



15N890 Tyrrell Road, Gilberts, IL

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

EXCLUSIVE AGENTS

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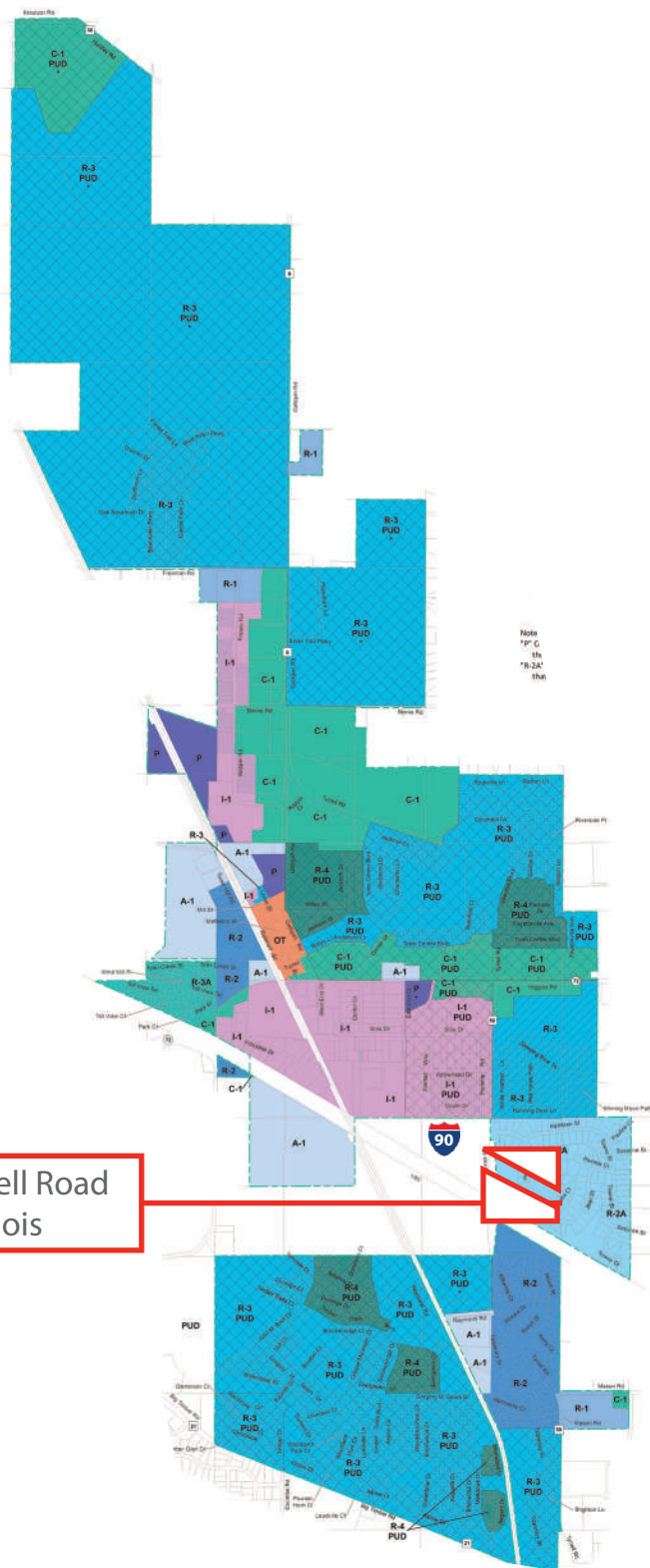
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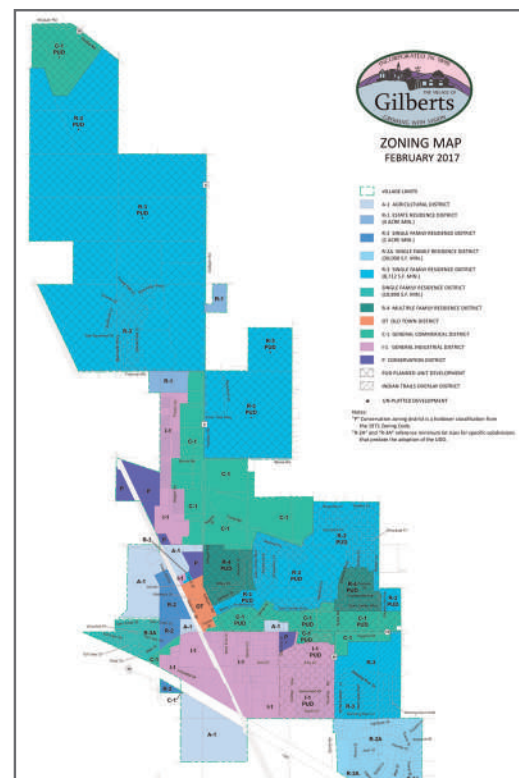
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ZONING Map

