



LANDMARK COMMERCIAL REAL ESTATE

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:	\$4.00-\$5.00/ SF
Lot Size:	1.98-6.34 Acres
Zoning:	M1 (+B3 SU)
Market:	Chicago - Far West
Submarket:	Kane County
Traffic Count:	10,250

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 \$5.00/sf = \$ 431,244 - Corner Lot
- Lot 2 - 1.98 ac \$4.00/sf = \$ 344,995
- Lot 3 - 2.38 ac \$4.00/sf = \$ 414,691
- Total: 6.34 ac \$4.31/sf = \$ 1,190,930

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. Also note that the property is in a TIF district.

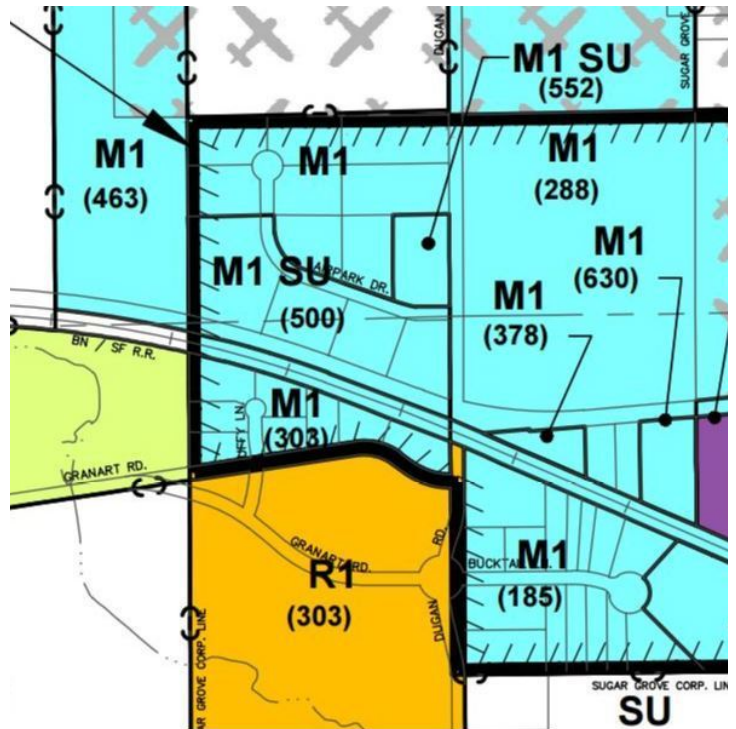
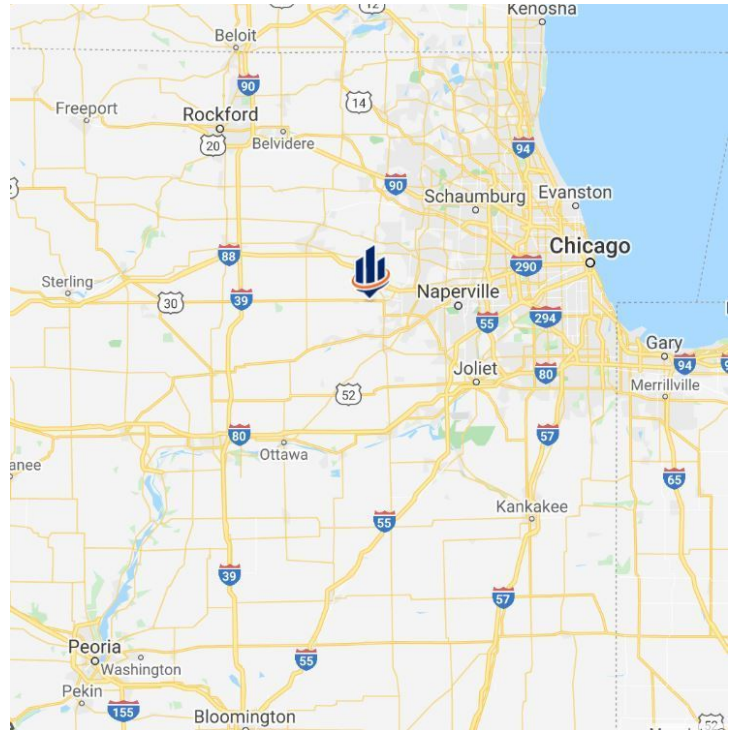
LOCATION OVERVIEW

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.

