

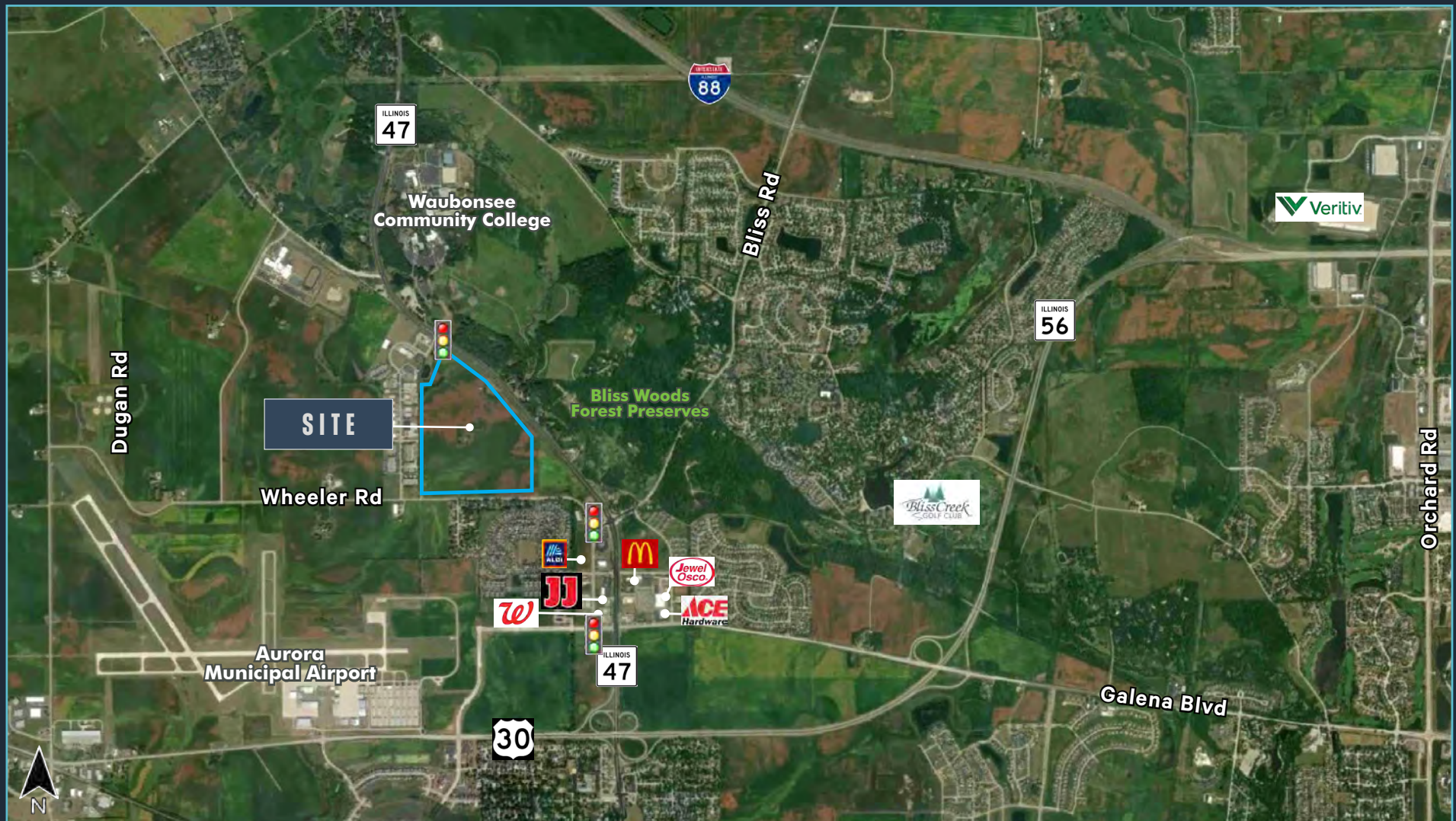
ROUTE 47, SOUTH OF HARTER, NORTH OF WHEELER ROADS

CBRE

± 162.33 ACRES

ONE MILE BETWEEN TWO-4 WAY INTERCHANGES

LAND FOR SALE



PROPERTY HIGHLIGHTS

FOR SALE ±162.33 ACRES

ZONED: Agriculture in Kane County
Possible Residential, Commercial or Industrial

LOCATION

Well located in the Route 47 Corridor with ample frontage
Just north of the Route 30 and Route 56 full interchange
And between two full interchanges
Easy access to I-88
Close proximity to retail and residential growth
Water and sewer lines in close proximity

South of The Grove - Crown Development's new community that will bring a vibrant town center, residential housing, community-focused retail and services, job opportunities, and flourishing parks and green space to Sugar Grove.

