



15N890 TYRRELL ROAD
GILBERTS, IL 60136

± 102 ACRES

PARCEL 1 44.9 ACRES PARCEL 2 57.5 ACRES

A STRATEGIC OPPORTUNITY

- Subject property is comprised of two parcels adjacent to I-90 and Tyrrell Road
- Parcel 1 borders I-90 to the north and Parcel 2 borders I-90 to the south
- Unincorporated Kane County adjacent to Gilberts, IL. A total of approximately 1.2 miles of tollway frontage. Ideal location for high-image users
- Accessible from I-90 via Route 47 or Randall Road with easy access to Higgins Road

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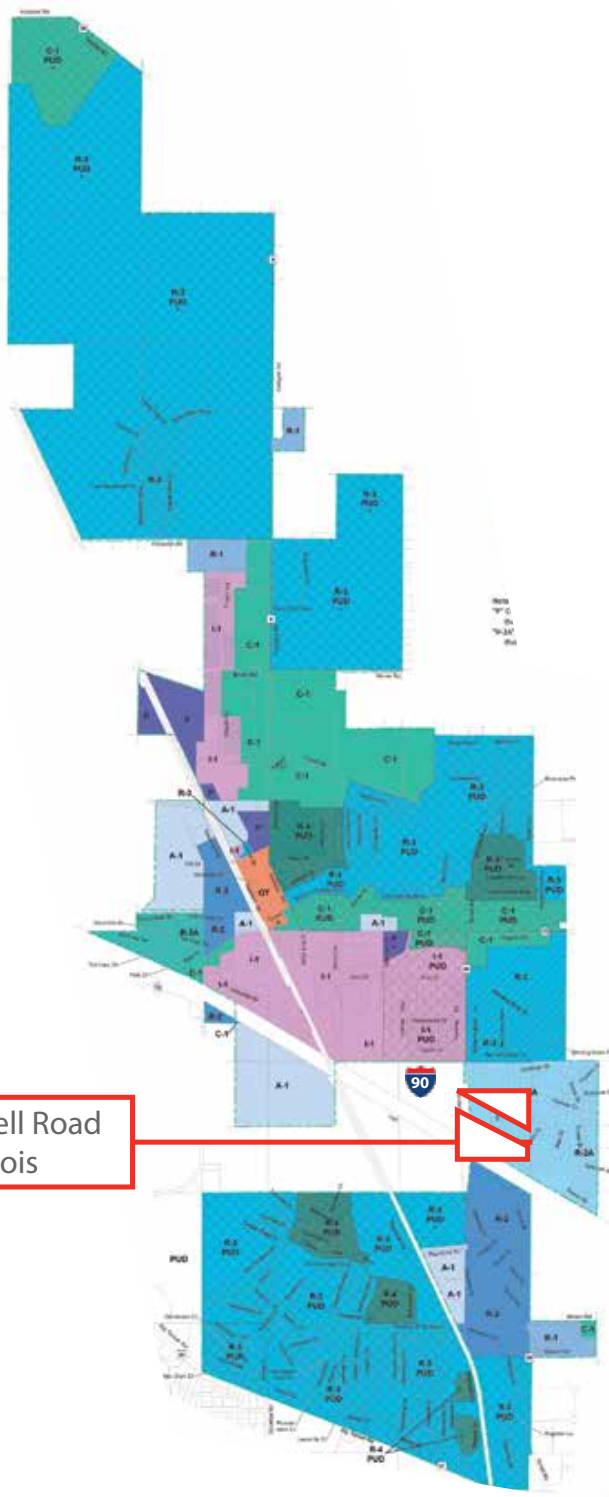
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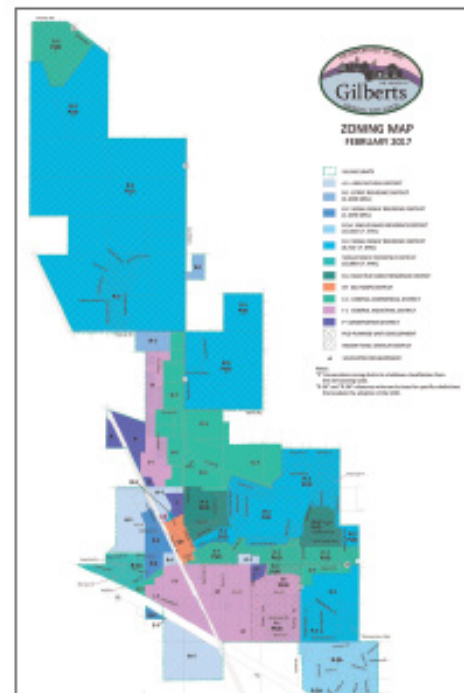
15N890 TYRRELL ROAD

