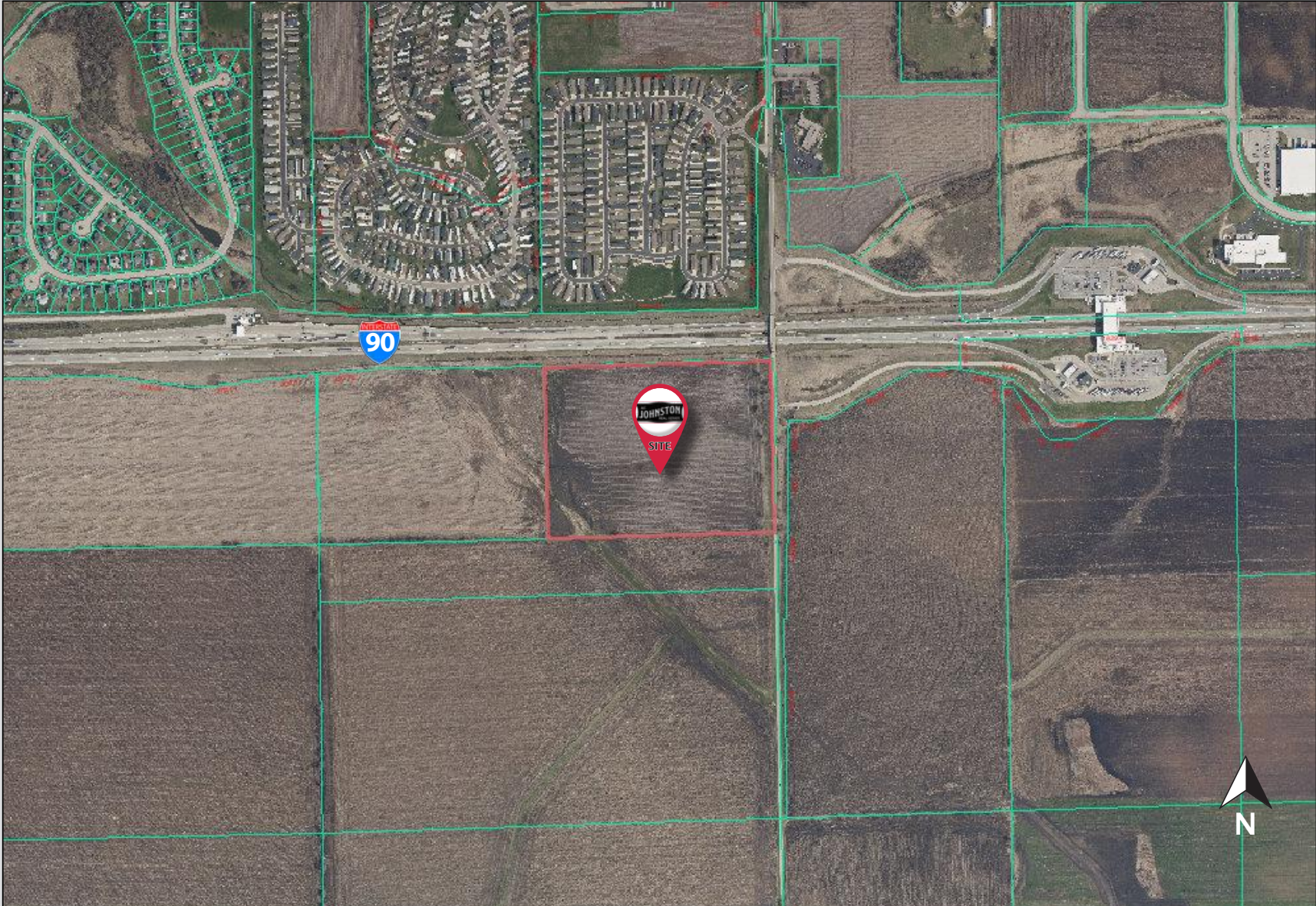


PEARL ST/I-90
BELVIDERE, IL



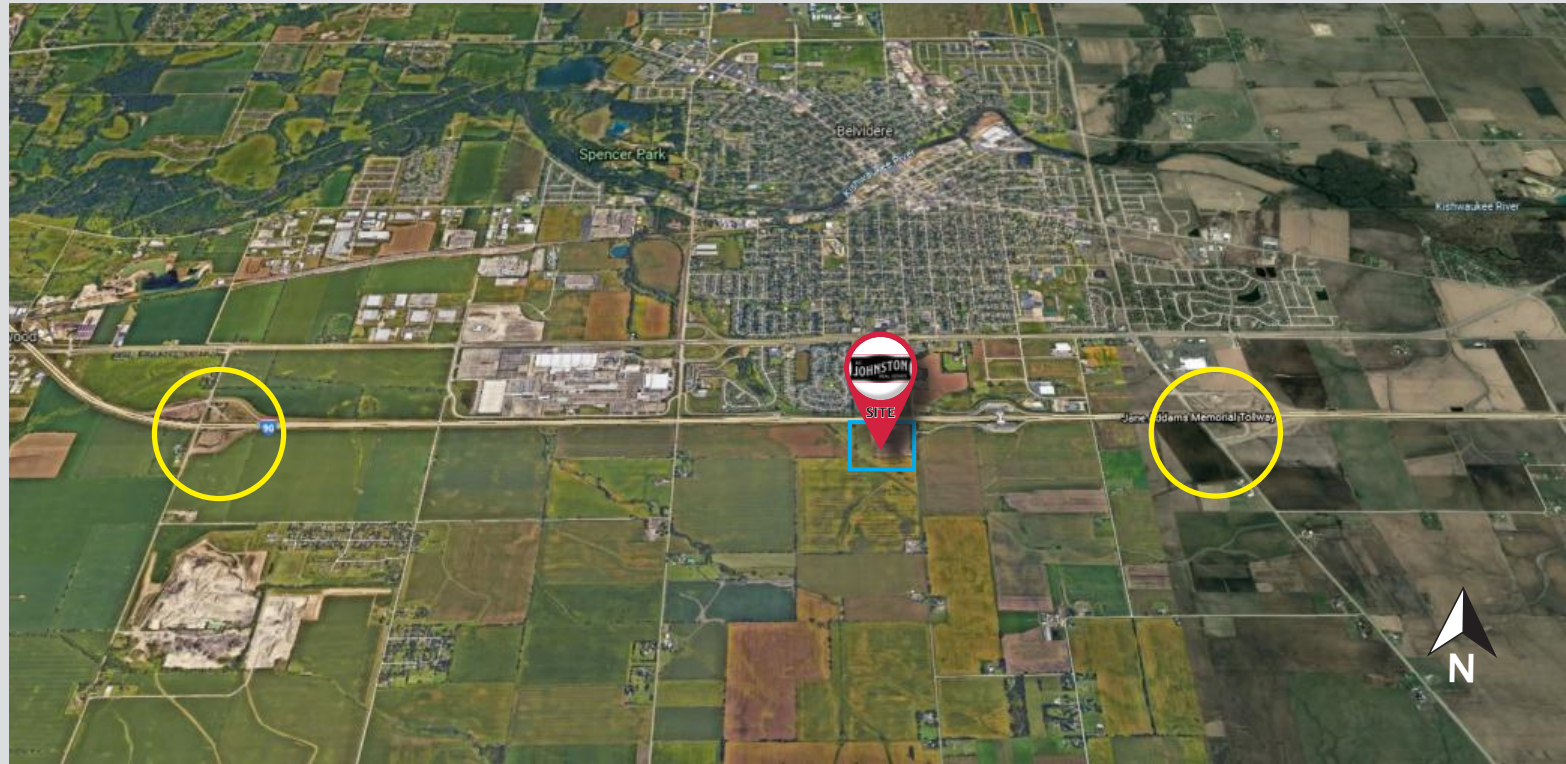
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FEATURES

- 28 Acre parcel
- Excellent Boone County location just east of FCA Belvidere Assembly Plant (Chrysler)
- Near Wal-mart and expanding retail
- High traffic area
- Situated between two busy interchanges

