

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

CBRE

**FIRST TIME AVAILABLE !
±445 ACRES**

LAND FOR SALE



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Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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PROPERTY HIGHLIGHTS

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

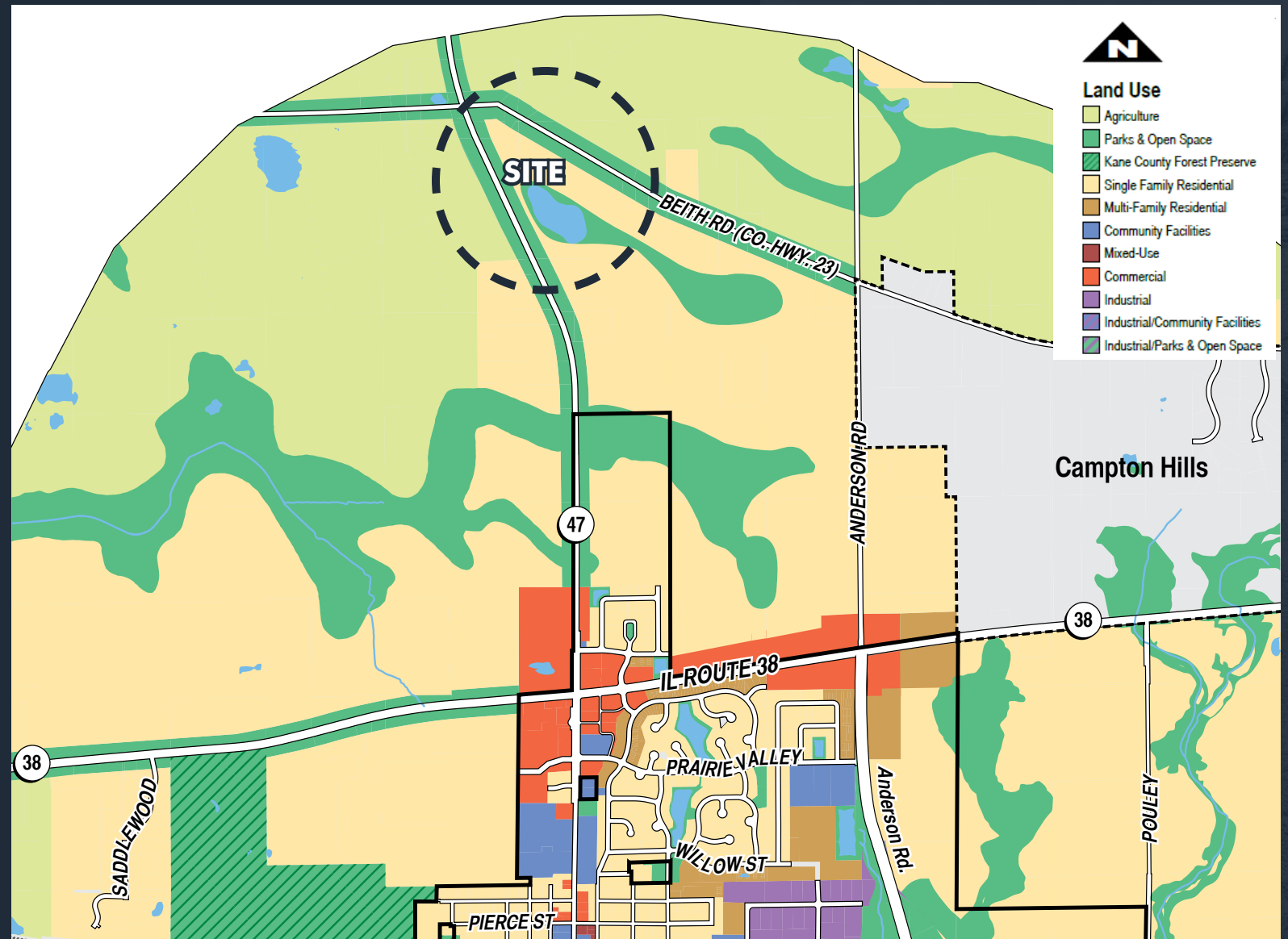
Subject to Offer

PLEASE CALL FOR ADDITIONAL INFORMATION



