

3118 CHAPEL HILL RD. JOHNSBURG, IL 60051

FOR SALE

MLS # 11435694

January 13, 2023



COMMERCIAL LAND 1 ACRE

\$129,000 (\$2.96 psf)

DESCRIPTION

COMMERCIAL LAND ±1 ACRE (±7 acres possible)

Vacant commercial land very close to the popular Fox River and Pistakee Bay boating community and Chapel Hill Golf Club. Zoned B1, ideal for retail, specialty, entertainment use serving the local community and beyond. Just south of the river and other dining and entertainment venues. Can be purchased along with surrounding parcels (listed separately) to achieve up to ±7 contiguous acres. Contact Broker for information.

SPECIFICATIONS

Land Size	Commercial Land Up to ±7 acres possible
Topography	Flat
Environmental Status	TBA
Utilities	Nearby
Sewer/Water	Well & Septic Required
Frontage Dimensions	108'
Zoning	B1
Real Estate Taxes	\$1,981.56 (2021)
PIN#	10-18-356-006

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	3,249	25,573	72,073
Avg Household Income	\$106,617	\$86,084	\$77,721
Daily Traffic Counts: 10,150 vpd			

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
This document is for information purposes only. No offer of sub-agency is being made.

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