Highlights

SALE 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.

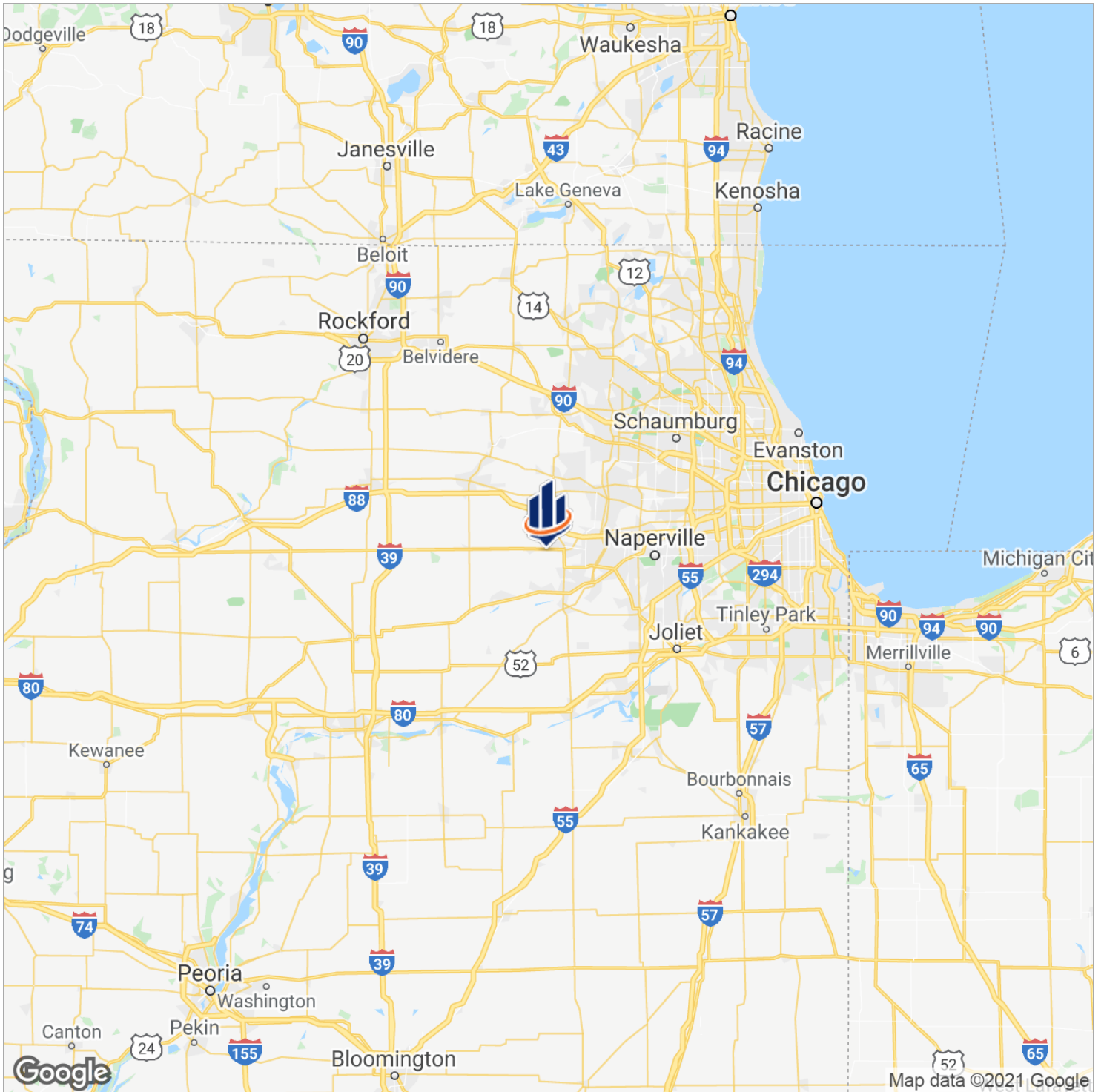


Land Lots

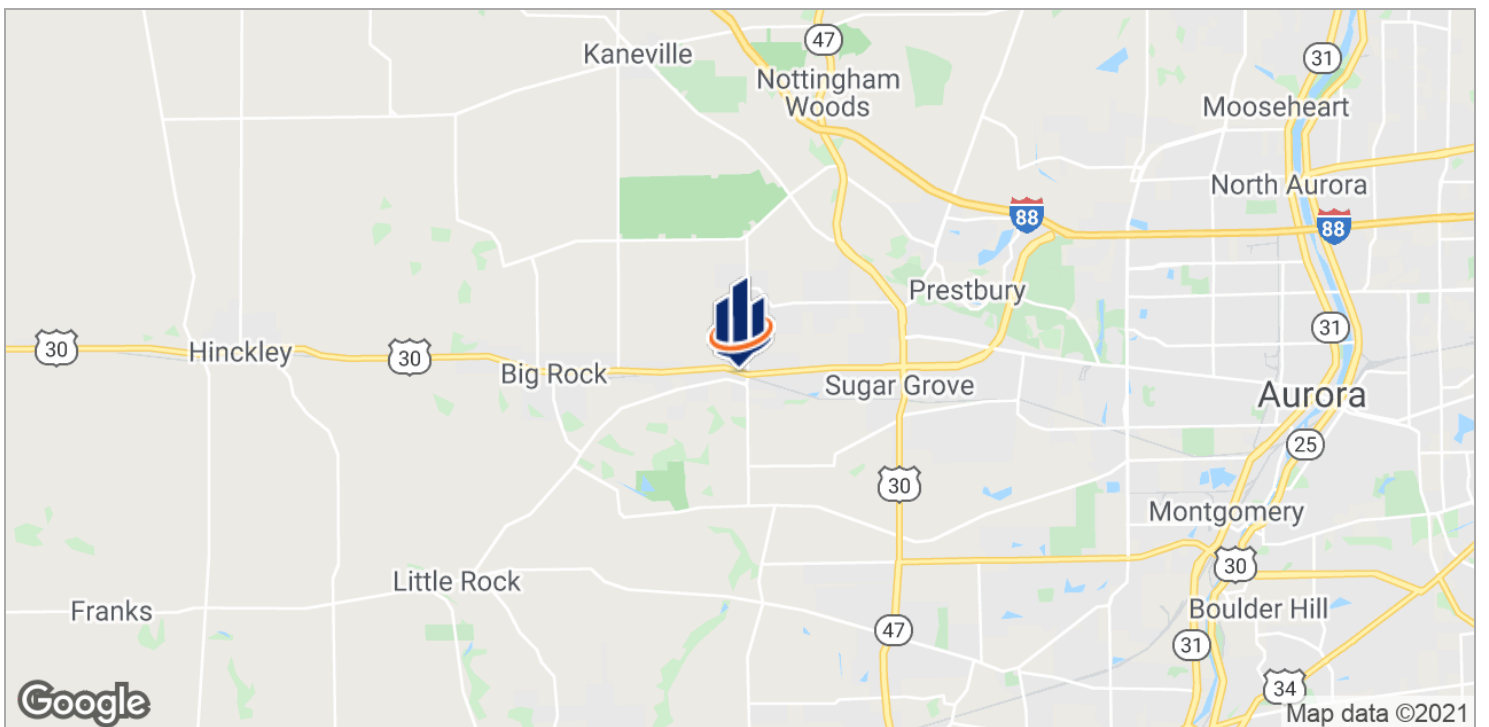


LOT #	SIZE (AC)	PRICE/ACRE	SALE PRICE	STATUS	DESCRIPTION
1	1.98	\$217,800	\$431,244	Available	\$5.00/SF. Corner lot at US Hwy 30 & Dugan Road. May combine with lot 2 or both lots 2 & 3. 2019 Taxes: \$985.28
2	1.98	\$174,239	\$344,995	Available	\$4.00/SF. May combine with lot 1 and/or lot 3. 2019 Taxes: \$962.20
3	2.38	\$174,239	\$414,691	Available	\$4.00/SF. May combine with lot 2 or both lots 1 & 2. 2019 Taxes: \$1,124.86

