

PRIME 3.2-ACRE TIF-BACKED DEVELOPMENT OPPORTUNITY | WHEELING, IL

SEC of Dundee Rd & Wheeling Road Wheeling, IL 60090



VIDEO

PROPERTY DESCRIPTION

The Proano Commercial Group is pleased to exclusively offer a prime property located at the SEC of Dundee & Wheeling Road, Wheeling, IL, for prospective Land/Retail investors. Zoned MXT and strategically positioned in the dynamic Chicago area, this site offers a transit-oriented location within a bustling Town Center growth corridor, making it an ideal location for high-density mixed-use development. With eligibility for a Planned Unit Development (PUD), the property provides flexibility for a visionary project. Its high visibility, strong traffic counts, and proximity to new multifamily and retail development enhance its appeal. Additionally, being located in the Wheeling TIF district offers potential financial incentives, further solidifying its investment potential.

Paul Proano
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OFFERING SUMMARY

Sale Price:	\$1,800,000
Lot Size:	3.2 Acres
Frontage and Depth:	300FT Dundee Rd & 340FT Wheeling Rd
Zoning:	MXT
VPD (Wheeling Rd & Dundee Rd):	36,000



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Building Name	Prime 3.2-Acre TIF-Backed Development Opportunity Wheeling, IL
Property Type	Land
Property Subtype	Retail
APN	03-10-201-001, 03-10-201-002,03-10-201-080,03-10-201-079,03-10-201-069,03-10-201-0064,03-10-201-063
Lot Size	3.2 Acres
Number of Lots	7

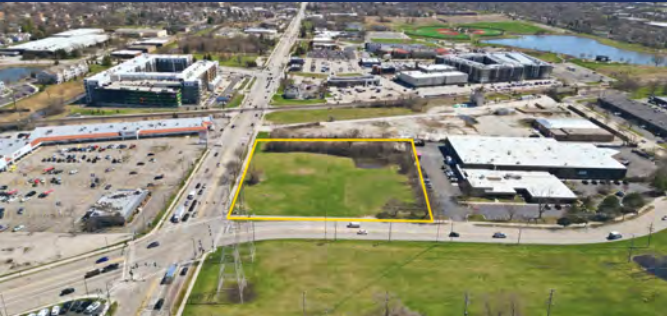
- Zoned MXT
- Transit-oriented location
- Town Center growth corridor
- High-density mixed-use development
- Planned Unit Development (PUD) eligible
- High visibility with strong traffic counts
- Surrounded by new multifamily and retail development
- Environmental diligence complete
- Illinois EPA No Further Remediation (NFR) letter
- All environmental reports available from seller
- Located in a TIF district with potential financial incentives

