



13766 IL-76, Poplar Grove, IL 61065

\$400,000

4.6 Acres | Corner Lot | Poplar Grove, IL

4.6 Acres | Corner Lot | Poplar Grove, IL | Development Opportunity



Paul Proano
 IL, 86841-94, RB20001084
 312.860.4043

Listing Added: 03/12/2023

Listing Updated: 03/12/2023



Details

Asking Price	\$400,000	Property Type	Land
Subtype	Commercial, Industrial	Permitted Zoning	GB
Lot Size (acres)	4.66	Price/Sq Ft (Land Value)	\$85,836/SF
Broker Co-Op	Yes	APN	0326180006

Marketing Description

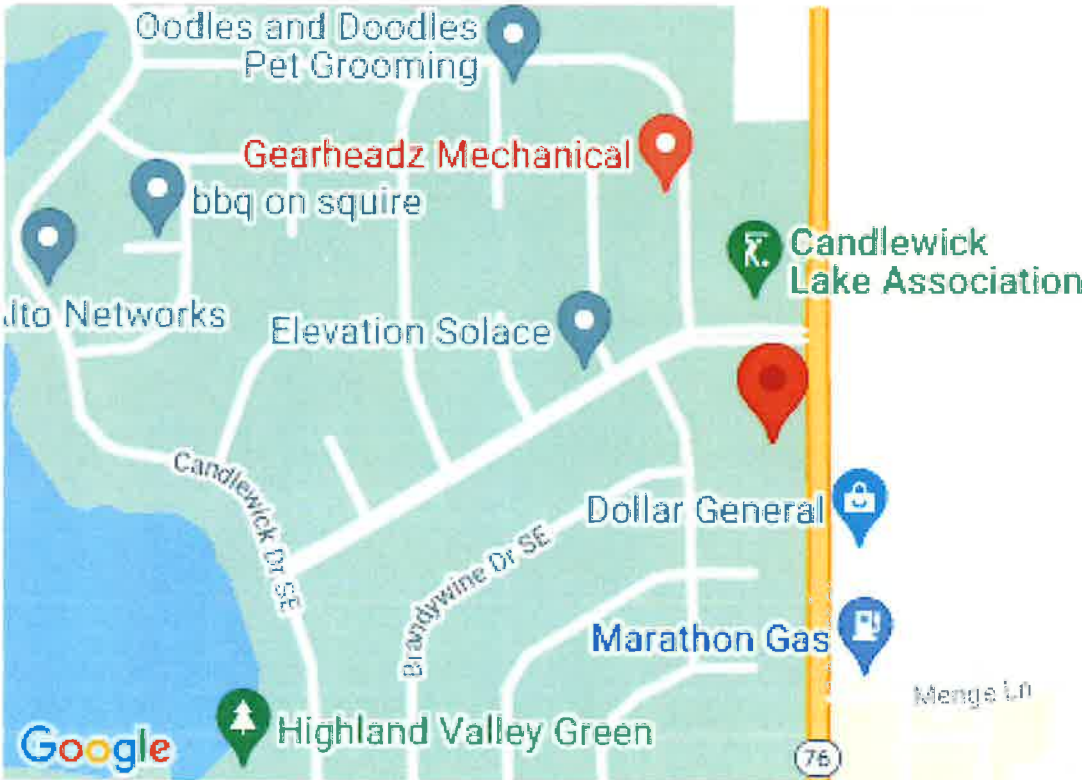
Paul Proano Properties has been exclusively chosen to market this 4.66-acre improved corner lot property in Poplar Grove, IL. The site has been improved with all utilities except for water service which is 110 feet away across route 76 rd. Being Zoned GB, this potential development site would be an approved location for a retail strip center, single standing retail, storage facility, car wash, day care & Cannabis Dispensary. Backing up to roughly 2,600 residential homes in a private community, the demand is there for development at this location to service the residents needs while Poplar Grove continues to see economic development due to being located only 6 miles from the I-90 expressway. The Village of Poplar Grove has worked diligently with surrounding taxing districts and economic development partners to create an Enterprise Zone at the corridor of IL-76 and IL-173 where business and entrepreneurs have access to economic opportunity and growth incentives.

