



# 10-20 ACRES FOR INDUSTRIAL DEVELOPMENT

33W300 ROUTE 38  
GENEVA, IL 60134

**Neil Johnson**  
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19.96 ac

American Science  
& Surplus

New Rt 38 Overpass

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# Property Summary



## OFFERING SUMMARY

Sale Price: \$3,175,000

Lot Size: 19.963 Acres

Price / SF: \$3.65

Market: Chicago - Far West

Submarket: Kane County

## PROPERTY OVERVIEW

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



33W300 ROUTE 38, GENEVA, IL 60134

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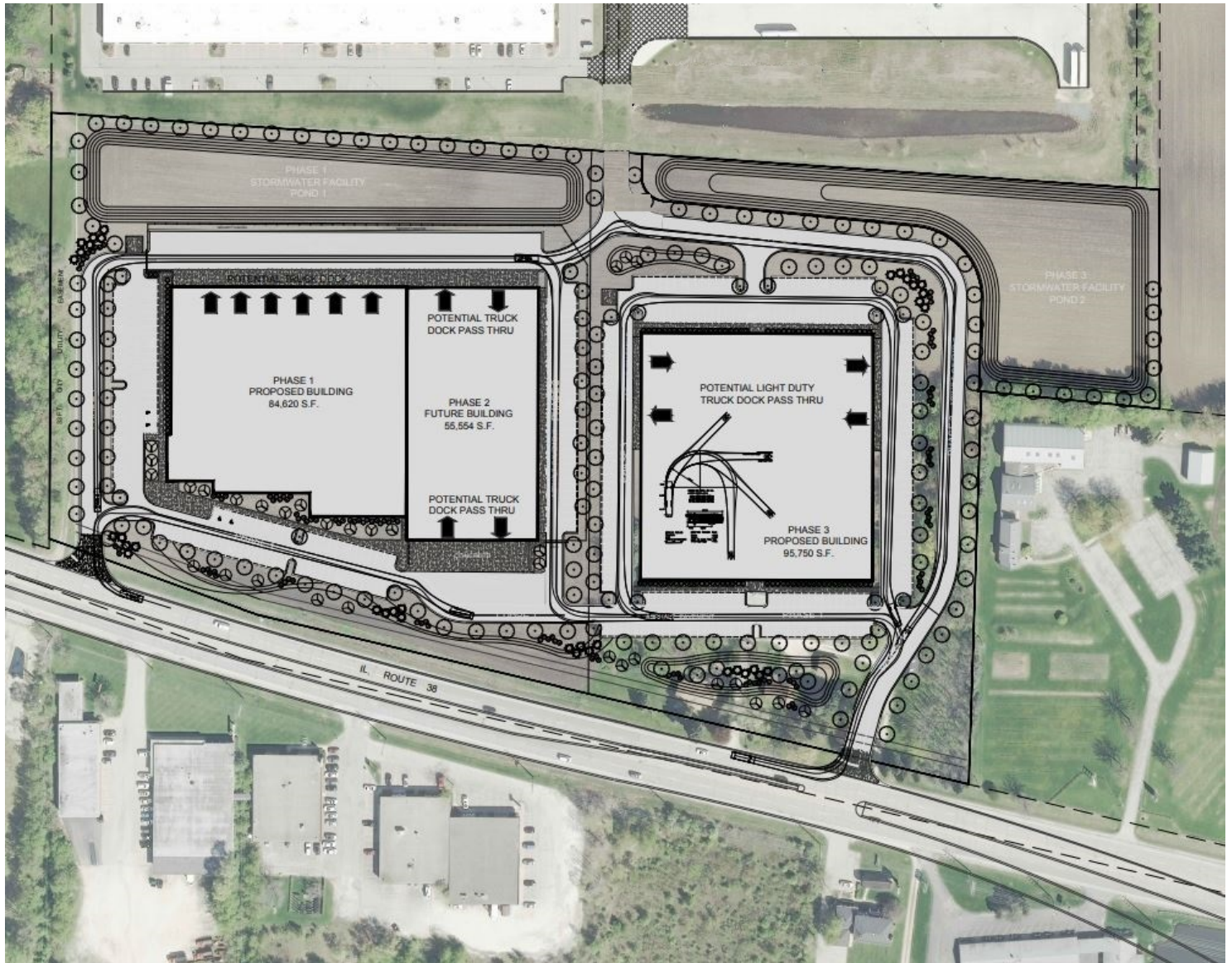
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# Sample Concept Plan [2020]



