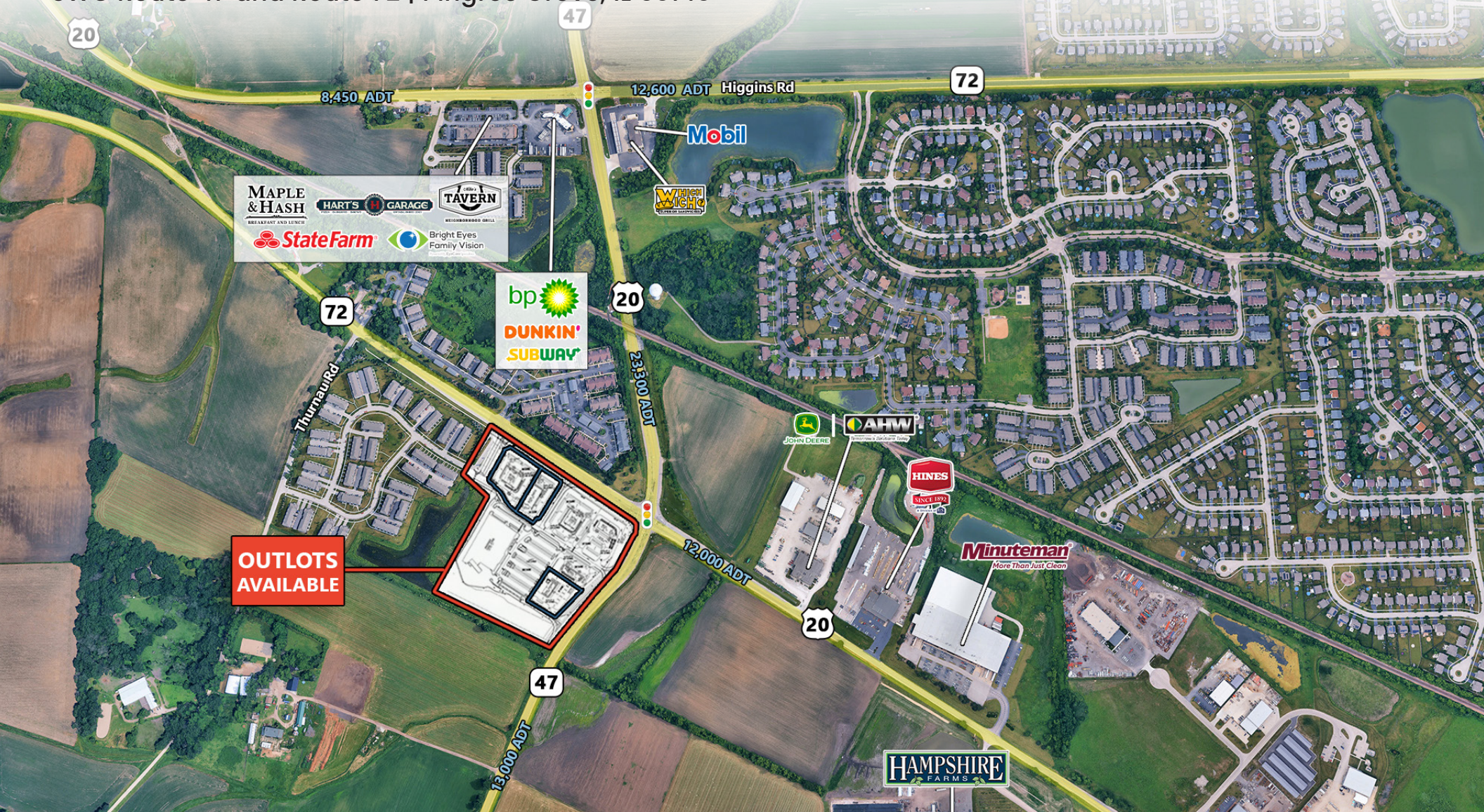


JOIN THE GROWTH OF ONE OF CHICAGOLAND'S FASTEST-GROWING SUBURBAN MARKETS

PINGREE GROVE OUTLOTS

SWC Route 47 and Route 72 | Pingree Grove, IL 60140



PINGREE GROVE OUTLOTS

SWC Route 47 and Route 72 | Pingree Grove, IL 60140

PROPERTY HIGHLIGHTS

- Prime, signalized corner at Route 47 & Route 72
- Six divisible outlots – ideal for restaurants, gas, retail, or service retail
- Proposed grocery anchor to drive daily traffic
- Excellent visibility, access, and flexibility with full cross-connectivity

