

4.0 ACRES - VACANT COMMERCIAL LAND

SMOKETREE PLAZA LANE
NORTH AURORA, IL 60542

Neil Johnson



Imagery Date: 4/2/2013 41°47'40.68" N 88°19'41.5"



DISCLAIMER

4.0 ACRE COMMERCIAL SITE AT I-88 AND ROUTE 31 | 4.0 ACRES | NORTH AURORA, IL

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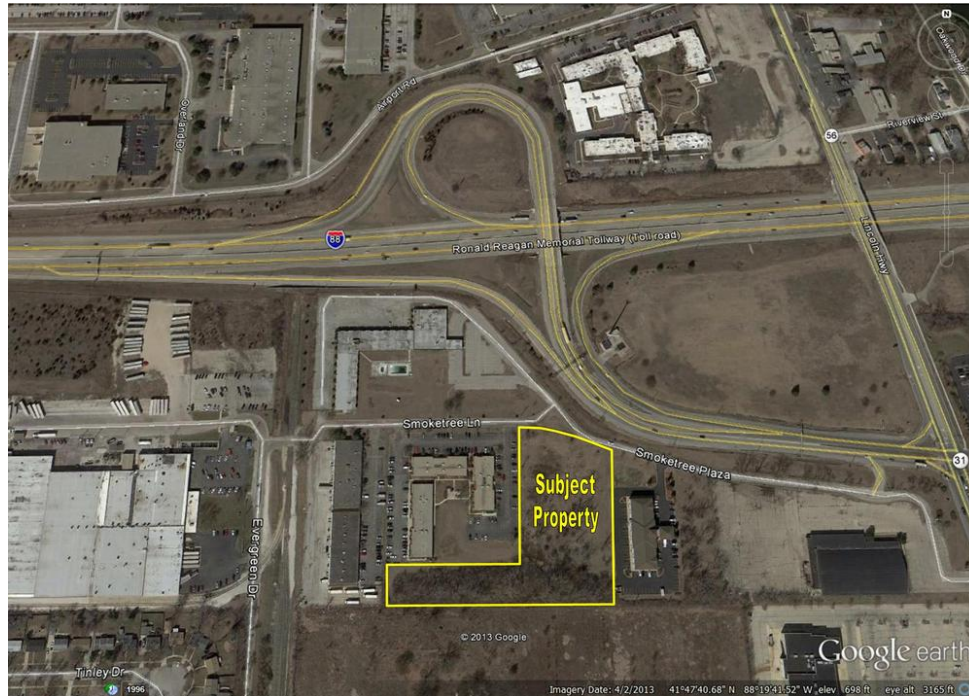
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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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: \$453,024

LOT SIZE: 4 Acres

PRICE PER SF: \$2.60

APN #: 15-09-201-033

ZONING: B2 - General Business District

MARKET: Chicago - Far West

SUB MARKET: East-West Corridor.
Kane County

CROSS STREETS: Smoke Tree Plaza Ln
And S. Lincolnway St
[Route 31]

PROPERTY DESCRIPTION

4.0 +/- acre irregular lot zoned B2 [General Business District]. Lot has 275 ft +/- on Smoketree Plaza Lane which was resurfaced in the spring of 2013, with new curbs, and new curb cut access to property. Property contains a 10" waterline along the south line and an 8" sewer line in the frontage road. Recent resurfacing of Smoketree Lane to Route 31. 2016 Taxes: \$4,615.

LOCATION OVERVIEW

Located in the southwest quadrant of I-88 and Route 31 in North Aurora, IL. [located between Baymont Inn and the Smoketree Business Park, at the east bound exit of I-88 at Route 31 in North Aurora]

