

33W300 RT 38, GENEVA IL

33W300 ROUTE 38
GENEVA, IL 60134

Neil Johnson

19.96 ac

American Science
& Surplus

New Rt 38 Overpass

Kautz Rd

Old R



DISCLAIMER

33W300 RT 38, GENEVA IL | 19.96 ACRES | GENEVA, IL

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The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

Executive Summary



SALE OVERVIEW

SALE PRICE: \$3,175,000

LOT SIZE: 19.963 Acres

APN #: 12-01-426-019
12-12-200-021

ZONING: B4

MARKET: Chicago - Far West

SUB MARKET: Kane County

CROSS STREETS: E State St & Kautz Road

PROPERTY DESCRIPTION

19.96 acres of land. Divisible to 10 acres. Well-located for industrial development. Significant frontage on Rt 38. A concept plan was approved in May 2020 by the City of Geneva, subject to rezoning from B4 to I1. This would allow 235,000 sf or more of industrial buildings on the site with access from Rt 38. Annexed in 2003. Most of the site is currently farmed and includes two vacant old houses & several farm buildings. Three existing curb cuts onto Rt 38. 2020 Taxes: \$11,402

LOCATION OVERVIEW

On north side of IL Rt 38 [State St / Roosevelt Rd] between Kirk Rd & Kautz Rd, and just west of the Rt 38 bridge over the Union Pacific Railroad at Kautz Rd.

Approx. 1 mile south of DuPage County Airport at eastern edge of both Geneva Township and Kane County. Immediately west of the City of West Chicago and DuPage County. The area is part of a major office/industrial corridor. An established industrial park borders the site to the north.

