

PRIME COMMERCIAL LOTS

NWC US HWY 30 & DUGAN ROAD
SUGAR GROVE, IL 60554

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2.38 ac

1.98 ac

1.98 ac

Airpark Dr

Dugan Rd

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Property Summary



OFFERING SUMMARY

Sale Price:	\$4.75-\$6.00/ SF
Lot Size:	1.98-6.34 Acres
Zoning:	M1 (+B3 SU)
Market:	Chicago - Far West
Submarket:	Kane County
Traffic Count (US 30 & Dugan):	12,377

PROPERTY OVERVIEW

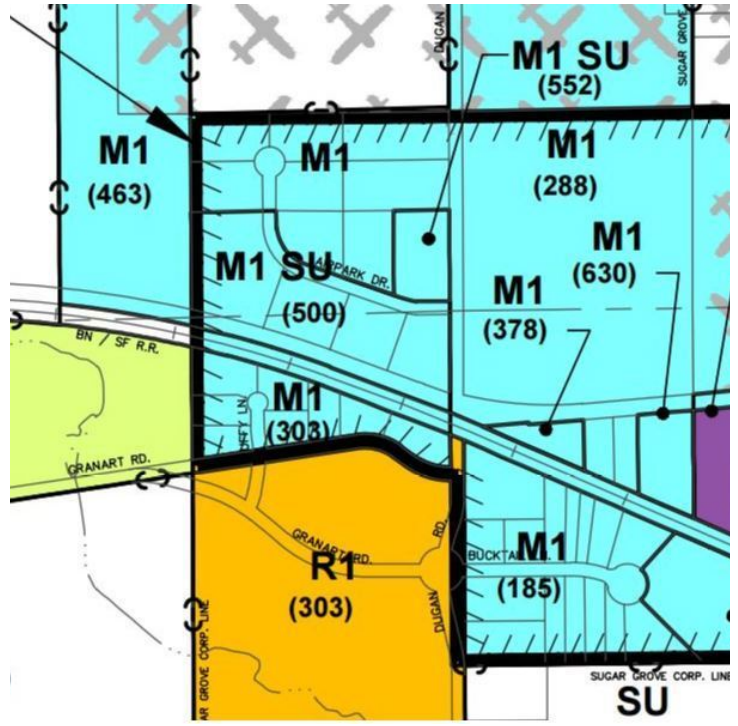
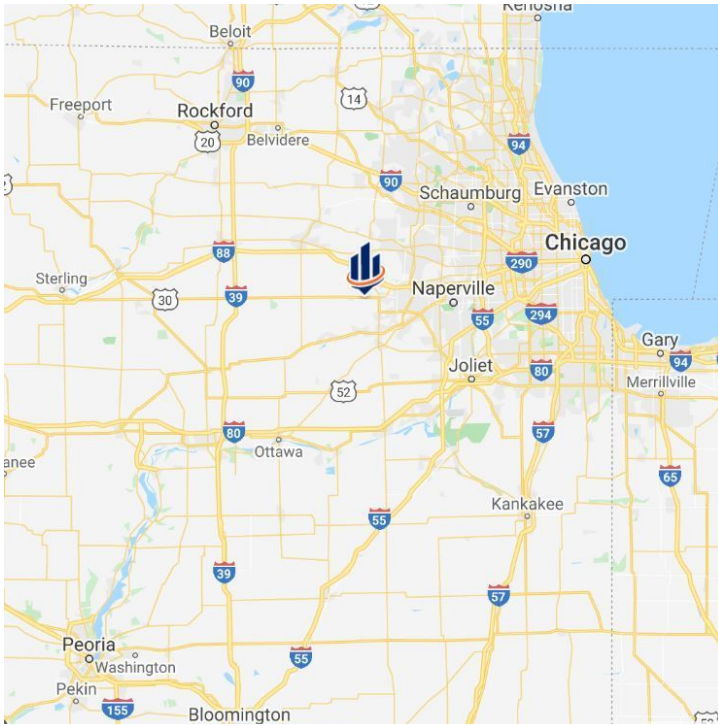
Three vacant commercial lots with great frontage on US Hwy 30 and Dugan Rd. Lot sizes range from 1.98 to 2.38 acres. May be combined for up to 6.34 acres. The north side of lots has direct access to Airpark Drive.

