

SOUTH BARRINGTON

SALE

Route 59 Development Opportunity

253 SUTTON ROAD (RT 59)

Streamwood, IL 60107

PRESENTED BY:

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SITE



Shoe Factory Road Prairie Nature Preserve

14,000-VPD

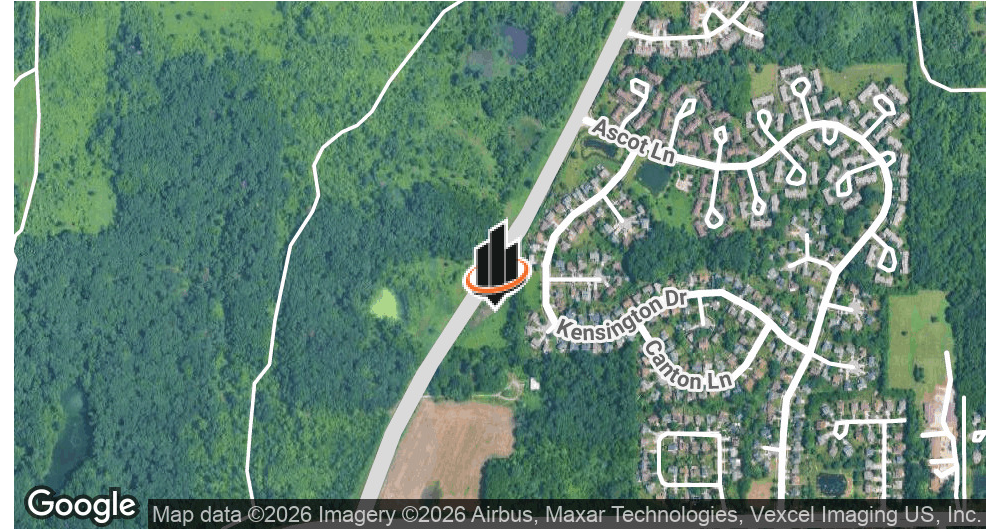
Streamwood High School

DOLLAR GENERAL

57,200-VPD



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,500,000
LOT SIZE:	2.5 Acres
PRICE / ACRE:	\$600,000
MARKET:	Chicago
SUBMARKET:	Northwest Suburbs
APN:	06-15-300-019-0000

PROPERTY OVERVIEW

Development-ready high-visibility land site located just north of the signalized intersection of Schaumburg Road and Route 59. Full Curb Cut provides right-in-right-out access to the property. Located near the communities of South Barrington, Schaumburg, Streamwood, Bartlett, and Hoffman Estates.

