

SALE

Kirk Road & Prairie Path

**HIGH-DENSITY RESIDENTIAL
DEVELOPMENT OPPORTUNITY**

Batavia, IL 60510

PRESENTED BY:

JEFF CADWALLADER

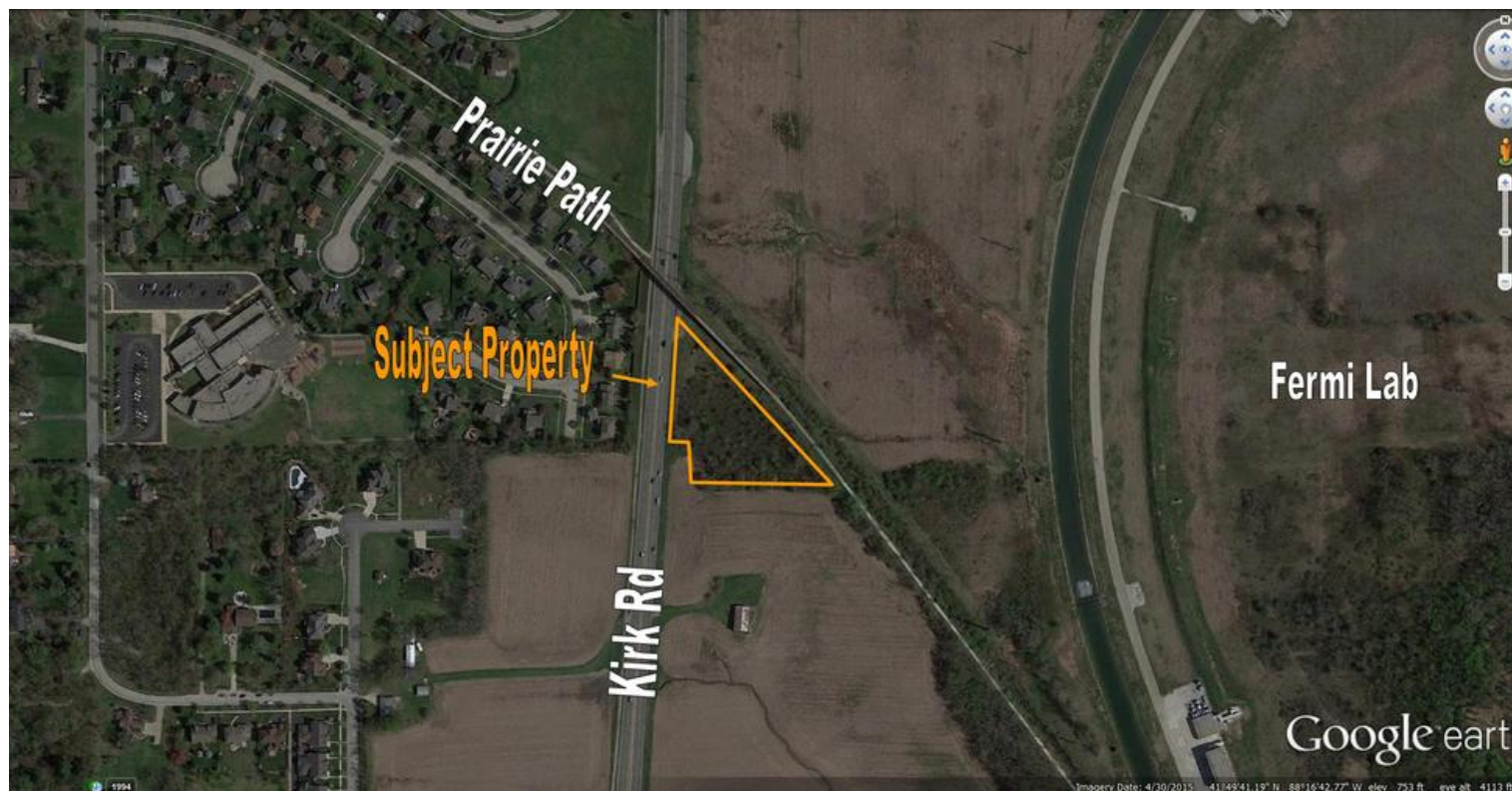
Advisor

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$450,000
LOT SIZE:	2.13 Acres
PRICE / ACRE:	\$211,268
ZONING:	F - Kane County
APN:	12-25-300-015