LOCATION SNAPSHOT

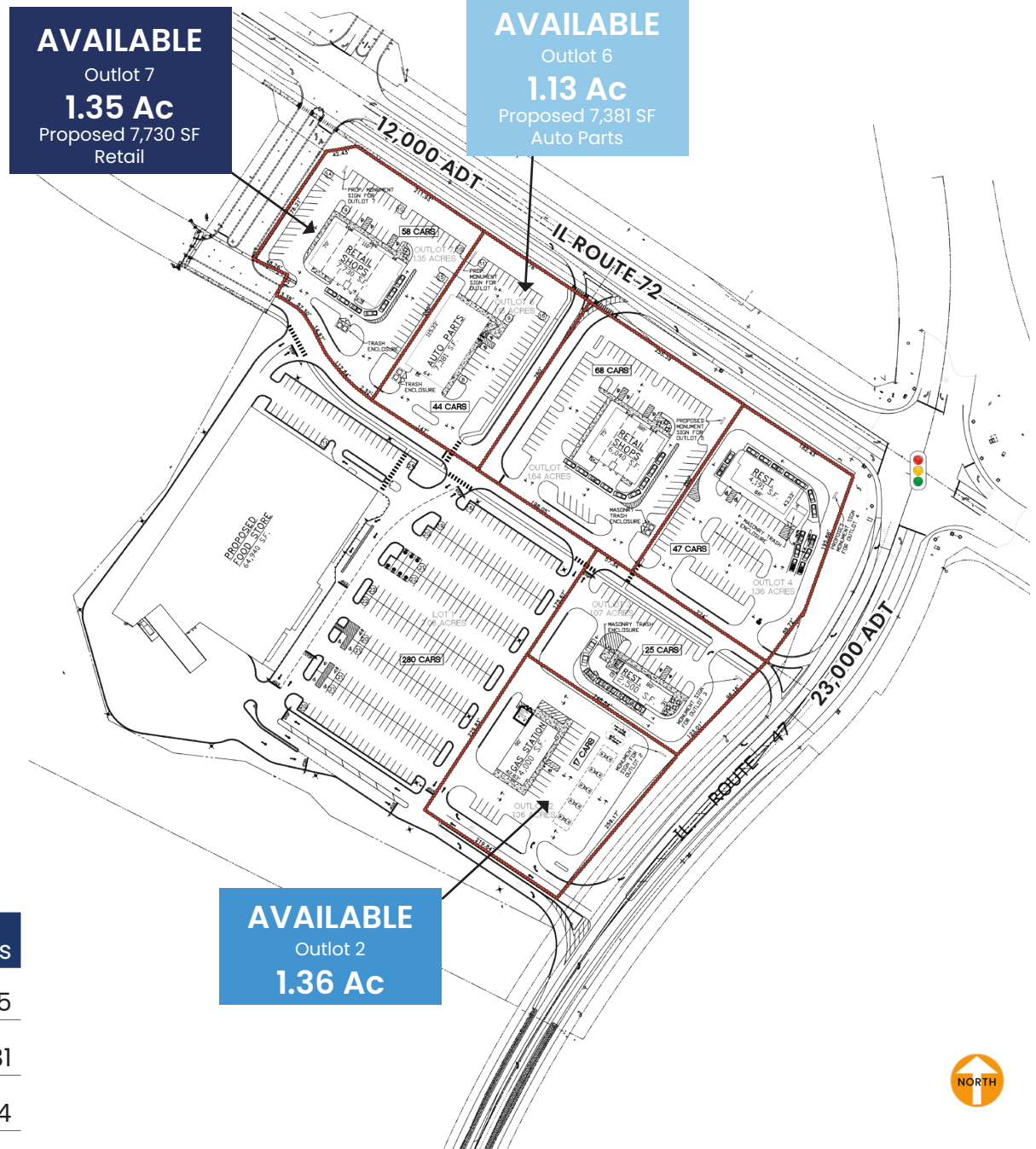
- At one of Pingree Grove's busiest intersections Serves fast-growing neighborhoods including Cambridge Lakes
- Central between Elgin and Hampshire in a major growth corridor