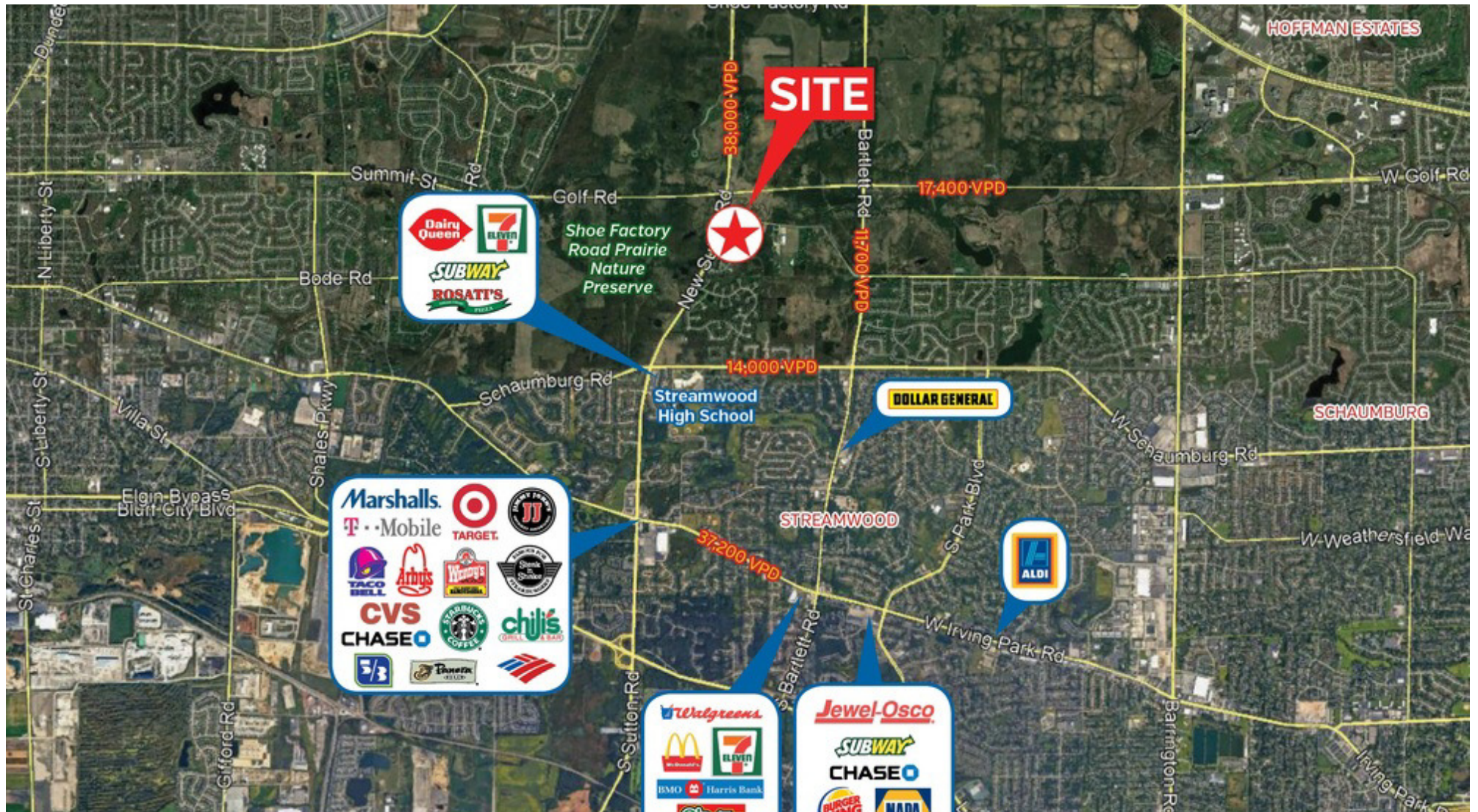
PROPERTY HIGHLIGHTS

- Attractive Owner Financing Available
- Excellent Multi-Purpose Development Site With Curb Cut
- Adjacent to 21-acre mixed-use Development Site
- High Daily Car Traffic Count 40,000 500 Ft North of 4 Signal Interchange