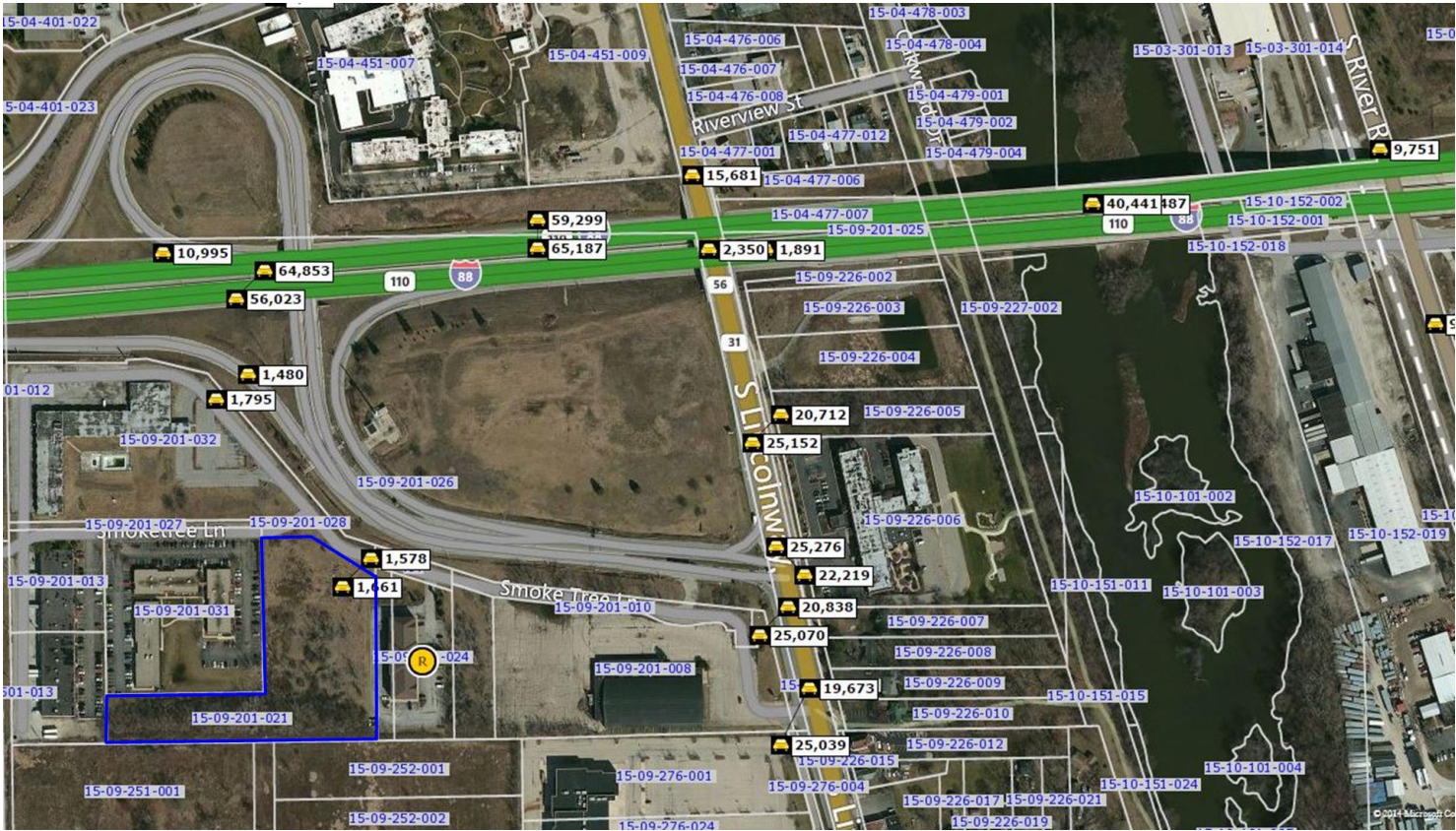
Aerials



Photos

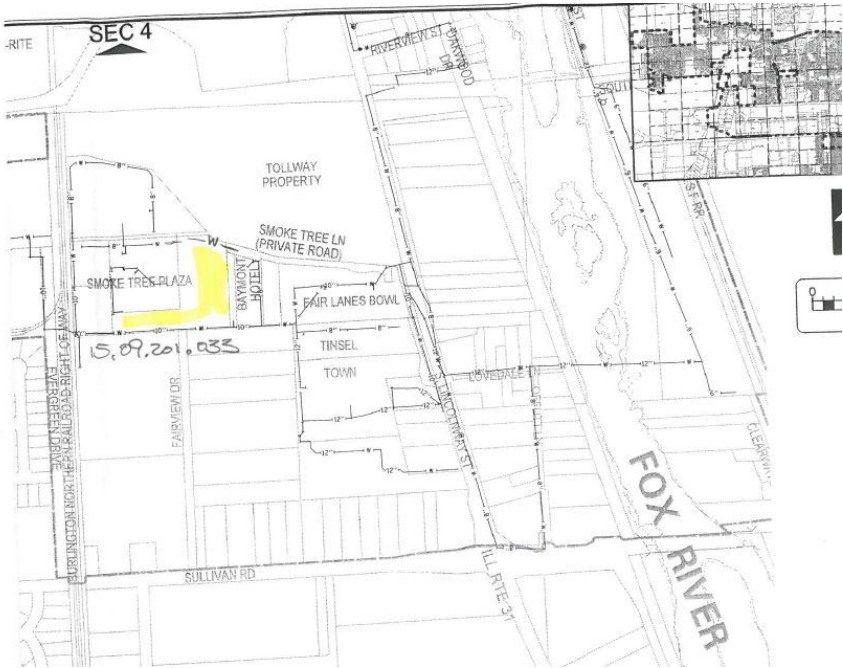


Traffic Counts Map

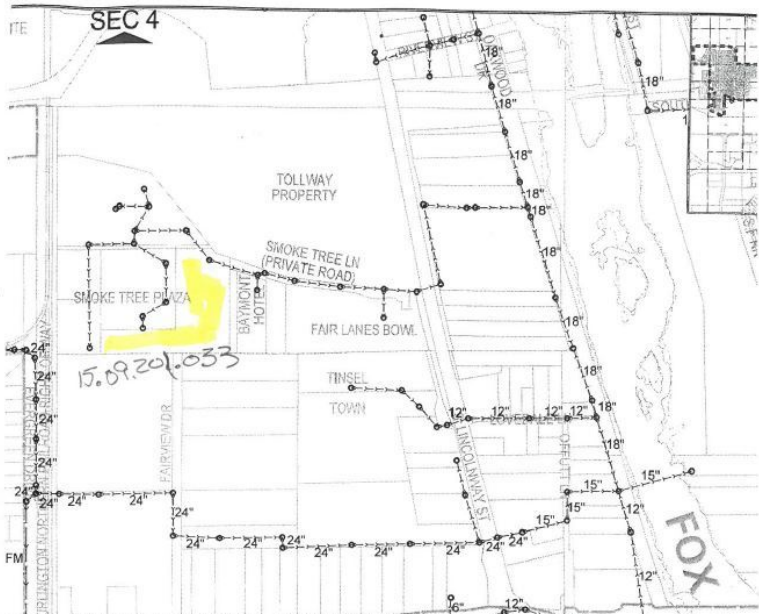


Water & Sewer Maps