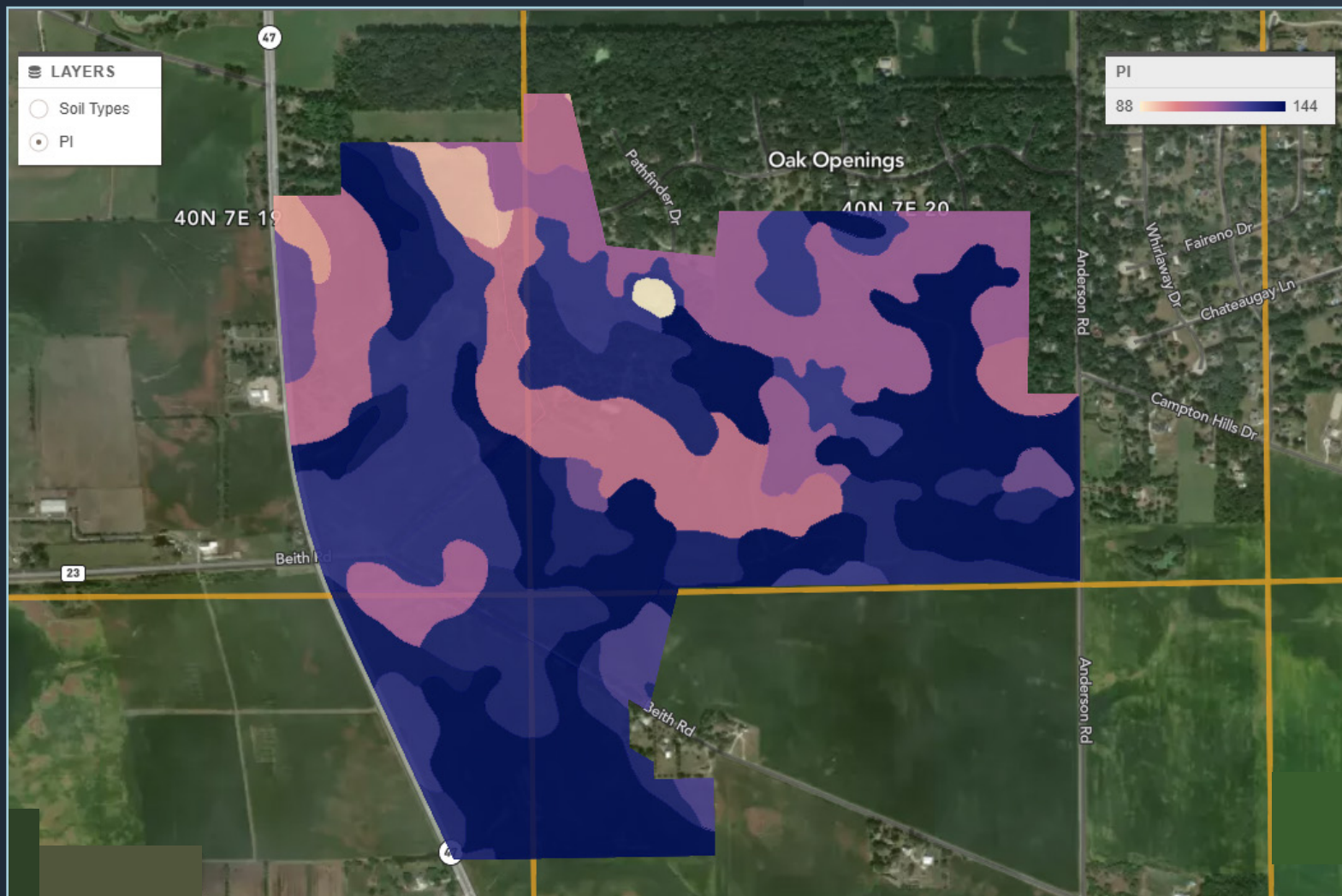
LAND USE PLAN

ELBURN LAND USE PLAN - SINGLE FAMILY RESIDENTIAL

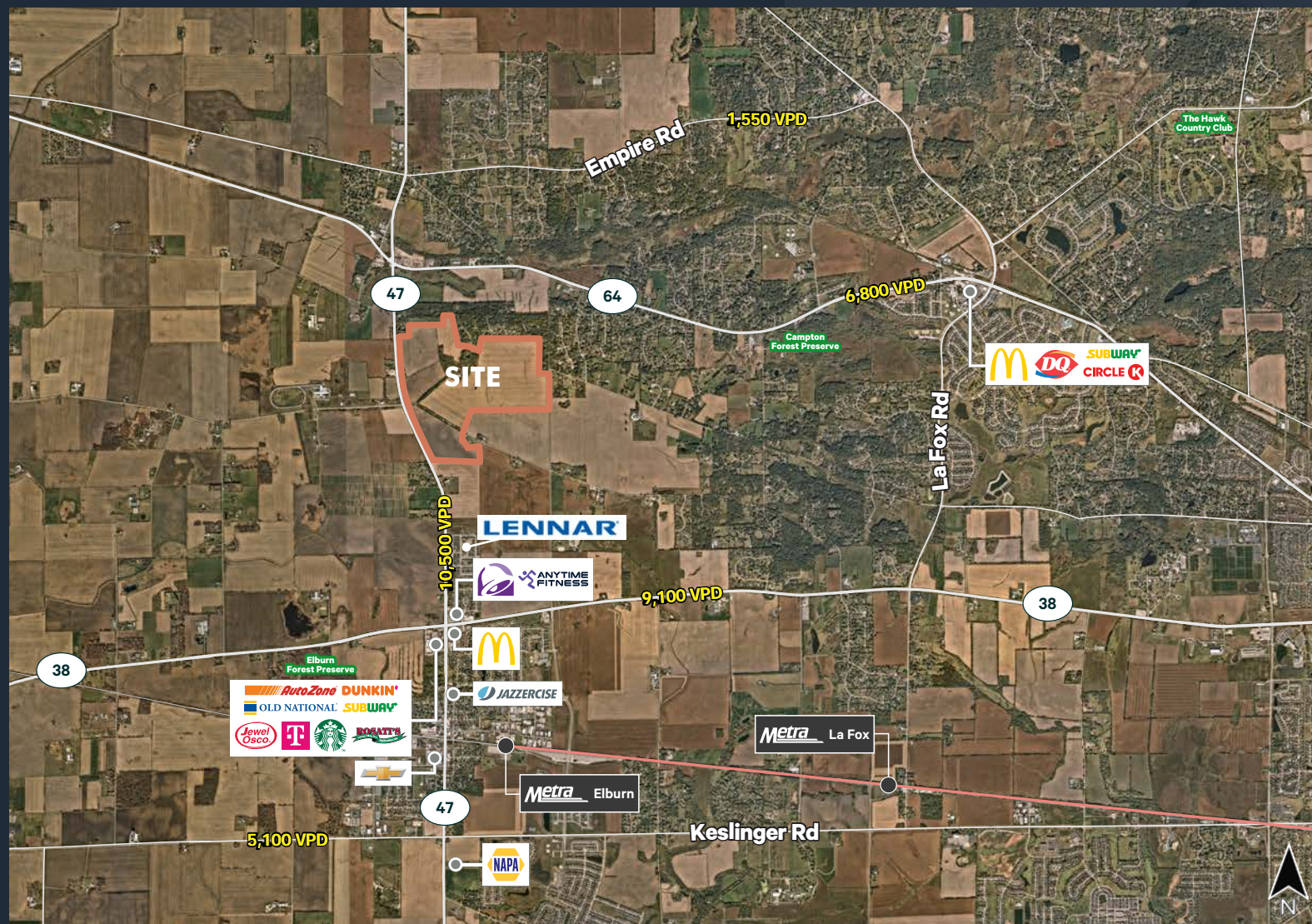


PI SOIL INDEX MAP

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