- Lot 1 – 1.98 ac \$6.00/sf = \$ 517,493 – Corner Lot - 2022 Taxes: \$1,023
- Lot 2 – 1.98 ac \$4.75/sf = \$ 409,682 - 2022 Taxes: \$999
- Lot 3 – 2.38 ac \$4.75/sf = \$ 492,445 - 2022 Taxes: \$1,168
- Total: 6.34 ac \$5.14/sf = \$ 1,419,620

The subject property is zoned M1 (Limited Manufacturing) with a Special PUD Provision (SU) use allowing B3 (Regional Business District) uses, including a variety of retail, business services, and designated special uses. These include several recreational uses and senior apartments. This property is in a TIF district.

Note that there will be some restrictions added at the discretion the sellers. These use and architectural guidelines will be defined and added to the association covenants, and will in place prior to closing.

Location & Highlights



LOCATION OVERVIEW

At the northwest corner of US Hwy 30 and Dugan Road. Adjacent to Aero Corporate Park. Just west of the Aurora Municipal Airport, at the western edge of the Chicago metro area. Located 48 miles west of downtown Chicago. 3 miles to Rt 47. Easy access to I-88 east/west tollway and Rt 47. Just 9 miles to downtown Aurora. 30 minute drive to DeKalb, Naperville or St. Charles.

PROPERTY HIGHLIGHTS

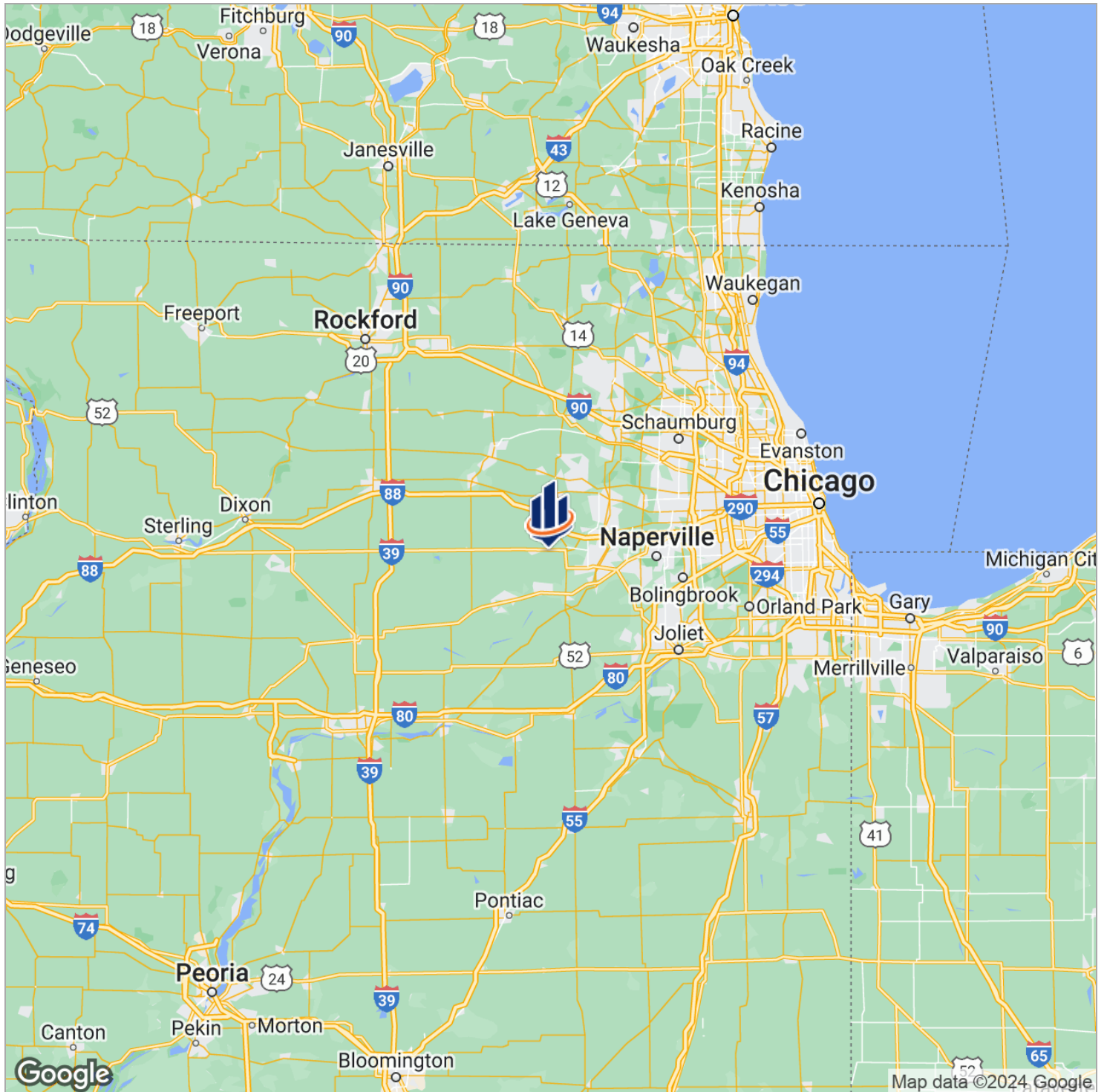
- Three commercial lots.
- From 1.98 to 2.38 acres.
- Combine for up to 6.34 acres.
- Flexible M1 zoning, plus B3 uses.
- The property is in a TIF district.
- Located at NWC of US 30 & Dugan Rd.
- Additional frontage on Airpark Dr.
- Just west of Aurora Municipal Airport.

