

Mitchell Crossing Lot 2 For Sale

Development Ready Commercial Pad For Sale Retail or Sports Development Site

Ideal for Grocery Fitness or Sports Complex

101 APARTMENTS
CONSTRUCTION TO BEGIN
SPRING OF 2026

LOT 2

LOT 1

New Retail Development

12950 Walter Payton Memorial Highway, Plano, IL

KW COMMERCIAL

Executive Summary



Price / SF:	Based on terms
Zoning:	B-5 Service Business District
Building SF:	Up to 50,000 SF
Available SF:	Up to 50,000 SF
Lot Size:	2.60 Acres
Signage:	Monument
Daily Traffic Counts:	17,300

Property Highlights

- Strategic Development Site For Sale – Interior parcel located just off the signalized intersection of US Route 34 and Mitchell Drive, offering convenient access while benefiting from surrounding retail and residential activity.
- Development-Ready Site – Utilities available with a clear path to construction, reducing entitlement risk and allowing for a streamlined development timeline.
- Ideal for Large-Format or Institutional Uses – Site is well suited for a sports complex, grocery store, medical office, outpatient facility, or hospital use, with ample land area to support parking, circulation, and building scale requirements.
- Sales Tax Incentive Available – Property qualifies for a sales tax incentive, creating a compelling financial advantage for developers and owner-users. Details available upon request.
- Strong Traffic Generators Nearby – Proximity to Route 34, with daily traffic counts increasing year-over-year by approximately 2,000 vehicles per day, supports consistent exposure and accessibility.
- Significant Residential Growth On-Site – Planned construction of 101 apartments beginning spring 2026 provides a growing customer and employee base directly adjacent to the site.
- Established Commercial Corridor – Surrounded by strong local businesses and regional services, reinforcing long-term demand for medical, recreational, and daily-needs uses.
- Efficient Access Without Retail Congestion – Interior positioning allows for controlled ingress/egress, ideal for medical, grocery, and recreational uses that benefit from safer circulation and larger parking fields.