Aerials



Site Dimensions



Area Businesses



Property Photos



Photos Of Structures



33W300 Rt 38



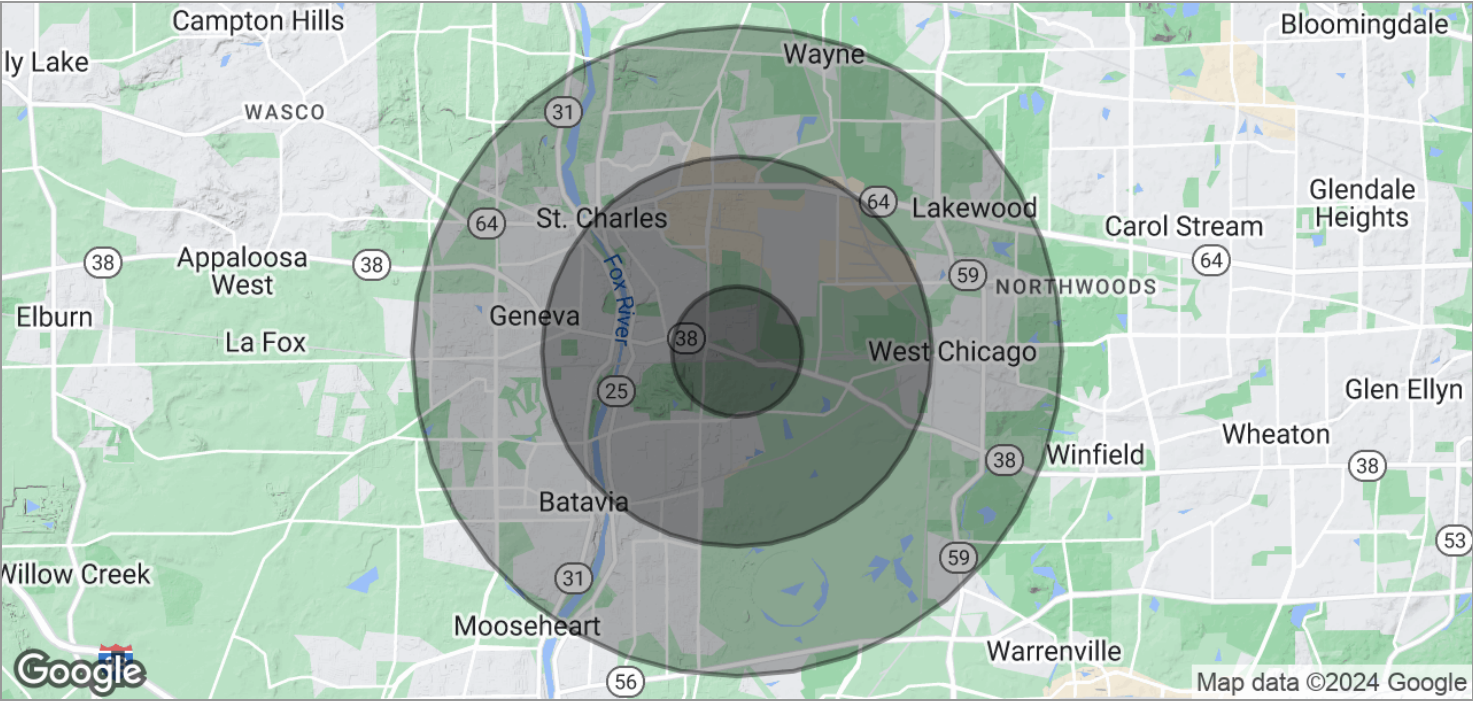