Land Lots

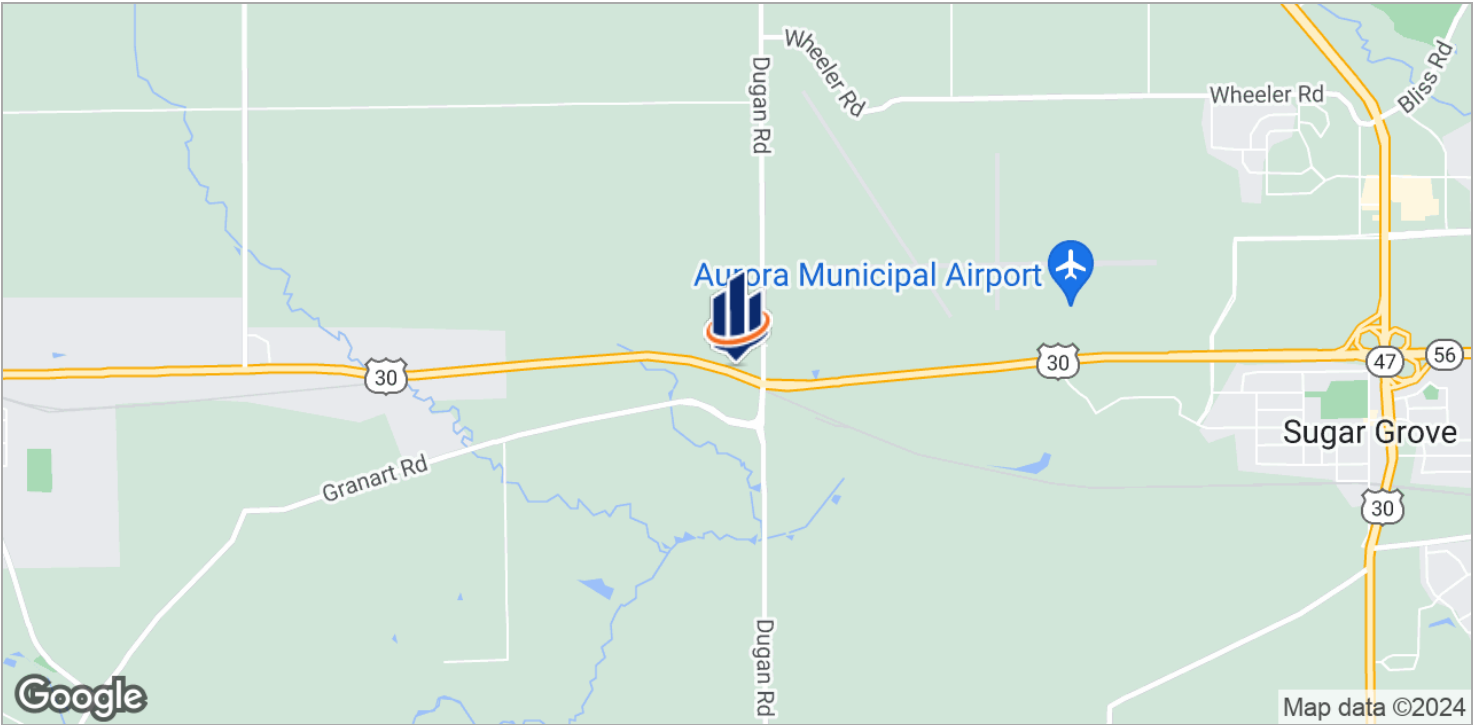