Gilberts, IL



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



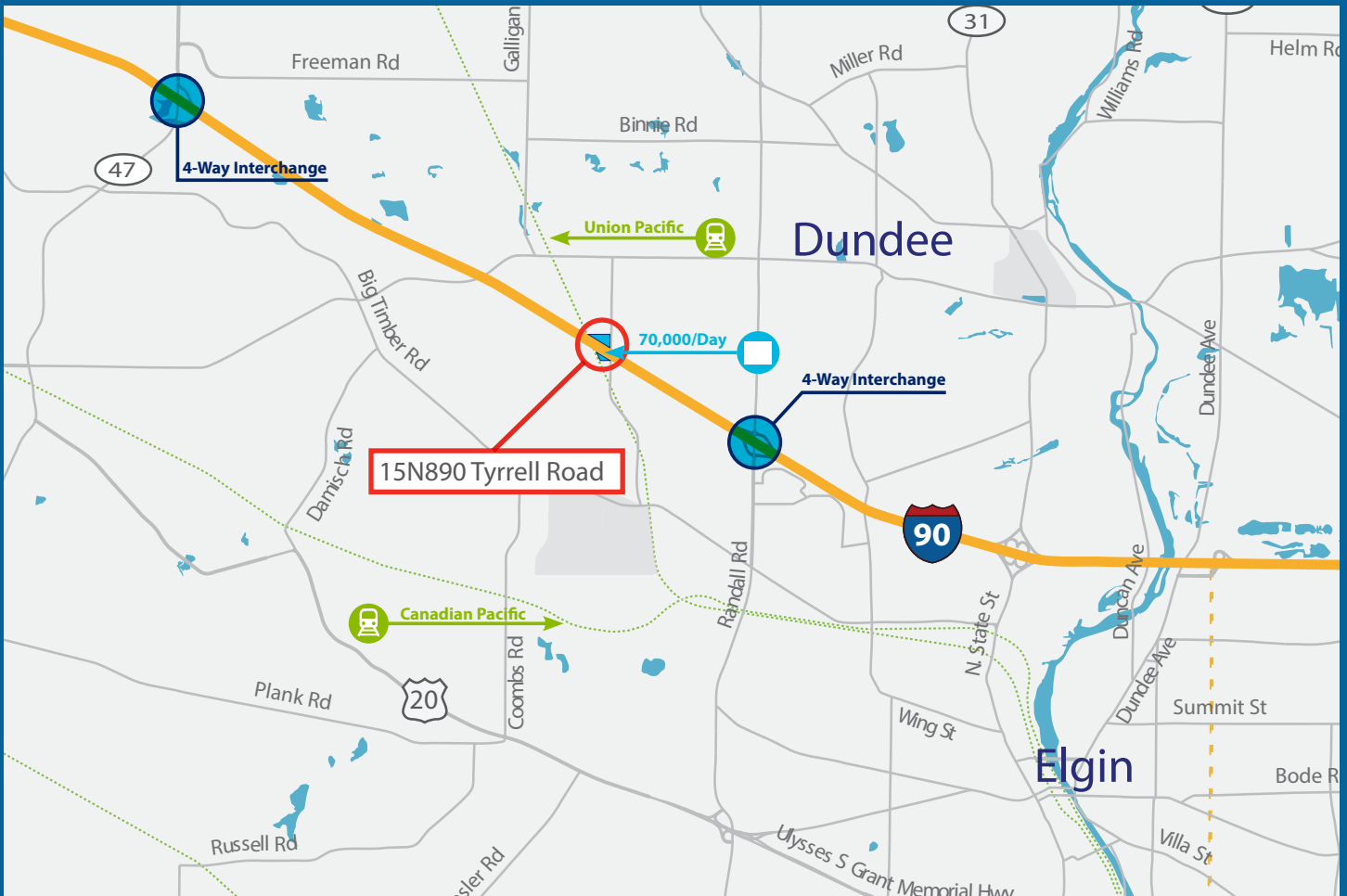
MANUFACTURING



DATA CENTER



WAREHOUSING



LOCATION SPECIFICS

