

NEC AND SEC OF ROUTE 47 AND BEITH ROAD ELBURN, IL

CBRE

**FIRST TIME AVAILABLE !
±445 ACRES - DIVISIBLE!**

LAND FOR SALE



LOCATION

- Directly north of the new Lennar Fox Point Subdivision
- Less than 2 miles from the Elburn Metra Station with daily service to Chicago

VISIBILITY

High visibility with frontage along Route 47

ZONED

- F-Farmland in Kane County
- Future Land Use calls for Single Family Residential

SOIL PI INDEX RANGE

88 - 144

PIN NUMBERS

08-19-400-009, 08-20-300-008, 08-29-100-017

TAXES

\$24,748

SCHOOL DISTRICT

Kaneland Community Unit School District 302

FUTURE USE

Residential: Single Family Development

TRAFFIC COUNTS:

8,250 Vehicles per Day on Route 47

4,450 Vehicles per Day on Route 64

9,100 Vehicles per Day on Route 38

ASKING PRICE

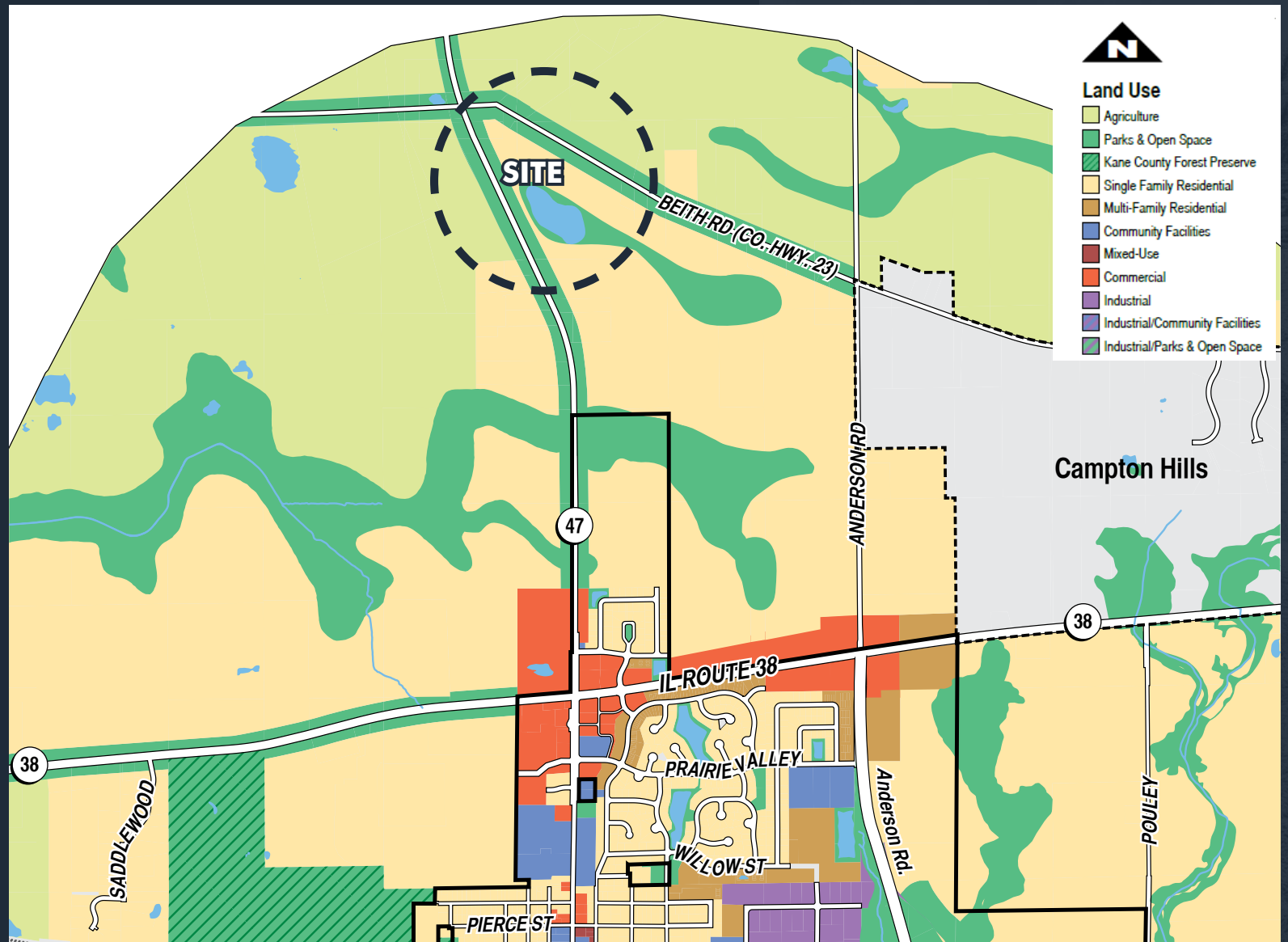