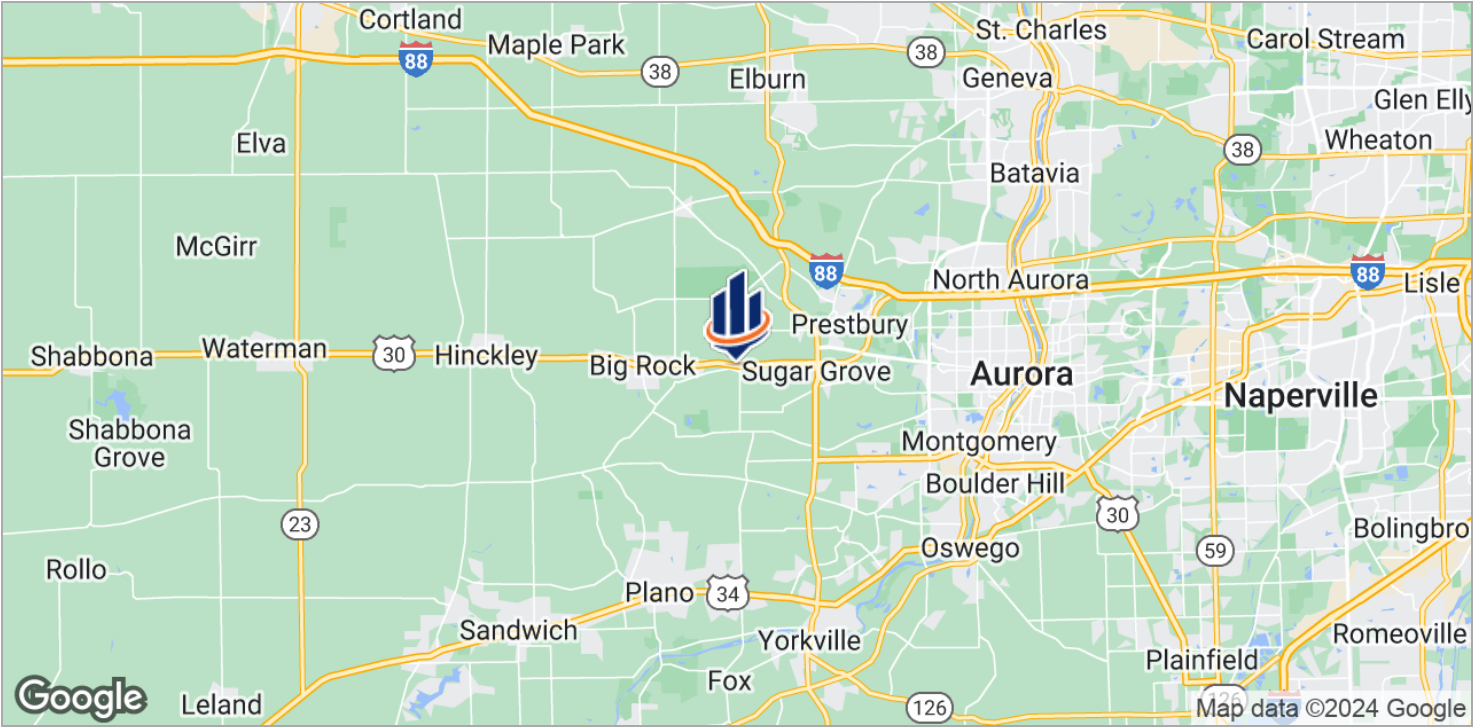