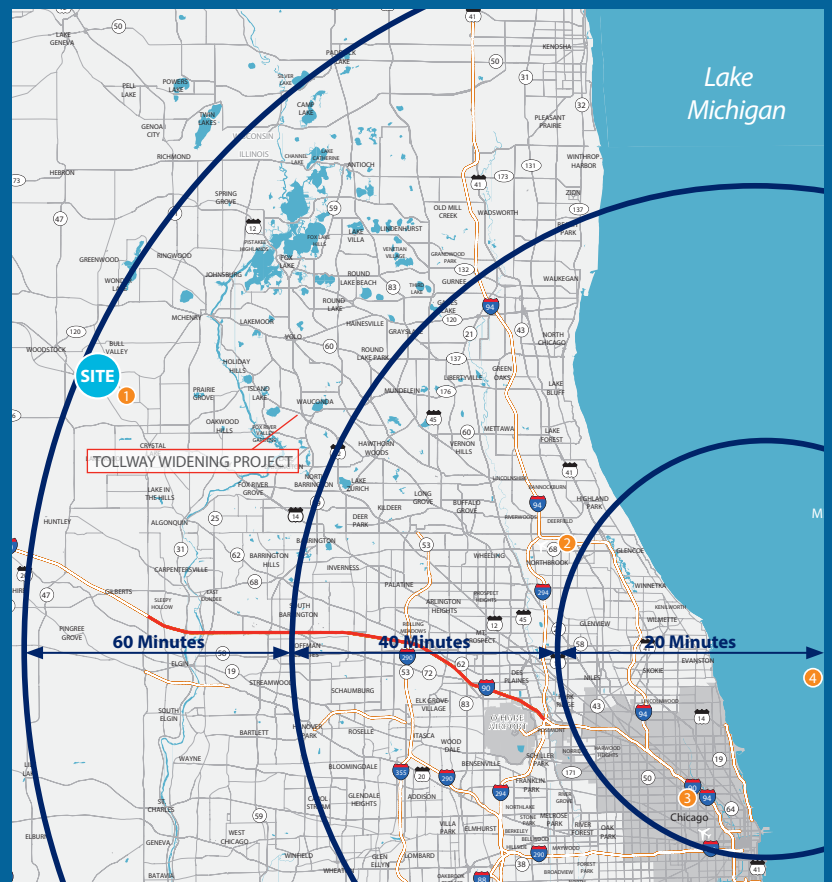
- 8 lanes: I-94 to Randall Road
- 6 lanes: Randall Road to I-39
- UP Rail Service potential on south parcel
- Tollway Frontage: 1.2 miles with over 70,000 vehicles per day

