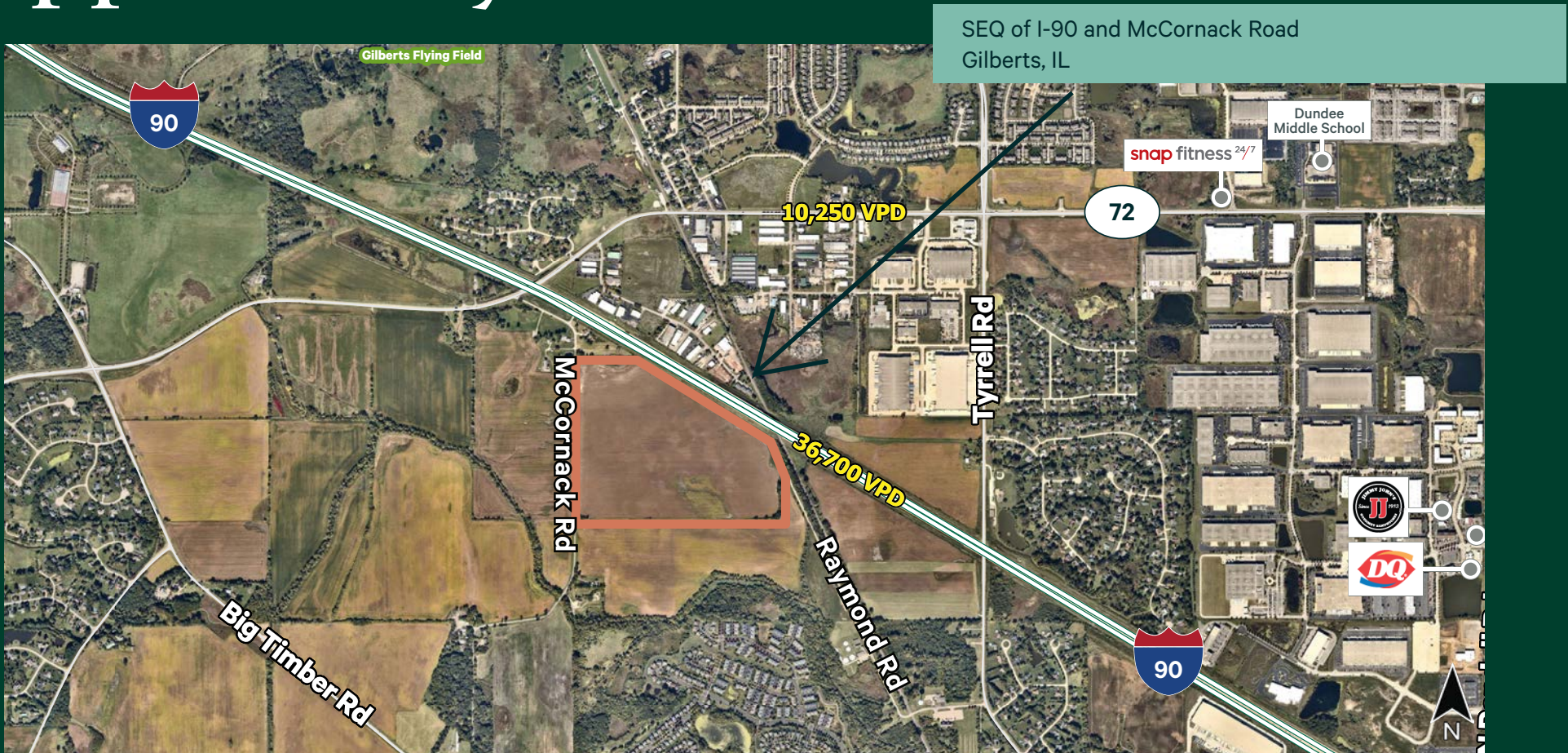


Prime Investment/Development Opportunity



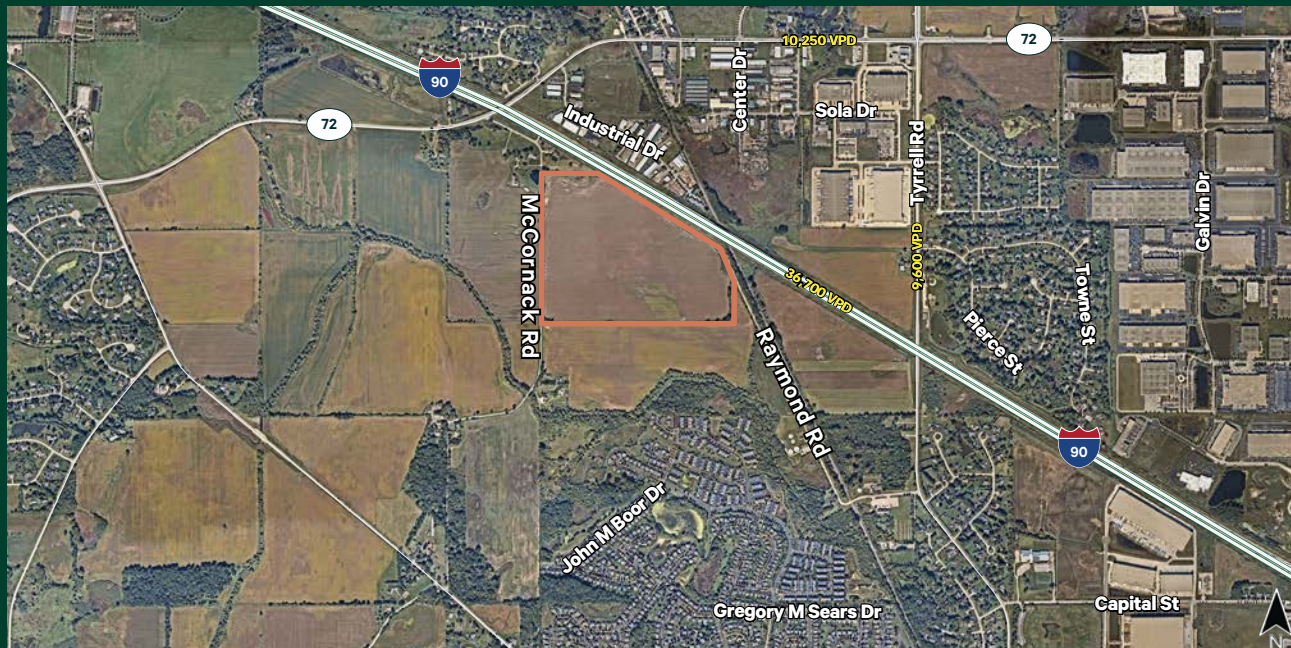
Property Highlights

SEQ of I-90 and McCornack Road
Gilberts, IL

For Sale ±104 Acres

- + Majority of the property is annexed into Village of Gilberts (the frontage on McCornack Road is in the County per the attached zoning map)
- + Great visibility from I-90
- + Access via McCornack Road and Raymond Drive
- + Potential rail access
- + Sewer and water at northeast side of property
- + The Village of Gilberts updated their comp plan and may be open to a mix of uses on the site
[Gilberts Comprehensive Plan Link](#)
- + Traffic Counts:
36,700 vehicles per day on I-90
10,250 vehicles per day on IL Route 72
- + PIN Numbers: 02-23-300-072, 02-23-400-016, 02-23-400-020, 02-25-100-009, 02-26-200-002
- + Taxes: \$4,844
- + Asking: \$25,000 per acre
- + Please call for additional information