TRAFFIC COUNTS:

18,600 vehicles per day on Rt 47
5,250 vehicles per day on Rt 30
17,900 vehicles per day on Rt 56

PIN NUMBERS:

14-08-200-026, 14-08-200-027, 14-08-400-011,
14-08-400-012, 14-08-400-013, 14-08-400-014,
14-09-100-016, 14-09-300-002, 14-09-300-033

TAXES

\$7,955

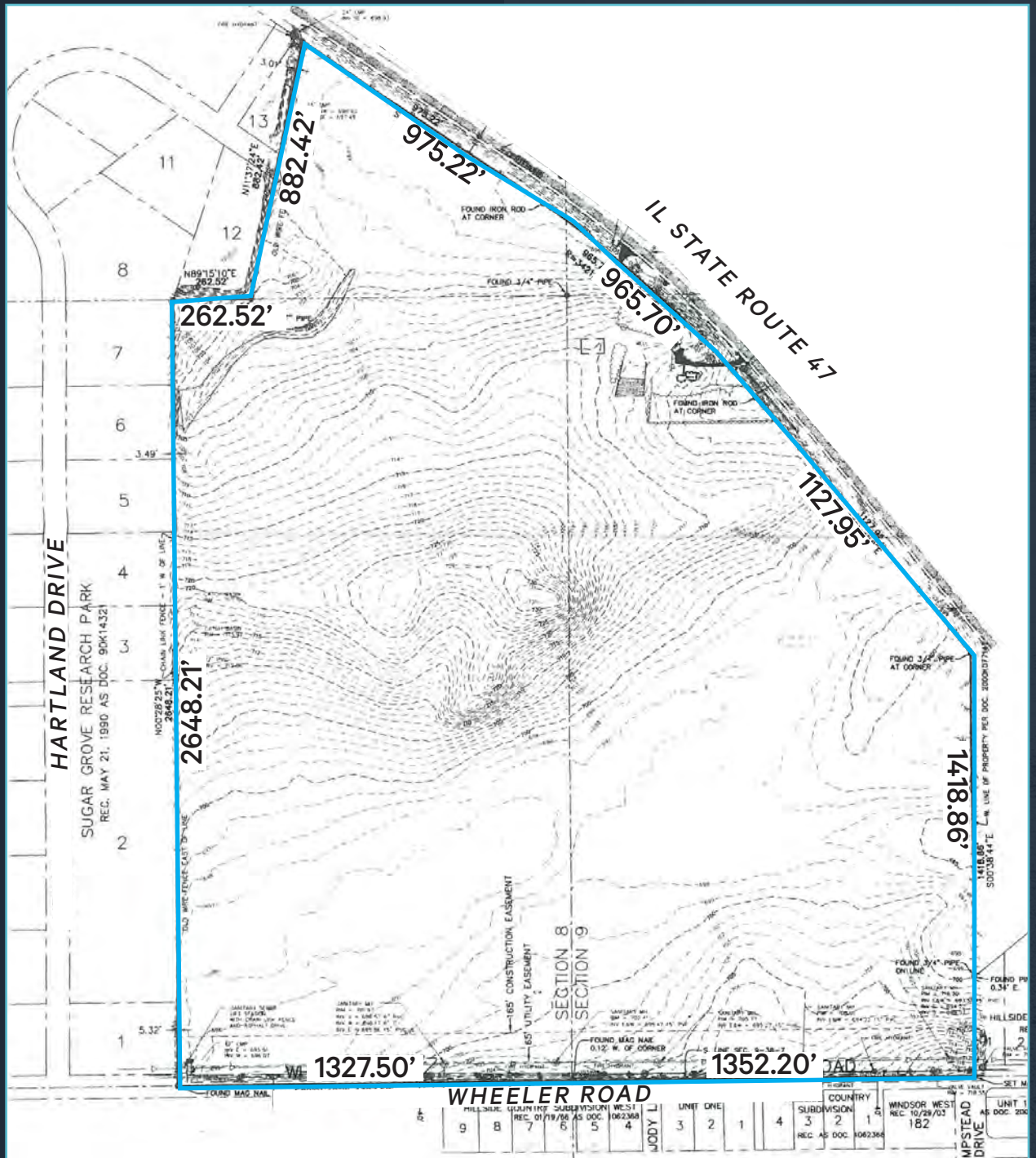
ASKING PRICE

Subject to Offer

PLEASE CALL FOR ADDITIONAL INFORMATION



SURVEY



Dimensions and square footages are approximate and subject to refinement after field verification

AMENITIES + TRANSPORTATION



DEMOGRAPHIC SNAPSHOT



POPULATION

1 MILE: 1,004
3 MILES: 11,835
5 MILES: 37,271



HOUSEHOLDS

1 MILE: 370
3 MILES: 4,557
5 MILES: 13,932



AVERAGE HOUSEHOLD INCOME

1 MILE: \$164,558
3 MILES: \$163,255
5 MILES: \$140,799



AVERAGE HOUSING VALUE

1 MILE: \$504,421
3 MILES: \$392,167
5 MILES: \$344,015

CONTACT US

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