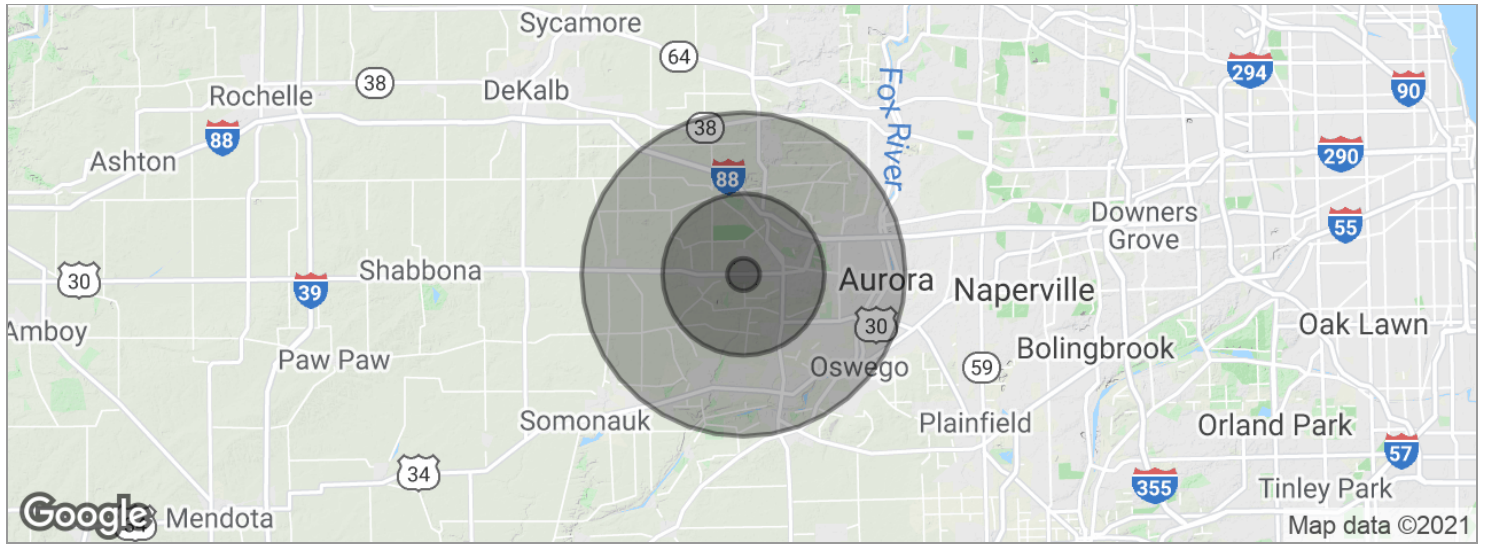
Regional Map



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 2010 US Census

Village Info - Sugar Grove, IL



HIGHLIGHTS

Airports: Aurora Municipal, Midway, O'Hare

Transportation Access: I-88, US Rte 30, IL Rtes 47 & 56

Pace Bus: 3 nearby local routes

BNSF (Burlington Northern Santa Fe) Railroad

Chamber of Commerce and Industry

Waubonsee Community College

Festivals, Farmer's Market

SUGAR GROVE, IL

Far west suburban Chicago village in Kane County. It has maintained its quiet country charm while existing in close proximity to a municipal airport, rail system and major road system.

Excellent schools, churches, parks and play areas, extensive youth sports programs and numerous community organizations.

42 miles west of Chicago and is part of the State of Illinois Research & Development Corridor. Excellent transportation access for business and personal needs.

Western neighbor to Aurora, Illinois' second largest city.

BNSF Burlington Northern Santa Fe) Railroad crosses Sugar Grove from east to west, providing a rail spur for industrial opportunities.

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, Waubensee 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.