LOT #	SIZE (AC)	PRICE/ACRE	SALE PRICE	STATUS	DESCRIPTION
1	1.98	\$261,360	\$517,493	Available	\$6.00/SF. Corner lot at US Hwy 30 & Dugan Road. May combine with lot 2 or both lots 2 & 3. 2022 Taxes: \$1,023
2	1.98	\$206,910	\$409,682	Available	\$4.75/SF. May combine with lot 1 and/or lot 3. 2022 Taxes: \$999
3	2.38	\$206,909	\$492,445	Available	\$4.75/SF. May combine with lot 2 or both lots 1 & 2. 2022 Taxes: \$1,168

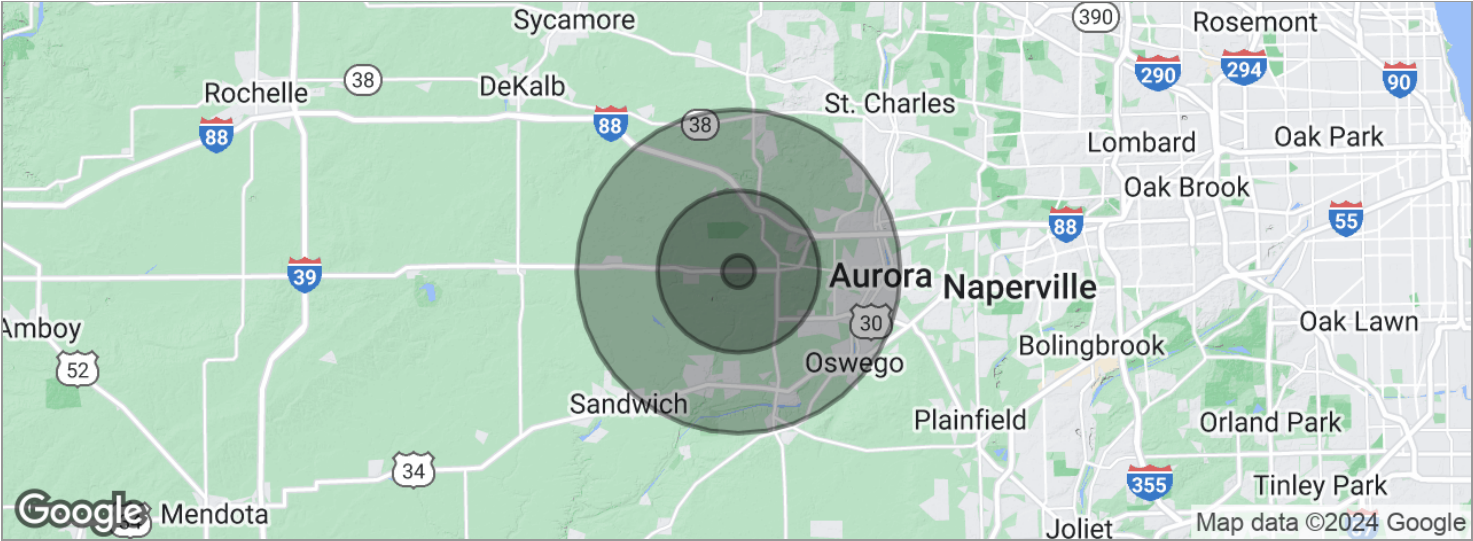
Regional Map



Location Maps



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	881	24,786	139,393
Median age	38.2	36.3	34.9
Median age [Male]	36.7	35.3	34.2
Median age [Female]	39.9	37.4	35.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	292	8,242	47,834
# of persons per HH	3.0	3.0	2.9
Average HH income	\$111,114	\$104,932	\$91,272
Average house value	\$391,647	\$336,395	\$283,202

* Demographic data derived from 2020 ACS - US Census