Property Photos



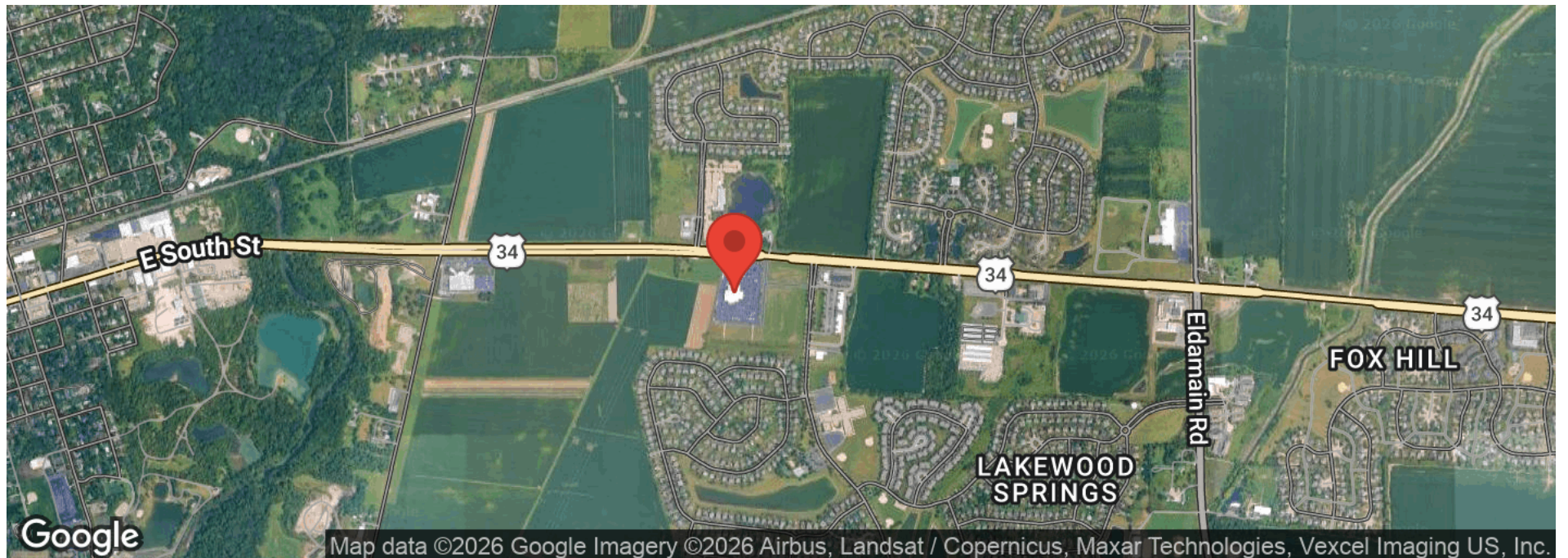
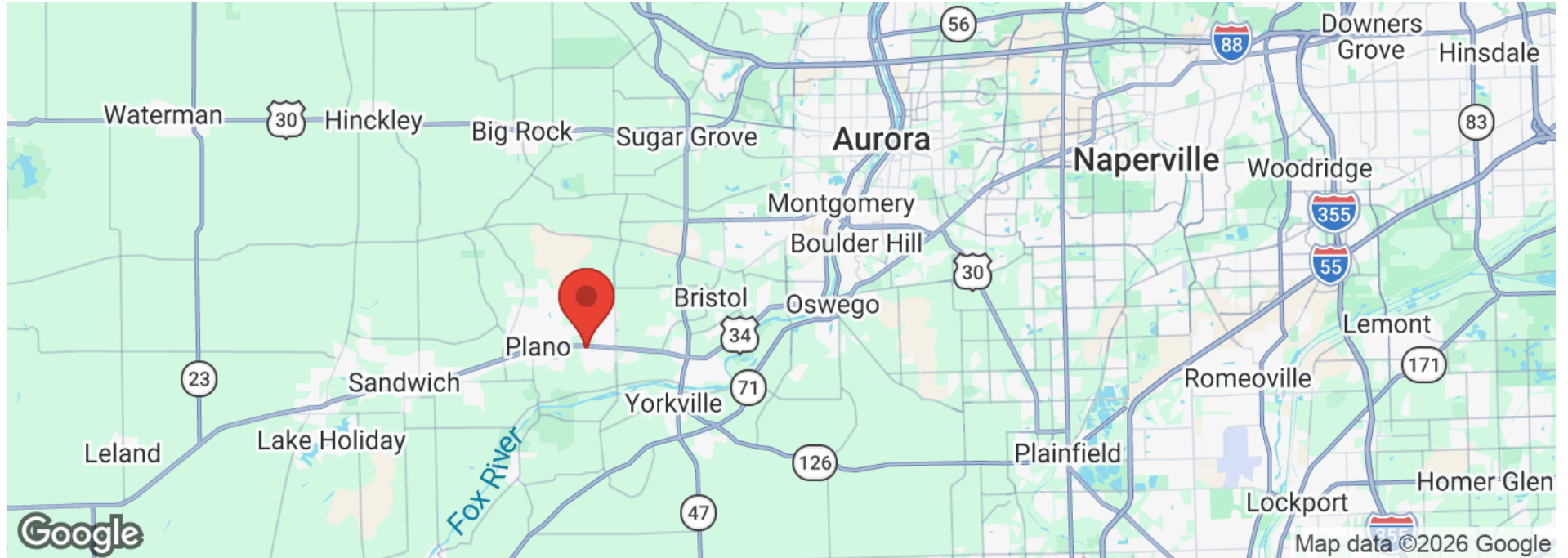
Property Photos