Zoning Permits for this location: Personal or Professional Service Indoor Retail Sales/Service Indoor Repair Sales/Service Public Parks and Open Space Utilities Wireless Communication Facility Indoor Lodging (bed and breakfast) Indoor Lodging (commercial) Daycare Facility Boarding Houses Permitted by Special Use: Public and Private Institutional Outdoor Retail Sales/Service Indoor Entertainment Sales/Service Outdoor Entertainment Sales/Service Vehicle Related Sales and Service Animal Boarding Indoor Lodging (bed and breakfast) Indoor Lodging (commercial) Daycare Facility Boarding Houses Parking Lot (off-site) Self-Service Storage Facilities (mini warehouses) Adult-use Cannabis Dispensing Organization Adult-use Cannabis Transporting Organization or Transporter List of Allowable Accessory Uses: Permitted by Right: Garden/Tool Shed Permitted by Special Use: Private Recreational Facility Cemetery Related Activities Accessory Apartment Private Clubhouse Beer Garden Stadiums/Grandstands Mini WECS Outdoor Storage Accessory to Self-Service Storage Facilities List of Allowable Temporary Uses: Contractor's On-Site Equipment Storage Facility Contractor's Project Office On-site Real Estate Sales Office General Temporary Outdoor Sales Tents for Special Events Temporary Outdoor Food Stands Temporary Outdoor Seating and Services Re-Locatable Building Construction Dumpster

Investment Highlights

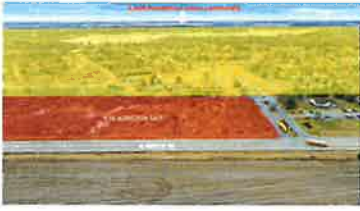
- 600 Feet Of Frontage
- All Utilities To Site Except Water (110 Feet Away)
- Corner Lot
- Backs Up To Residential Community With 2,600 Homes

Location (1 Location)



Map data ©2023

Property Photos (6 photos)