\$22,000 per acre

PLEASE CALL FOR ADDITIONAL INFORMATION



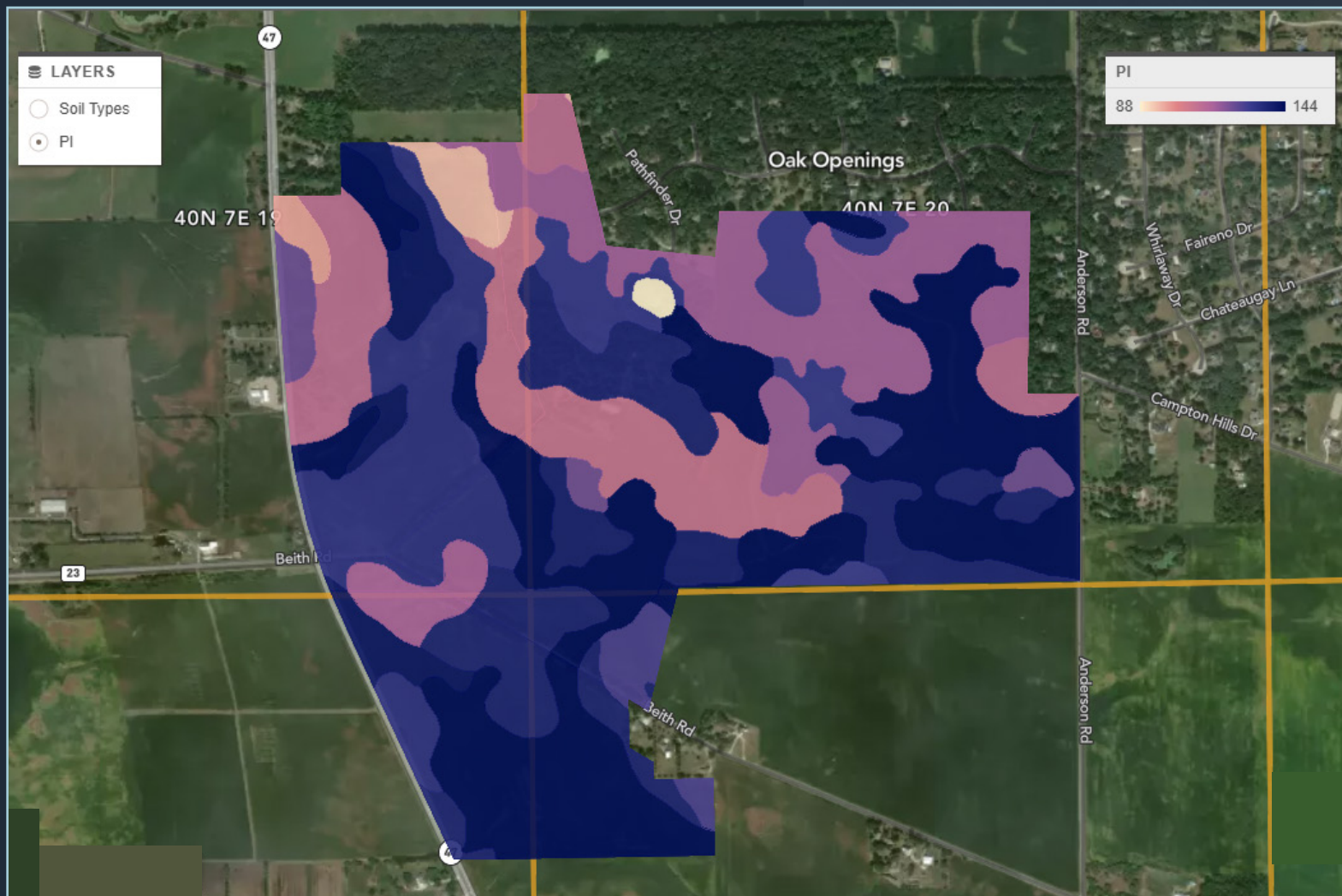
LAND USE PLAN

ELBURN LAND USE PLAN - SINGLE FAMILY RESIDENTIAL

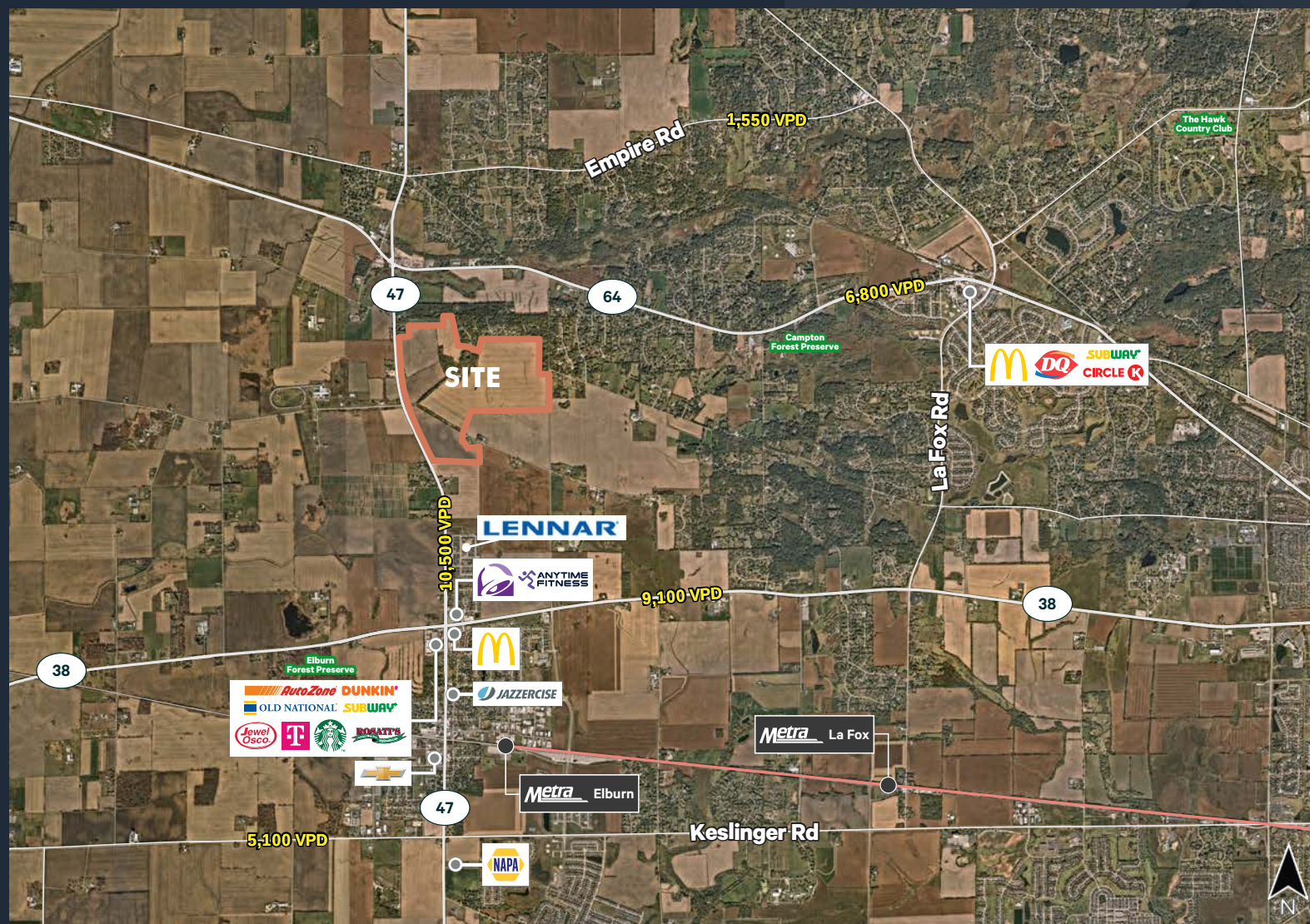


PI SOIL INDEX MAP

PI SOIL INDEX MAP



AMMENITIES + TRANSPORTATION



DEMOGRAPHIC SNAPSHOT



POPULATION

1 MILE: 200
3 MILES: 8,547
5 MILES: 21,597



AVERAGE HOUSEHOLD INCOME

1 MILE: \$175,219