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22 South First Street  
Geneva, IL 60134  
Phone: (630) 232-7449

May 15, 2020

Susan J. Peterson  
15479 Dublin Road  
Darlington, WS 53530

RE: 33W300 Route 38, Geneva, IL

Dear Ms. Peterson:

In February 2020, the City of Geneva Development Staff reviewed the Conceptual Site Plan-Total Buildout of East Side Commercial Development as prepared by Rempe-Sharpe dated February 14, 2020 for the above referenced property as attached. The two points of access proposed and depicted along Route 38 was deemed acceptable pending final design review by the Illinois Department of Transportation. These access points are acceptable with or without the Dearborn Court extension.

As previously discussed, the proposed development will require a Map Amendment to rezone the property to I1 Light Industrial from B4 Business. The plan will require Site Plan approval of the proposed layout.

We trust this information will assist with marketing the property. The City is committed to working with you and an end user to achieve the highest and best use of the property. Please advise if we can assist further.

Sincerely,

A handwritten signature in black ink, reading 'Cathleen Tymoszenko'. The signature is written in a cursive style with a long horizontal stroke at the end.

Cathleen Tymoszenko  
Economic Development Director

# Area Businesses





# Property Photos



View to Southeast



Farmstead Entrance



View to Northwest



Rt 38 Bridge





Dearborn Court to North



Rt 38 Frontage



# Structures On Farmstead



33W260 Rt 38



33W300 Rt 38



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# Neighboring Properties



Retail [South]



Industrial [North]



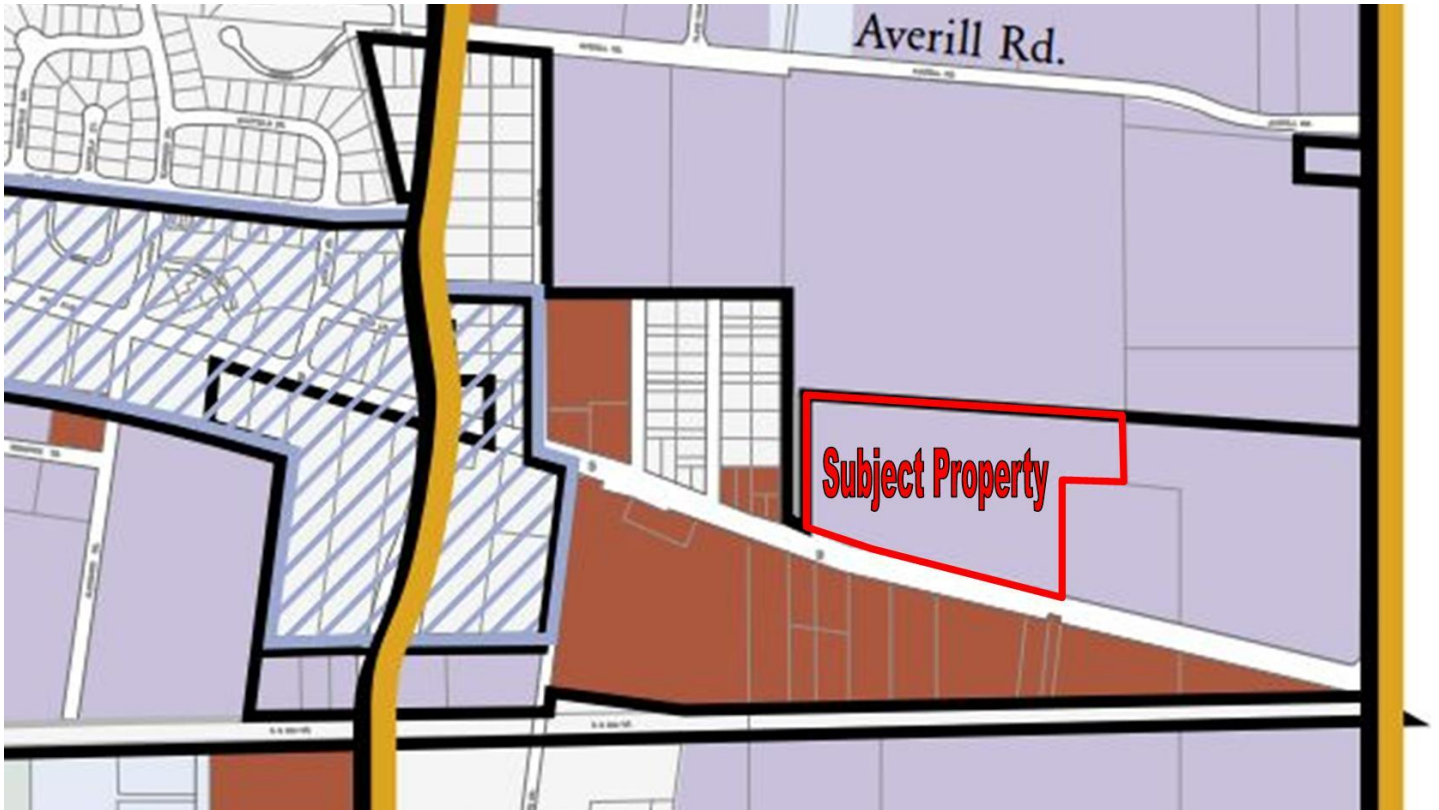
Industrial [North]