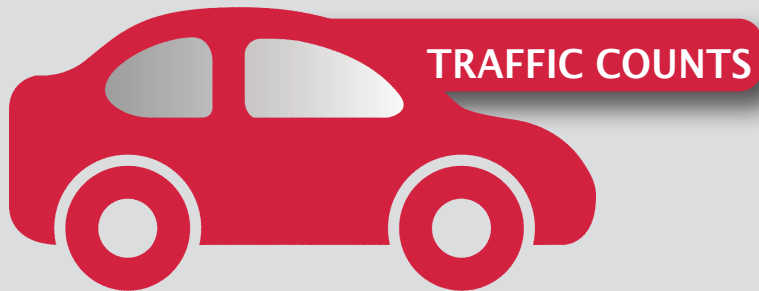


Parcel
Interchange

PEARL ST/I-90
BELVIDERE, IL



 **DEMOGRAPHICS**



AT GENOA RD
I-90: 52,700 per day
INTERCHANGE: 4,350 per day

445 Wild Flower Dr Belvidere, IL 61008		1 mi radius	3 mi radius	5 mi radius
POPULATION	2021 Estimated Population	4,020	24,852	28,992
	2026 Projected Population	4,018	24,824	28,980
	2010 Census Population	4,022	25,036	29,137
	2000 Census Population	3,165	21,121	24,317
	Projected Annual Growth 2021 to 2026	-	-	-
	Historical Annual Growth 2000 to 2021	1.3%	0.8%	0.9%
2021 Median Age	42.0	36.7	37.5	
HOUSEHOLDS	2021 Estimated Households	1,519	8,901	10,408
	2026 Projected Households	1,538	9,023	10,559
	2010 Census Households	1,471	8,684	10,133
	2000 Census Households	1,120	7,691	8,807
	Projected Annual Growth 2021 to 2026	0.3%	0.3%	0.3%
	Historical Annual Growth 2000 to 2021	1.7%	0.7%	0.9%
RACE AND ETHNICITY	2021 Estimated White	76.6%	75.0%	76.2%
	2021 Estimated Black or African American	4.2%	3.6%	3.5%
	2021 Estimated Asian or Pacific Islander	1.1%	1.1%	1.2%
	2021 Estimated American Indian or Native Alaskan	0.6%	0.6%	0.6%
	2021 Estimated Other Races	17.6%	19.7%	18.6%
	2021 Estimated Hispanic	33.2%	33.6%	31.7%
INCOME	2021 Estimated Average Household Income	\$59,992	\$62,986	\$67,681
	2021 Estimated Median Household Income	\$52,802	\$55,929	\$60,021
	2021 Estimated Per Capita Income	\$22,711	\$22,632	\$24,363
EDUCATION (AGE 25+)	2021 Estimated Elementary (Grade Level 0 to 8)	5.6%	9.6%	8.8%
	2021 Estimated Some High School (Grade Level 9 to 11)	12.3%	9.6%	9.0%
	2021 Estimated High School Graduate	42.7%	38.6%	38.1%
	2021 Estimated Some College	15.8%	19.5%	19.6%
	2021 Estimated Associates Degree Only	9.8%	7.2%	7.6%
	2021 Estimated Bachelors Degree Only	8.2%	10.3%	11.0%
2021 Estimated Graduate Degree	5.5%	5.2%	5.9%	
BUSINESS	2021 Estimated Total Businesses	91	696	842
	2021 Estimated Total Employees	1,237	8,917	10,677
	2021 Estimated Employee Population per Business	13.6	12.8	12.7
	2021 Estimated Residential Population per Business	44.3	35.7	34.4