3 MILES: \$146,018
5 MILES: \$181,495



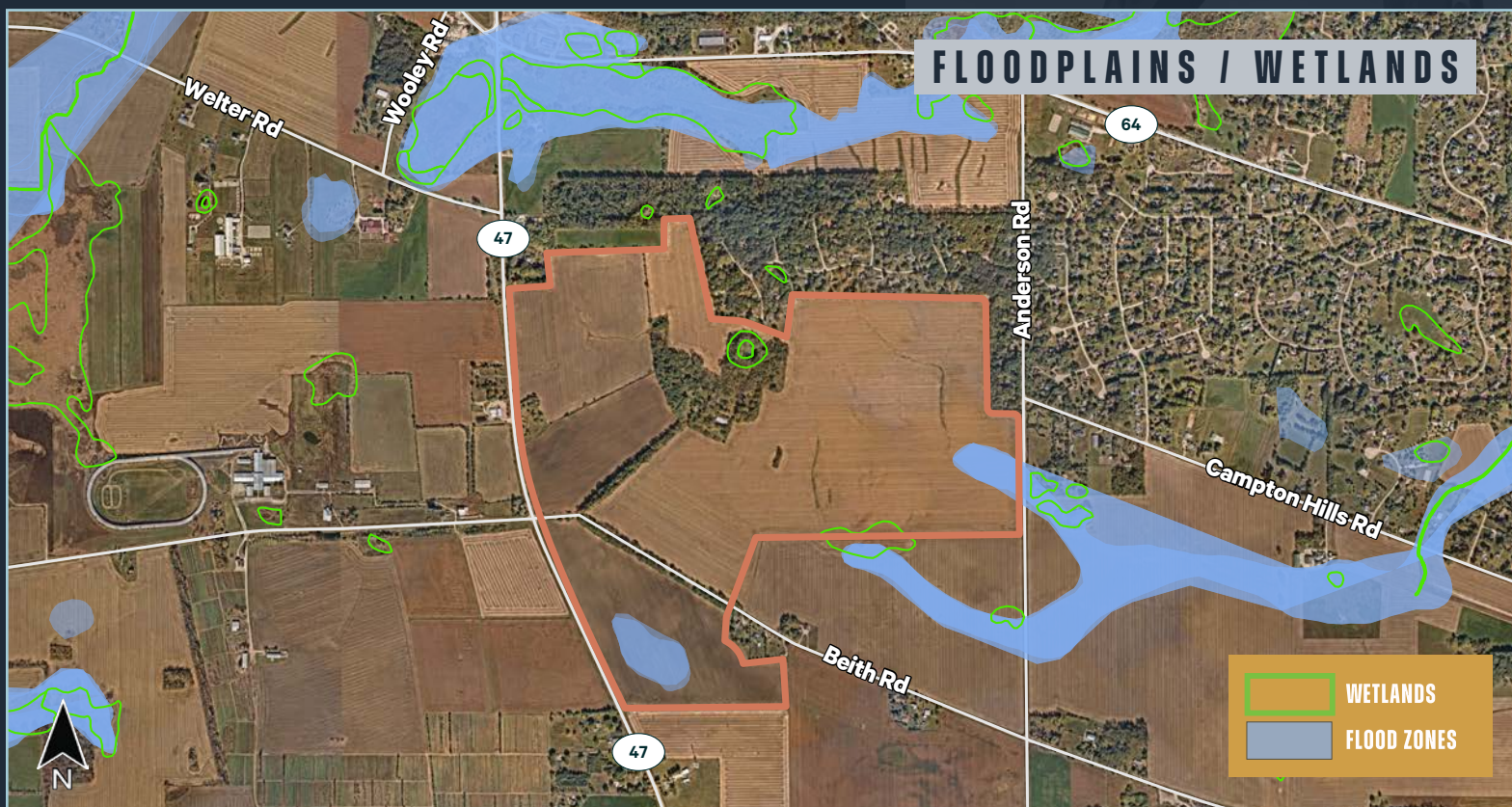
HOUSEHOLDS

1 MILE: 84
3 MILES: 3,378
5 MILES: 7,740



AVERAGE HOUSING VALUE

1 MILE: \$487,658
3 MILES: \$451,853
5 MILES: \$469,514



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LAND FOR SALE

NEC & SEC of Route 47 & Beith Rd
Elburn, IL



www.cbre.us/lsgoakbrook

CBRE

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