GILBERTS, ILLINOIS

ZONING MAP



15N890 Tyrrell Road
Gilberts, Illinois



AREA AMENITIES



145 Retail stores within 3 miles



52 restaurants and bars within 3 miles

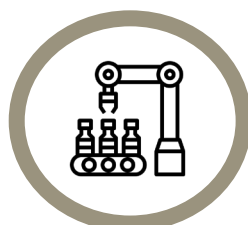


Other points of interest:
Elgin Community College, Sears Centre Arena and Sherman Hospital

OPTIMAL
USERS



LOGISTICS



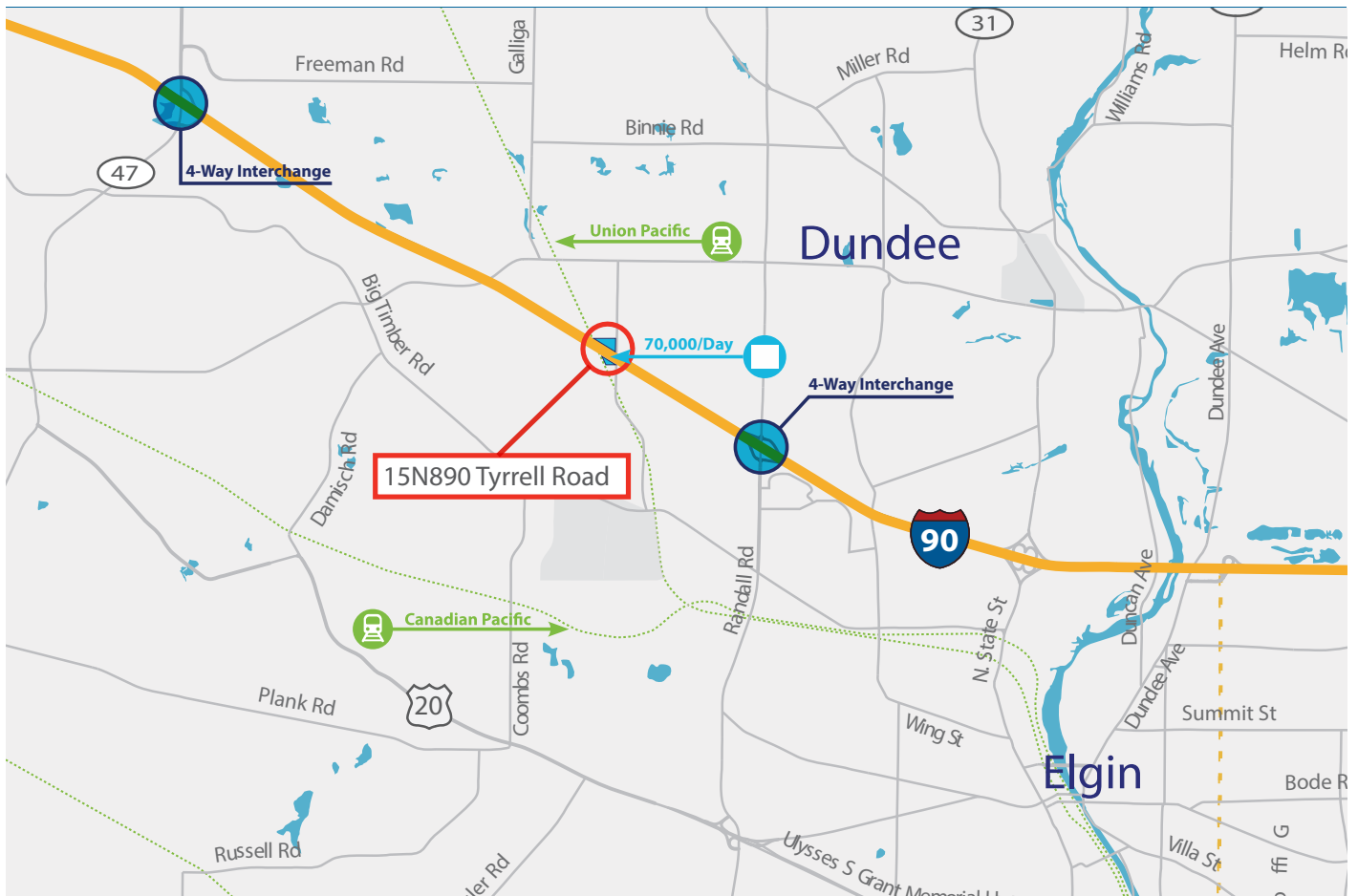
MANUFACTURING



DATA CENTER



WAREHOUSING



LOCATION SPECIFICS

