

CONFIDENTIAL
OFFERING
MEMORANDUM

±75 AC

NEC OF MAIN ST &
FABYAN PKWY,

UNINCORPORATED
BATAVIA, IL

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CBRE LAND
SERVICES

+/- 75 acres
Residential Development

±75
ACRES

FOREST PRESERVE
OF KANE COUNTY

6,629 VPD

SIF 299,936 VPD



CBRE



EXECUTIVE SUMMARY

CBRE is pleased to present a **±75 acre property for sale in unincorporated Batavia, Illinois**. Located on the north side of Main Street, the Property is surrounded by established single-family neighborhoods and protected Forest Preserve land, with additional Forest Preserve directly to the south. One of the last remaining large parcels in Unincorporated Batavia with future potential for residential development.

The site is located within the highly regarded **Batavia School District** and benefits from existing road access to Main Street. Randall Road is just 2.5 miles away, providing convenient access to shopping, dining, and community amenities. Adding to the area's appeal, West Main Community Park, a 58.4-acre community park, is located directly across Main Street from the Property, offering residents access to pickleball courts, athletic fields, walking trails, a fishing pond, open green space, and a dog park.

 Unincorporated Batavia, IL	 2.5 miles from N Randall Rd	 Batavia Unit School District 101
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Main St,
Unincorporated Batavia, IL

PROPERTY OVERVIEW

75 ACRES OF VACANT LAND



CURRENT ZONING:

Zoned Farming District in Kane County

[Link to Zoning Map](#)



SCHOOL DESIGNATION:

Batavia Unit School District 101



COUNTY:

Kane County



PARCEL NUMBERS:

11-24-100-022, 11-24-100-014,
11-24-100-035, 11-24-100-038



TAXES:

\$725.41 paid in 2025



ASKING PRICE:

Subject to Offer



VEHICLES PER DAY:

6,629 vehicles per day on Main St

299,936 vehicles per day on Randall Rd



DEMOGRAPHIC SNAPSHOT

AVERAGE HOUSEHOLD INCOME

1 Mile: \$256,391
3 Miles: \$212,446
5 Miles: \$174,647

AVERAGE HOUSING VALUE

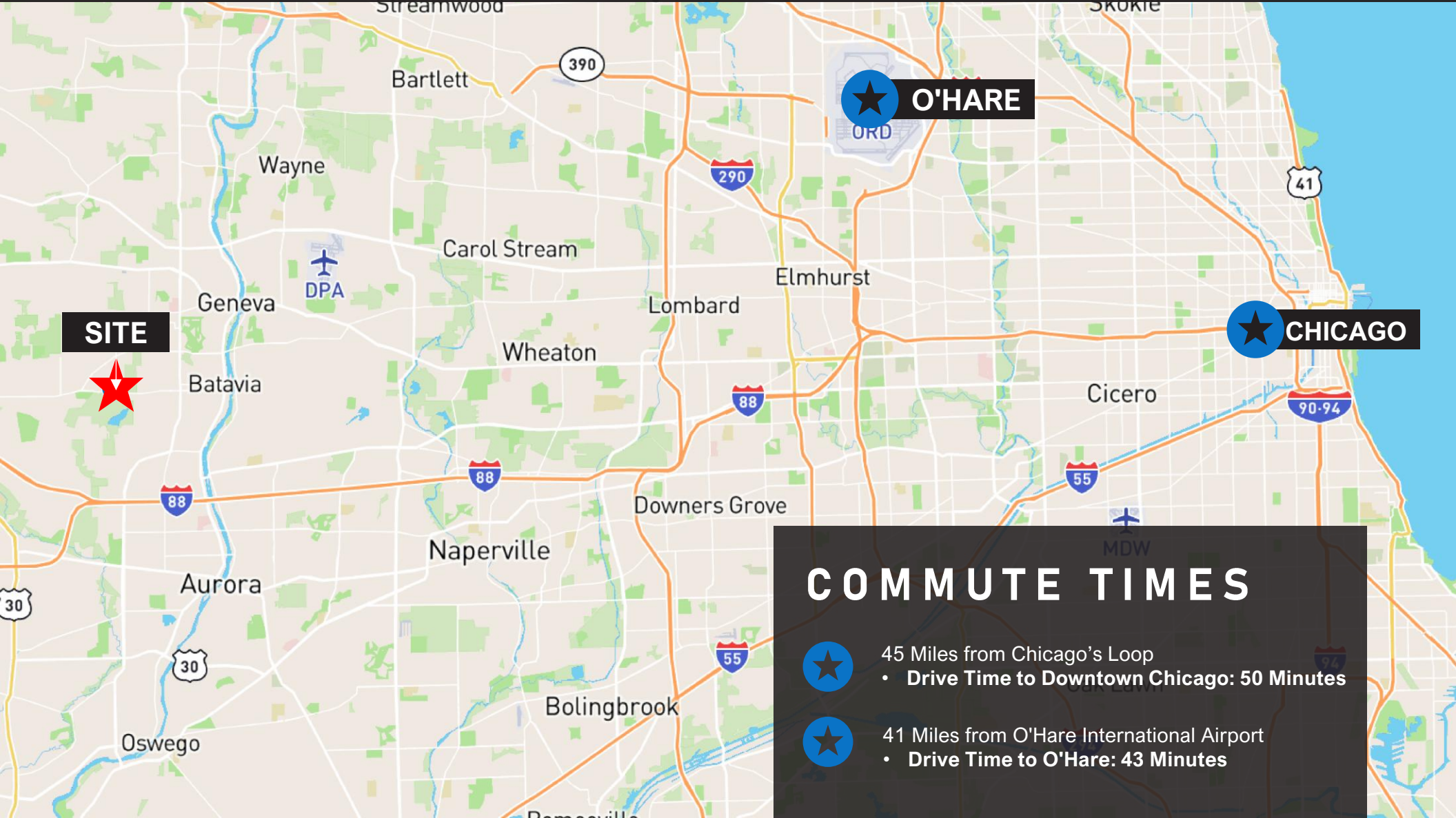
1 Mile: \$452,837
3 Miles: \$482,622
5 Miles: \$430,800

