

**FOR SALE**

**6.50 Acre Land Site**

# PRIME REDEVELOPMENT OPPORTUNITY



## 414 E GOLF RD DES PLAINES, IL

- Focal point of Des Plaines Transit-Oriented Development (TOD) Plan
- Adjacent to Cumberland Metra Station (*Renovation/Expansion pending*)
- Situated at high traffic/high drive-by visibility intersection of Golf Rd and Wolf Road with signaled entry
- M-1 Zoning subject to "C" or "R" Zoning
- Five (5) miles from O'Hare International Airport
- Three (3) miles from I-294; 6.5 miles from I-290; 6.5 miles from I-90

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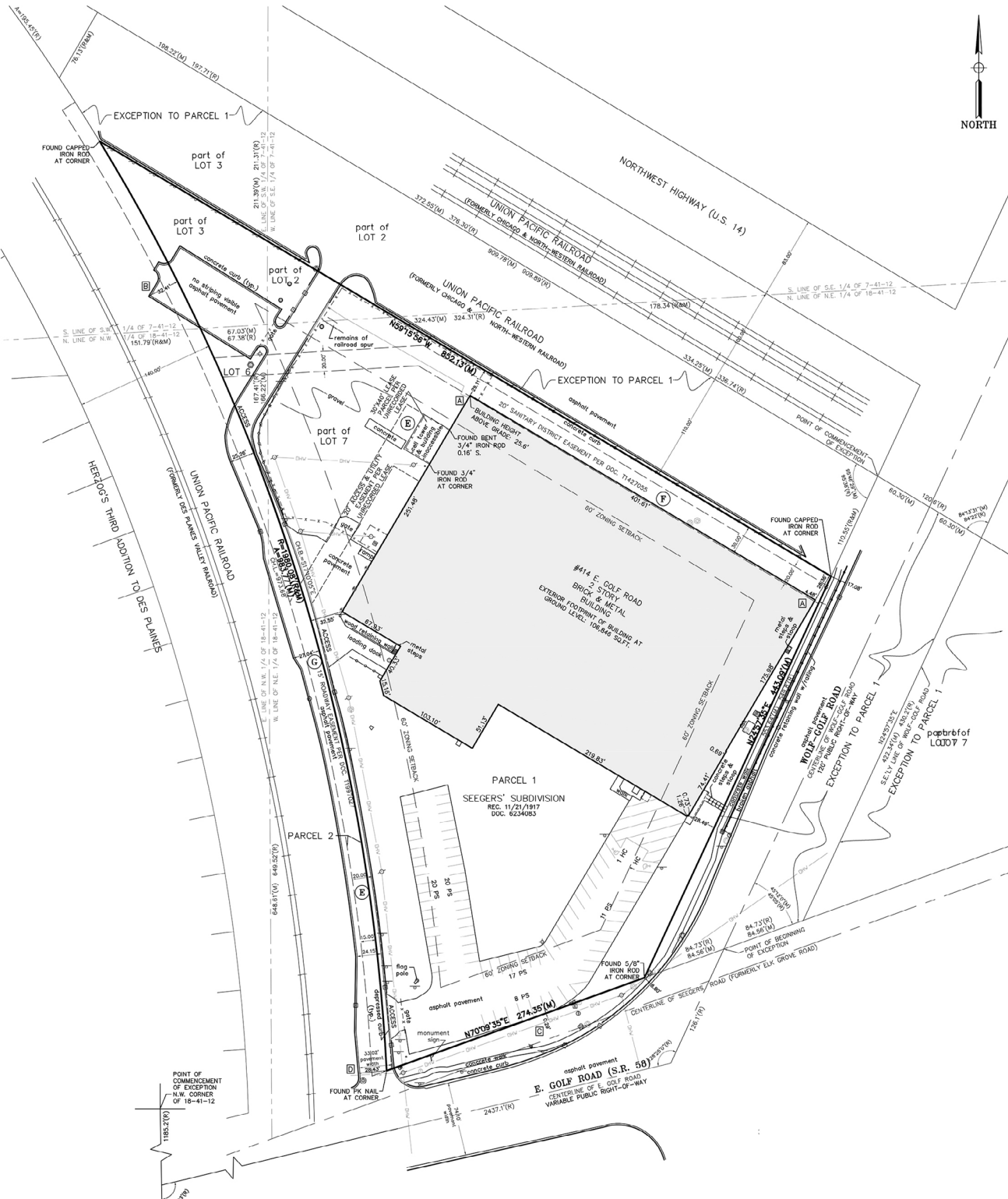


