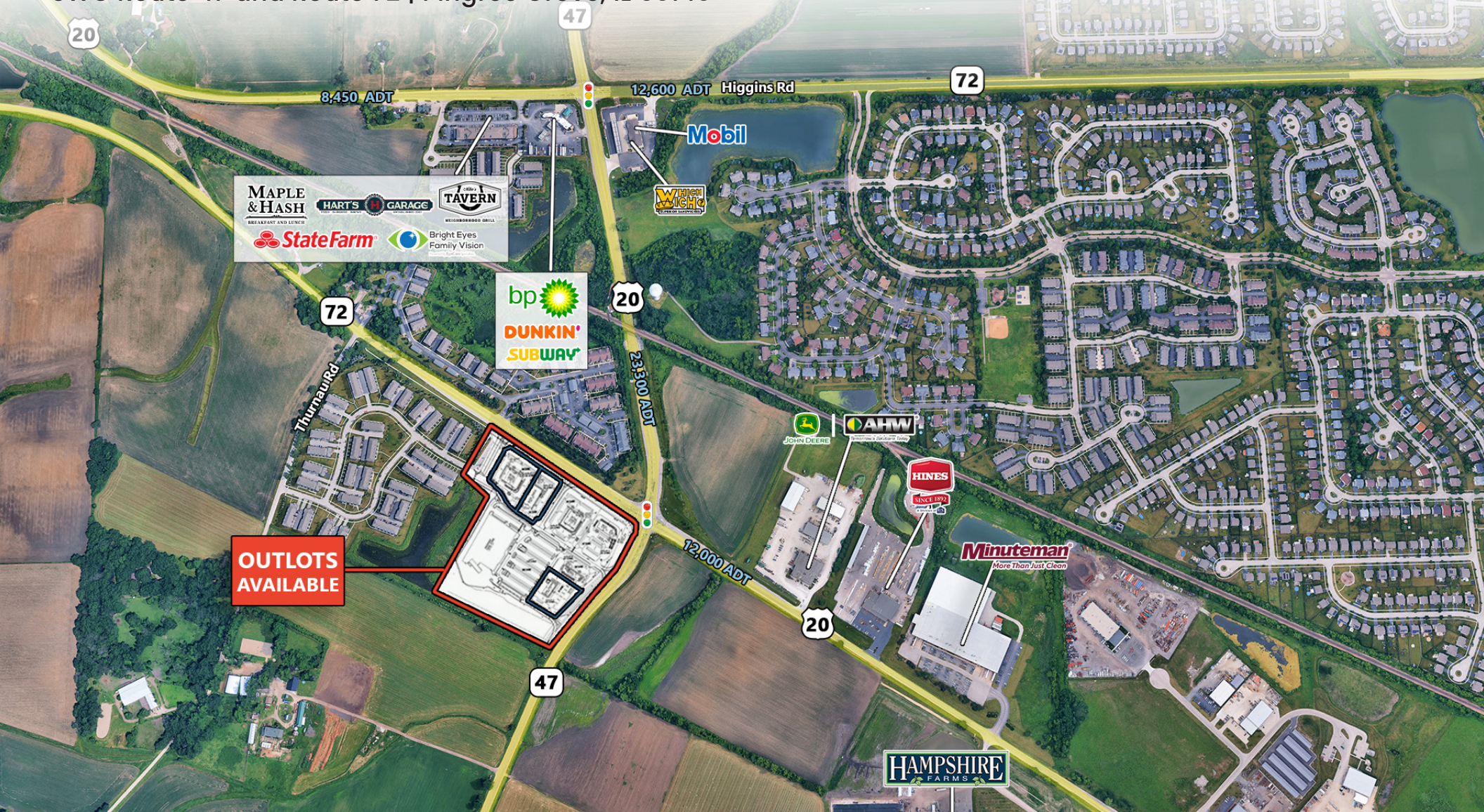


JOIN THE GROWTH OF ONE OF CHICAGOLAND'S FASTEST-GROWING SUBURBAN MARKETS

PINGREE GROVE OUTLOTS

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



PINGREE GROVE OUTLOTS

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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