RESIDENTIAL GROWTH

- Cambridge Lakes: master-planned community with diverse housing
- Active homebuilding by national developers fueling retail demand
- Sustained population growth supports long-term success

DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Total Population	16,214	41,804	260,205
Average HH Income	\$148,382	\$129,915	\$137,781
Daytime Population	10,834	35,366	225,514



Residential Growth Map

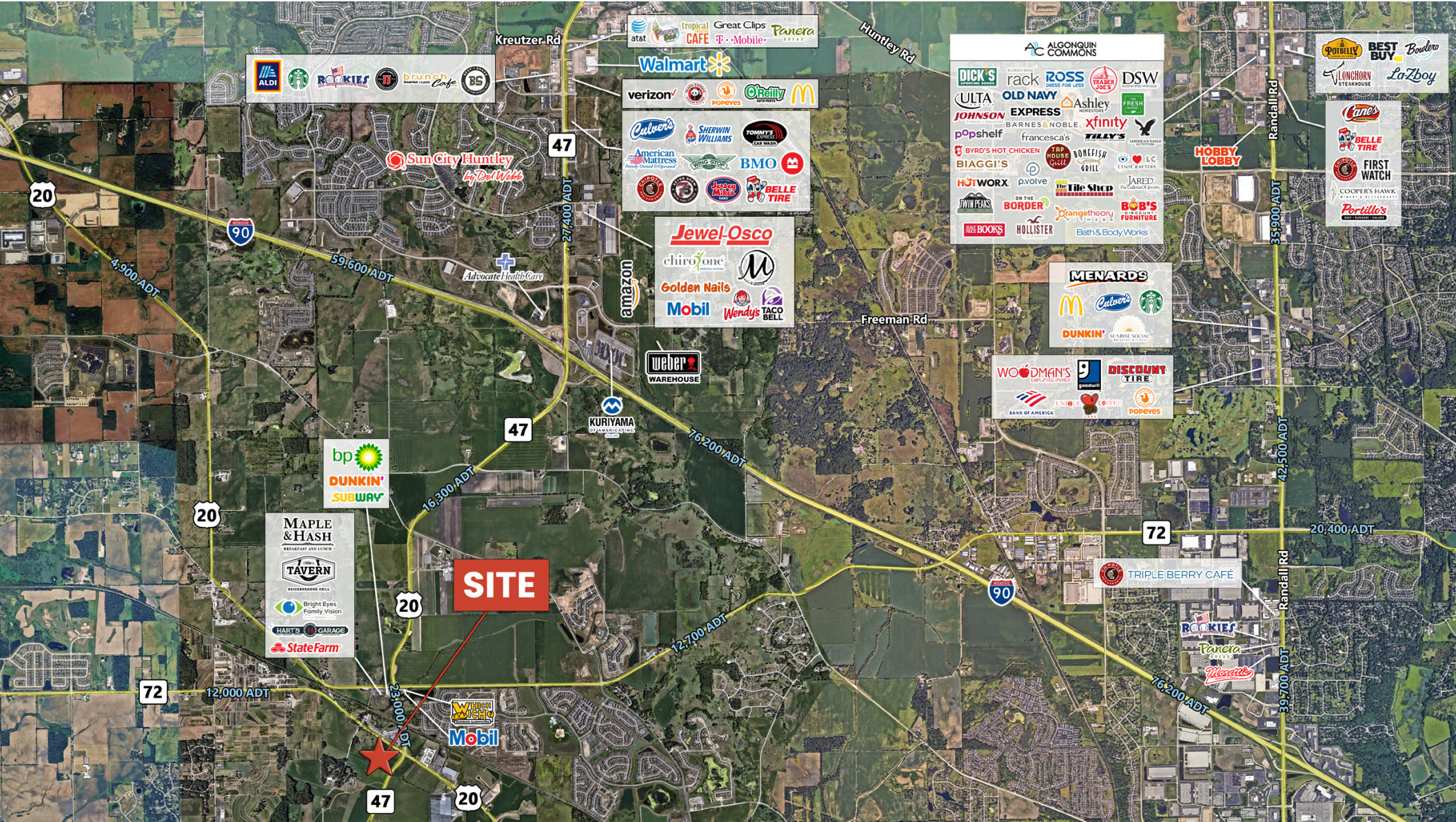
This map illustrates the residential growth plan for Elgin, Illinois, highlighting various planning districts and their projected housing unit contributions. The map includes the following key features:

- Planning Districts and Projections:**
 - Hampshire:** Approximately 1,200 New Housing Units.
 - Pingree Grove:** Approximately 1,000 New Housing Units.
 - Gilberts:** Approximately 1,200 New Housing Units.
 - Elgin:** Approximately 3,100 New Housing Units.
- Parks and Green Spaces:**
 - Camp Tomo Chi-Chi Knolls** (Green area in the northeast).
 - Pingree Grove F.P.** (Green area in the center).
 - Northwest Regional Park** (Green area in the southwest).
- Geographic Features:**
 - Village of Huntley** (North of Elgin).
 - Village of Hampshire** (West of Elgin).
 - City of Elgin** (Central and southern areas).
 - Heritage District** (South of Elgin).
- Infrastructure and Roads:**
 - Major Roads:** U.S. Interstate 90, U.S. Hwy. 20, U.S. Hwy. 72, Plank Road, Marshall Rd., and various local roads like Sandwald Rd., Manning Rd., and Reinking Rd.
 - Waterways:** Tyler Creek, Tyler Creek, and various smaller streams.
- Specific Planning Districts and Projects:**
 - R-1/R-5/C-1 PUD (Goebberts PUD)**
 - R-5/C-1 PUD (OAS PUD)**
 - Unincorporated C-1 PUD (Lazar PUD)**
 - C-1 PUD (C.L. Quick Stop of Belvidere Inc. PUD)**
 - R-1/R-5/C-1 PUD (Cambridge Lakes North PUD)**
 - R-1/R-5/C-1 PUD (Cambridge Lakes PUD)**
 - C-1 PUD (Old Oaks PUD)**
 - R-1/R-5/C-1 PUD (Cambridge Lakes PUD)**
 - I-1 C-1/I-1 PUD (Bell Land PUD)**
 - C-1/I-1 PUD (Central Tree Property PUD)**
 - C-1/I-1 PUD (Harrison PUD)**
 - R-1/R-5/C-1 PUD (Cambridge Lakes PUD)**
 - C-1 PUD (Noble Carrot PUD)**
 - R-5 PUD**
 - C-1 PUD (14N287 Property PUD)**
 - C-1 PUD (Anchor Spa Property PUD)**
 - C-1/I-1 PUD (MAS Supply and Elgin Die Molding INC PUD)**
- Other Labels:**
 - SITE** (Red box in the southwest).
 - Heritage Boundary Agreement Line** (Dashed line).
 - Elgin Boundary Agreement Line** (Dashed line).
 - Gilberts Boundary Agreement Line** (Dashed line).

PRIME RETAIL OUTLOTS AVAILABLE

PINGREE GROVE OUTLOTS

SWC Route 47 and Route 72 | Pingree Grove, IL 60140



FOR MORE
INFORMATION,
CONTACT

LAUREN SZYMELL
lszymell@arcgrp.com
630.908.5703

MATT CAVANAGH
matt@arcgrp.com
630.908.5694

**REALTY
RESOURCES**
MEMBER

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it.