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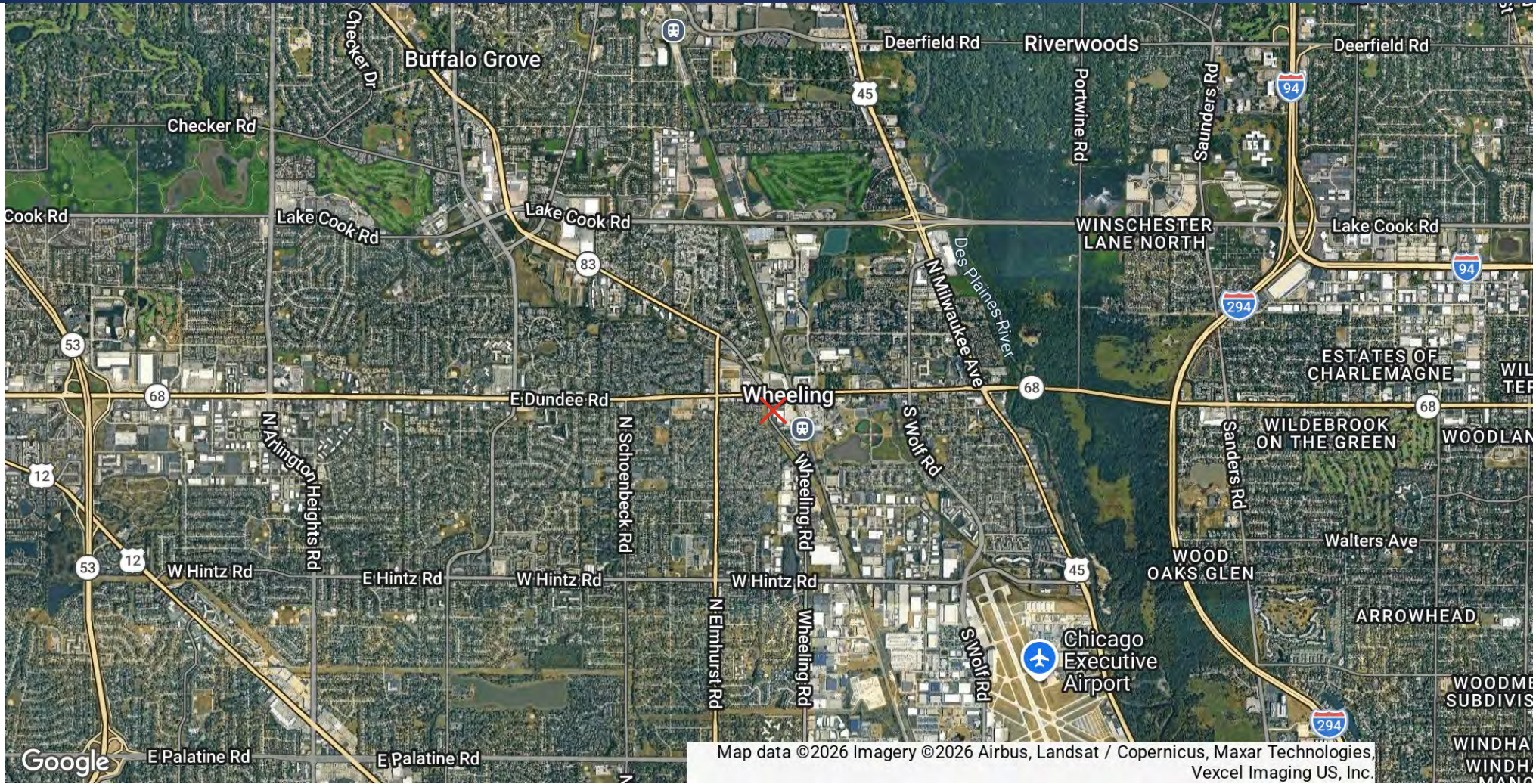
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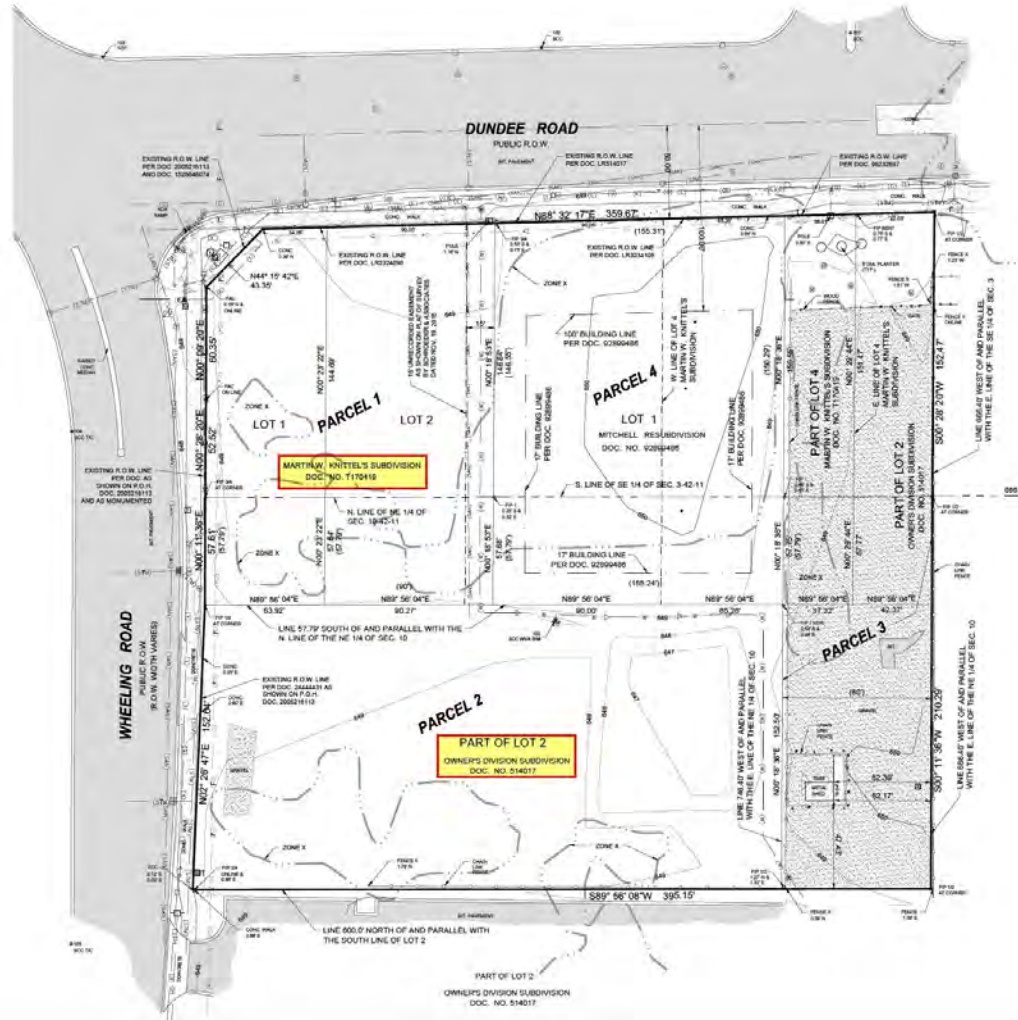
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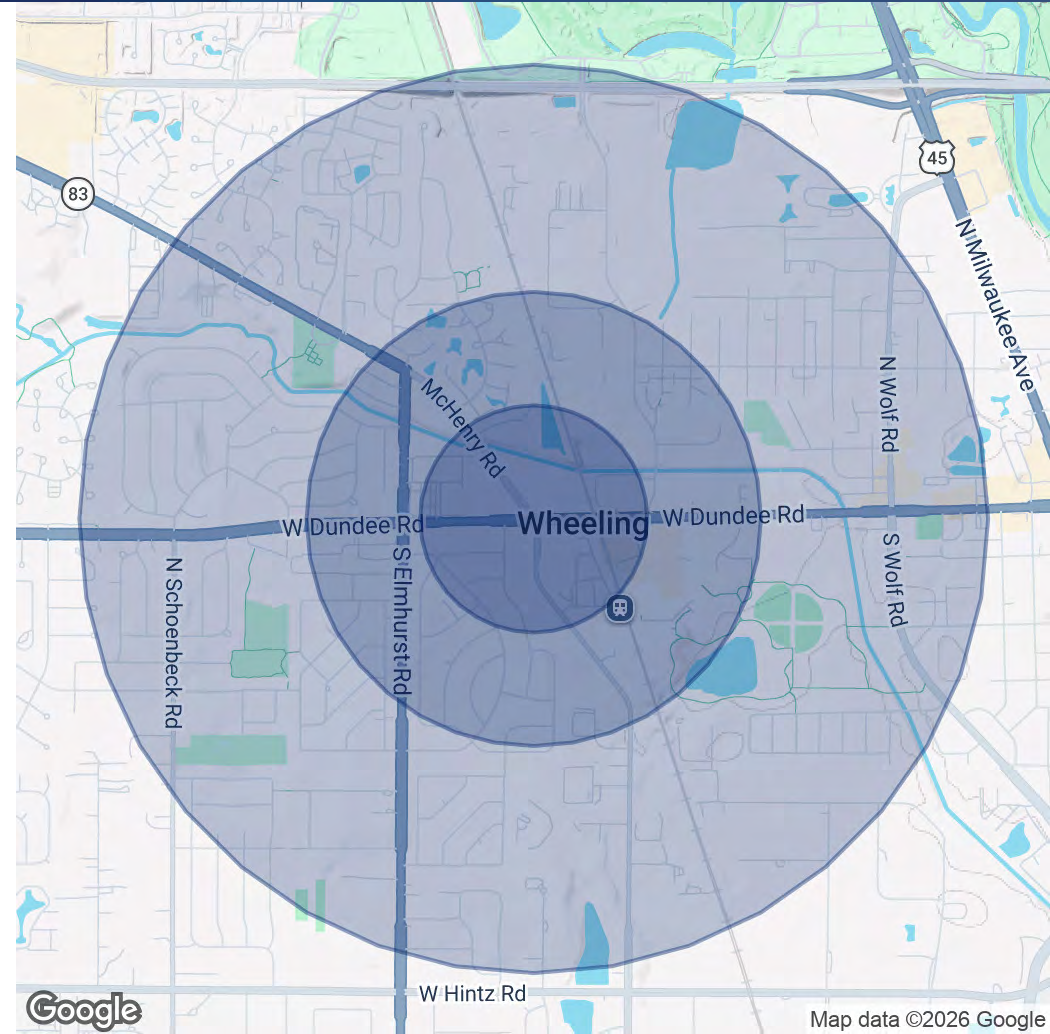
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,110	4,492	15,566
Average Age	38.2	38.9	42.5
Average Age (Male)	34.8	36.3	40.3
Average Age (Female)	47.8	43.8	44.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	368	1,466	5,652
# of Persons per HH	3	3.1	2.8
Average HH Income	\$112,302	\$108,109	\$109,730
Average House Value	\$256,667	\$269,166	\$278,285

2023 American Community Survey (ACS)



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