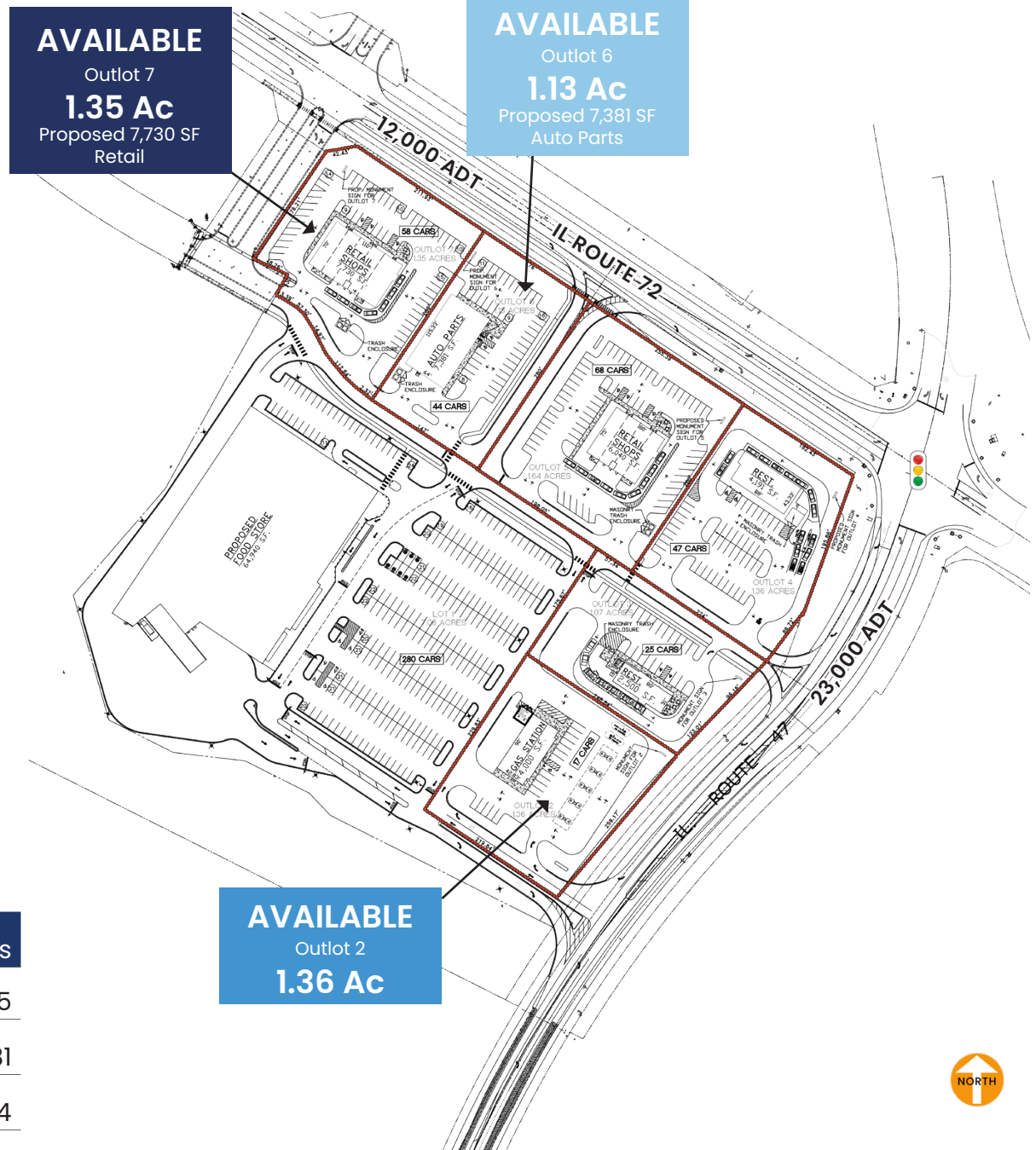
- At one of Pingree Grove's busiest intersections Serves fast-growing neighborhoods including Cambridge Lakes
- Central between Elgin and Hampshire in a major growth corridor

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, detailing various planning districts, parks, and projected housing units. The map is color-coded to distinguish between different types of areas and boundaries.

Planning Districts and Projections:

- Hampshire:** Approximately 1200 New Housing Units.
- Pingree Grove:** Approximately 1000 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**
- RUTLAND F.P.**
- PINGREE GROVE F.P.**
- NORTHWEST REGIONAL PARK**

Other Key Features:

- City of Elgin:** The central urban area.
- Village of Huntley:** Located to the north.
- Village of Hampshire:** Located to the west.
- Heritage District:** Located in the southeast.
- Unincorporated Areas:** Several areas are labeled as unincorporated, including the Cambridge Lakes area.
- Highways:** U.S. Highway 90, U.S. Highway 20, and Illinois Route 72 are shown.
- Roads:** Major roads like Big Timber Rd., Sandwald Rd., Manning Rd., Reinking Rd., and Plank Road are labeled.
- Waterways:** The Elgin River and various creeks (e.g., Rakin Creek, Tyler Creek) are depicted.
- Boundaries:** The Elgin Boundary Agreement Line is clearly marked, separating the City of Elgin from surrounding areas.