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## LOCATION AND SURVEY



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## LONG-RANGE MASTER PLAN: KEY ELEMENTS



1. Encourage private development of new rowhomes along State Street and the northwest corner of State and Cornell Streets.
2. Construct new multi-purpose trail within the green parkway on the south side of Northwest Highway west of the new station. (Currently a priority corridor in the Northwest Municipal Council Bike Routes Plan)
3. Encourage private development of new 1-story retail buildings along Northwest Highway.
4. Create a central pedestrian promenade through the State Street Triangle on axis with Stratford Road.
5. Construct a new transit station facility, extended platforms and track crossings. If feasible, locate the new station as a mid-block focal point for the State Street Triangle. Install a new pedestrian crossing mid-block with painted crosswalks, flashing pedestrian warning signals and a pedestrian island. Relocate the bus drop-off location to the east of the new mid-block crossing.
6. If needed, consider development of church expansion.
7. If feasible, consider development of a shared parking deck east of the church, with shared spaces for commercial, church and/or commuter parking and ground floor retail space.
8. Encourage private redevelopment of southeast corner of Seegers Road and Northwest Highway with multi-family residential.
9. If feasible, consider construction of a pedestrian underpass to the existing neighborhood west of railroad tracks.
10. Increase commuter parking from 322 to 366 spaces.
11. Construct a trellis/ pergola feature on south side of tracks/transit facility as a focal point.
12. Consider relocation of United Feather and Down Company to a Des Plaines Business Park and clear site for transit-oriented development.
13. Encourage private development of new rowhomes.
14. Encourage private development of new condominium buildings with dedicated public open space.
15. Construct a focal "tower" element along the pedestrian pathway into the station area to help brand the identity of Cumberland Station.
16. Provide Kiss N' Ride drop off point.
17. Encourage private development of a new commercial building at the northwest corner of the realigned Golf/Wolf Roads intersection.
18. Add a pedestrian bridge/path link over Golf Road to Station Area.

For a copy of the full report, please contact us or visit:  
[www.desplaines.org/development/comm\\_plann/tod\\_plan.htm](http://www.desplaines.org/development/comm_plann/tod_plan.htm)



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# PRIME REDEVELOPMENT OPPORTUNITY

**IDOT TRAFFIC COUNT AND METRA RIDERSHIP**



## DAILY TRAFFIC COUNTS

Estimated based on 2014 data from [www.gettingaroundillinois.com](http://www.gettingaroundillinois.com)



Union Pacific Northwest (UP-NW)  
**CUMBERLAND STATION**  
*(Renovation/Expansion pending)*

## WEEKDAY RIDERSHIP

### TOTAL PASSENGERS ENTERING & LEAVING STATIONS

Inbound Trains		Outbound Trains		All Trains		Total AM Boardings
ONs	OFFs	ONs	OFFs	ONs	OFFs	
429	29	26	389	455	418	373