Site Aerial

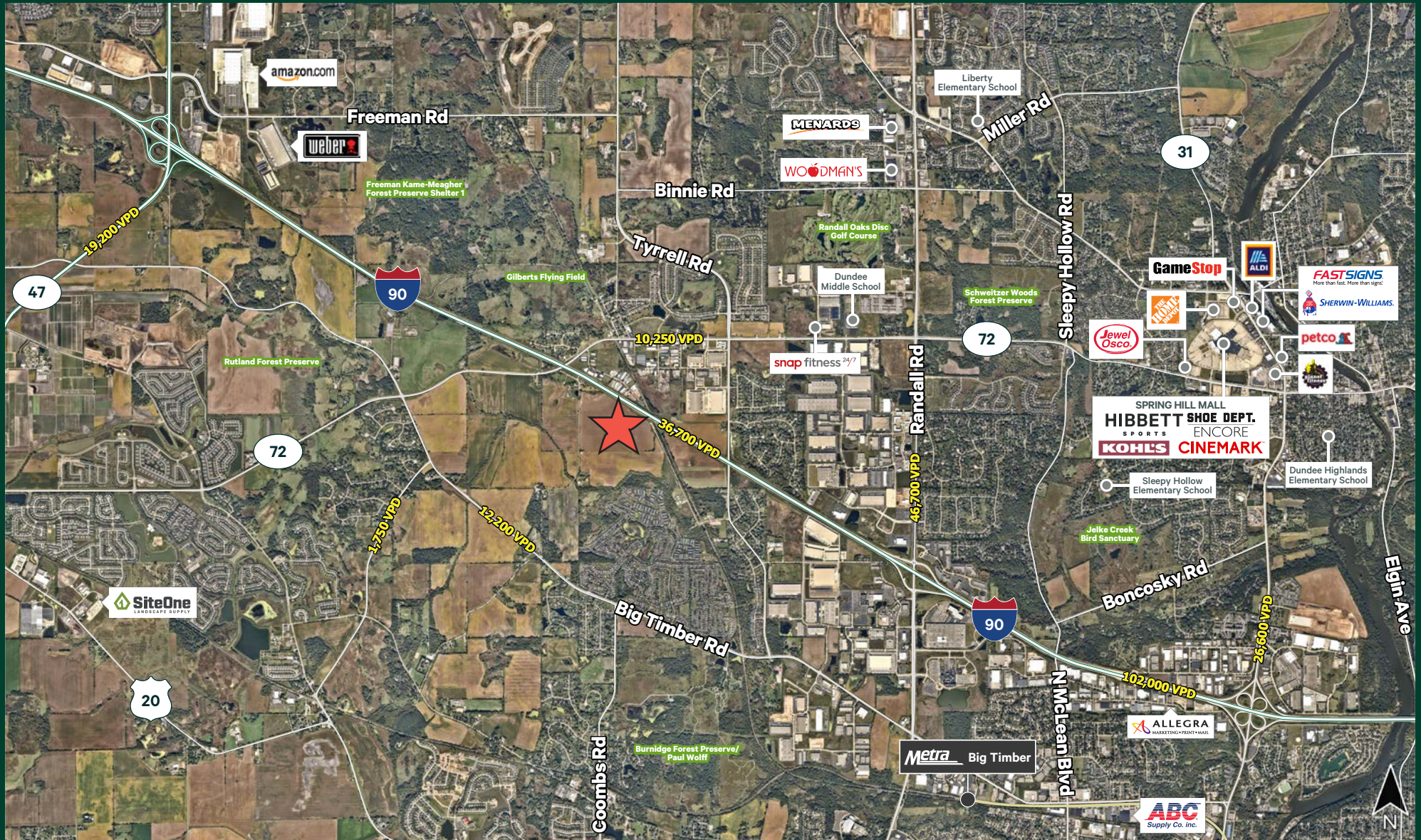


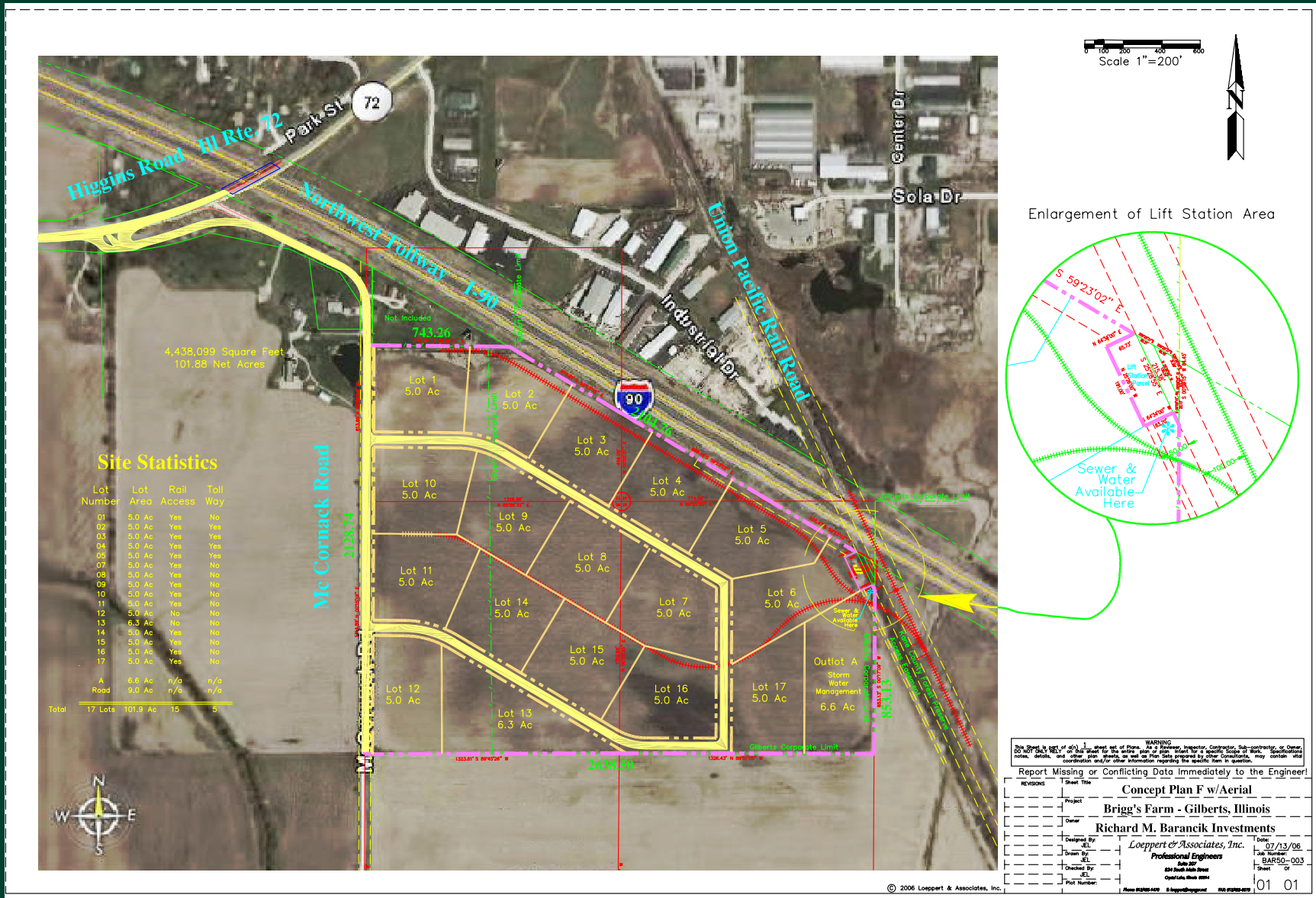