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AREA MAP



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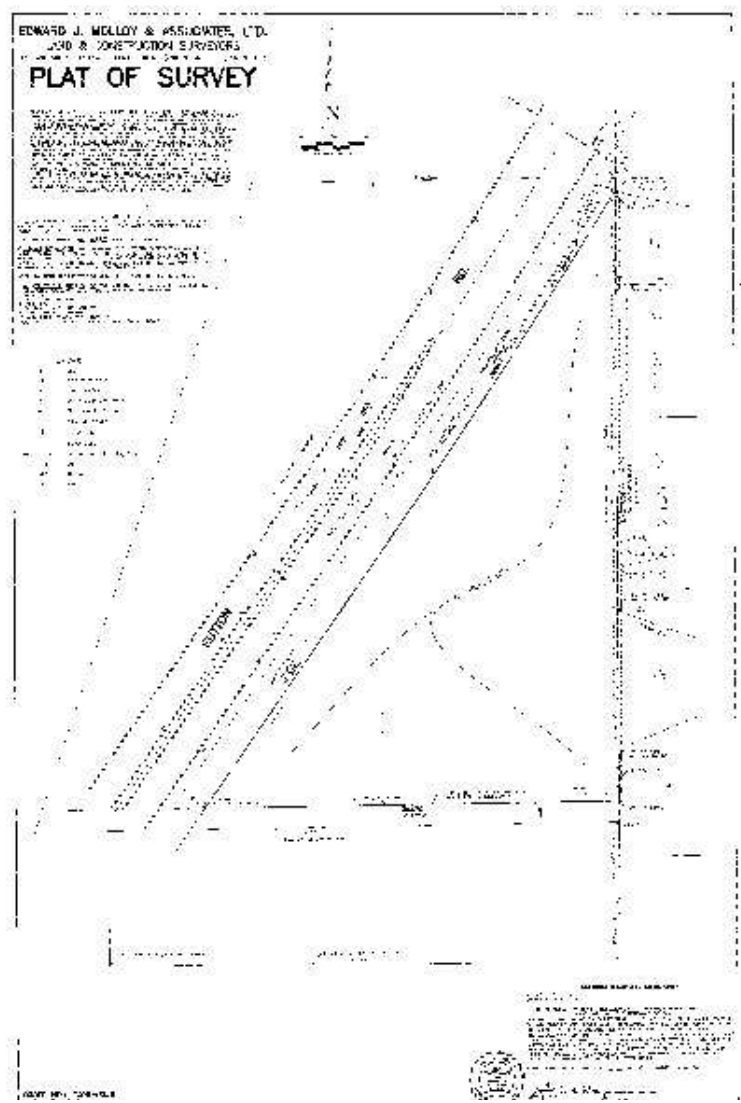
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SURVEY

