

1480 E. Villa St., Elgin, IL

\$245,000



Property Highlights

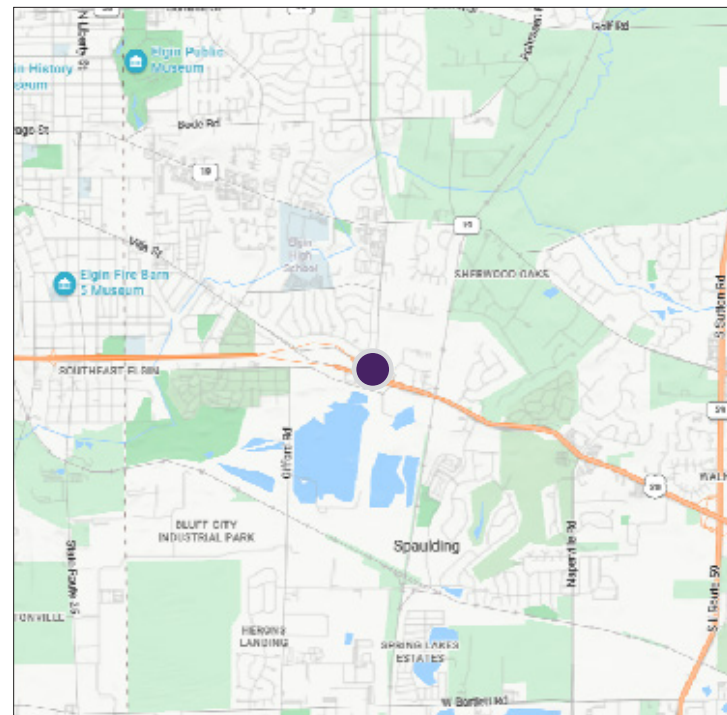
- 1.69 acre commercial/industrial land site
- Hard corner location on major west-bound thoroughfare into Elgin
- Prime location on busy Rte 20
- Potential development opportunities include retail, office, industrial and limited use - [click here for full list of uses](#)
- All utilities available to site
- Proposed 13,470 SF flex industrial warehouse building to be built on site
- Nearby businesses include Starbucks, Target, Panera Bread, Wendy's, Marshalls and several restaurants
- High traffic count: 38,924 vehicles daily
- Zoning: GI (General Industrial)
- Taxes (2022): \$7,385.44

Property Overview

A 1.69 acre (or 73,268 square foot) development site, located on a traffic-lit intersection in Elgin is available for sale at auction. Situated in a highly visible, hard corner location, in close proximity to downtown Elgin and major commercial thoroughfares, this site can be developed for a multitude of commercial uses, including industrial. All utilities are available to the site. Great opportunity for a developer or investor. Business in the area include Starbucks, Target, Panera Bread, Marshalls and several restaurants.

Elgin is one of the fastest growing suburbs south of Chicago. The site is just east of busy Harlem Avenue and is part of a growing local community with strong demographics.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	4,146	78,901	202,803
Households	1,302	25,244	65,836
Median Income	\$90,914	\$76,877	\$80,780



Daniel J. Hyman
President | Managing Broker
(312) 338 - 3003
dhyman@mpirealestate.com

Brad Thompson
Executive Director
(312) 338 - 3012
bthompson@mpirealestate.com

mpirealestate.com

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