8 Lanes: I-94 to Randall Road

6 Lanes: Randall Road to I-39

UP Rail Service potential on south parcel

Tollway Frontage: 1.2 miles with over 70,000 vehicles per day

DRIVE TIMES

I-90 via Randall Road: 3.2 miles; 6 minutes

O'Hare International Airport: 30 miles; 30 minutes

Midway International Airports: 55 miles; 1 hour

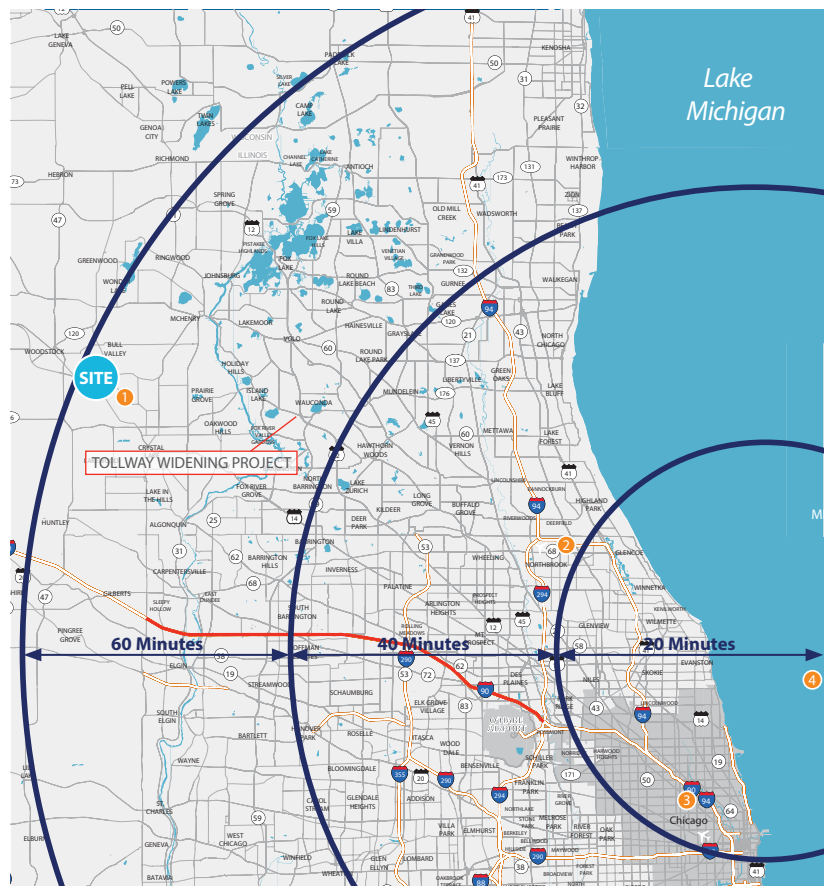
Downtown Chicago: 45 miles; 55 minutes

DEMOGRAPHICS (10 MILES)

