

DEVELOPMENT OPPORTUNITY



 Listed for \$1,145,000



5.56 Total Acres



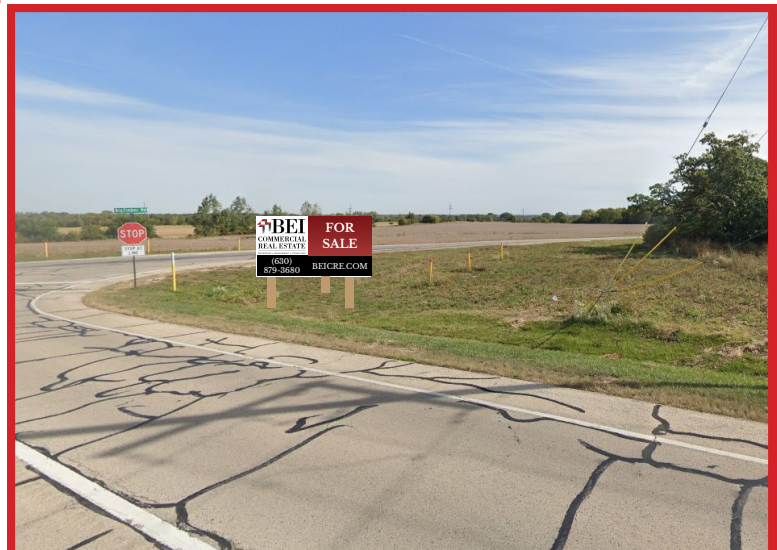
Zoning - Community Commercial



**PINs: 01-13-103-001
01-13-103-002**

Are you looking for an opportunity to invest in a growing community?

Look no further than this 5.56-acre parcel located in Hampshire, IL. Whether you want to build a retail center, a health facility, a recreational complex, or a restaurant with live entertainment, this property has the potential to meet your needs and attract customers.





The property is conveniently located within a mile of four public schools, serving over 3,000 students from kindergarten to 12th grade. Surrounded by several residential developments, including Prairie Ridge, Tamm's Farms, Lakewood Crossing Homes, Hampshire Oaks Estates, and Oakstead. These neighborhoods offer a combined total of over 1,000 single-family and multifamily homes, as well as an elementary school. The property is easily accessible from Interstate 90 and Route 20, and has excellent visibility and traffic counts.

**DON'T MISS THIS
CHANCE TO OWN A PIECE
OF HAMPSHIRE'S FUTURE!
CONTACT US TODAY!**

LISTING BROKER:



Nick Scanlan

📞 630-313-4257

✉ nscanlan@beicre.com

📍 140 First St, Suite B
Batavia, IL 60510

