

## Vacant Land +/- 1.5 Acres

### FOR SALE PROPERTY SPECIFICATIONS

<b>Description:</b>	Commercial Vacant Land
<b>Land Size:</b>	+/- 1.5 Acres
<b>Utilities:</b>	To site
<b>Sewer/Water:</b>	City
<b>Frontage Dimensions:</b>	236'
<b>Possession:</b>	Closing
<b>Zoning:</b>	B-1 Kane County
<b>Sale Price:</b>	<b>\$195,000</b>



### PROPERTY OVERVIEW

Vacant Land  
+/- 1.5 Acres

- Great development potential on busy Rte 25
- Located just north of the I-90 interchange, across from The Milk Pail complex
- 236' of frontage on Rte 25
- **PIN:** 03-35-226-007

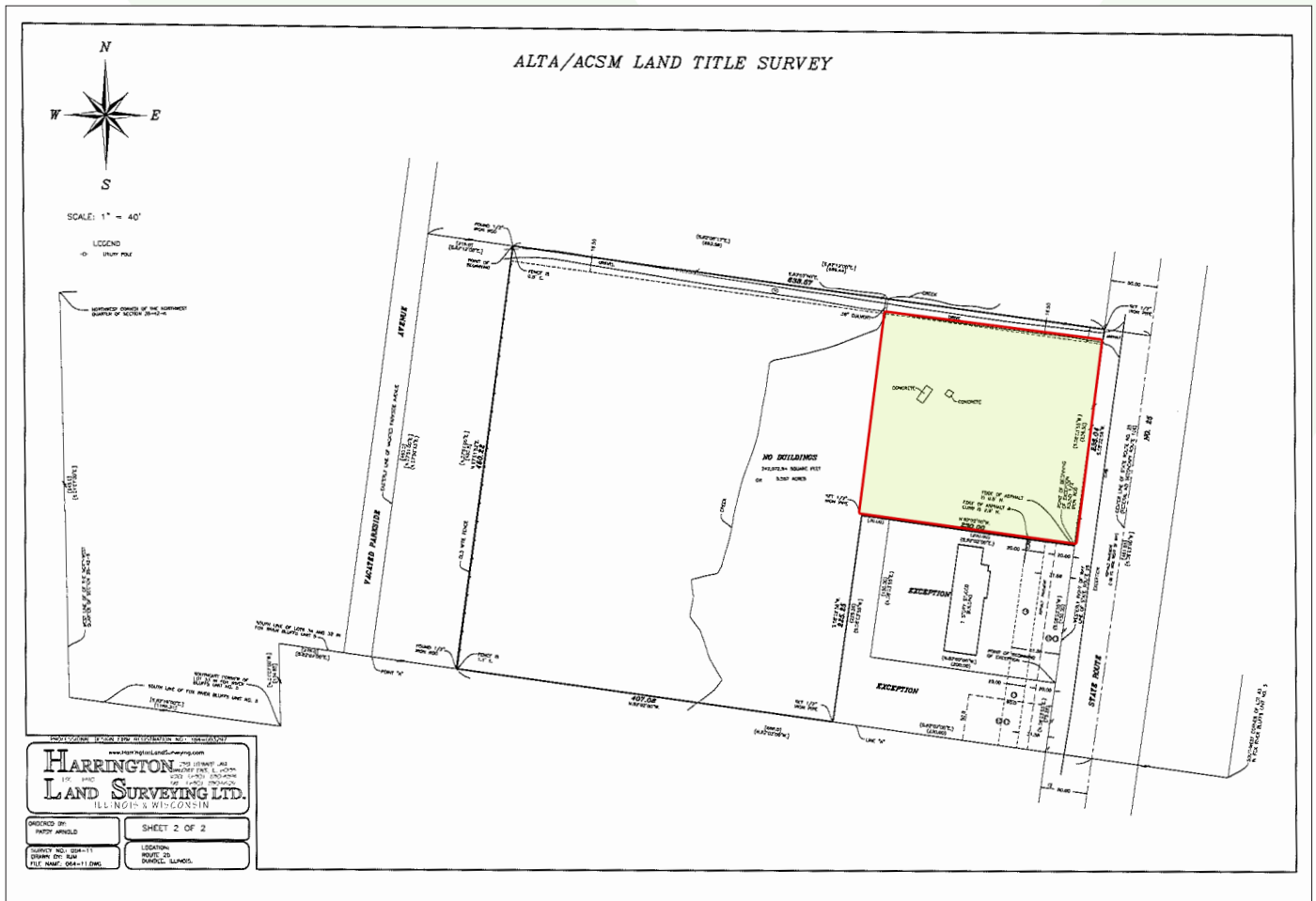
#### Presented By:

**Linda Kost**  
Senior Broker/Partner  
847.910.8820  
LKost@realtymetrix.com

**Dave Schmidt**  
Managing Broker/Partner  
847.404.3851  
DSchmidt@realtymetrix.com

Realty Metrix Commercial  
2390 Esplanade Drive  
Suite 201  
Algonquin IL 60102





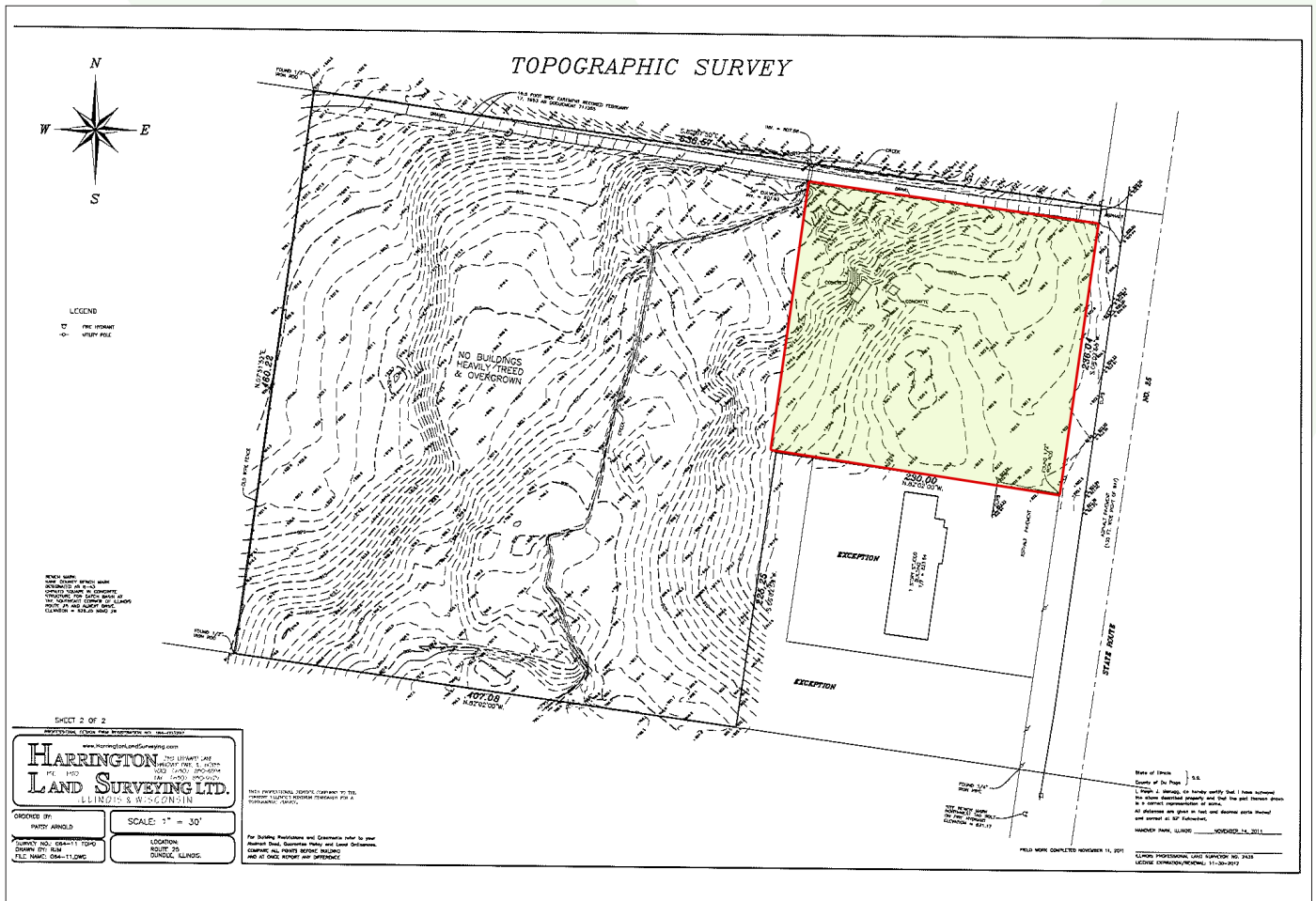
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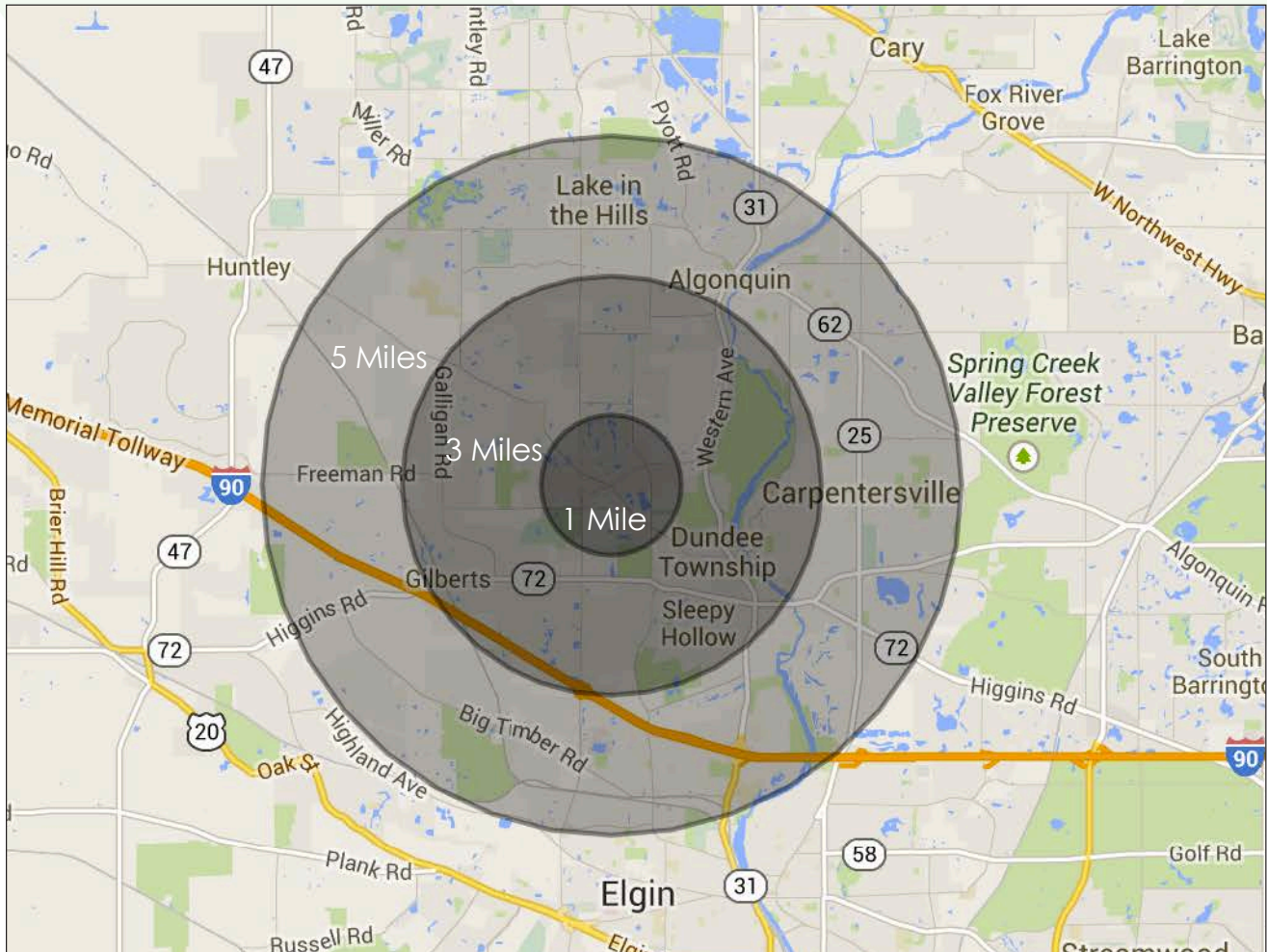
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Demographics	1 Mile	3 Miles	5 Miles
Total Population	5,177	38,808	124,539
Total Number of Households	1,719	12,772	42,549
Average Household Income	\$110,862	\$107,976	\$92,459
Median Age	35.4	36.3	35.9
Median Age – Male	34.8	35	34.8
Median Age – Female	35.3	37	36.7
Average House Value	\$317,780	\$319,044	\$292,634

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