±104
Acres

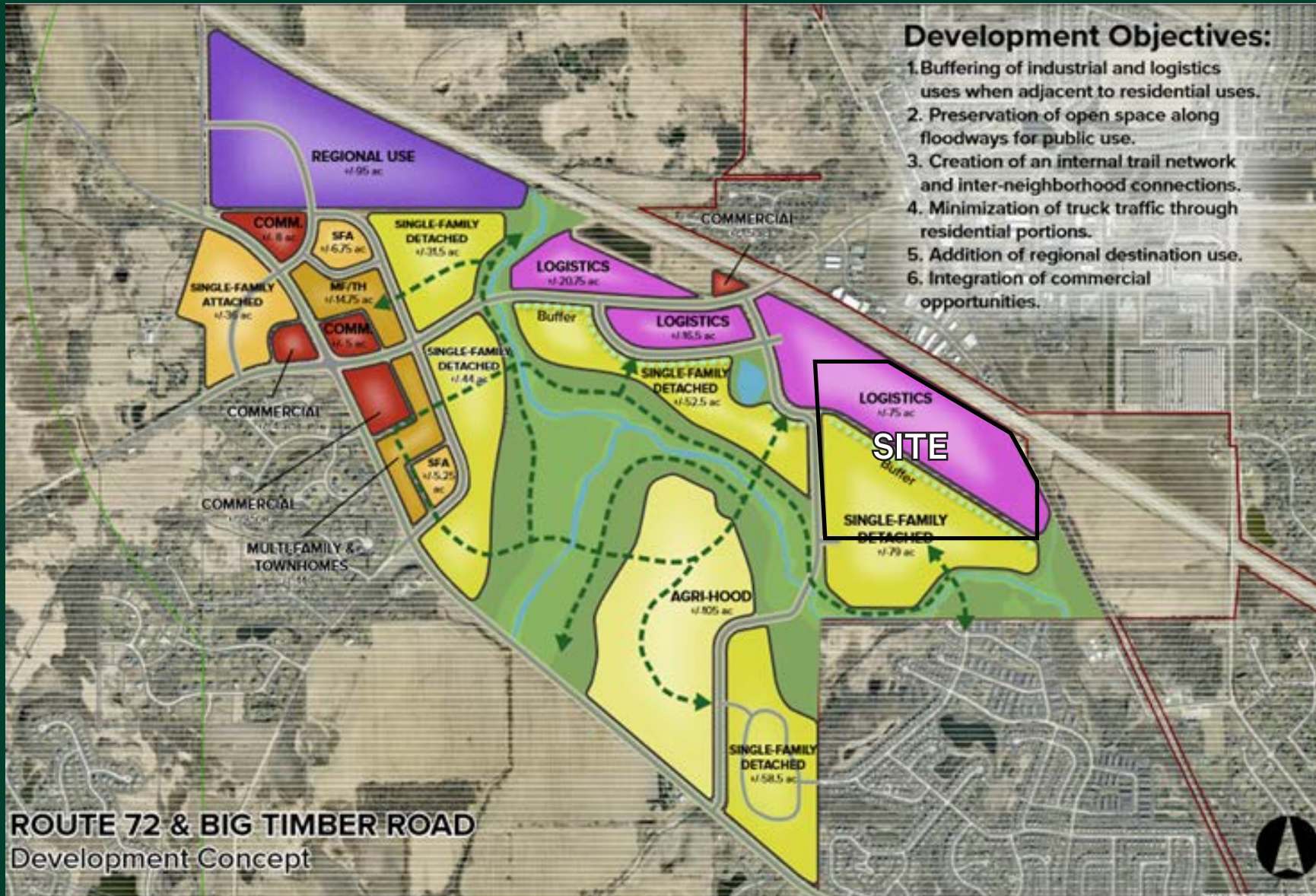
\$25,000/per acre
Asking Price

