



FOR SALE

12474 Route 34, Plano, IL

\$1,199,000

9.5+/- Acres Available!


Known as a long-time local hang-out and gathering spot, The Ranch in Plano holds a special place in the community – but its future potential is even greater. This 9.5-acre property offers ample space and flexibility for a variety of uses, from single-family homes to multi-family development. With strong visibility, convenient access to major routes, and a growing area with nearby amenities, it presents an excellent opportunity for residential use or redevelopment. Currently income-producing, the site includes a single-family rental and an operating tavern.

JASON PESOLA

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INTEGRA
COMMERCIAL
THE PESOLA GROUP

1960 Springbrook Square Dr #100
Naperville, IL 60564



12474 Route 34, Plano, IL

PROPERTY HIGHLIGHTS

MANY
POSSIBILITIES

RARE
OPPORTUNITY

EXCELLENT
VISIBILITY

9.5+/-
ACRES

APPROXIMATELY
314 FT
US RT 34 FRONTAGE

PRIME
LOCATION

HIGHLY TRAFFICKED ROUTE 34 | MULTI FAMILY OR SINGLE FAMILY

THE RANCH: 01-24-400-039 (0.14 ACRES) - \$3,042.24 / FRONT PARCEL: 01-24-300-026 (3.36 ACRES) - \$4,309.42
BACK PARCEL: 01-25-100-004 (5.96 ACRES) - \$80.32




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-  The Ranch: 0.14 acres
-  Frontage Parcel: 3.36 acres
-  Rear Parcel: 5.96 acres

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3 PINS SOLD AS A GROUP



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PLANO ILLINOIS DEMOGRAPHICS

12474 Route 34, Plano, IL

<https://www.census.gov/quickfacts/fact/table/yorkvillecityillinois/PST045222>

2022 EST. POPULATION

12,472

MEDIAN PROPERTY VALUE

\$202,800

2018-2022 HOUSEHOLDS

3,829

TOTAL RETAIL SALES

\$4,745

PER CAPITA

MEDIAN HOUSEHOLD INCOME

\$88,018

2018 - 2022



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