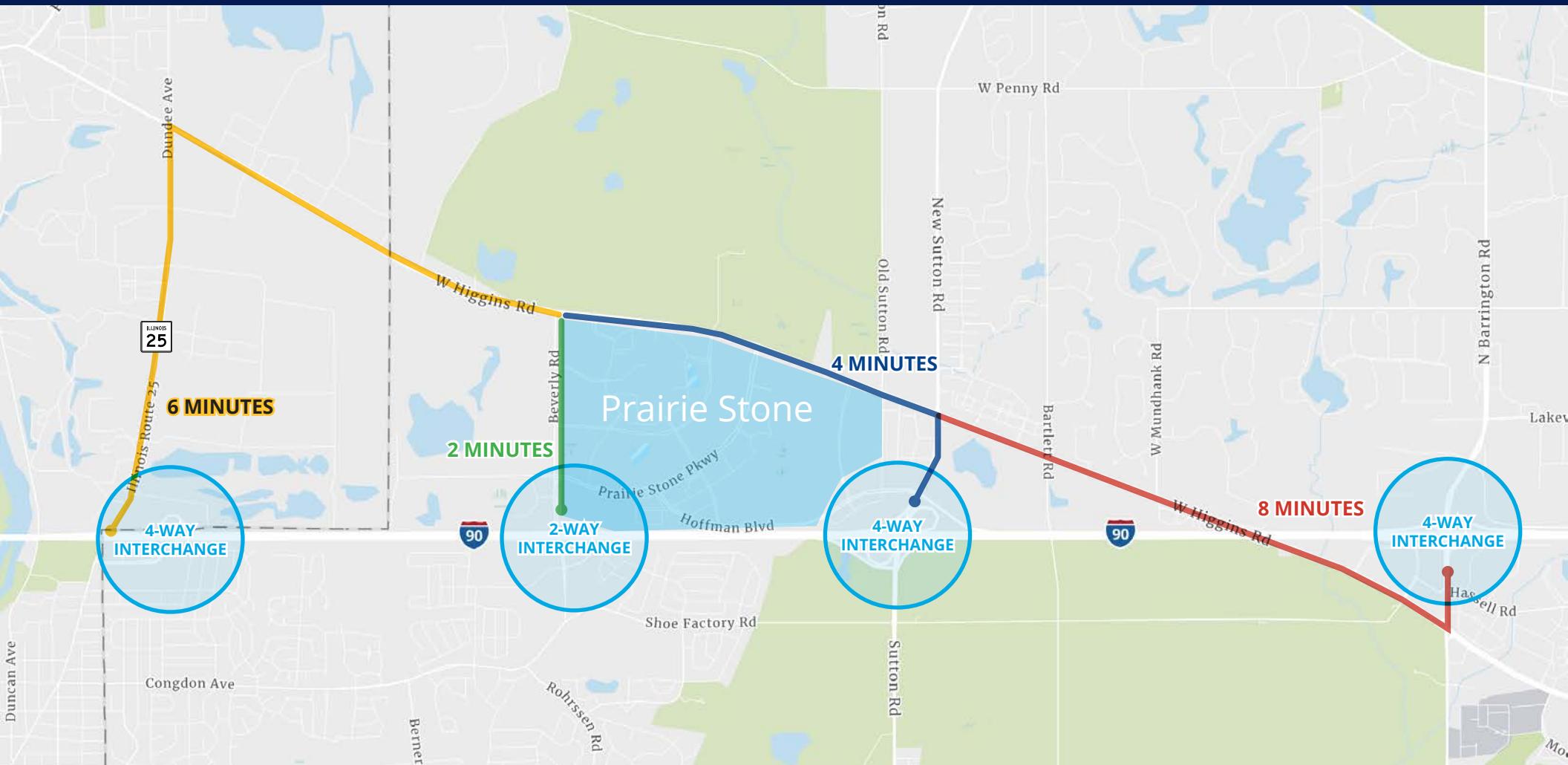
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Location + Access