**Newmark Knight Frank**

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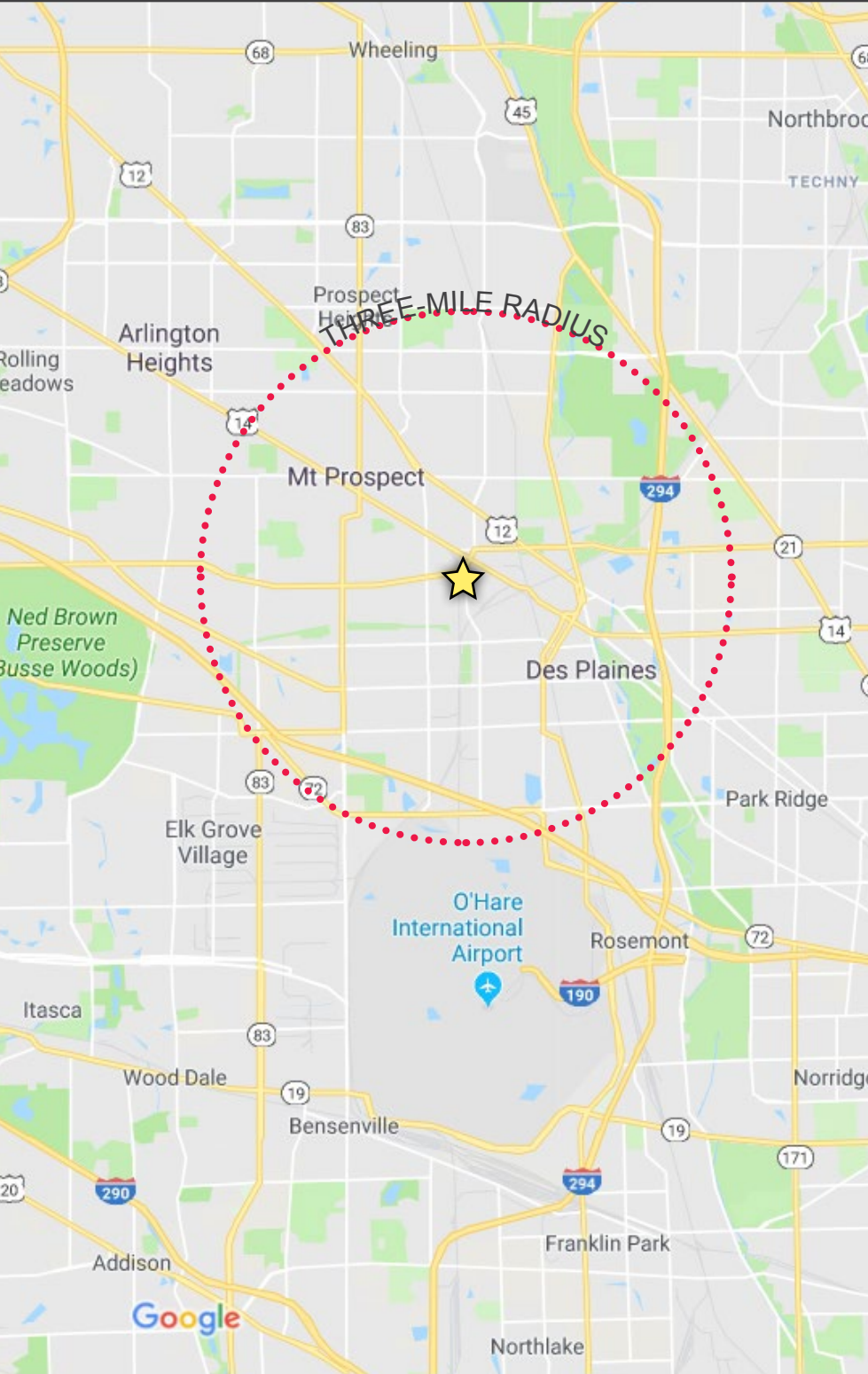


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## LOCATION AND DEMOGRAPHICS



### 2017 DEMOGRAPHICS (THREE-MILE RADIUS)

#### Population Summary

2017 Total Population	129,391
2017 Total Daytime Population	126,307

#### Population by Age

25 - 34	13.2%
35 - 44	13.3%
45 - 54	13.2%
55 - 64	13.6%

#### Household Summary

Households	49,802
Average Household Size	2.57
Families	32,974
Average Family Size	3.20

#### Household Income

\$75,000 - \$99,999	18.2%
\$100,000 - \$149,999	18.2%
Average Household Income	\$88,145

