



SUBURBAN
REAL ESTATE SERVICES

~10 Acre
Development Opportunity
Streamwood, IL

~10 ACRE DEVELOPMENT OPPORTUNITY

Property Summary



LOCATION:	North side of Irving Park Road, west of Route 59
ADDRESS:	680 Sutton Road, (aka 1002 W. Irving Park Road)
CITY:	Streamwood, IL
COUNTY:	Cook
TOWNSHIP:	Hanover
PIN:	06-21-409-010
LOT SIZE:	10.458 acres
FRONTAGE:	663' along Irving Park Road
ZONING:	C-2 PUD
PROPOSED USE:	Village of Streamwood receptive to alternate uses

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population:	10,966	79,009	215,736
Median Age:	41.7	39.8	38.6
Average HH Income:	\$119,226	\$95,325	\$92,471
Average HH Size:	2.8	2.9	2.8

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Property Highlights



Streamwood, IL | 680 Sutton Road, PIN: 06-21-409-010, (aka 1002 W. Irving Park Road)

Unlock the potential of this rare ~10 acre development site with outstanding visibility along Irving Park Road (Route 19), just west of Route 59. Boasting frontage on a high-traffic corridor (12,400 VPD) and enhanced by a nearby signalized intersection (30,200 VPD), the site offers easy access, exceptional visibility, exposure, and proximity to retail amenities.

With full infrastructure, utility services, and regional stormwater detention in place, this parcel is development ready.

The Village of Streamwood has expressed a strong interest in working with developers and is open to rezoning opportunities, including multi-family residential.



Municipal Support:

Interested in working with developers and open to rezoning opportunities.



Infrastructure:

All utilities in place, private internal access road, regional stormwater detention in place.



Visibility:

Signalized intersection at Irving Park & Route 59.



Accessibility:

< 5 minutes to Interstate 90, full interchange.



Proximity:

< 3 minutes from Streamwood High School.



Surroundings:

Adjacent to residential and retail developments.



IL 59 PEDESTRIAN/BIKE PATH BRIDGE PROJECT - Anticipated completion is Q4 2025. Project includes boardwalks through the wetlands leading to a new trail connection via a pedestrian and bicycle path and bridge that would take travelers across Route 59 to the existing path system on the west side of Route 59.

STREAMWOOD
HIGH SCHOOL

STREAMWOOD OAKS
GOLF CLUB

POPULAR CREEK TRAIL
9.5 MILES



IRVING PARK ROAD | 12,400 VPD

SITE

SUTTON ROAD | 30,200 VPD

**SUTTON PARK
SHOPPING CENTER**



- Marshalls
- Discovery Clothing
- Famous Footwear
- Chili's Grill & Bar
- The UPS Store

IRVING PARK WIDENING PROJECT, PHASE 3 - Anticipated completion is Spring 2026. Project includes continuous painted centerline median left turn lanes, concrete curb and gutter, a sidewalk on the south side, a multi-use path on the north side, street lighting and landscaping. Cost of project: \$5,304,000.

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Auction Details



STARTING BID:	\$1,150,000
AUCTION DATE:	August 26, 2025
BIDDING START TIME:	6:00pm
AUCTION LOCATION:	<u>Streamwood Park District</u> <u>Hoosier Grove Barn</u> <u>700 W. Irving Park Rd, Streamwood, IL 60107</u>

The Property will be offered for purchase via a live bid open Auction with a reserve, subject to the terms and conditions outlined in the Real Estate Sales Contract ("Sales Contract"). The Property will be sold to the highest bidder at or above the minimum bid of \$1,150,000. A Buyer's Premium of five percent (5%) of the gross purchase price will apply.

[PROPERTY WEBSITE](https://www.suburbanrealestate.com/680suttonroad) >

www.suburbanrealestate.com/680suttonroad

Visit the [property website](https://www.suburbanrealestate.com/680suttonroad) to gain additional access to:

- ✓ Due Diligence Materials
- ✓ Property Details & Highlights
- ✓ FAQ's

Broker



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