Additional Photos



Neighboring Properties



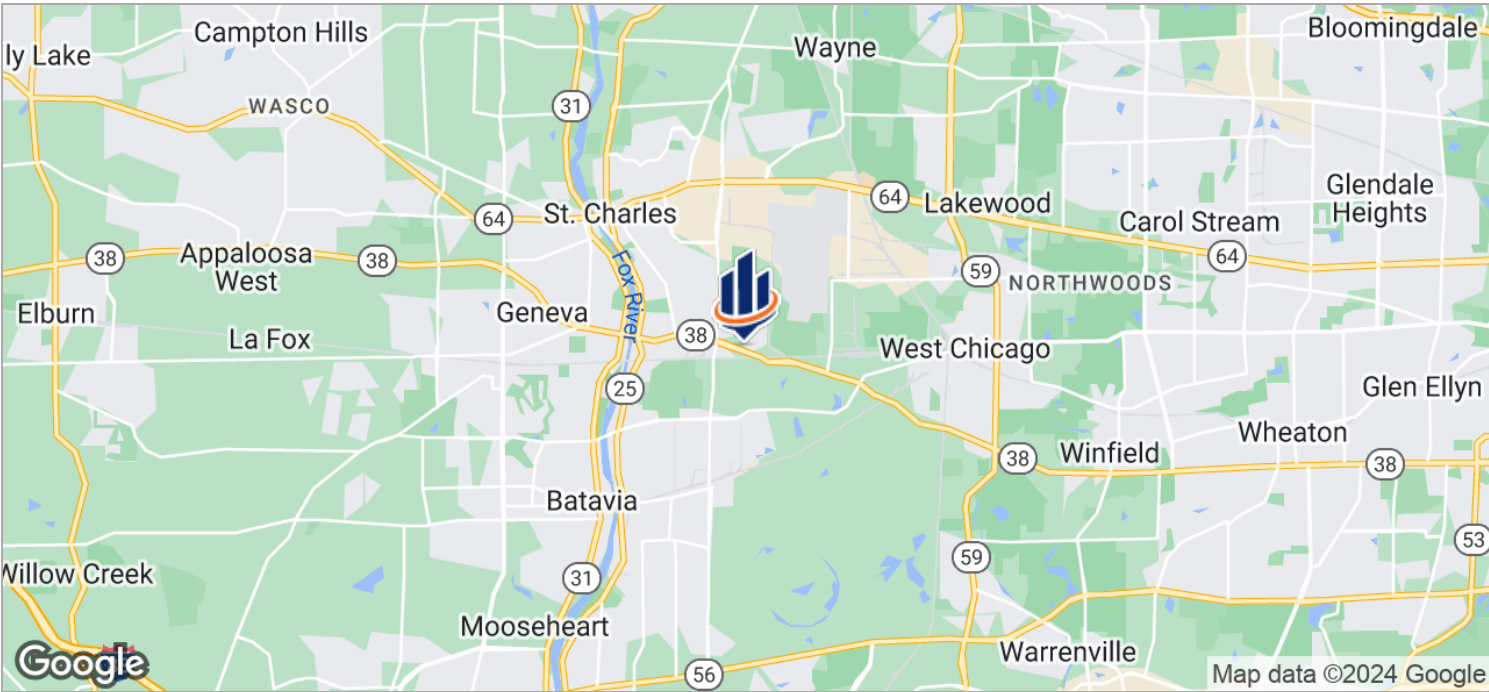
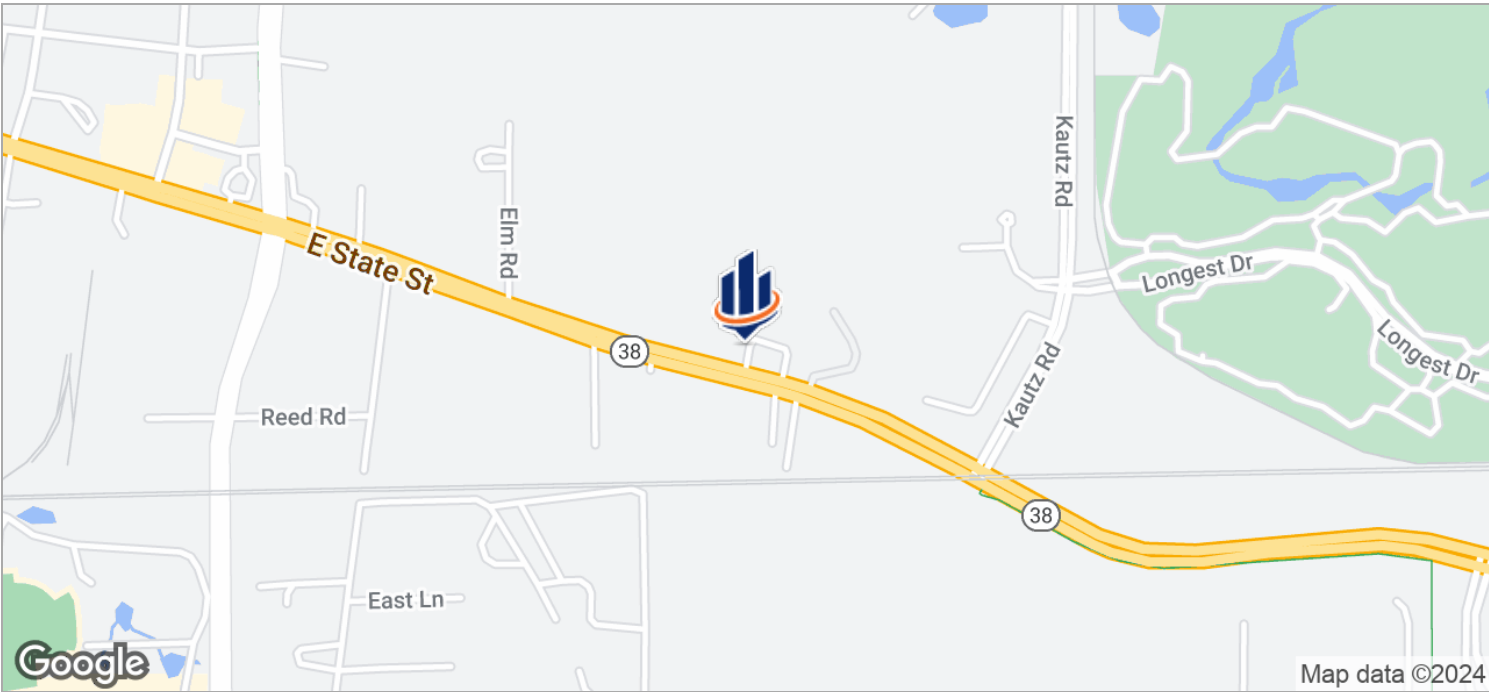
Demographics Map