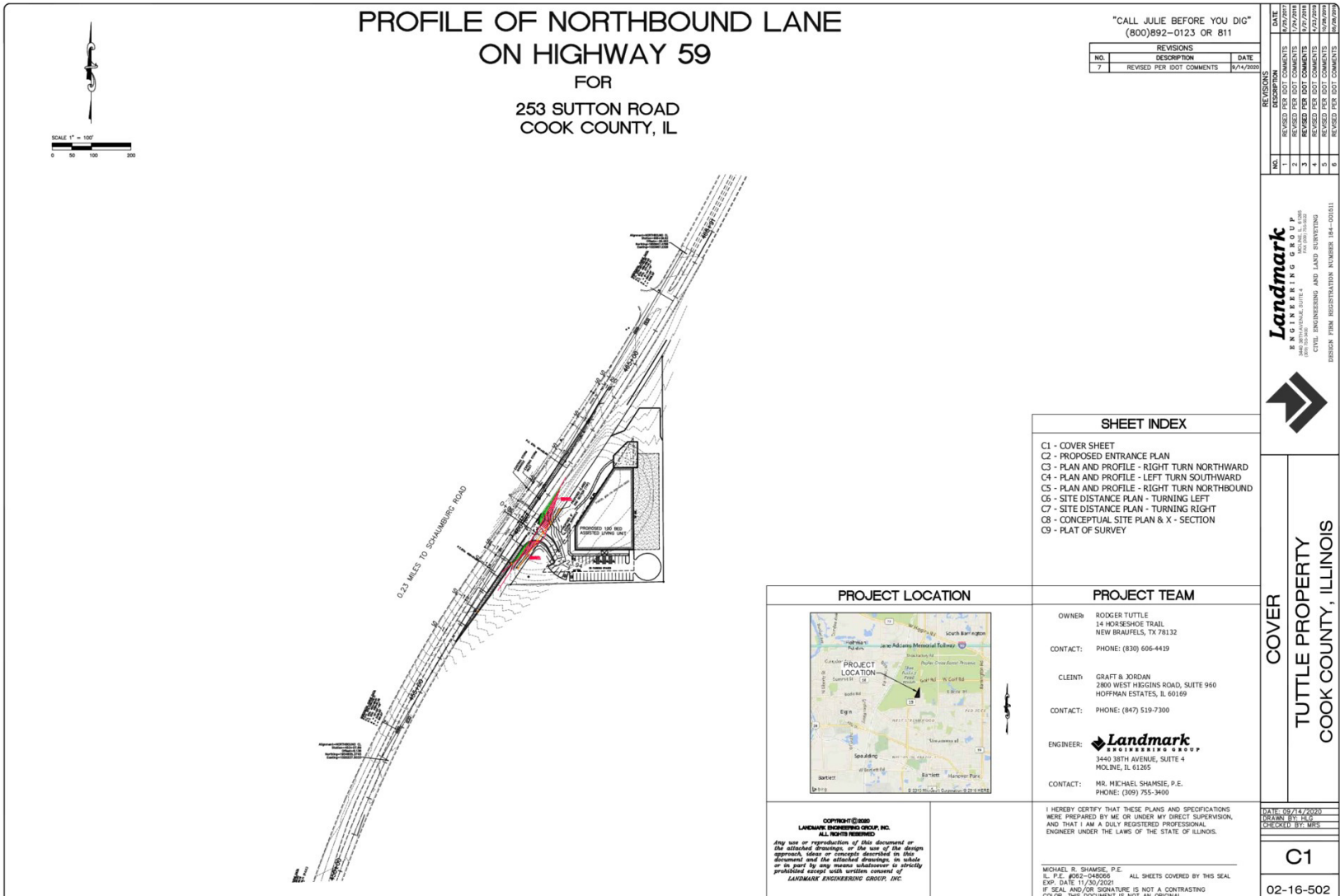


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