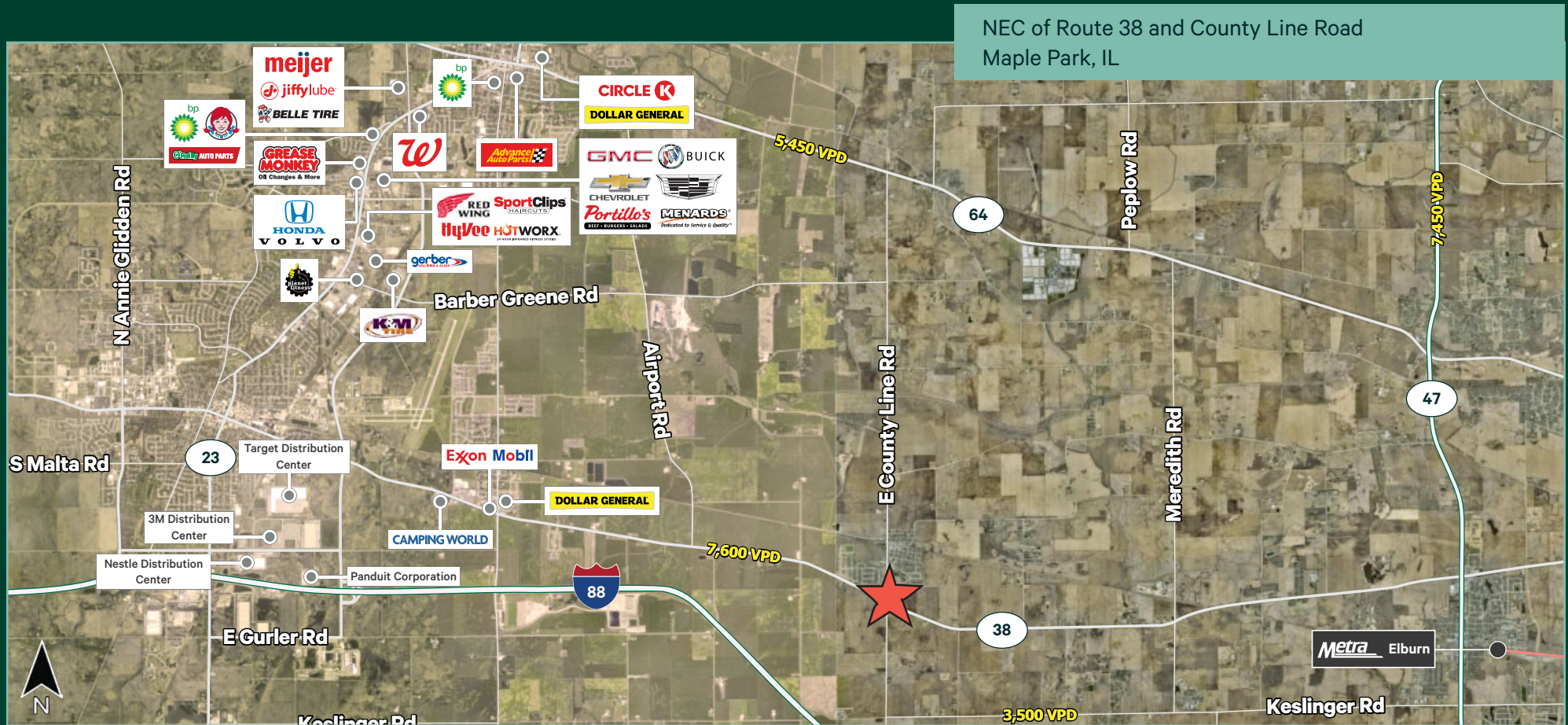


Prime Development Opportunity



Property Highlights

NEC of Route 38 and County Line Road
Maple Park, IL

For Sale ±9.02 Acres

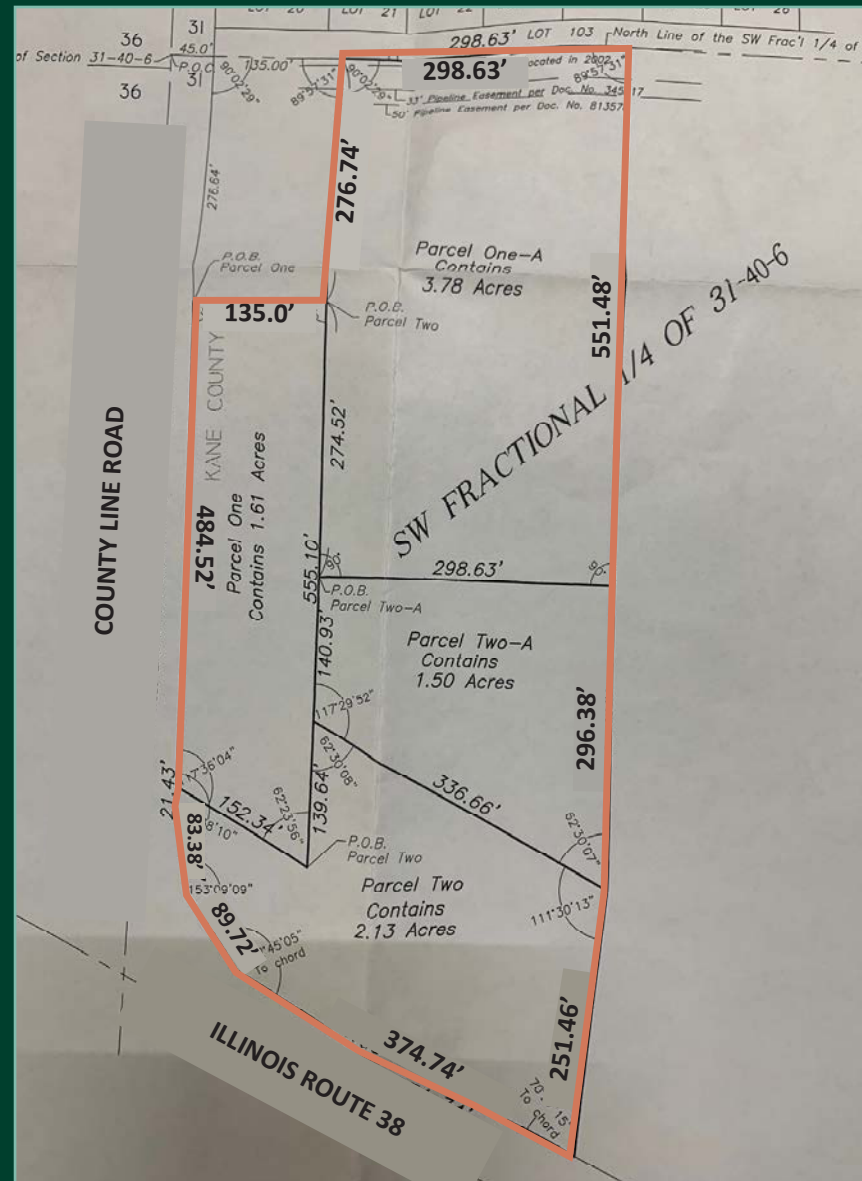
- + Zoned B-2 General Business District
- + Video gaming allowed
- + Utilities to site
- + Conveniently located at the lighted intersection of Route 38 & County Line Rd
- + Ample frontage long Rt 38 & County Line Rd
- + Access to I-88 via Peace Rd
- + Traffic Counts:
 - 7,600 vehicles per day on Route 38 - 975 trucks per day
 - 4,550 vehicles per day on County Line Rd
 - 31,000 vehicles per day on I-88 - 3,800 trucks per day
- + PIN Numbers: 07-31-300-004, 07-31-300-009, 07-31-300-011, 07-31-300-015
- + Taxes: \$7,112
- + Asking Price: \$975,000
- + Please call for additional Information