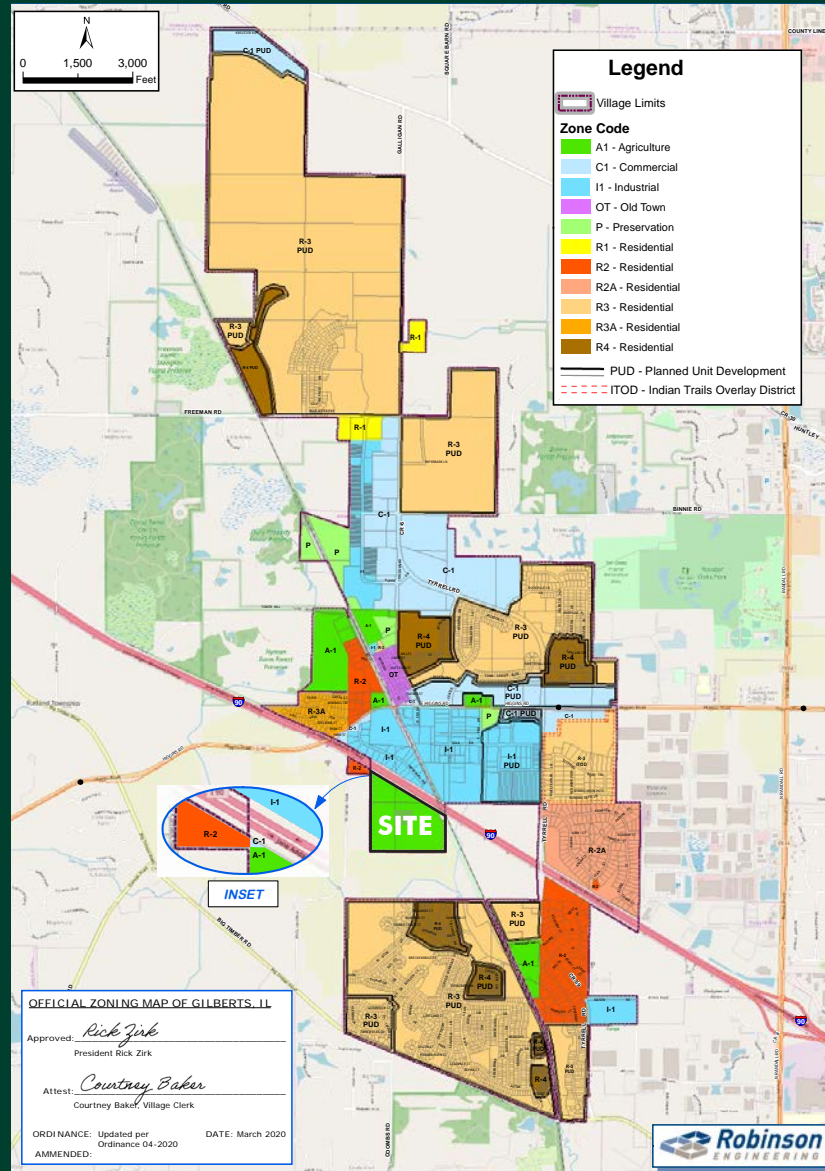
Area Amenities and Transportation Corridors