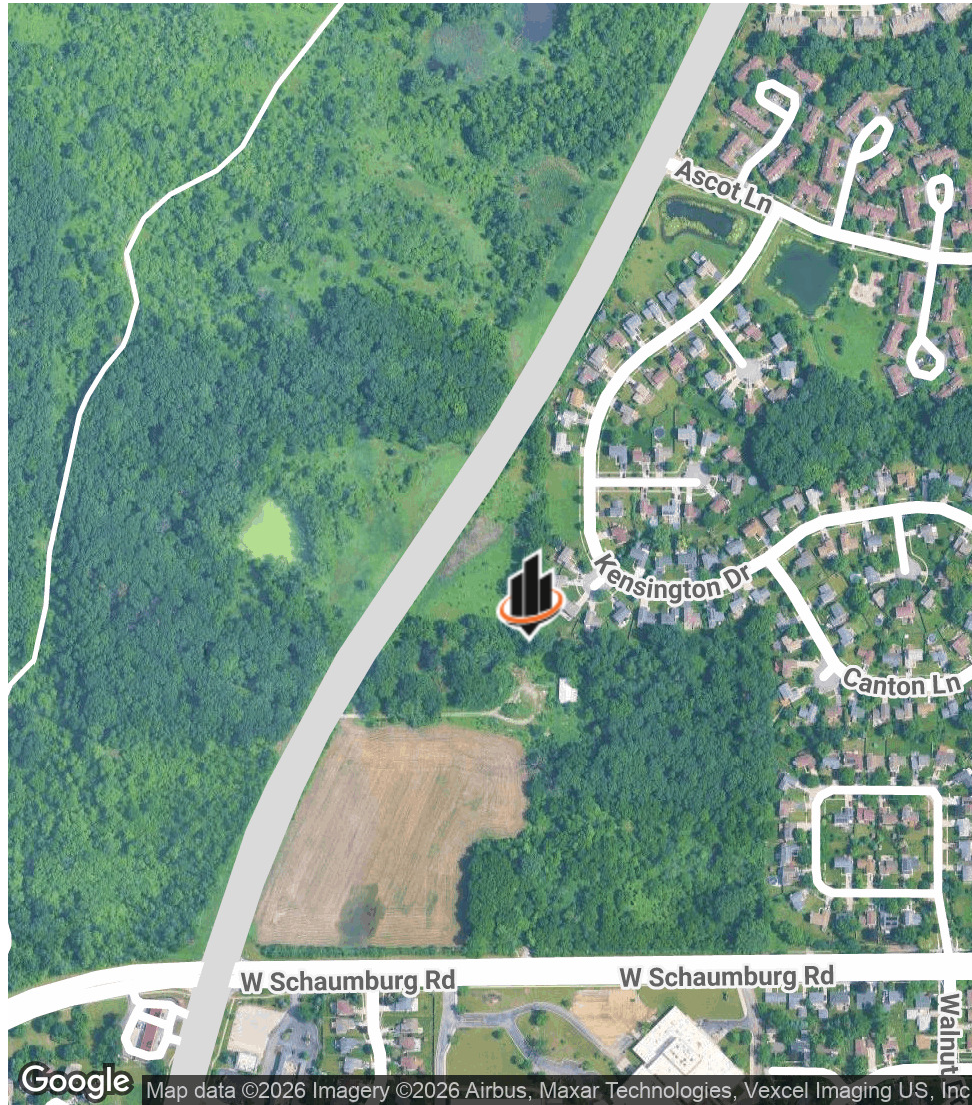
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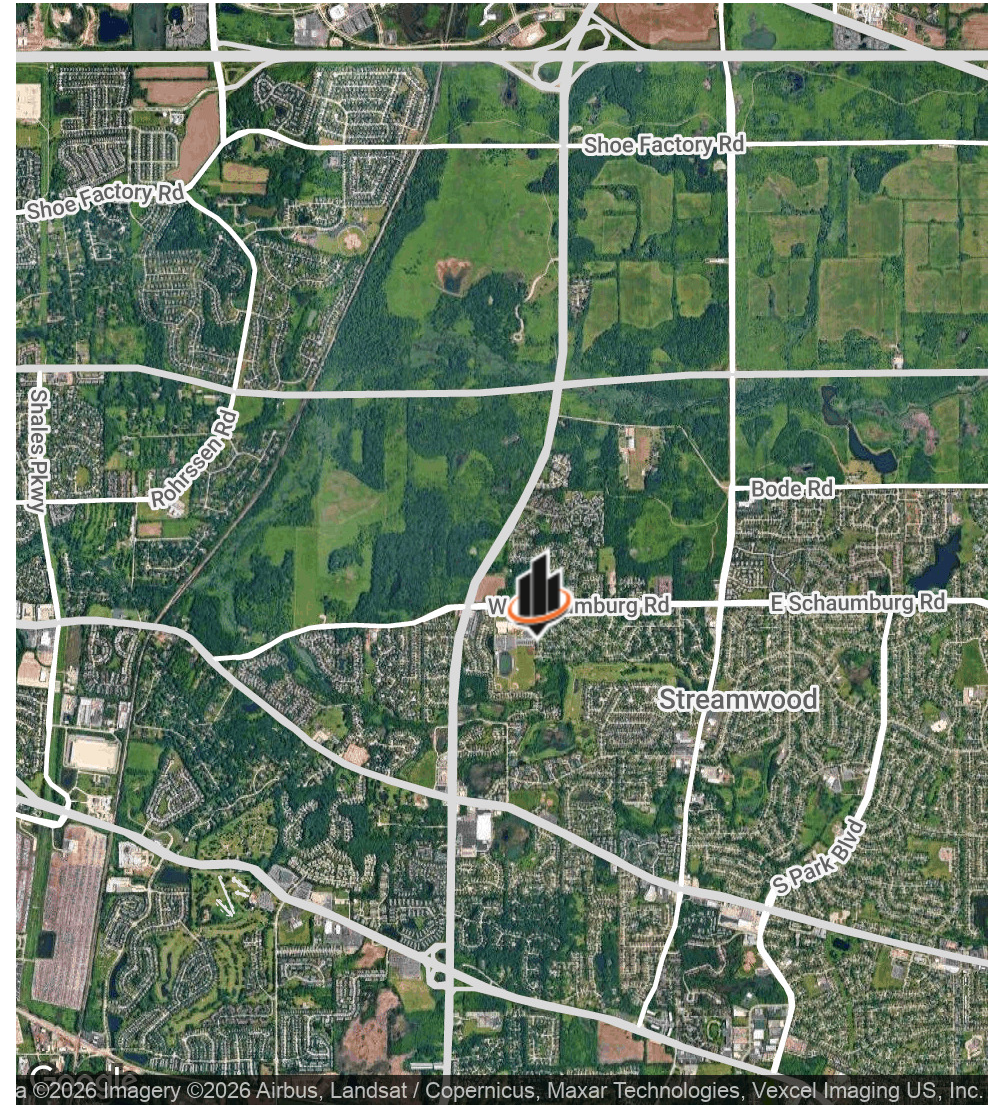