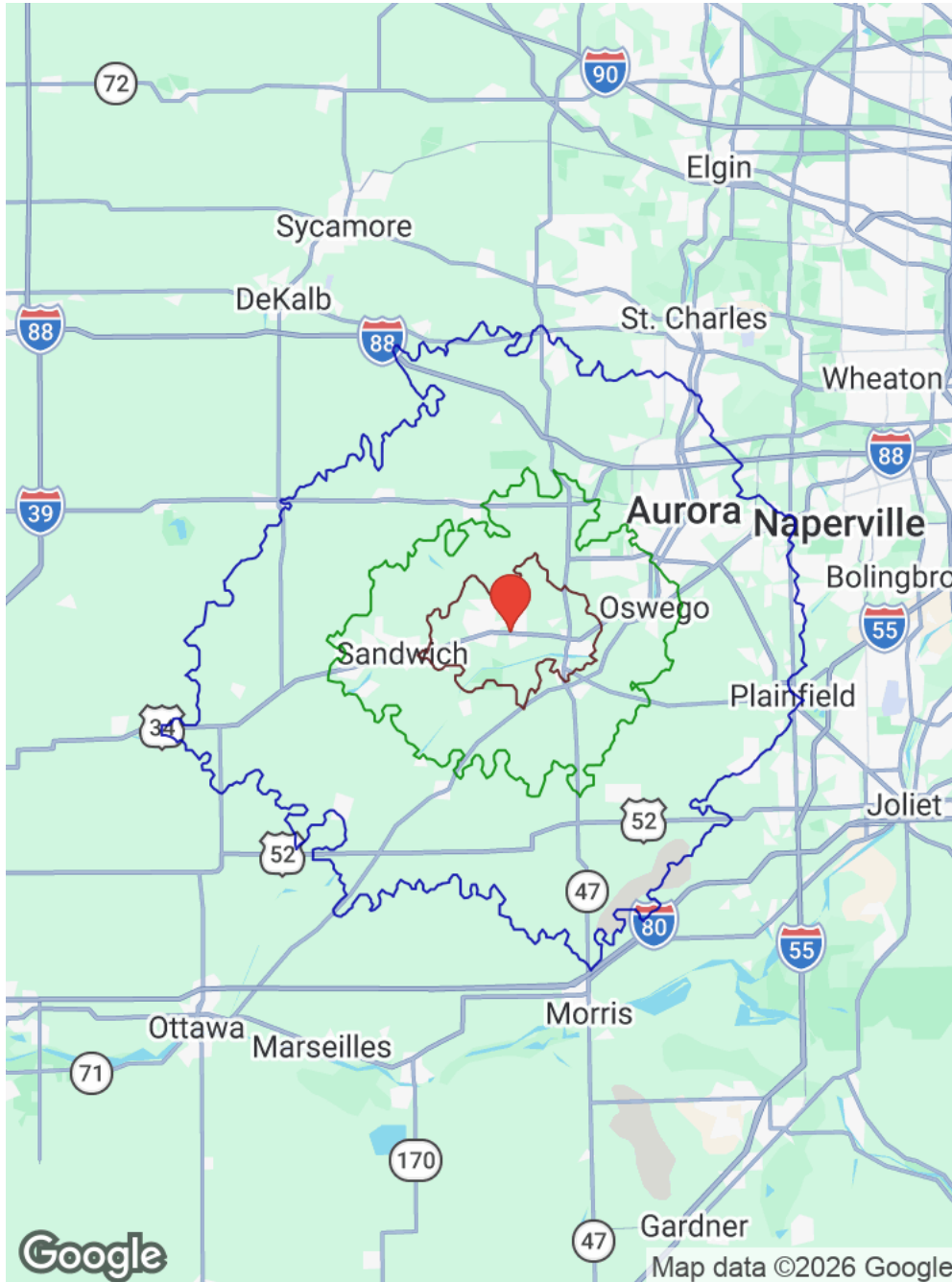
Business Map



Location Maps



Demographics



Driving Time: 10 Mins 20 Mins 35 Mins

Category	Sub-category	10 Mins	20 Mins	35 Mins
Population	Male	15,296	56,376	235,435
	Female	15,321	57,132	234,749
	Total Population	30,617	113,507	470,184
Race / Ethnicity	White	19,335	74,143	255,733
	Black	2,324	8,377	40,765
	Am In/AK Nat	9	45	188
	Hawaiian	N/A	N/A	47
	Hispanic	7,700	25,165	128,689
	Asian	628	3,417	36,298
	Multiracial	600	2,304	8,181
	Other	18	57	282
Housing	Total Units	10,844	40,742	165,513
	Occupied	10,657	39,585	160,372
	Owner Occupied	8,038	31,887	120,816
	Renter Occupied	2,619	7,698	39,556
	Vacant	186	1,156	5,141
Age	Ages 0 - 14	6,152	22,410	91,850
	Ages 15 - 24	4,168	15,786	68,145
	Ages 25 - 54	12,515	46,067	195,425
	Ages 55 - 64	3,488	13,105	53,248
	Ages 65+	4,294	16,139	61,516
Income	Median	\$103,565	\$107,354	\$107,961
	Under \$15k	261	1,409	7,053
	\$15k - \$25k	486	1,023	4,863
	\$25k - \$35k	329	1,237	6,453
	\$35k - \$50k	715	2,603	11,099
	\$50k - \$75k	2,102	6,234	22,769
	\$75k - \$100k	1,224	5,614	21,538
	\$100k - \$150k	2,528	9,480	35,257
	\$150k - \$200k	1,255	5,737	21,230
	Over \$200k	1,757	6,248	30,110

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Exclusively Listed by

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