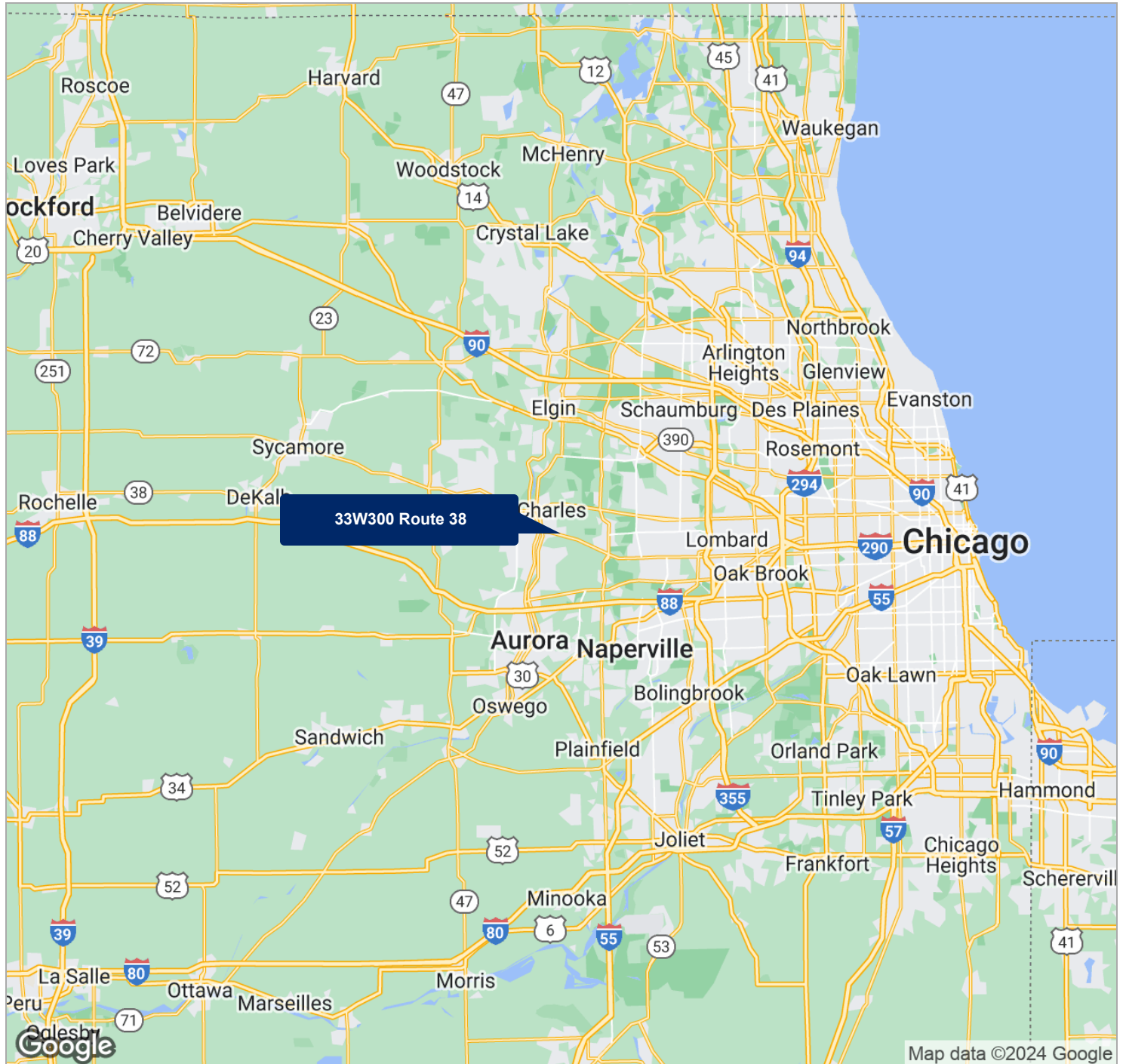
POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,649	38,677	123,575
MEDIAN AGE	33.4	35.1	38.1
MEDIAN AGE (MALE)	31.6	33.7	37.4
MEDIAN AGE (FEMALE)	37.3	37.6	39.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,226	13,548	43,701
# OF PERSONS PER HH	3.0	2.9	2.8
AVERAGE HH INCOME	\$90,905	\$90,205	\$101,315
AVERAGE HOUSE VALUE	\$250,395	\$315,952	\$358,271