DRIVE TIMES

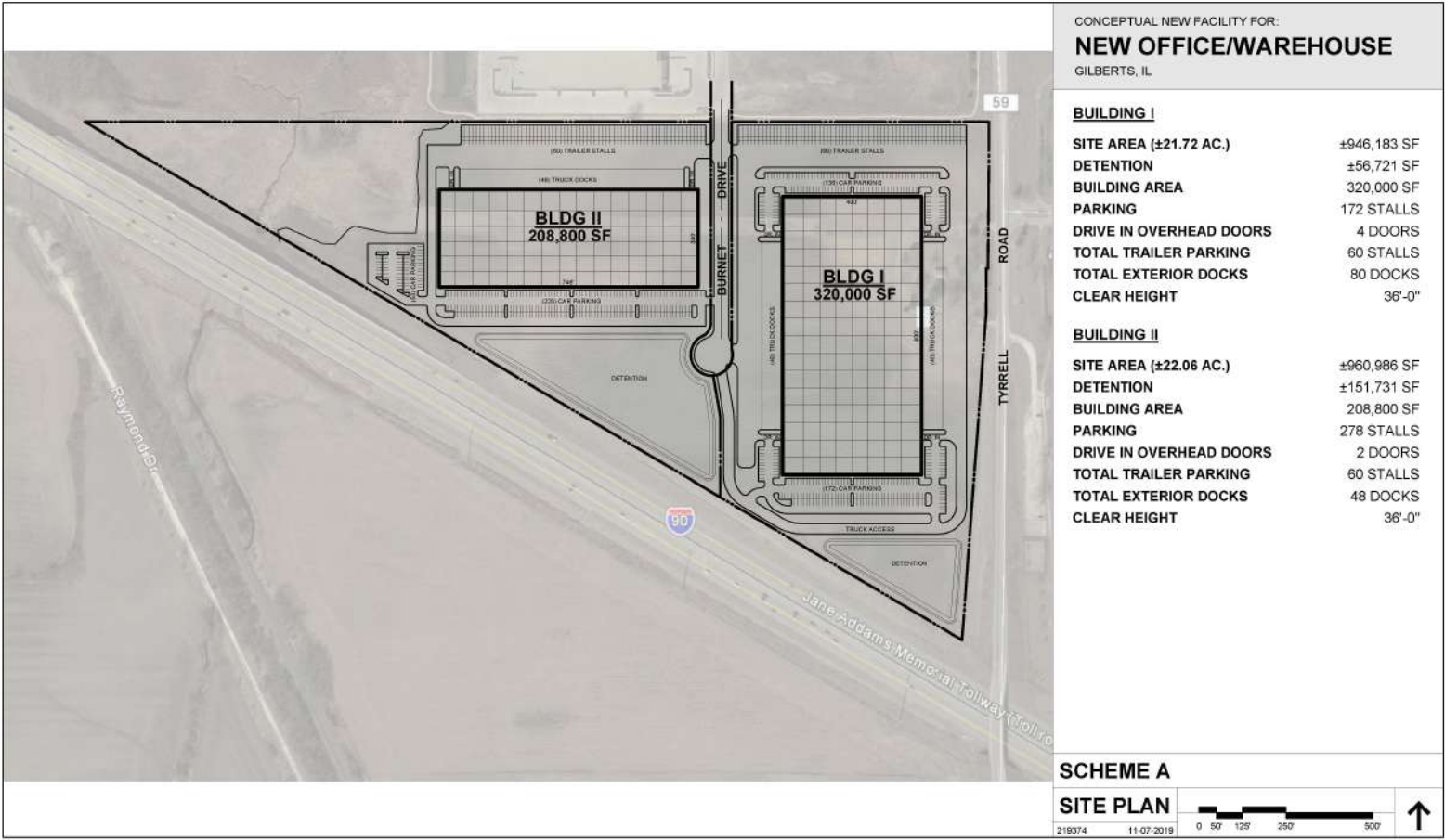
- ① I-90 via Randall Road: 3.2 miles; 6 mins
- ② O'Hare International Airport: 30 miles; 30 mins
- ③ Midway International Airports: 55 miles; 1 hour
- ④ Downtown Chicago: 45 miles; 55 mins

DEMOGRAPHICS (10-Miles)

- Population: 397,263
- Households: 133,548
- Median Household Income: \$82,120



CONCEPTUAL DEVELOPMENT PLAN



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