Site Aerial



±9.02
Acres

\$975,000
Asking Price



Area Amenities and Transportation Corridors

NEC of Route 38 and County Line Road
Maple Park, IL



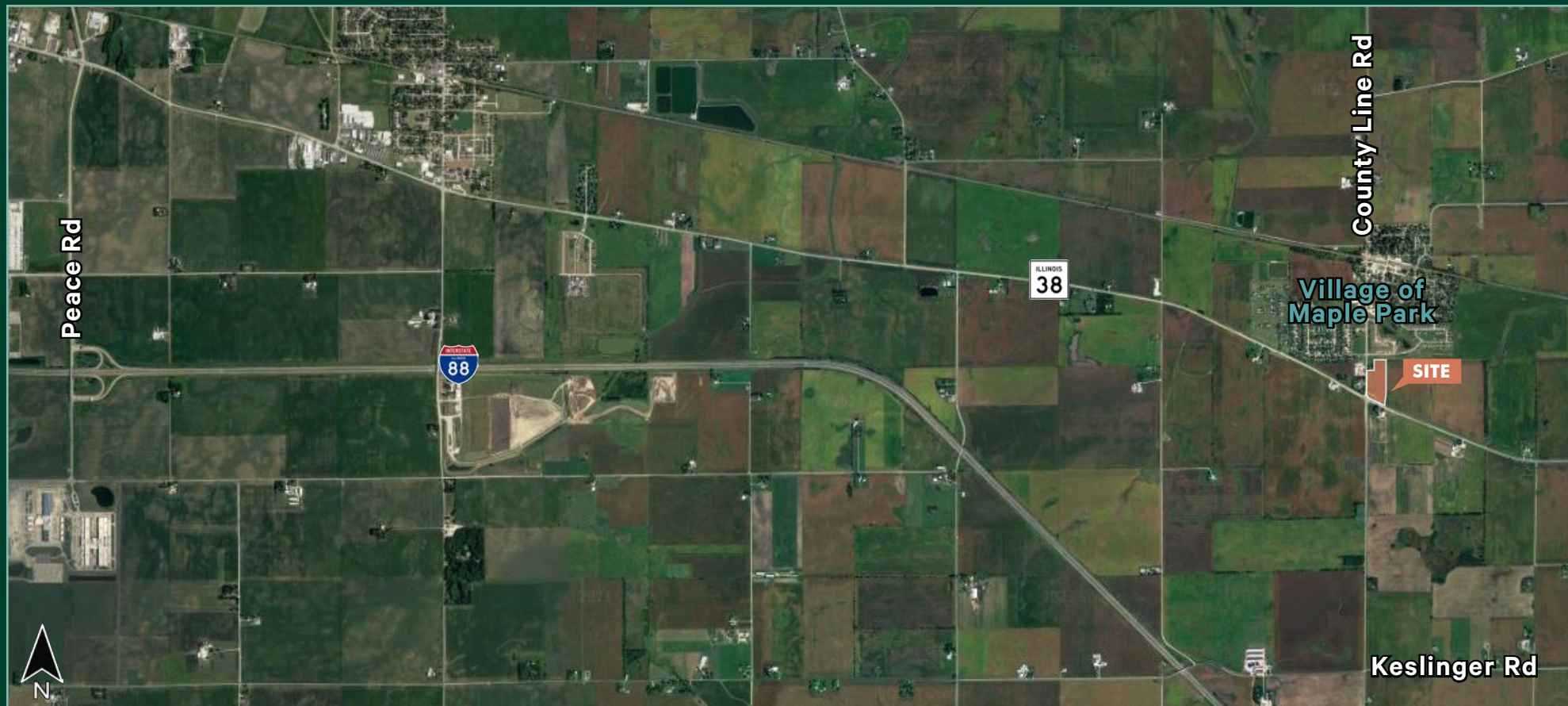
Demographic Snapshot

NEC of Route 38 and County Line Road
Maple Park, IL

	1 MILE	3 MILES	5 MILES
Population	1,509	2,106	5,552
Households	550	772	2,070
Average Household Income	\$113,730	\$115,878	\$110,267
Average Housing Value	\$260,197	\$285,580	\$273,710

Floodplains / Wetlands





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