Office [West]



# Proposed Land Use Plan



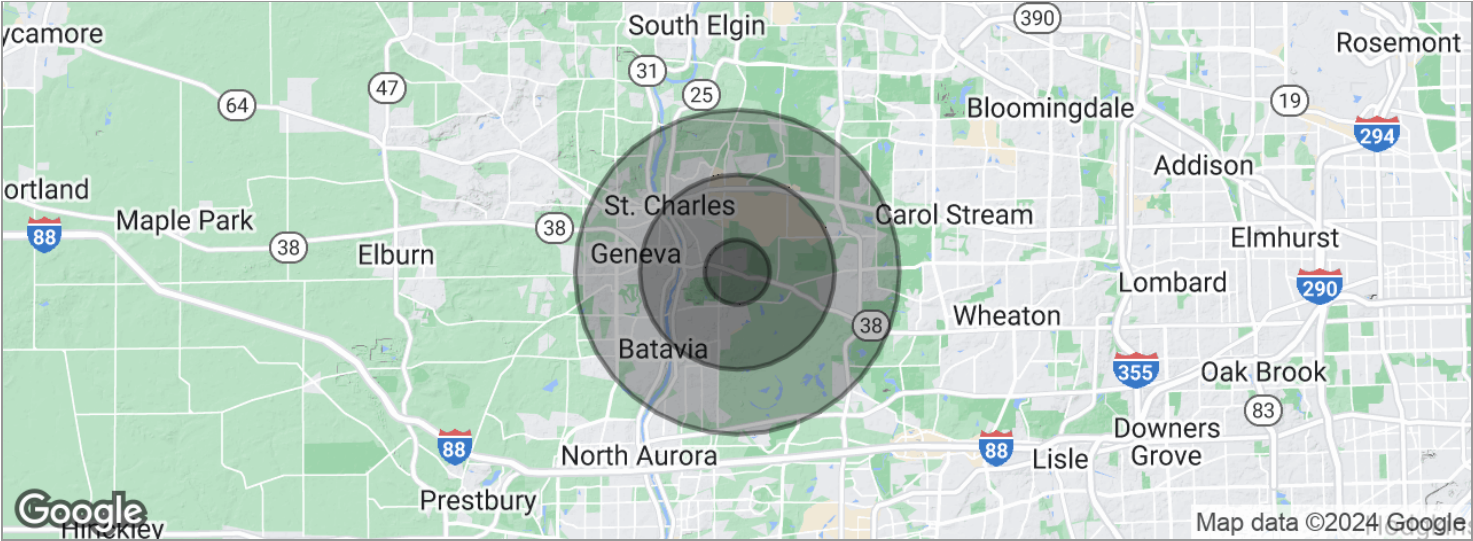
## PLAN DESCRIPTION

Proposed Land Use

From the 2003 Geneva Comprehensive Plan