#### Housing Unit Summary

Housing Units	52,992
Owner-Occupied	66.2%
Renter-Occupied	27.8%

#### Housing Unit Value

Average Housing Unit Value	\$292,939
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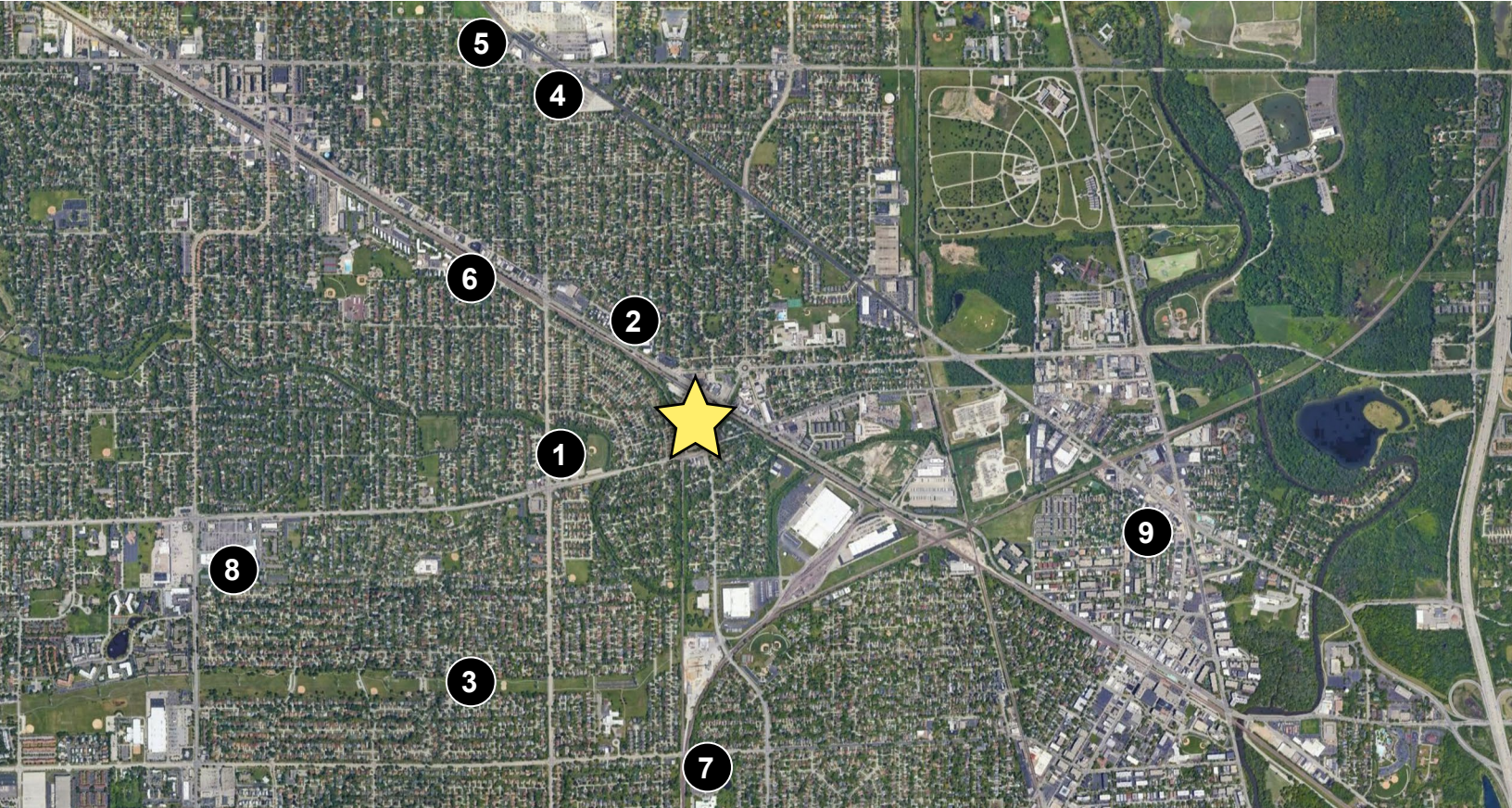
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## AREA AMENITIES AND POINTS OF INTEREST



**414 E Golf Road**

1. Mariano's
2. Lattof YMCA
3. Bike path
4. Advocate Outpatient Care facility
5. Mt Prospect Plaza
6. Lion's Recreation Center
7. Prairie Lakes Community Center
8. Golf Plaza II Shopping Center
9. McDonald's Museum



## AREA EDUCATIONAL FACILITIES

Oakton Community College

Robert Morris University – Arlington Heights

American College of Occupational & Environmental Medicine

American College of Cardiology

Metropolitan Preparatory School

Prospect High School

Maine East High School

Lincoln Middle School

Willows Academy

Algonquin Middle School

North Elementary School

Terrace Elementary School

Forest Elementary School

Joseph Academy

Friendship Junior High School

Science Academy of Chicago

Science & Arts Academy

St. Zachary School

St. Raymond School

River Trails Middle School

St. Emily Catholic School



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