LOCATION MAPS



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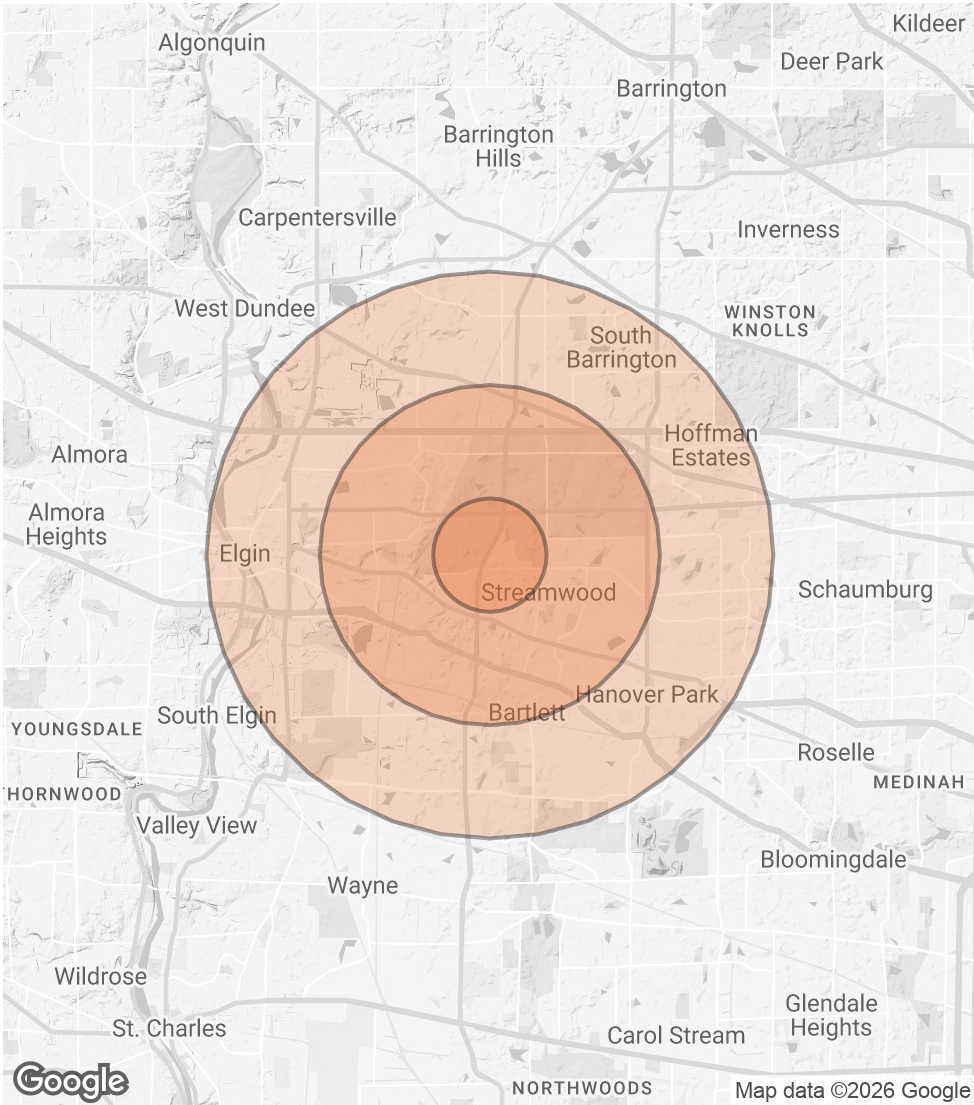


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,185	73,720	214,689
AVERAGE AGE	43.2	39.4	38.5
AVERAGE AGE (MALE)	40.6	39.1	38.2
AVERAGE AGE (FEMALE)	47.8	40.3	38.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,907	25,540	74,033
# OF PERSONS PER HH	2.7	2.9	2.9
AVERAGE HH INCOME	\$119,305	\$118,377	\$114,515
AVERAGE HOUSE VALUE	\$330,494	\$300,582	\$303,826