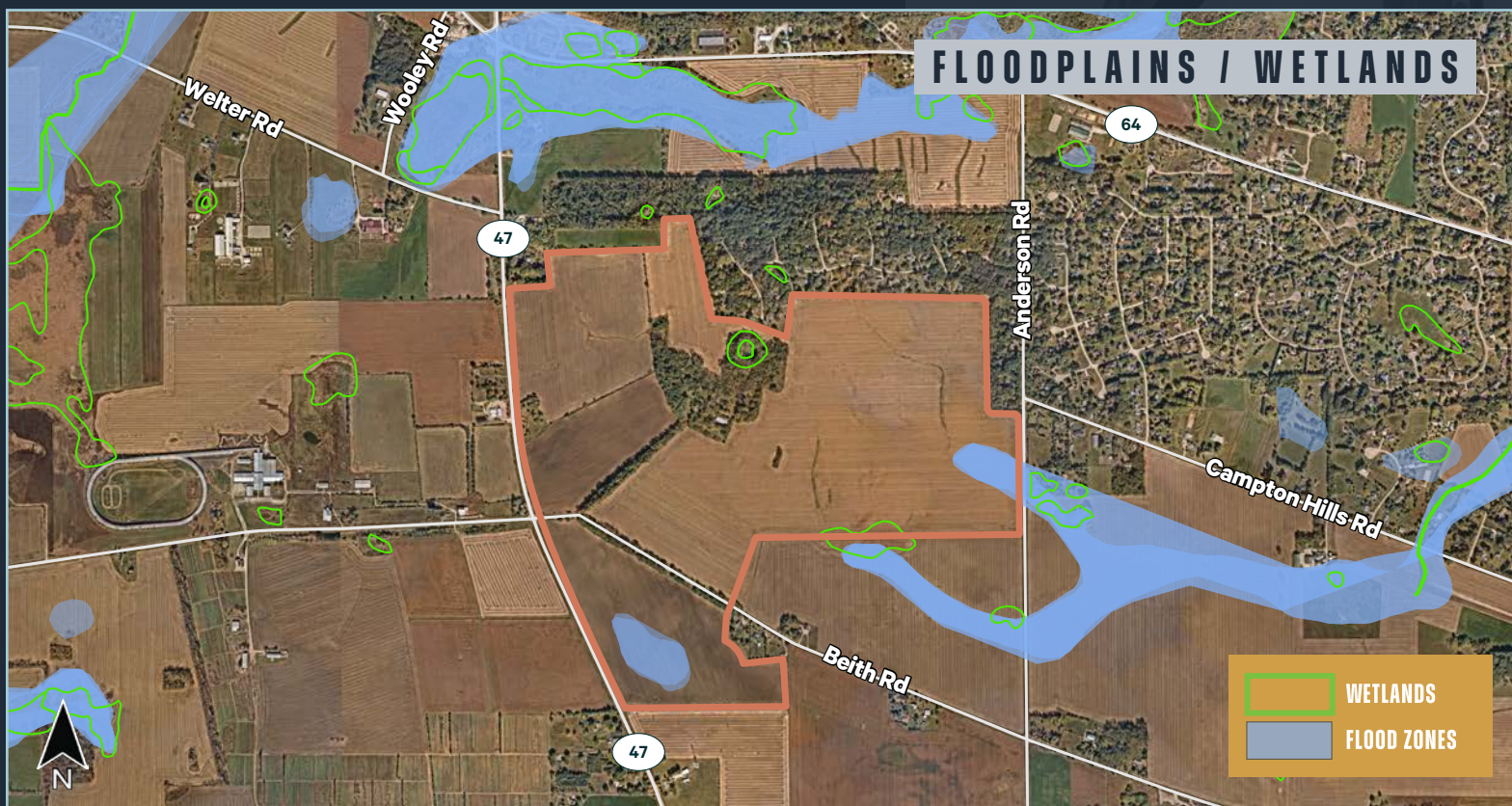
HOUSEHOLDS

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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www.cbre.us/lsgoakbrook

CBRE

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