PROPERTY OVERVIEW

Level 2.12 acre parcel - mostly wooded. Ability to annex to the City of Batavia under their land use plan as high-density, multi-family (8-15 units/ac). May also be considered for office research (OR) zoning. 454' of frontage. Existing curb cut on Kirk Rd. 35,000 VPD. Sewer and water south of property. Electric, gas, water, and sanitary sewer nearby. 2022 Taxes: \$4,522.18

PROPERTY HIGHLIGHTS

- 2+ acres on Kirk Rd
- Backs to Prairie Path
- Level - Mostly wooded
- Unincorporated
- In Batavia's land use plan
- Curb Cut on Kirk Rd
- Designated for multi-family
- Utilities nearby

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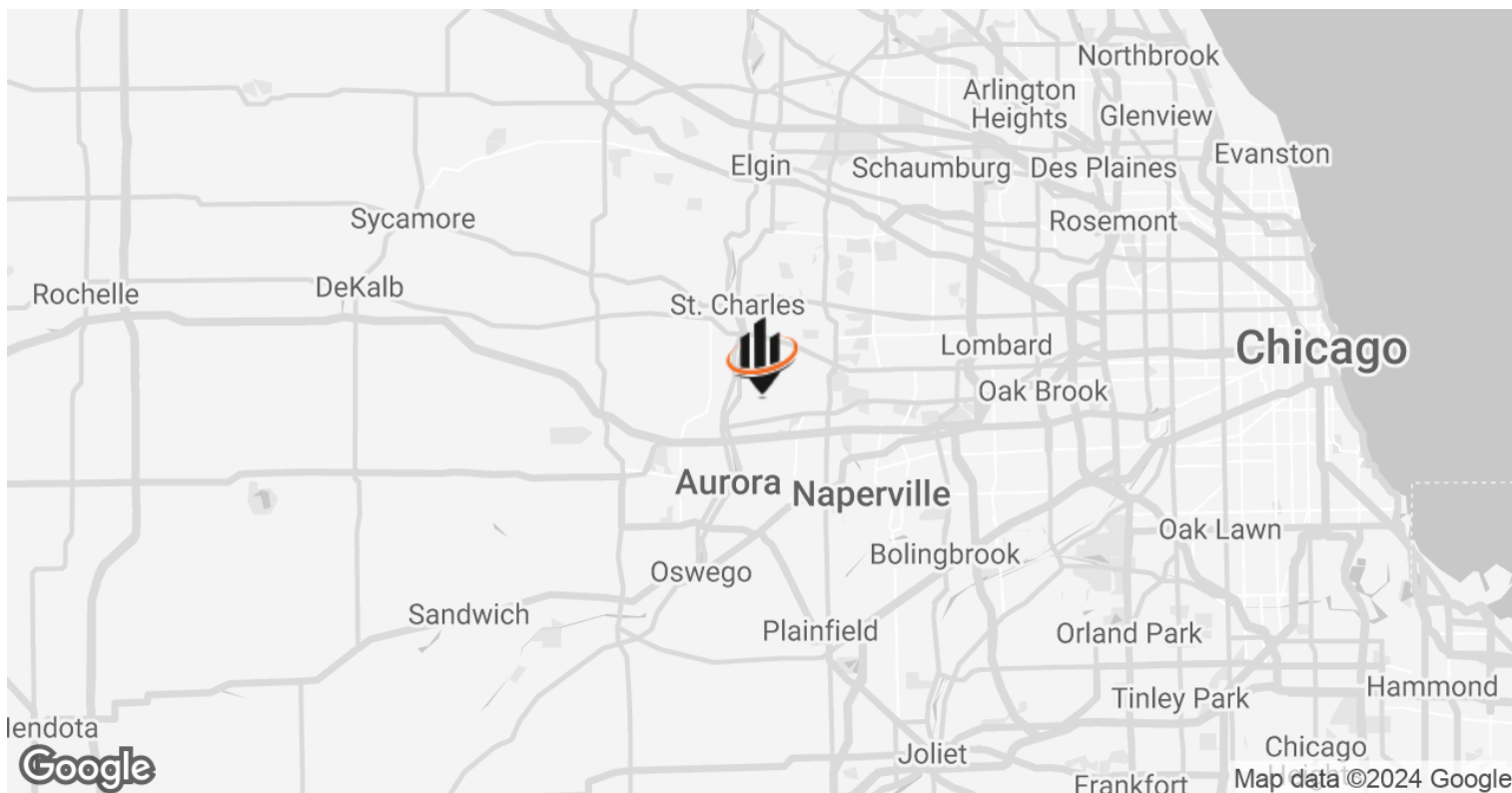
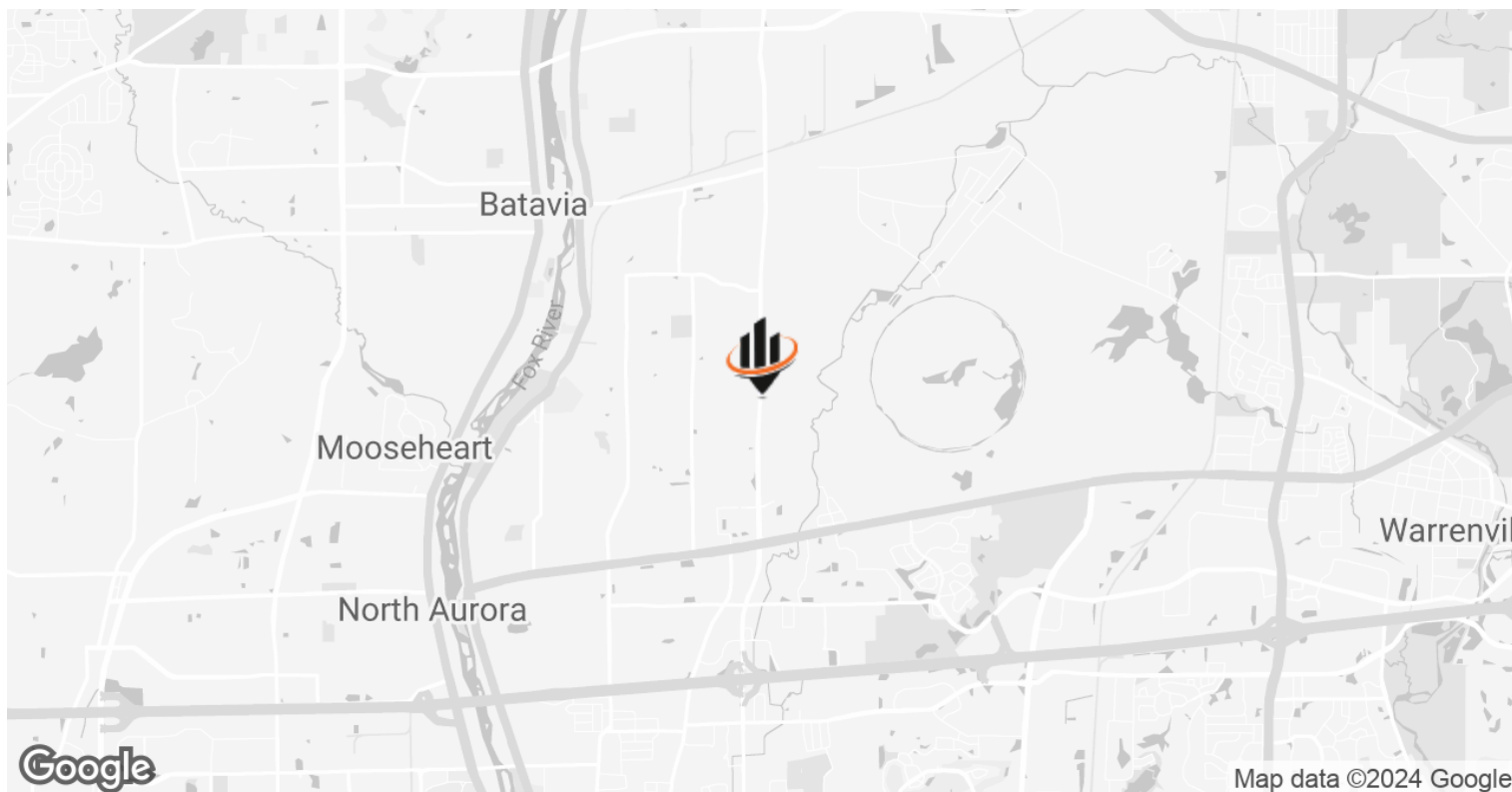
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LOCATION MAP