Population: 397,263

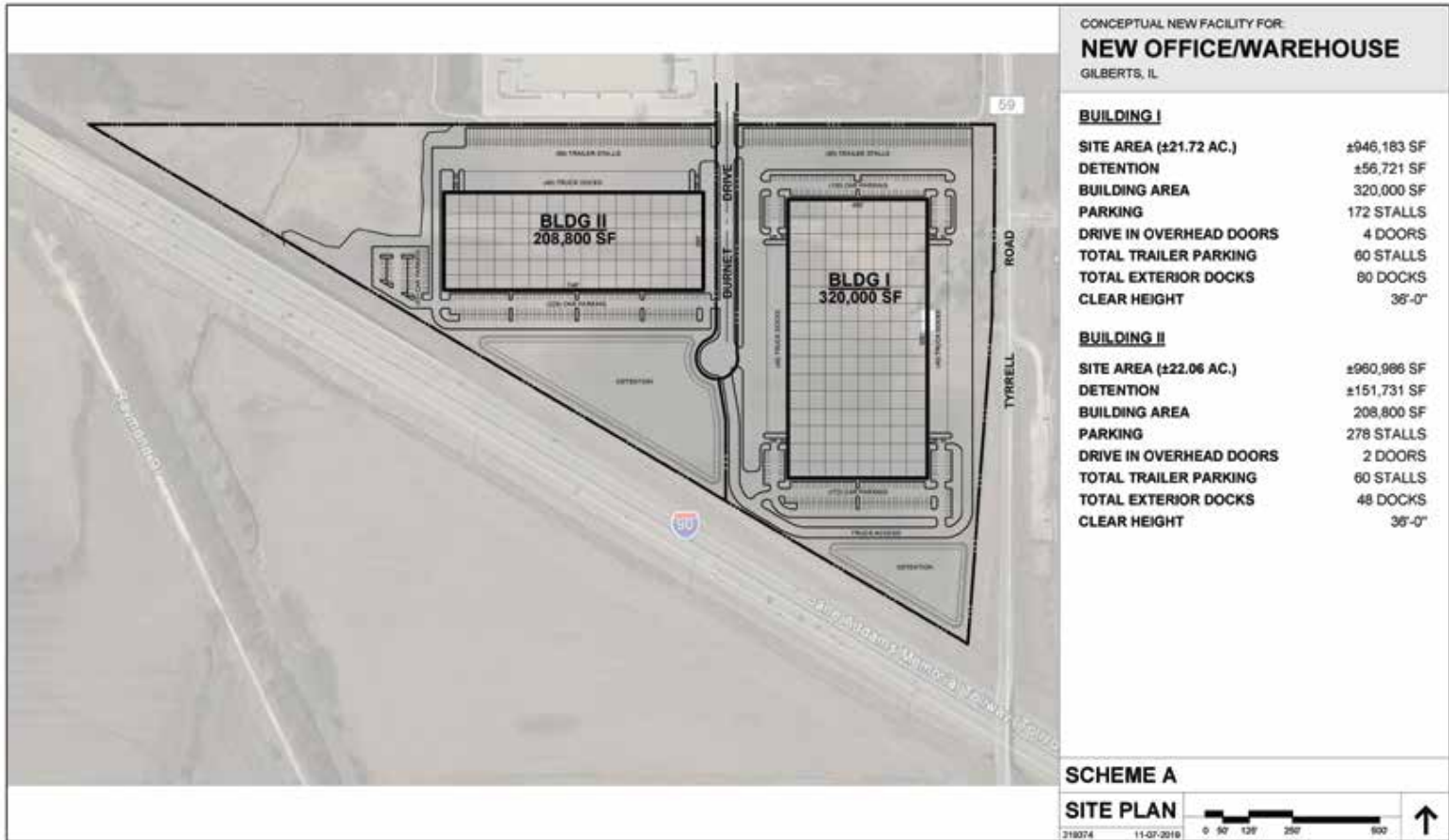
Households: 133,548

Median Household Income: \$82,120





CONCEPTUAL DEVELOPMENT PLAN



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