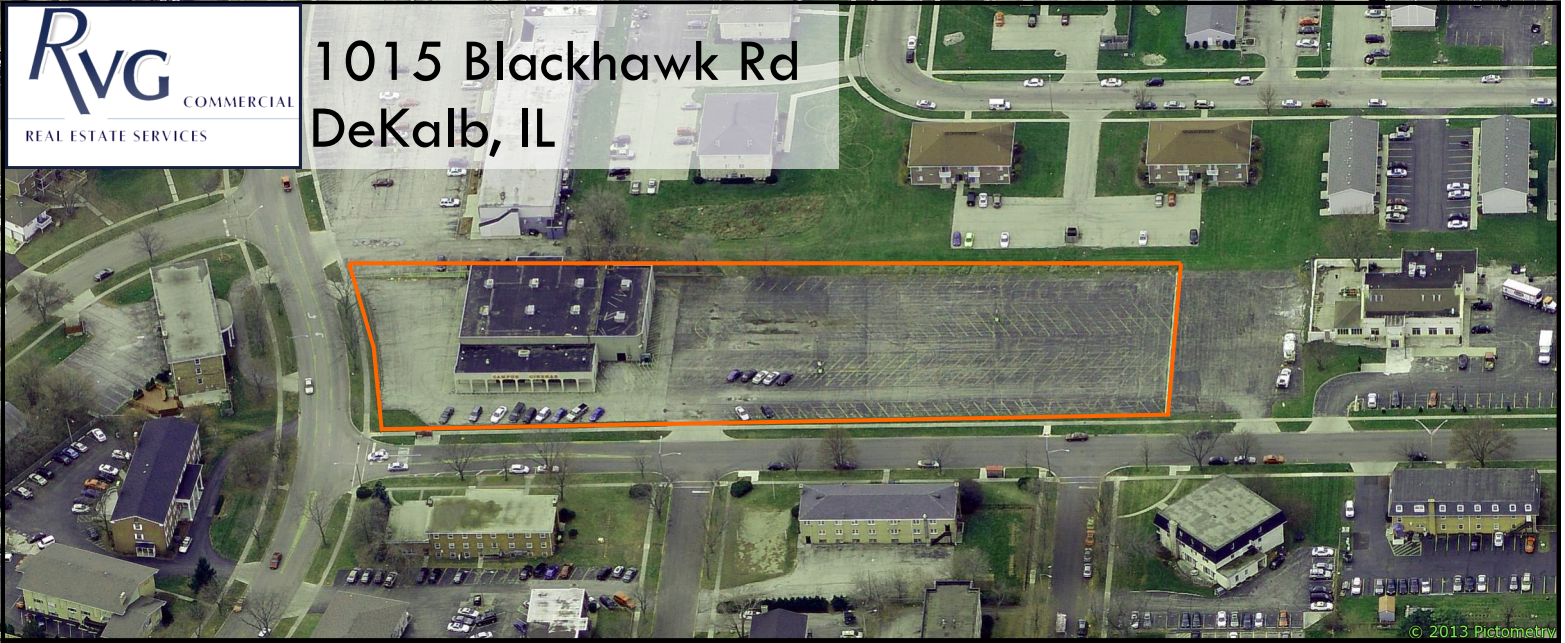


1015 Blackhawk Rd  
DeKalb, IL



## PROPERTY FEATURES

**2.43 Acres near NIU Campus & Greek Row**

**Zoned Light Commercial**

**City incentives are possible**

**Located in ENTERPRIZE ZONE**

**Surrounded by Multi-family & Student Housing**



Development Opportunity in Commercially Under-served area with potential City incentives.

Owner-provided concept drawings with retail and multi-family are included in this flyer.