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PEARL ST/I-90 BELVIDERE, IL



ZONING & GROWTH

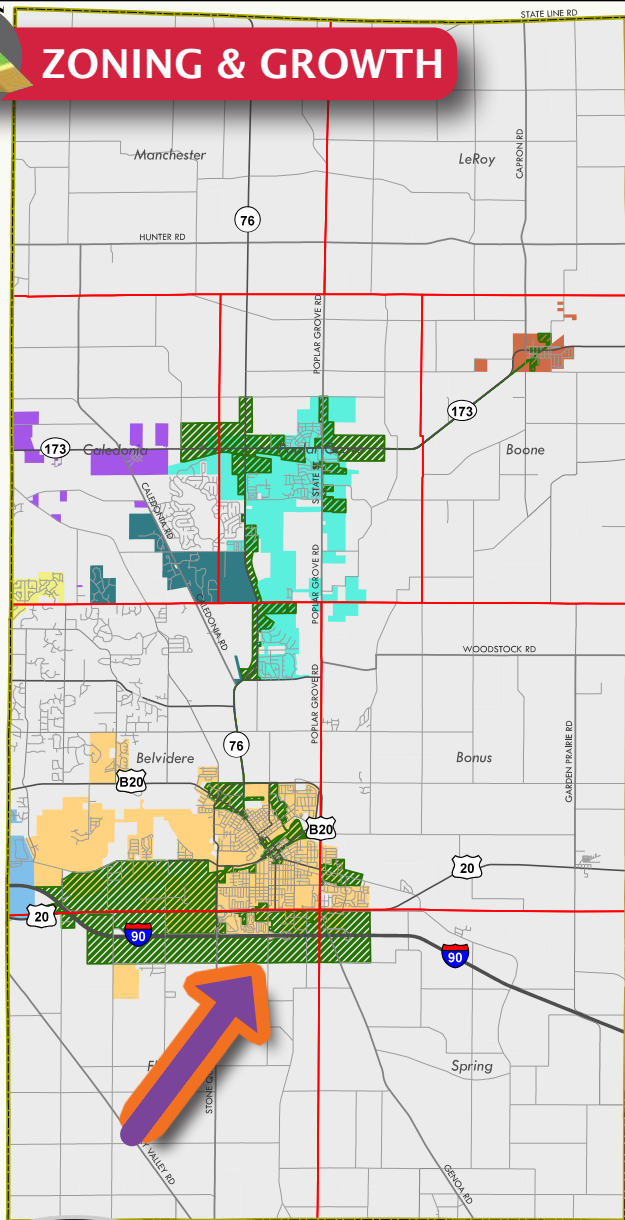


FIGURE 7.6
ENTERPRISE ZONE

- KEY**
- Enterprise Zone
 - MUNICIPALITY**
 - Belvidere
 - Caledonia
 - Capron
 - Cherry Valley
 - Loves Park
 - Poplar Grove
 - Timberlane
 - Townships
 - Boone County



0 1 2 4 Miles
1 in = 2 miles

Source: Boone County GIS Department, 2015; Region 1 Planning Council, 2018.

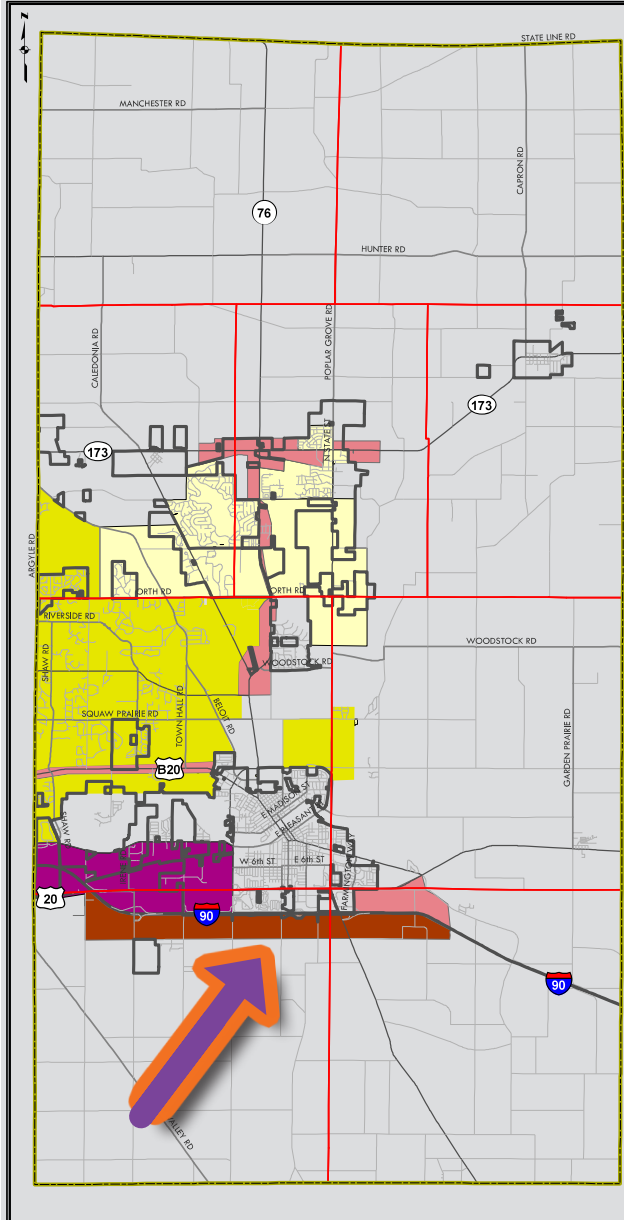


FIGURE 10.7
GROWTH AREAS

- KEY**
- Infill Residential
 - New Residential
 - Commercial
 - Industrial
 - Commercial And Industrial Mixed Use
 - Boone County
 - Townships
 - Municipal Boundaries

0 1 2 4 Miles
1 in = 2 miles

Source Boone County GIS Department, 2019; Region 1 Planning Council, 2018.



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