POPULATION

1 Mile: 892
3 Miles: 17,364
5 Miles: 74,584

HOUSEHOLDS

1 Mile: 278
3 Miles: 6,042
5 Miles: 29,037



COMMUTE TIMES

- ★ 45 Miles from Chicago's Loop
• Drive Time to Downtown Chicago: 50 Minutes
- ★ 41 Miles from O'Hare International Airport
• Drive Time to O'Hare: 43 Minutes



OFFER GUIDELINES

Please reach out to CBRE for any questions or interest as it relates to this offering. If interested in the acquiring the property, please submit an LOI with the following (but not limited to) details included:

- + Offer price.
- + Earnest money deposit amount.
- + Due diligence period and total timing to close.
- + Required contingencies – if any.
- + General description of intended use, plans for the site.
- + Financial strength.
- + Please put all offers in writing and submit to CBRE.

±75 ACRES

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CONTACT US

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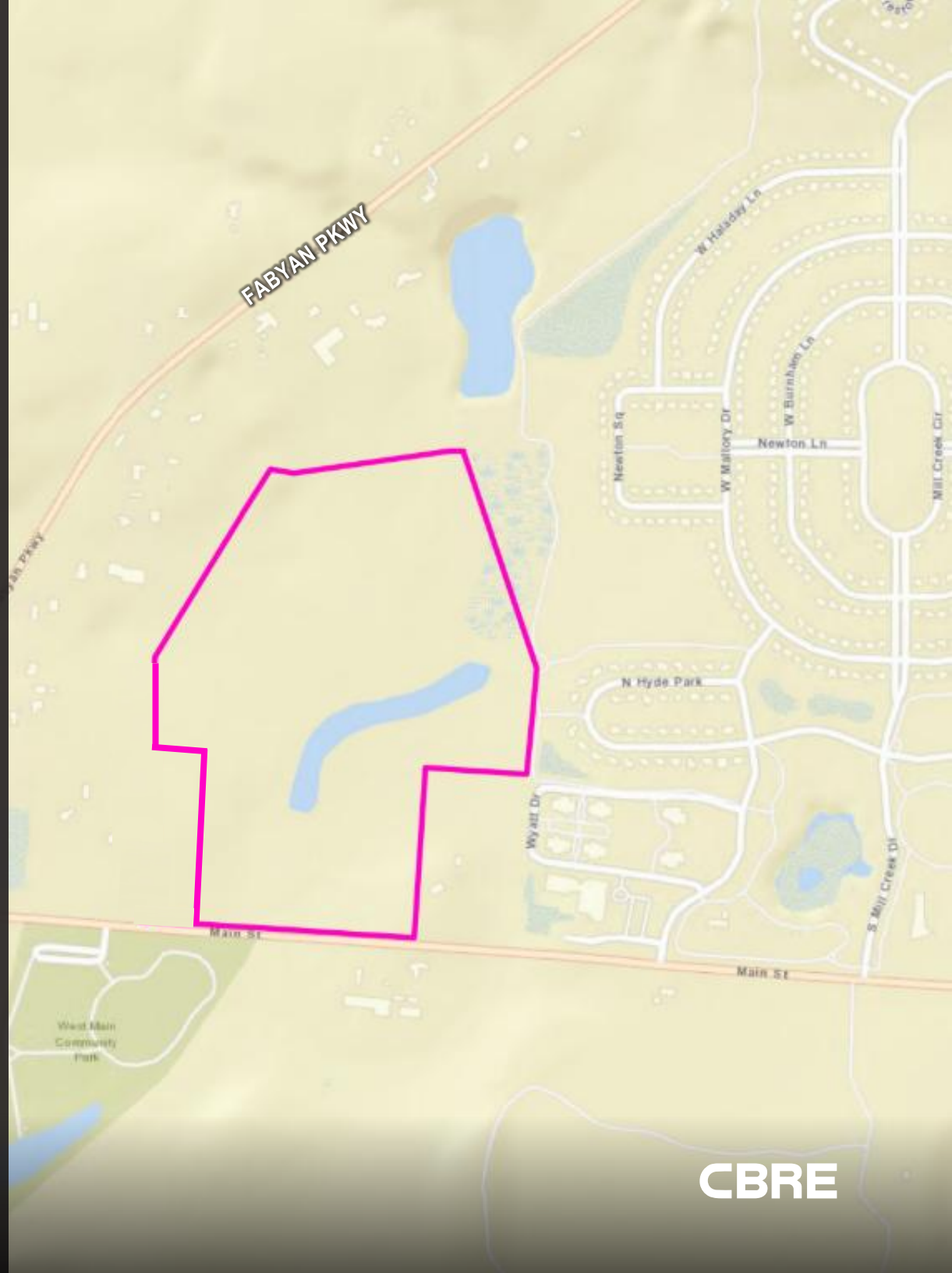
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