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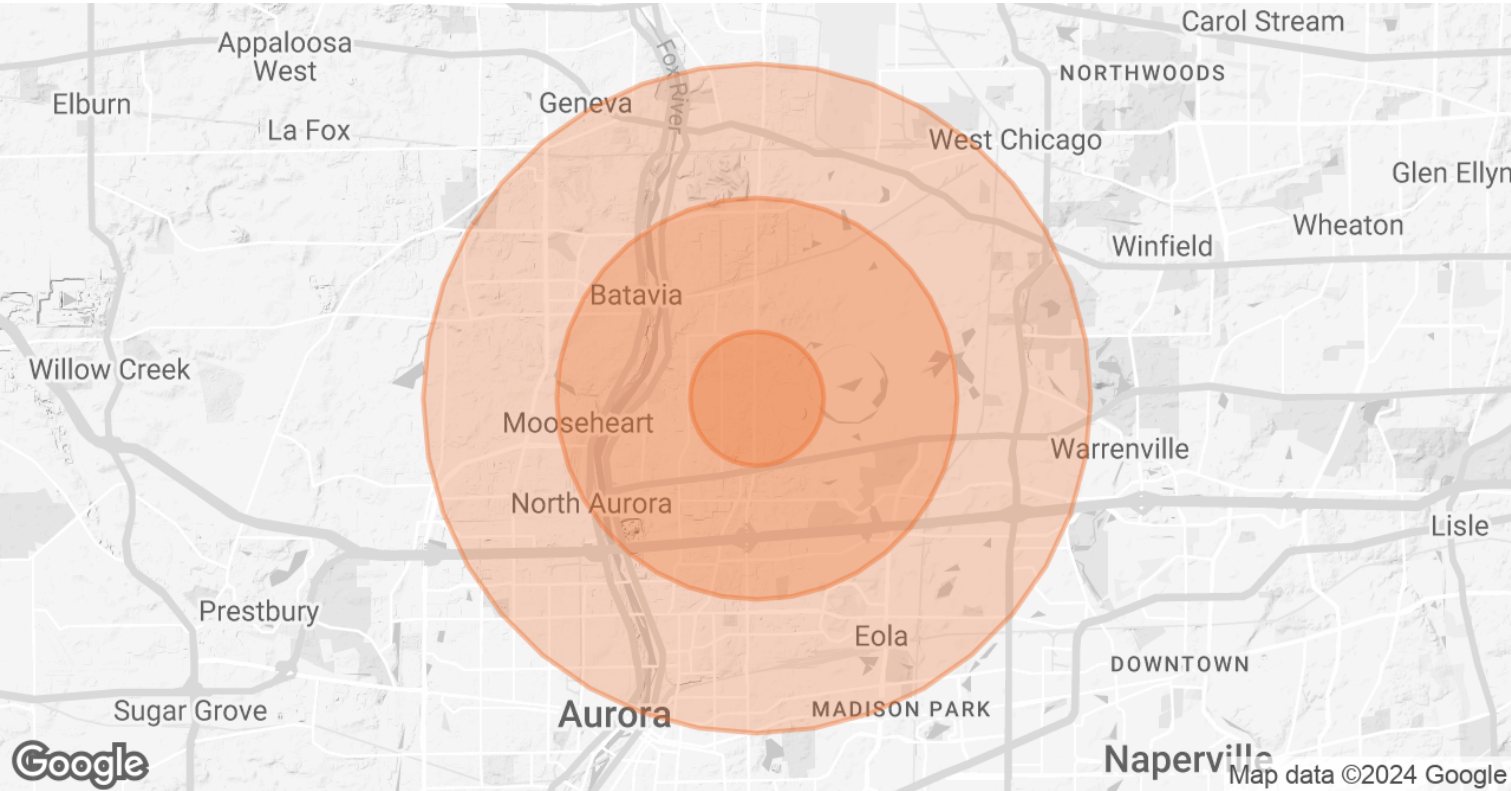
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,790	45,596	154,345
AVERAGE AGE	36.8	36.9	34.5
AVERAGE AGE (MALE)	37.7	37.6	34.7
AVERAGE AGE (FEMALE)	34.7	36.8	34.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,863	16,369	53,426
# OF PERSONS PER HH	3.1	2.8	2.9
AVERAGE HH INCOME	\$120,279	\$94,177	\$87,257
AVERAGE HOUSE VALUE	\$379,244	\$324,639	\$304,806

* Demographic data derived from 2020 ACS - US Census

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