Location Maps



Regional Map





City Information



City Highlights

Kane County seat
Festivals
Shopping
Recreation
Arts
Dining

Population 2013: 21,694
Median Income 2012: \$87,897

Airports: O'Hare, Midway, DuPage

Rail: Geneva Metra Station, Union Pacific West Line

Pace Bus Routes: 529, 801, 802

Interstates: I-90, I-88, I-355
State Highways: IL 25, IL 31, IL 38
County Thoroughfares: Randall Rd, Kirk Rd

Geneva, IL

35 miles west of downtown Chicago. Known for its historic downtown business district and Geneva Commons Lifestyle Shopping Center on Randall Road. Home to the Geneva Business Park (adjacent to DuPage Airport), Kane County Cougars baseball, festivals, bike trails and fun. Intersected by the Fox River.

Over 1,000 businesses located in Geneva enjoy the lower cost municipal electric utility.

Character found in historic architecture, adaptive use of historic buildings, graceful trees and attention to landscaping.

Open space and recreation opportunities for residents of all age groups and abilities. 700 acres of park land, 580 acre Prairie Green Preserve, and two golf courses. Bike/walking trails, playgrounds, outdoor aquatic center, recreation centers, fitness centers, skate park.

Downtown Geneva is a great place to connect with others - whether for a cup of coffee, fine dining, unique shopping, festivals or special events. Excellent schools, parks, and library.

Northwestern Medicine - Delnor Hospital is located in Geneva.



County Information



Kane County

Population 2011: 520,271 - 94% urban, 6% rural

Land Area: 520 square miles

Most notable natural feature is the Fox River. The largest cities are situated along the river - Aurora, Elgin, St Charles, Geneva, Batavia

The 2030 Land Resource Management Plan divides the county into three areas:

Urban Corridor - eastern portion of county

Critical Growth Corridor - middle portion of county

Agricultural/Rural Corridor - western portion of county

The county seat is Geneva.

Comprised of 16 townships

Thriving commercial base. Farming has long been a way of life and an important economic activity in Kane County. Some farmland has been converted to accommodate increased growth. However, official efforts are being made to preserve and protect farmland.

The Forest Preserve District serves to preserve and protect the natural heritage of Kane County. 2012 - approximately 19,932 acres.

Extensive biking and hiking trail system

Accessible Airports:

O'Hare - Chicago

Midway - Chicago

DuPage - West Chicago

Aurora Municipal - Sugar Grove

Rail: Metra stops in Elgin, Aurora, Geneva, LaFox, Elburn

Pace Bus Routes

Interstates: I-88, I-90

US Highways: 20, 30, 34

Higher Education:

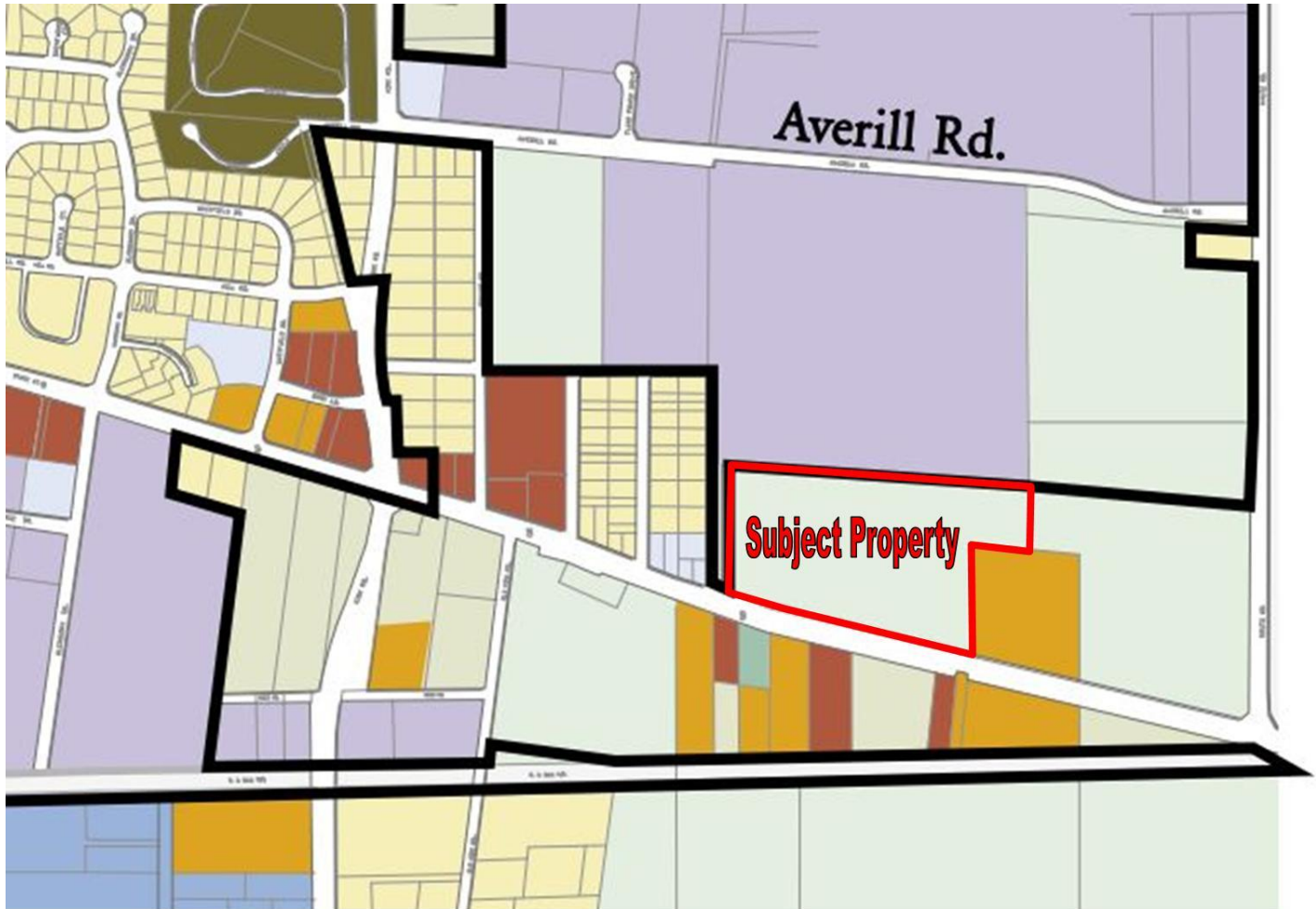
Aurora University

Judson University

Elgin Community College

Waubonsee Community College

Proposed Land Use Plan



PLAN DESCRIPTION

From the 2003 Geneva Comprehensive Plan

Proposed Land Use Plan

Subject Property Proposed as Light Industrial