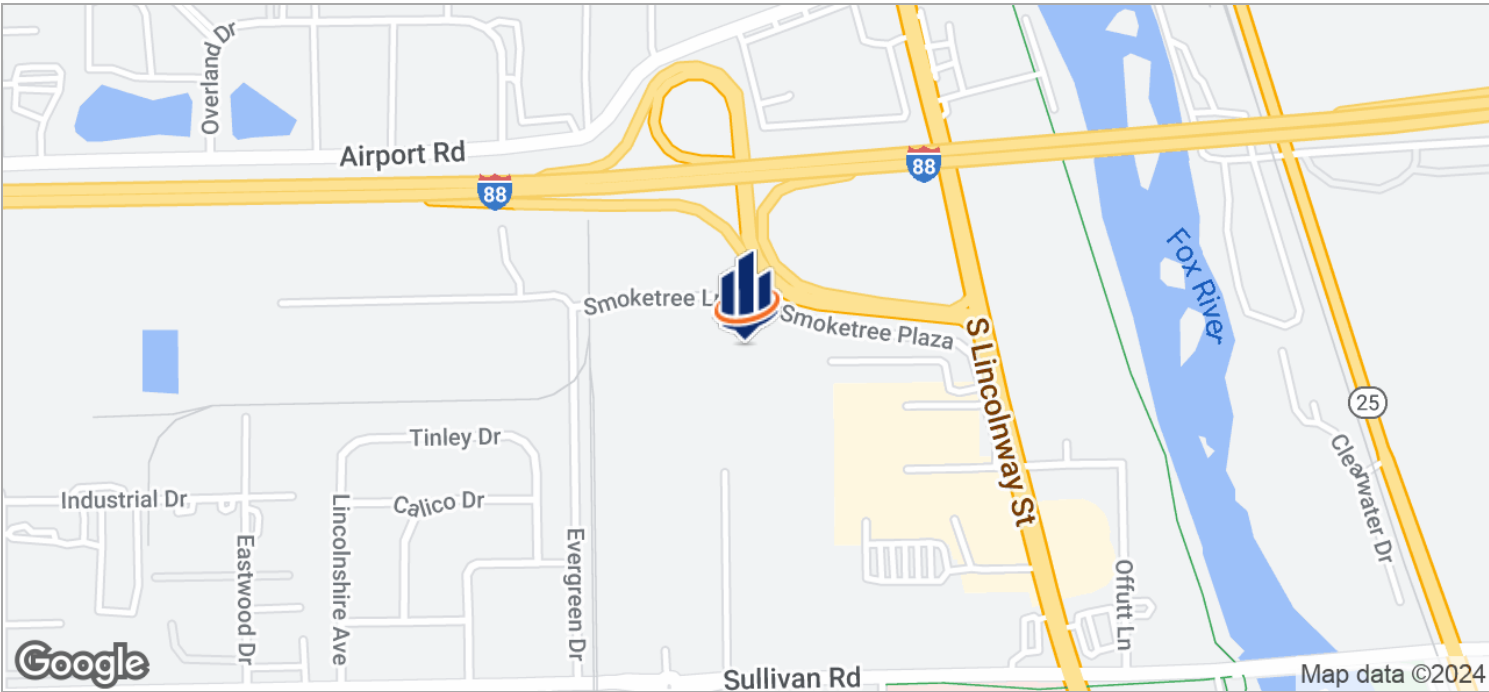
Water



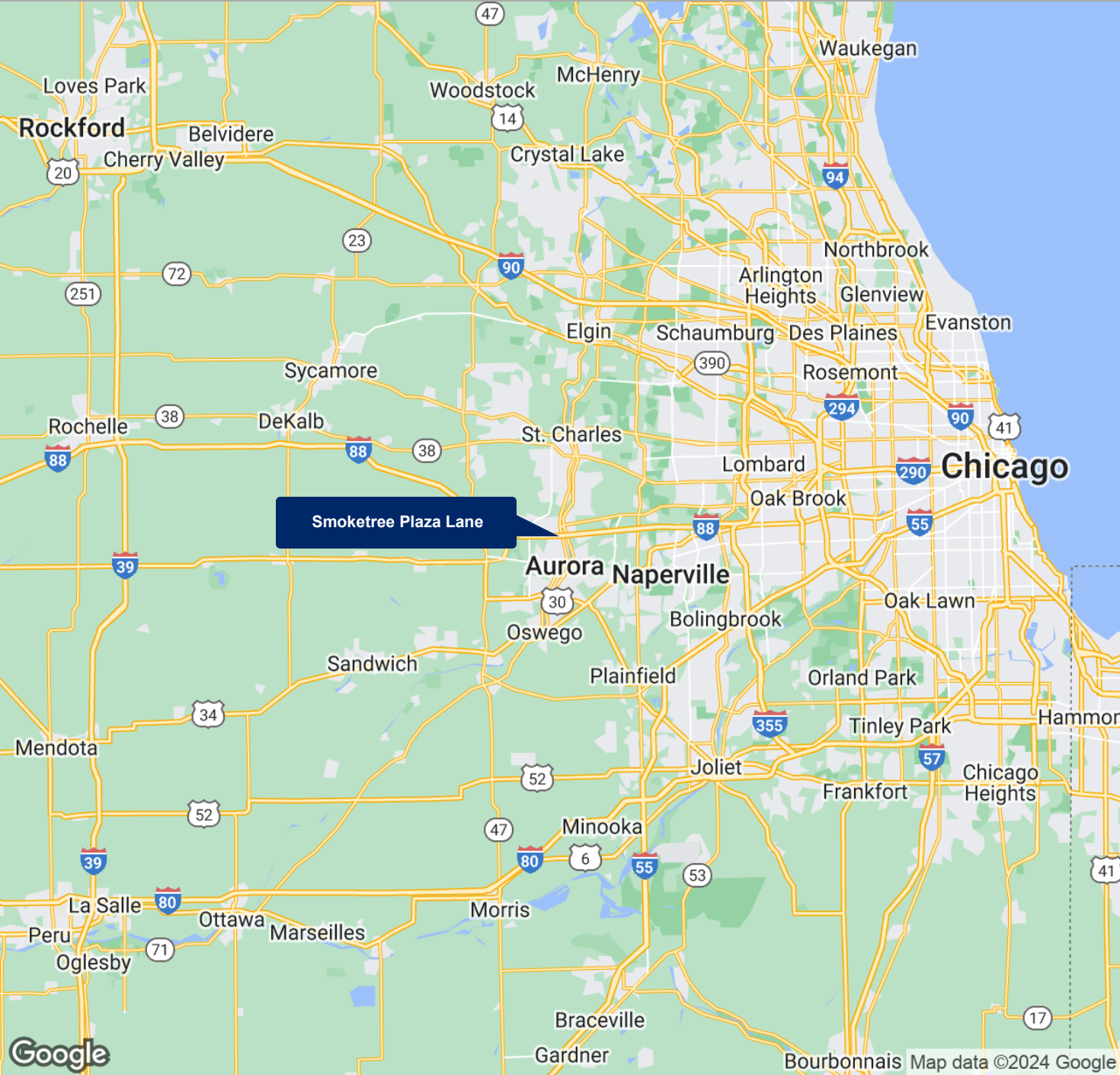
Sanitary



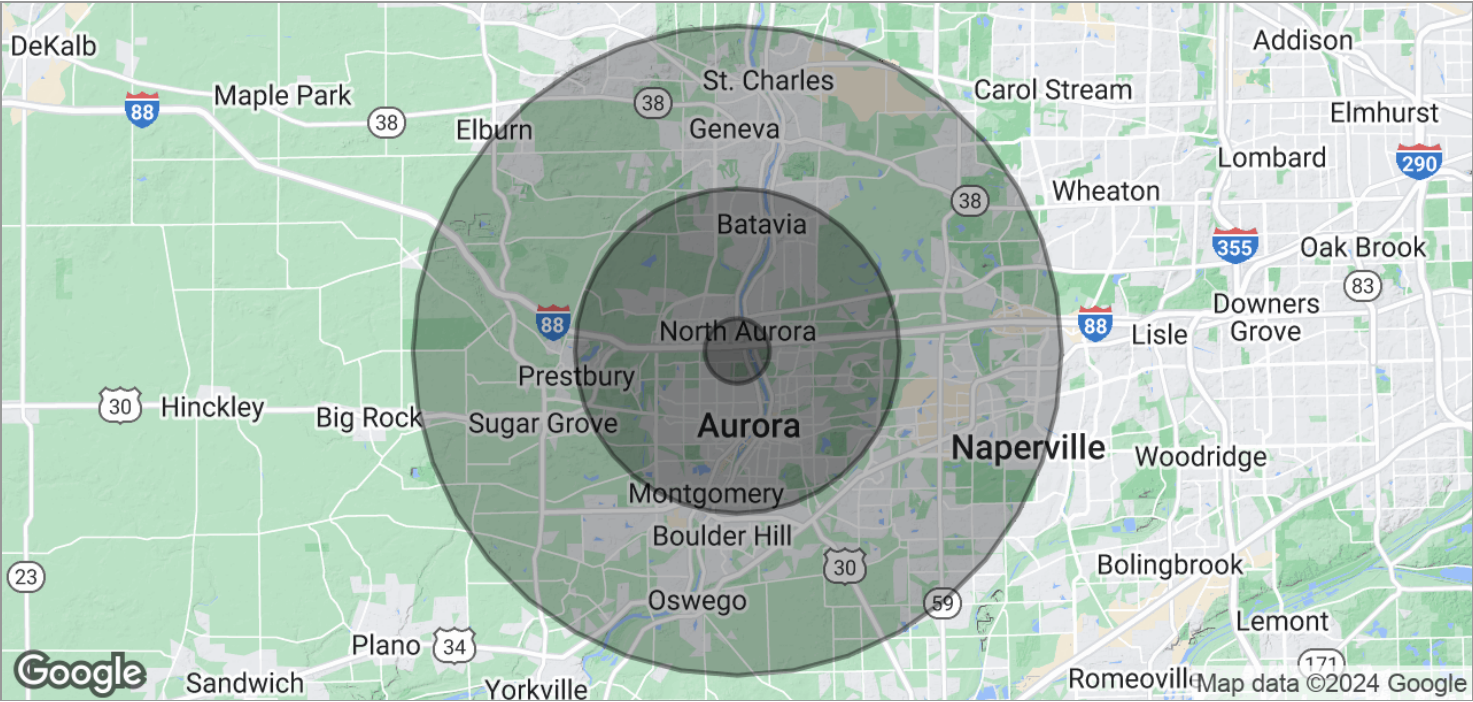
Location Maps



Regional Map



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	9,311	231,596	550,698
MEDIAN AGE	32.5	32.8	33.7
MEDIAN AGE (MALE)	32.3	32.2	33.0
MEDIAN AGE (FEMALE)	32.0	33.3	34.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,213	76,320	187,923
# OF PERSONS PER HH	2.9	3.0	2.9
AVERAGE HH INCOME	\$56,815	\$71,111	\$89,285
AVERAGE HOUSE VALUE	\$182,408	\$260,595	\$312,146