2023 American Community Survey (ACS)



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DISCLAIMER

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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SECTION 1
Sale
Comparables

SITE

38,000 VPD

17,400 VPD

14,000 VPD

57,200 VPD



DOLLAR GENERAL

Shoe Factory Road Prairie Nature Preserve

Streamwood High School

STREAMWOOD

SCHAUMBURG

HANOVER PARK





Summary Statistics exclude For Sale and Under Contract listings

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
1	Mundelein Crossings Outlots 2910 W IL 60 Rt Mundelein, IL 60060	Land ★★★★☆ Part of a Portfolio	-	2.12 AC	6/8/2026	\$607,378 (\$286,499.68/AC)	-
2	Elmhurst Road & La Salle Rd Mount Prospect, IL 60056	Land ★★★★☆	-	2.00 AC	4/6/2026	\$855,000 (\$427,500.00/AC)	-



Sale Comps List (Continued)

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
3	1250 Woodfield Rd Schaumburg, IL 60173	Land ★☆☆☆☆	-	2.20 AC	2/17/2026	\$1,900,000 (\$863,636.36/AC)	-
4	1721 S Randall Rd Algonquin, IL 60102	Land ★★★★☆	-	2.12 AC	12/9/2025	\$2,550,000 (\$1,202,832.79/- AC)	-
5	900-950 S. Butterfield 900 S Butterfield Rd Mundelein, IL 60060	Land ★★★★☆	-	1.89 AC	2/20/2026	\$765,000 (\$404,763.87/AC)	-
6	Orchard Rd and Sullivan Rd Aurora, IL 60506	Land	-	1.19 AC	10/8/2025	\$1,100,000 (\$924,376.88/AC)	-
7	Fully Improved Pad Site 1990 N Roselle Rd Schaumburg, IL 60195	Land ★★★★☆	-	1.41 AC	Under Con- tract	\$750,000 (\$531,914.89/AC)	-

1 2910 W IL 60 Rt - Mundelein Crossings Outlots (Part of a 5-Property... Mundelein, IL 60060 (Lake County) - Central Northwest Submarket

★★★★☆ Land

Sold	6/8/2026	Price/SF Land	\$6.58
Sale Price	\$607,378	Price Status	Allocated
Land Area AC	2.12	Sale Comp Status	Research Complete
Land Area SF	92,347	Sale Comp ID	7695532
Price/AC Land	\$286,500	Parcel Numbers	10-22-201-011



Type	Name	Location	Phone
Recorded Buyer	RCG-Mundelein LLC	Atlanta, GA 30305	-
True Buyer	RCG Ventures	Atlanta, GA 30305	(404) 816-5454
Recorded Seller	Mundelein 83 Llc	Wilmette, IL 60091	(847) 256-8800
True Seller	The Shiner Group LLC	Wilmette, IL 60091	(847) 256-8800

2 Elmhurst Road & La Salle Rd Mount Prospect, IL 60056 (Cook County) - Schaumburg Area Submarket

★★★★☆ Land

Sold for Land Value	4/6/2026	Sale Comp Status	Research Complete
Sale Price	\$855,000	Sale Comp ID	7607456
Land Price	\$427,500/AC (\$9.81/SF)	Parcel Numbers	08-23-203-045-0000
Land Area	2.00 AC/87,120 SF	Proposed Use	Retail, MultiFamily, Parking Garage
Price Status	Confirmed		



Type	Name	Location	Phone
Recorded Buyer	R & A Management Llc	-	-
True Buyer	R&A Management LLC	Elk Grove Village, IL 60007	(224) 567-8381
Recorded Seller	CHICAGO TITLE LAND TRUST COMPANY	-	-
True Seller	The Alter Group	Wilmette, IL 60091	(847) 676-4300

3 1250 Woodfield Rd Schaumburg, IL 60173 (Cook County) - Schaumburg Area Submarket