SEQ of I-90 and McCornack Road
Gilberts, IL







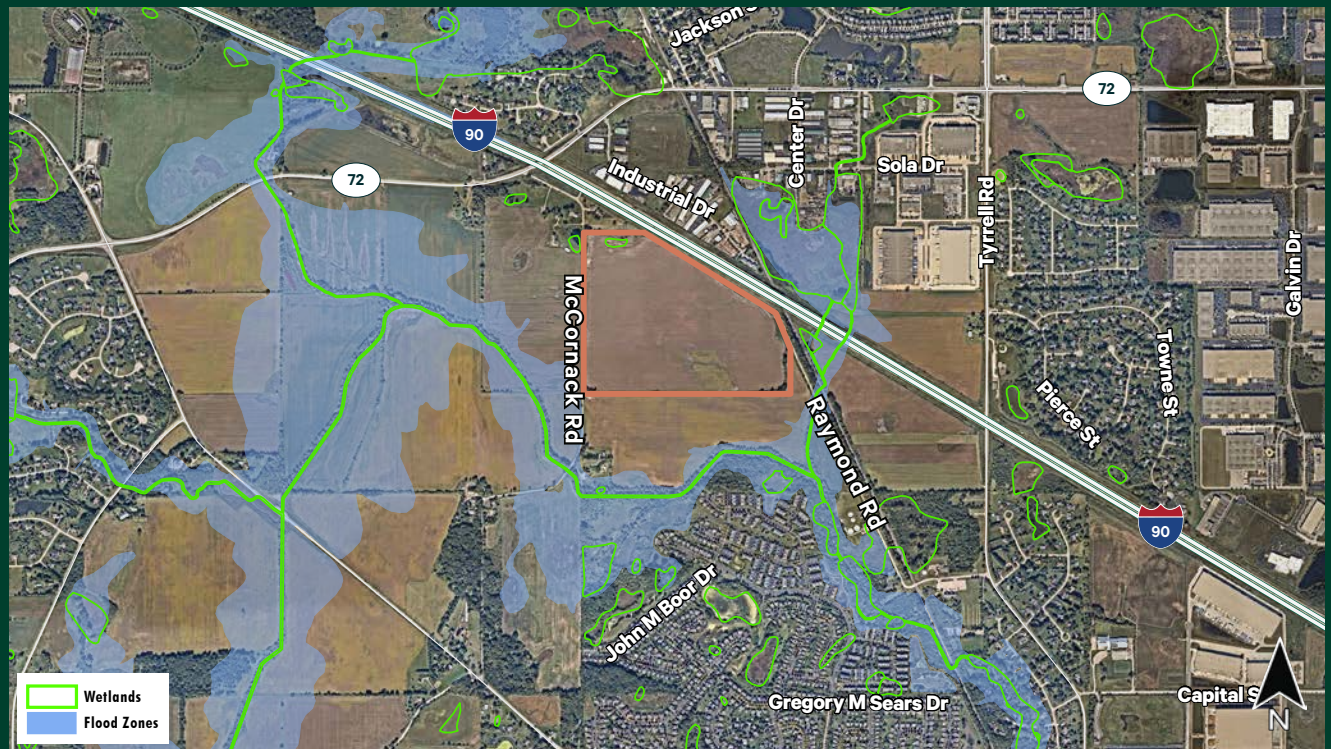


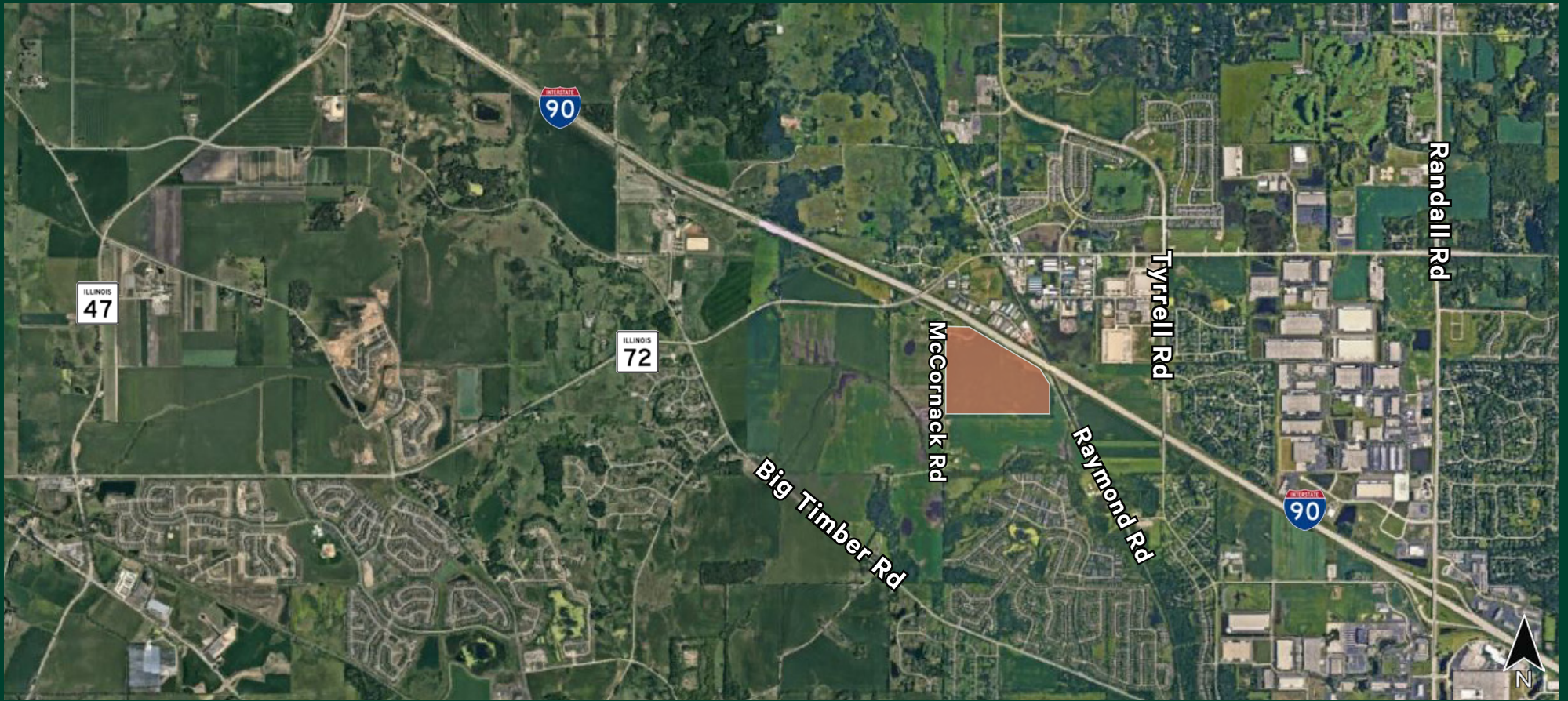
Demographic Snapshot

SEQ of I-90 and McCornack Road
Gilberts, IL

	1 MILE	3 MILES	5 MILES
Population	1,063	23,603	85,543
Households	378	8,012	30,488
Average Household Income	\$171,692	\$137,780	\$133,589
Average Housing Value	\$371,056	\$380,446	\$341,244

Floodplains / Wetlands





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