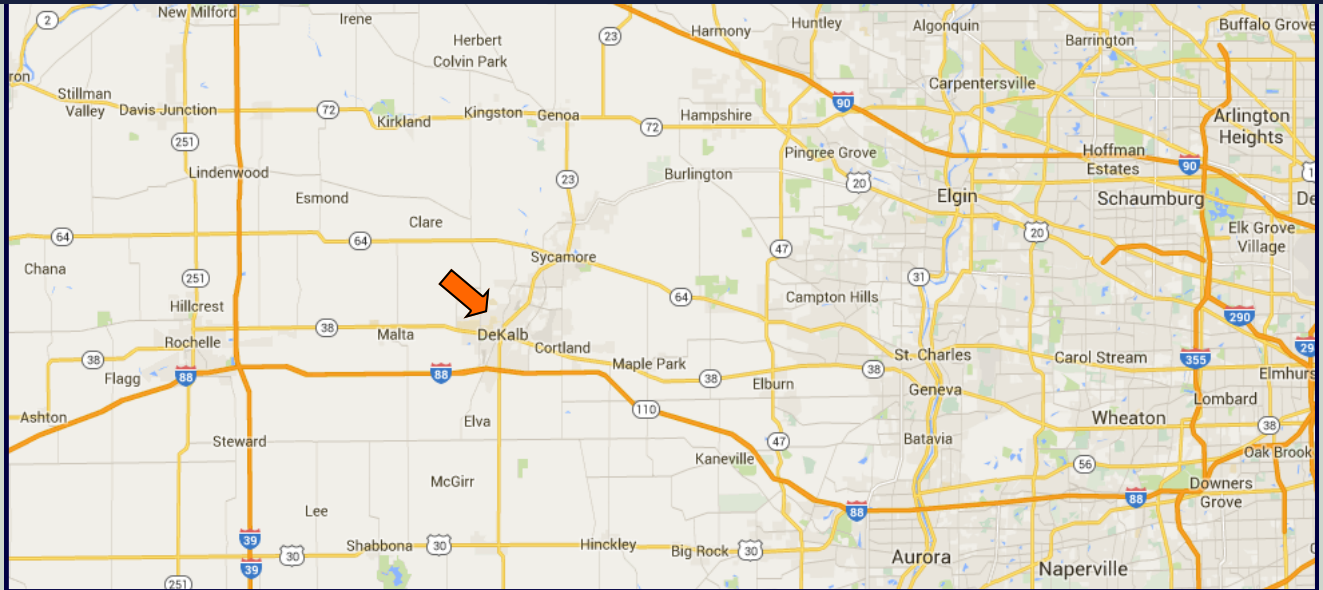
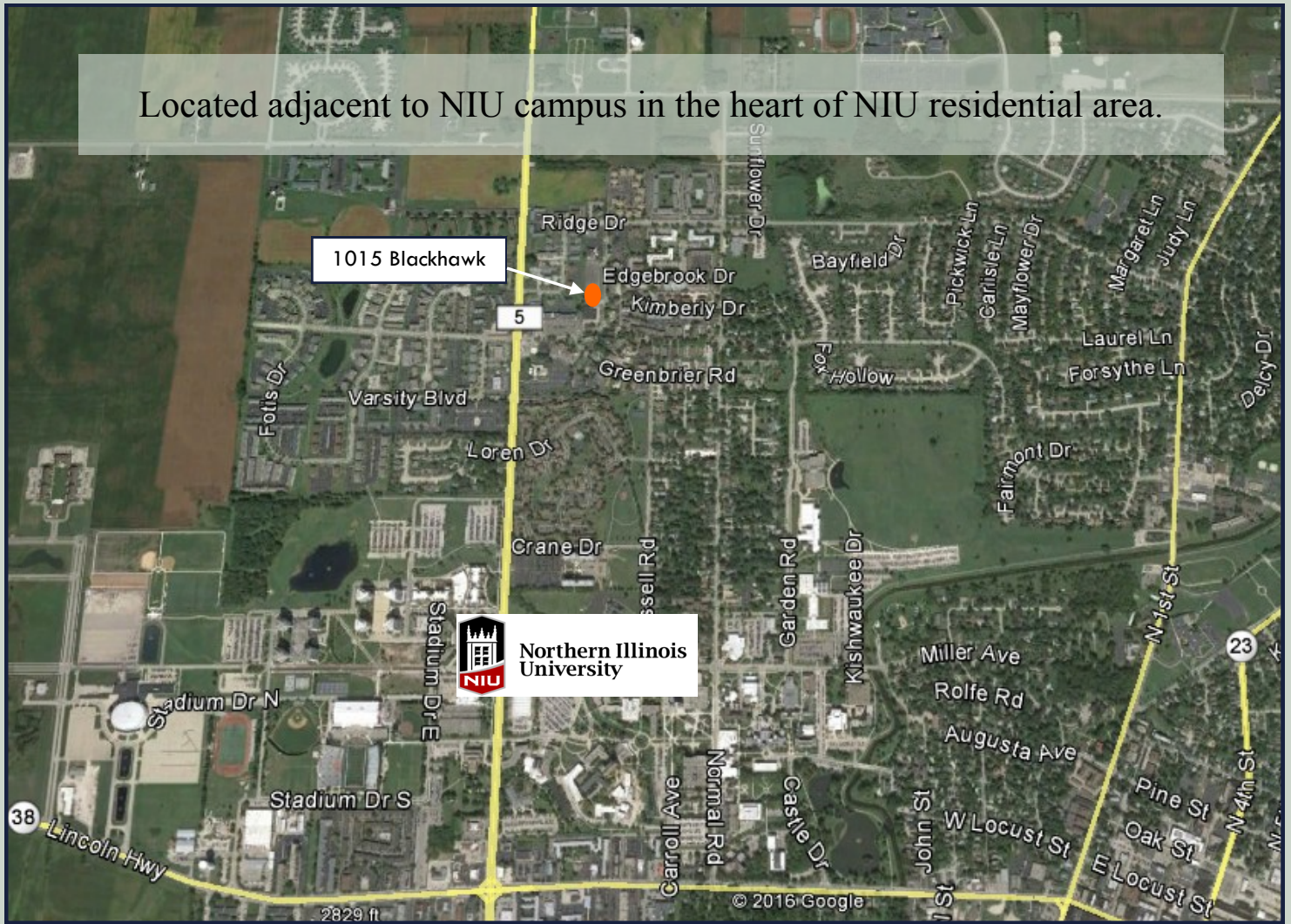
Mixed use development would require a special use permit.

Unique opportunity to acquire a large parcel neighboring NIU campus and Greek Row.

Available Space	14,000
Sale Price	\$925,000
Per Sq Ft	\$54.00
Lease Rate	N/A



Located adjacent to NIU campus in the heart of NIU residential area.



**RVG**  
MILNER  
CARPENTER

1731 DEKALB AVENUE  
SYCAMORE, IL  
(815)754-4000



# OWNERS CONCEPT DRAWINGS FOR 1015 BLACKHAWK RD



These options would require a special use under zoning ordinances.

## **BLACKHAWK APARTMENTS AT CAMPUS CINEMA**

These options would require a special use under zoning ordinances.



Sixteen Retail Units at Street Level - 42 Residential Units Above