★★★☆☆ Land

Sold	2/17/2026	Price/SF Land	\$19.83
Sale Price	\$1,900,000	Price Status	Confirmed
Land Area AC	2.20	Sale Comp Status	Research Complete
Land Area SF	95,832	Sale Comp ID	7528140
Price/AC Land	\$863,636	Parcel Numbers	07-13-300-037-0000



Type	Name	Location	Phone
Recorded Buyer	Miskin Education Enterprise LLC	Schaumburg, IL 60173	-
True Buyer	Mohammed Taskeen Aliniaze	South Barrington, IL 60010	(818) 903-3311
Recorded Seller	Kuesis Dan	Schaumburg, IL 60173	(847) 585-8200
True Seller	Kuesis Dan	Schaumburg, IL 60173	(847) 585-8200



1721 S Randall Rd

Algonquin, IL 60102 (Kane County) - Far Northwest Submarket



Land

Sold	12/9/2025	Price Status	Full Value
Sale Price	\$2,550,000	Sale Comp Status	Research Complete
Land Area AC	2.12	Sale Comp ID	7461026
Land Area SF	92,347	Parcel Numbers	03-05-151-006
Price/AC Land	\$1,202,833	Sale Conditions	Redevelopment Project
Price/SF Land	\$27.61		



Type	Name	Location	Phone
Recorded Buyer	Nnn Reit Lp	Orlando, FL 32801	(800) 666-7348
True Buyer	NNN REIT	Orlando, FL 32801	(800) 666-7348
Recorded Seller	Ld Algonquin Llc	-	-
True Seller	The W Companies	Chicago, IL 60607	(312) 766-1648



900 S Butterfield Rd - 900-950 S. Butterfield

Mundelein, IL 60060 (Lake County) - Central North Submarket



Land

Sold	2/20/2026	Price/SF Land	\$9.29
Sale Price	\$765,000	Price Status	Confirmed
Land Area AC	1.89	Sale Comp Status	Research Complete
Land Area SF	82,328	Sale Comp ID	7536269
Price/AC Land	\$404,764	Parcel Numbers	11-32-100-010 +1



Type	Name	Location	Phone
Recorded Buyer	BUTTERFIELD MANOR PARTNERS LLC	-	-
True Buyer	Ajay Shah	Gurnee, IL 60031	(847) 623-9396
True Buyer	Azim Saiyed	Kenosha, WI 53142	(262) 945-7468
True Buyer	Anand Vardhan	Vernon Hills, IL 60061	(224) 513-5315
Recorded Seller	Michael D McMahon	-	-
True Seller	MCMAHON SERVICES & CONSTRUCTION CORP	Mundelein, IL 60060	(847) 838-0350



Orchard Rd and Sullivan Rd

Aurora, IL 60506 (Kane County) - Western East/West Corr Submarket



Land

Sold	10/8/2025	Price/SF Land	\$21.22
Sale Price	\$1,100,000	Price Status	Confirmed
Land Area AC	1.19	Sale Comp Status	Research Complete
Land Area SF	51,836	Sale Comp ID	7374687
Price/AC Land	\$924,377	Parcel Numbers	14-12-428-014



Type	Name	Location	Phone
Recorded Buyer	Mjmr/aurora Real Estate Holding Company LLC	Northfield, IL 60093	-



Type	Name	Location	Phone
True Buyer	MJK Real Estate Holding Company	Northfield, IL 60093	(847) 919-4801
Recorded Seller	Continental 834 Fund LLC	Menomonee Falls, WI 53051	-
True Seller	Continental Properties Company, Inc.	Menomonee Falls, WI 53051	(262) 502-5500



1990 N Roselle Rd - Fully Improved Pad Site

Schaumburg, IL 60195 (Cook County) - Schaumburg Area Submarket



Under Contract	972 Days on Market	Price/SF Land	\$12.21
Asking Price	\$750,000	Land Area AC	1.41
Number of Lots	1	Land Area SF	61,420
Lot Size	1.41 AC	Parcel Numbers	02-33-100-009-0000
Price/AC Land	\$531,915		

