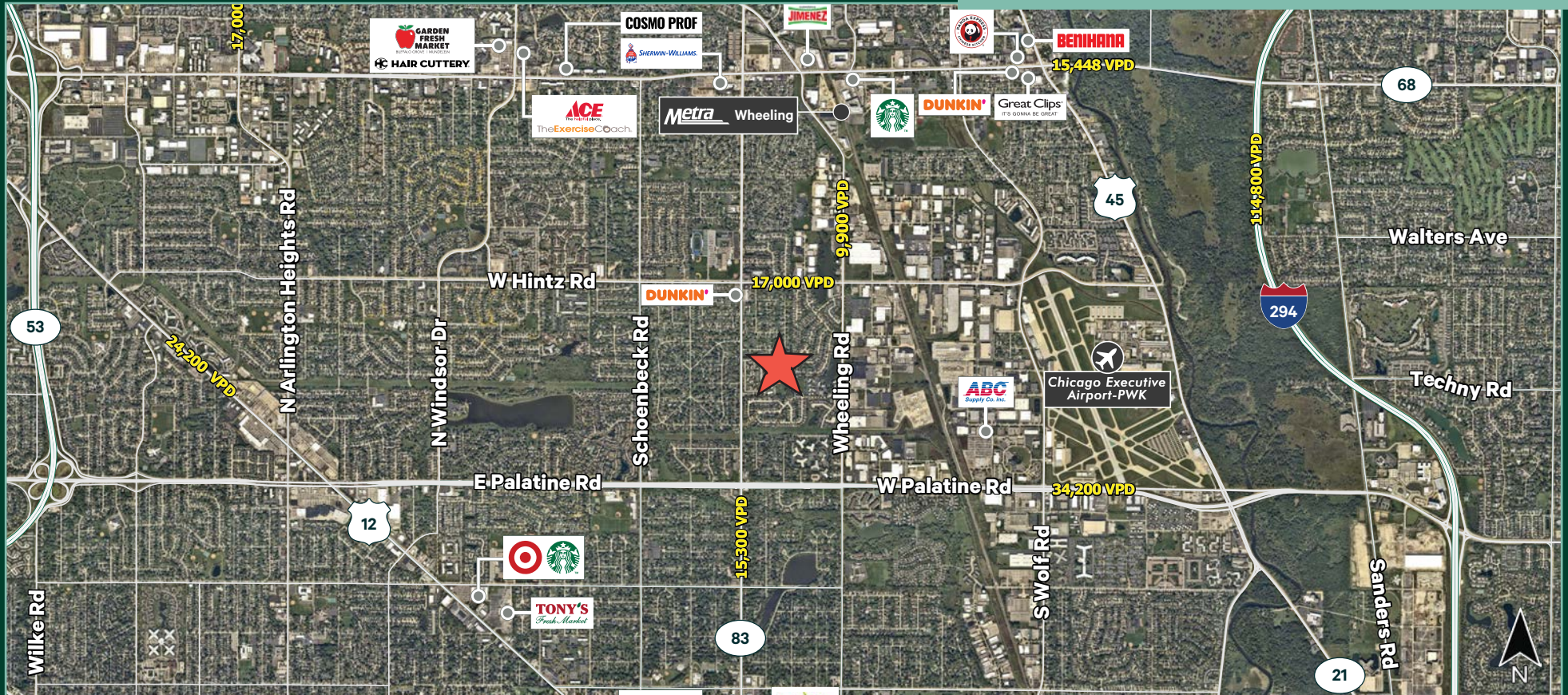


Prime Development Opportunity

1001 Oak Avenue
Prospect Heights, IL



Property Highlights

1001 Oak Avenue
Prospect Heights, IL

For Sale ±5.3 Acres

- + Approved for 69 townhome units
- + Average unit size 1,850 SF
- + 35 - 2 bedroom units
34 - 3 bedroom units
- + Estimated TIF to reimburse developer up to \$6,852,000 from property taxes
- + Gross area: 9.72 acres
- + 2 miles from the Prospect Hts Metra Station with daily service to Chicago
- + Easy access to I-294 via Willow Rd and I-290 via Palatine Rd
- + Located directly north of Muir Park / Pheasant Run Park
- + Within Wheeling High School District 214, ranked #72 Best Public High School in Illinois by Niche
- + Traffic Counts:
15,300 vehicles per day on Elmhurst Road (Rt 83)
34,200 vehicles per day on Palatine Road
17,000 vehicles per day on Hintz Road
- + Currently tax exempt
- + Asking Price: \$1,800,000