Subject Property Proposed as Light Industrial

# Demographics Map

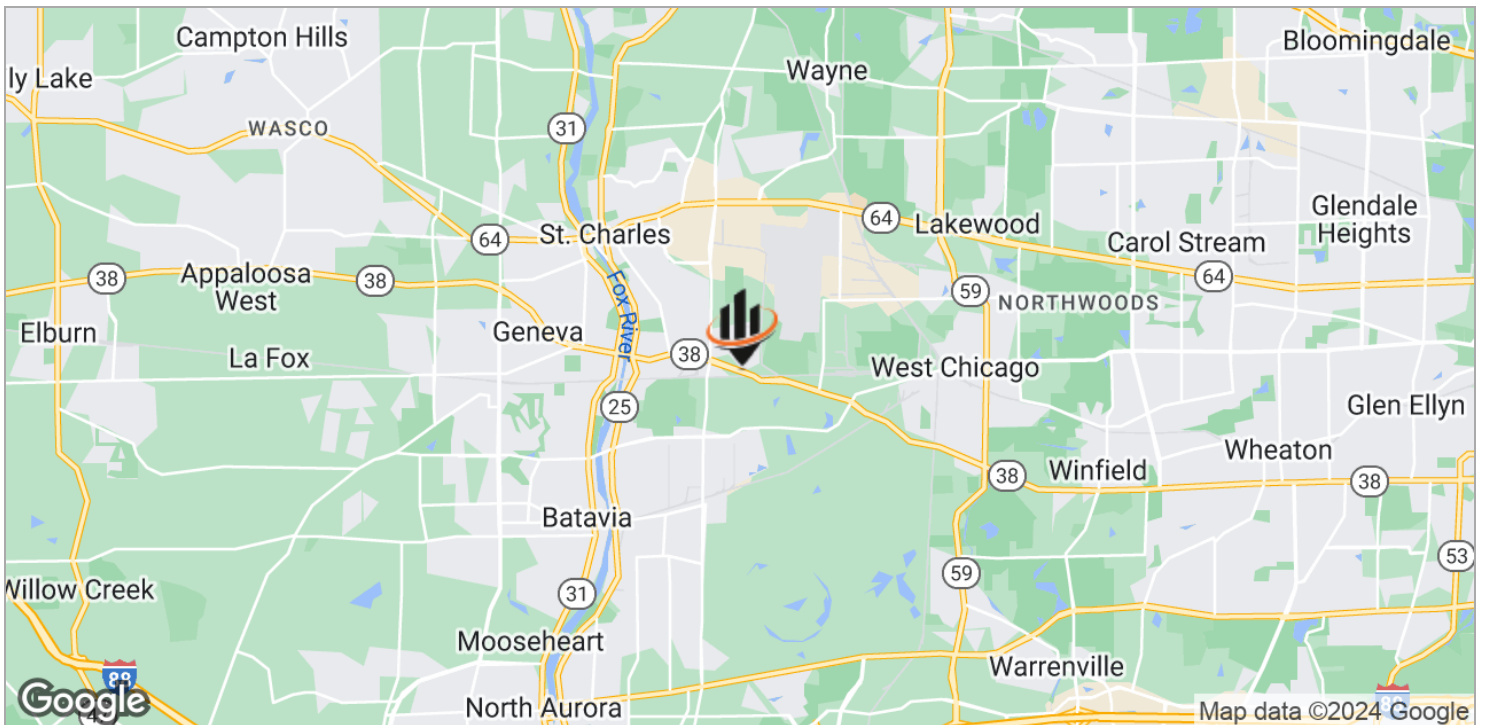
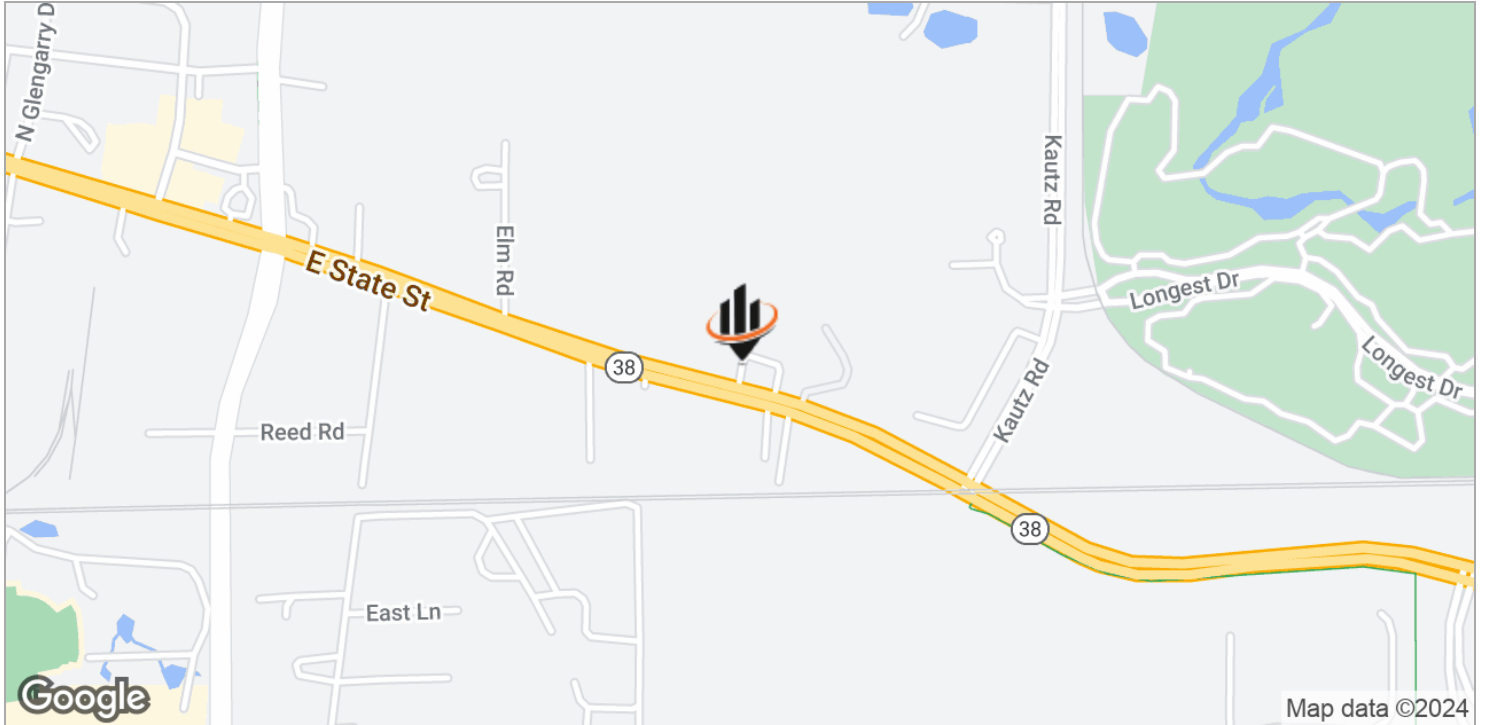


POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,649	38,677	123,575
Median age	33.4	35.1	38.1
Median age [Male]	31.6	33.7	37.4
Median age [Female]	37.3	37.6	39.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,226	13,548	43,701
# of persons per HH	3.0	2.9	2.8
Average HH income	\$90,905	\$90,205	\$101,315
Average house value	\$250,395	\$315,952	\$358,271

\* Demographic data derived from 2020 ACS - US Census



# Location Maps

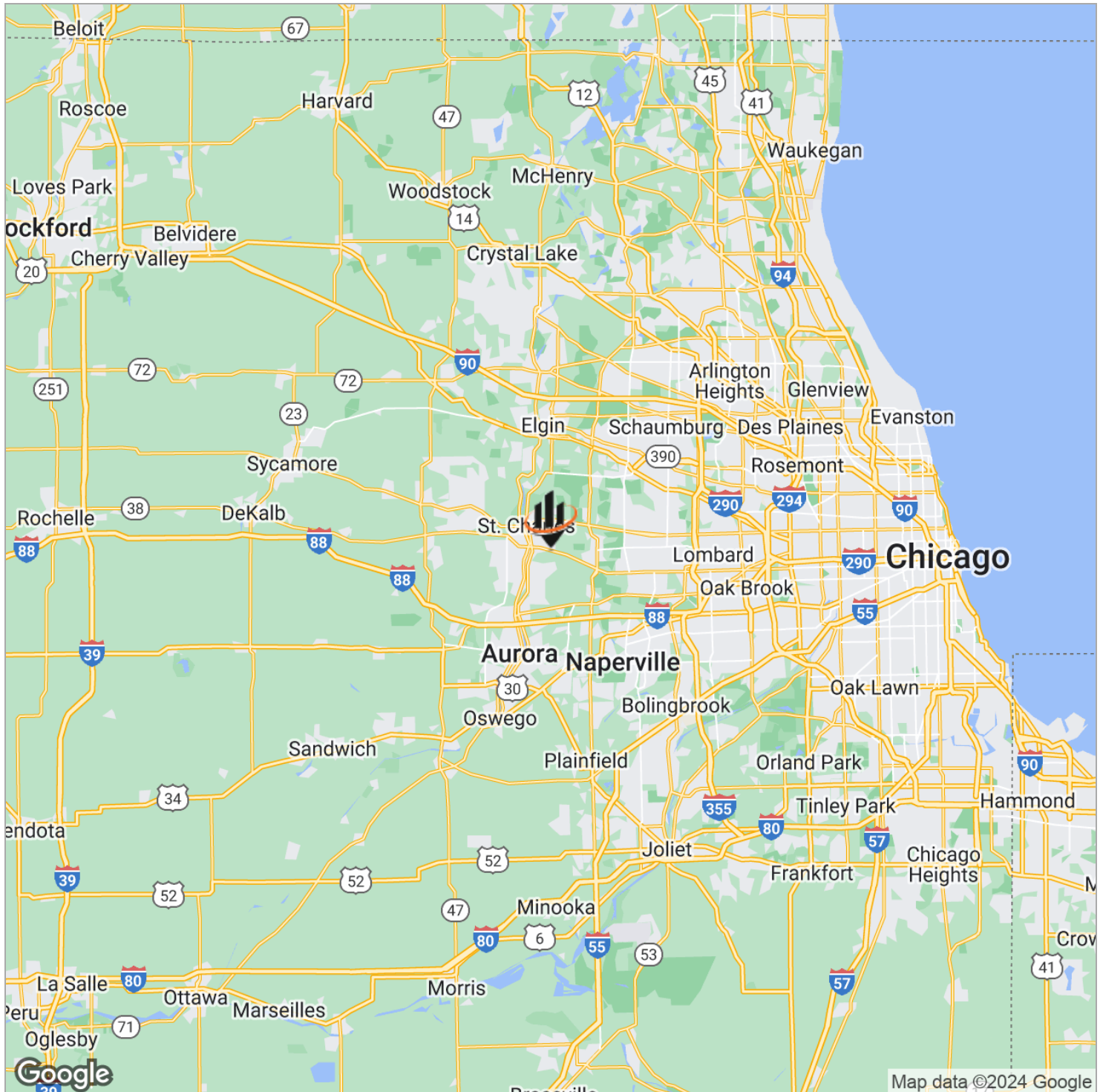


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# Regional Map



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# Geneva City Info



## HIGHLIGHTS

Kane County Seat  
Festivals  
Shopping  
Recreation  
Arts  
Dining

Airports: O'Hare, Midway, DuPage  
Rail: Geneva Metra Station, Union Pacific West Line  
Pace Bus Routes

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

Home of Northwestern Medicine-Delnor Hospital

Location of over 1,000 businesses

## 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 Geneva Business Park (adjacent to DuPage Airport), Kane County Cougars Baseball, festivals, bike trails and restaurants. Intersected by the Fox River.

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, 2 golf courses. Bike/walking trails, playgrounds, outdoor aquatic center, recreation centers, fitness centers, skate park.

Excellent schools , parks, and library

# Kane County Info



## HIGHLIGHTS

County seat is Geneva

Comprised of 16 townships

Accessible Airports: O'Hare, Midway, DuPage, Aurora Municipal

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

Pace Bus Routes

Extensive biking and hiking trail system

Interstates: I-88, I-90  
US Highways: 20, 30, 34

Higher Education: Aurora University, Judson University, Elgin Community College, Waubesa Community College

## KANE COUNTY, IL

2016 Population: Over 526,000

Land Area: 524 square miles

Notable feature is the Fox River. Largest cities are situated along the river - Aurora, Elgin, St Charles, Geneva, Batavia.

The 2030 Land Resource Management Plan divides the county into 3 areas: Urban Corridor - eastern portion, Critical Growth Corridor - middle portion, Agricultural Corridor - western portion.

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. Official efforts are being made to preserve & protect farmland.

Forest Preserves: Approximately 20,000 acres.



# Aerial Map







# Retailer Map