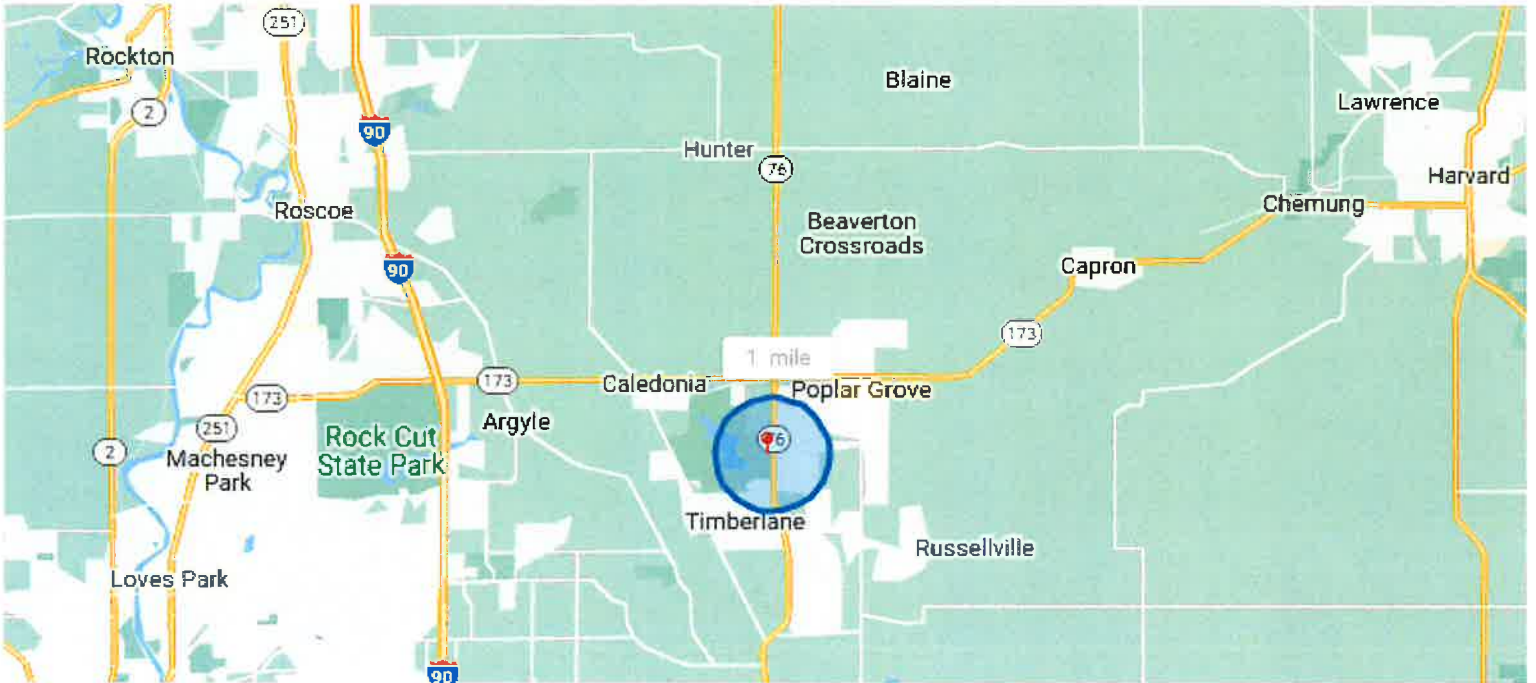
Demographic Insights



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Map data ©2023 Google

Population

3,216
3,500

0%

Compared to 3,229 in 2021

↓ -10%

Compared to 3,581 in 2018

3,000

2018

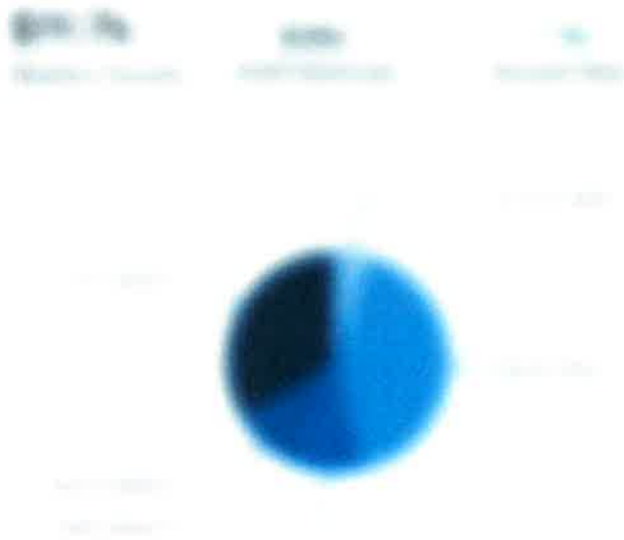
2019

2020

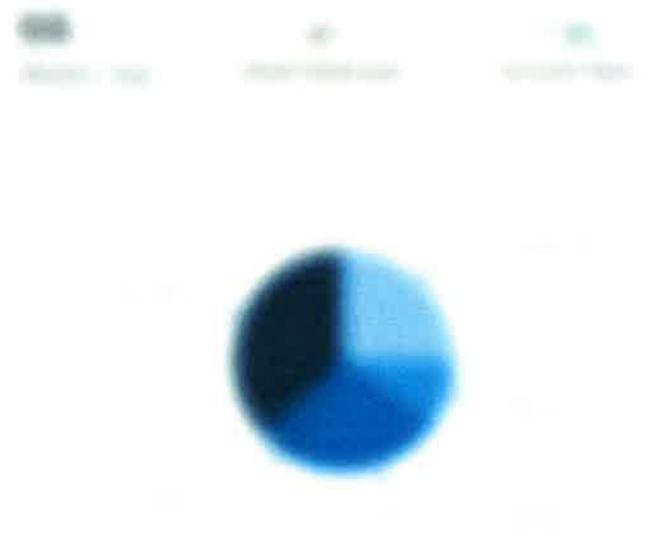
2021

2022

Household Income



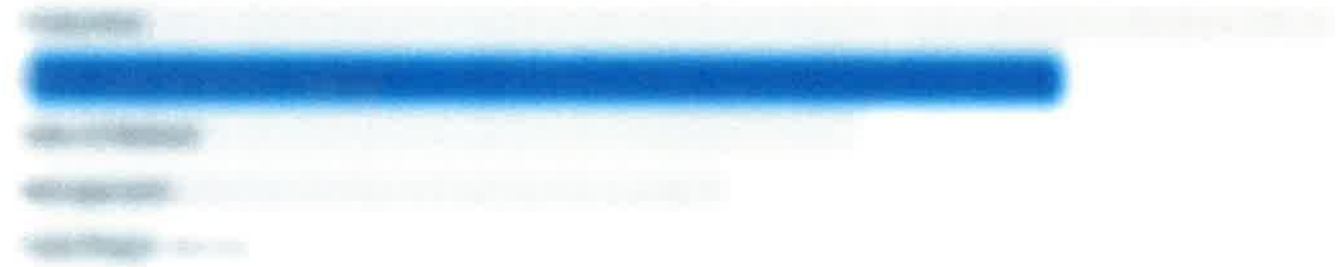
Age Demographics



Number of Employees

87.6%

Number of Employees



Housing Occupancy Ratio

3:1

Housing Occupancy Ratio



Renter to Homeowner Ratio

7:1

Renter to Homeowner Ratio