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

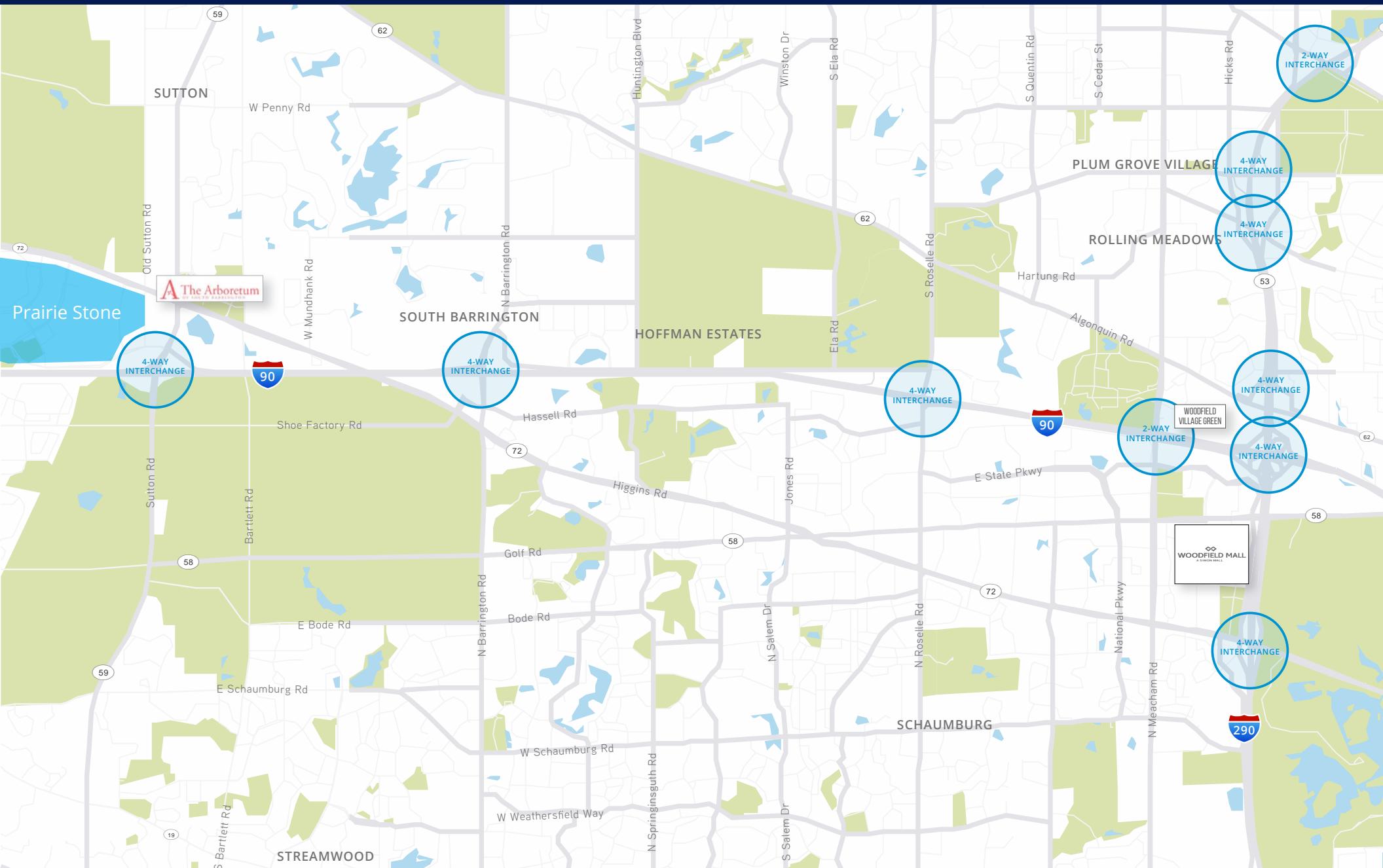


OVER 200 RESTAURANTS



OVER 200 RETAILERS

All Within 10 Miles



Demographics

5 Miles

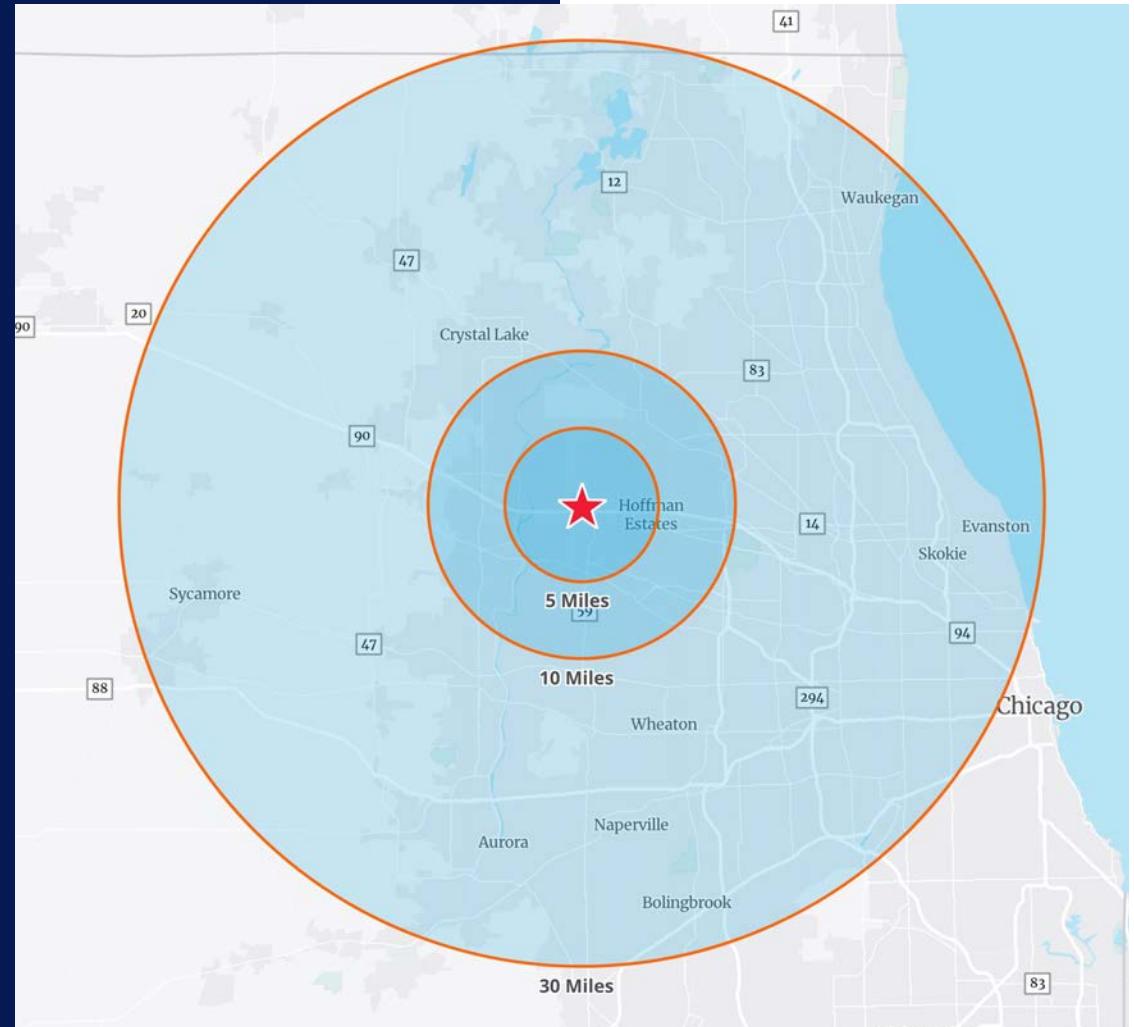
Population	161,426
Median Age	38.0
Avg. Income	\$88,331
Median Home Value	\$269,469

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



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

ACRES

Sold to
Compass
Datacenters
193.39 Acres

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

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