Site Aerial



±5.3
Acres

\$1,800,000
Asking Price



Area Amenities and Transportation Corridors

1001 Oak Avenue
Prospect Heights, IL

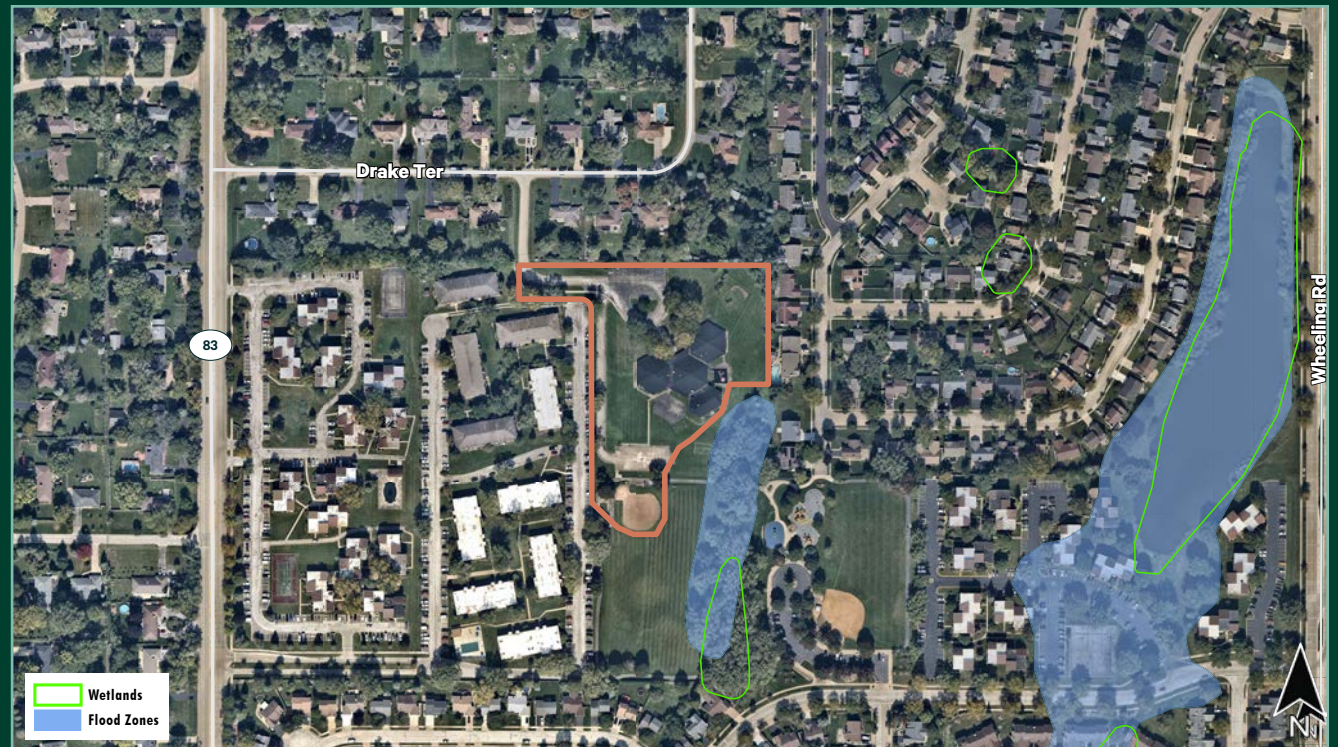


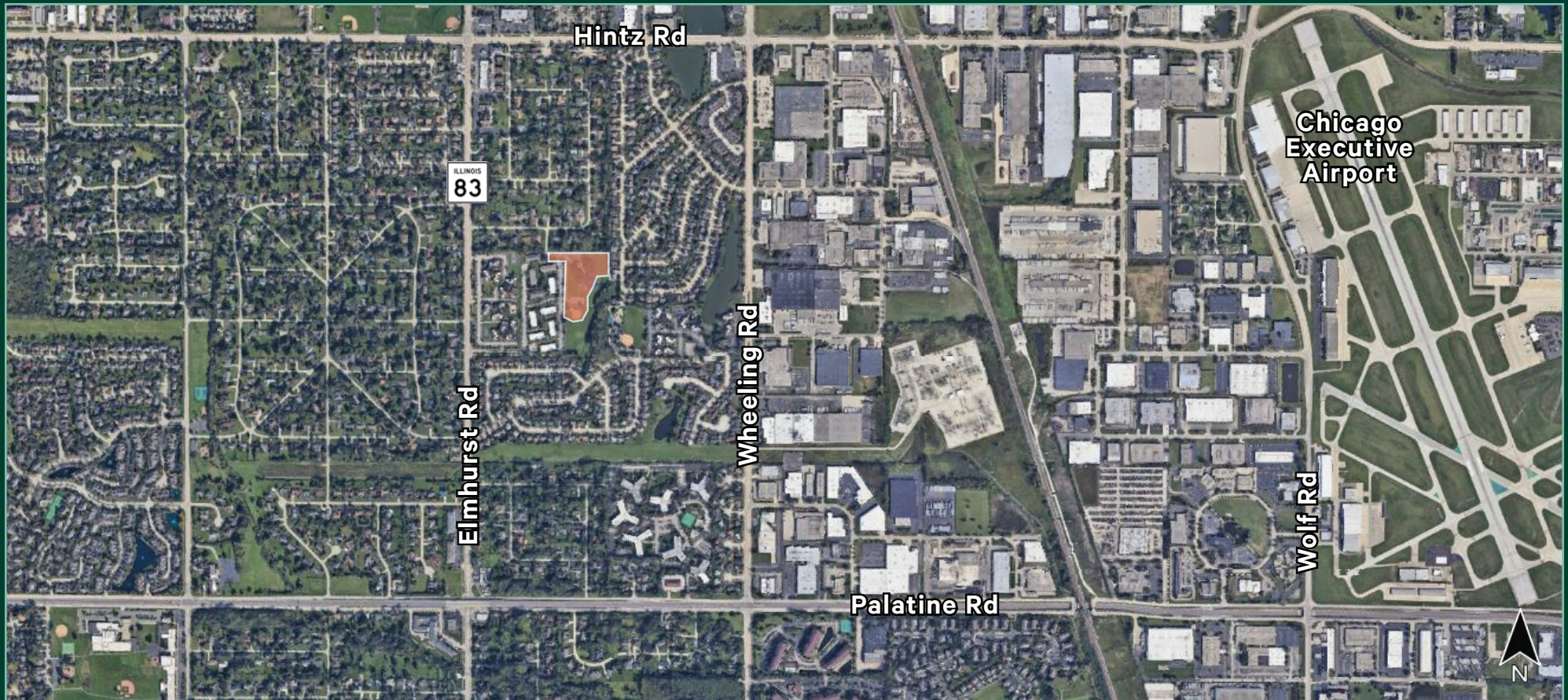
Demographic Snapshot

1001 Oak Avenue
Prospect Heights, IL

	1 MILE	3 MILES	5 MILES
Population	9,877	112,409	294,996
Households	3,833	44,445	115,039
Average Household Income	\$124,939	\$124,813	\$144,444
Average Housing Value	\$367,213	\$357,263	\$412,705

Floodplains / Wetlands





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