Legend:

- Blue:** Water bodies (rivers, creeks, lakes).
- Green:** Parks and Forest Preserves (F.P.).
- Grey:** City of Elgin.
- Light Green:** Other parks or green spaces.
- Yellow:** Unincorporated areas.
- Orange:** Specific planning districts or areas.
- Red:** The "SITE" location, highlighted in a red box.
- Black:** Major roads and highways.
- Blue Dashed:** Elgin Boundary Agreement Line.
- Black Dashed:** Hampshire Boundary Agreement Line.
- Black Dotted:** Future Reinking Road Alignment.

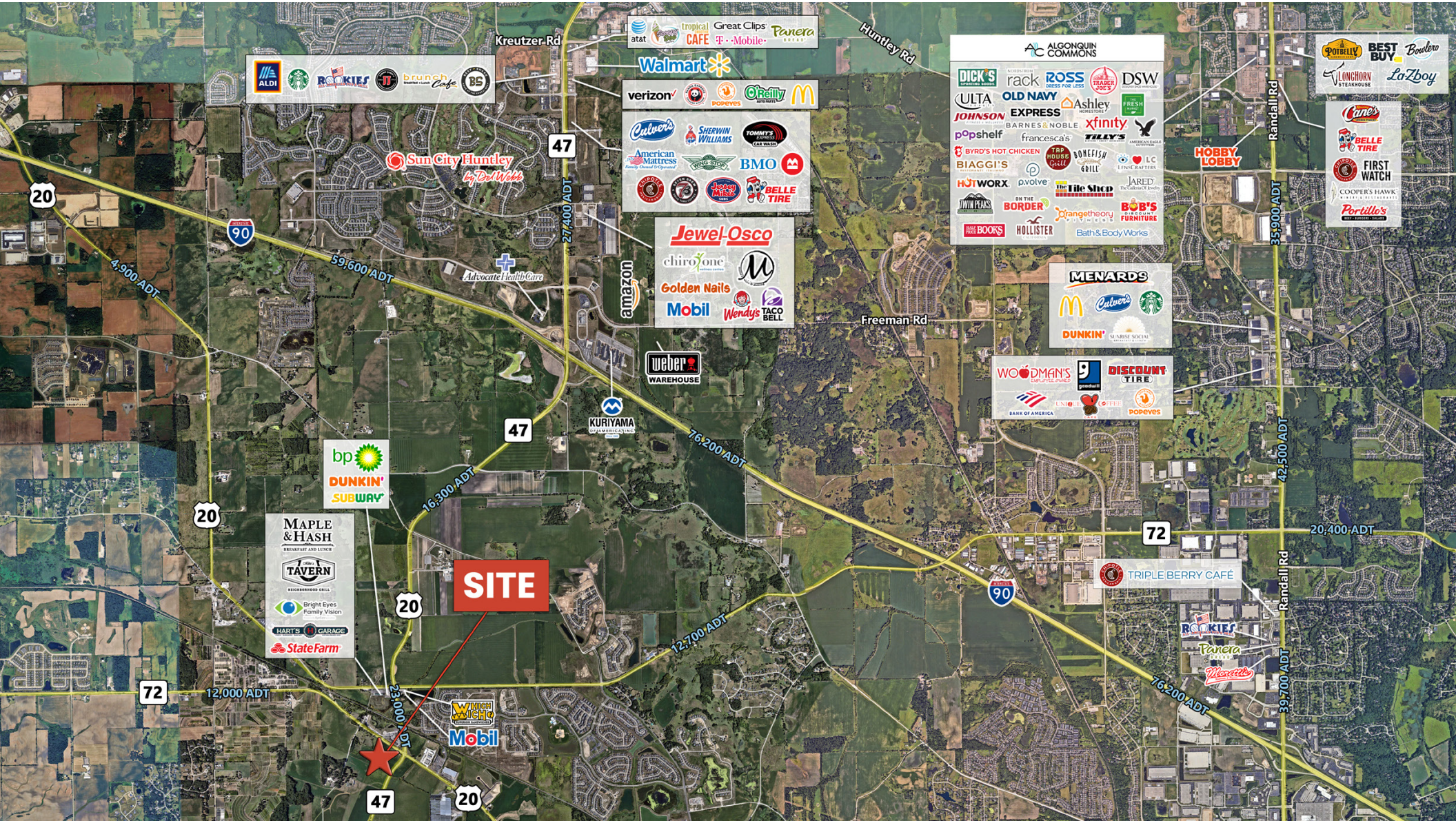
Planning Districts (PUDs) and Other Labels:

- R-1/R-5/C-1 PUD (Goebberts PUD)**
- R-5/C-1 PUD (OAS PUD)**
- PD-R/C (Pioneer Landing)**
- R-1/R-5/C-1 PUD (Cambridge Lakes North PUD)**
- 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 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)**
- R-5 PUD**
- C-1 PUD (Noble Carrot 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)**

PRIME RETAIL OUTLOTS AVAILABLE

PINGREE GROVE OUTLOTS

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



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**REALTY
RESOURCES**
MEMBER

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