

THE CORPORATE RESERVE OF ST CHARLES

Divisible Land Parcels Available for Sale

ST CHARLES ILLINOIS

MEDICAL | OFFICE | RETAIL | ASSISTED LIVING | SHOPPING CENTERS



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LAND SITES
AVAILABLE

10.42

TOTAL ACRES
AVAILABLE FOR
DEVELOPMENT

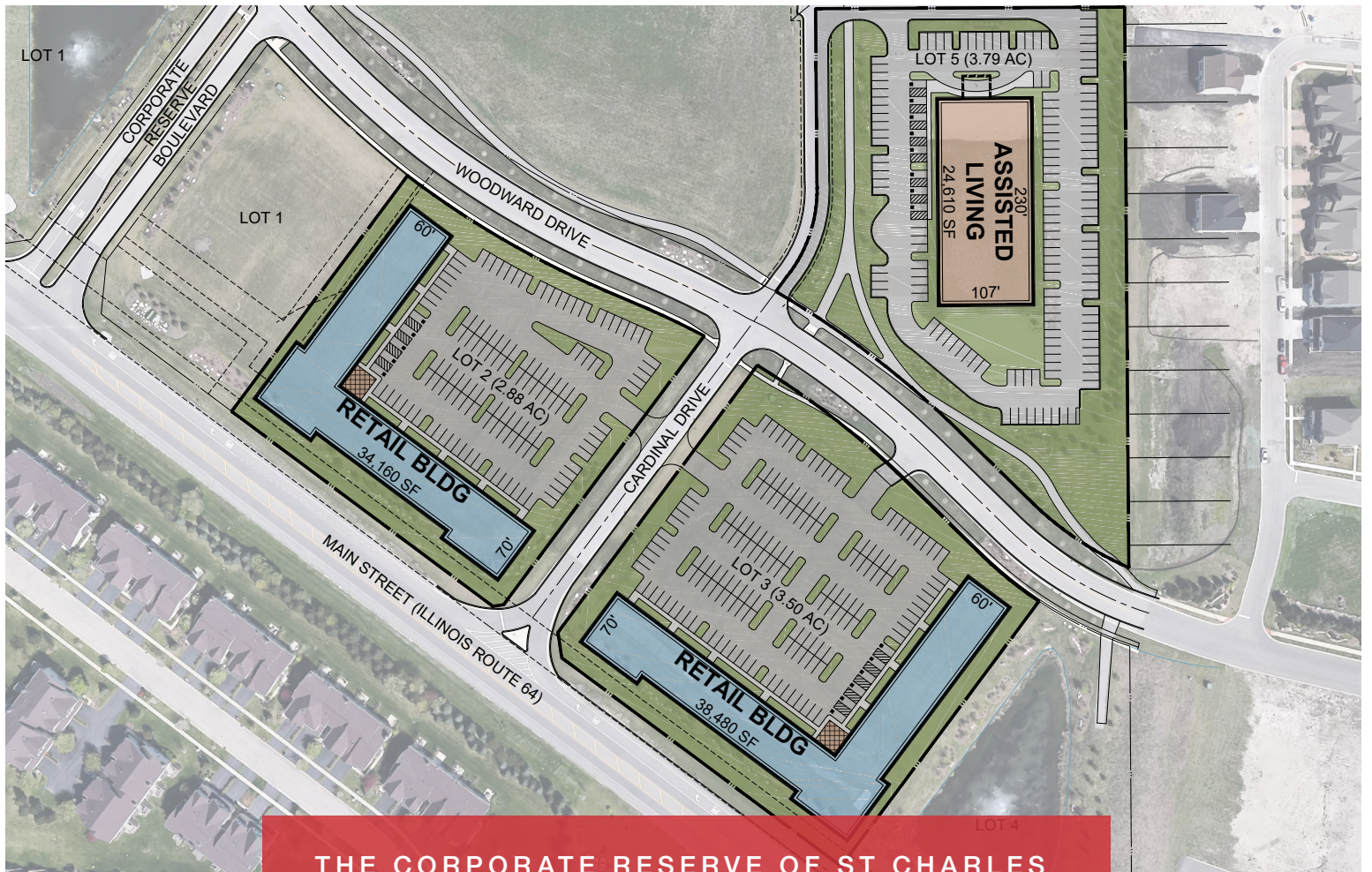


16,300

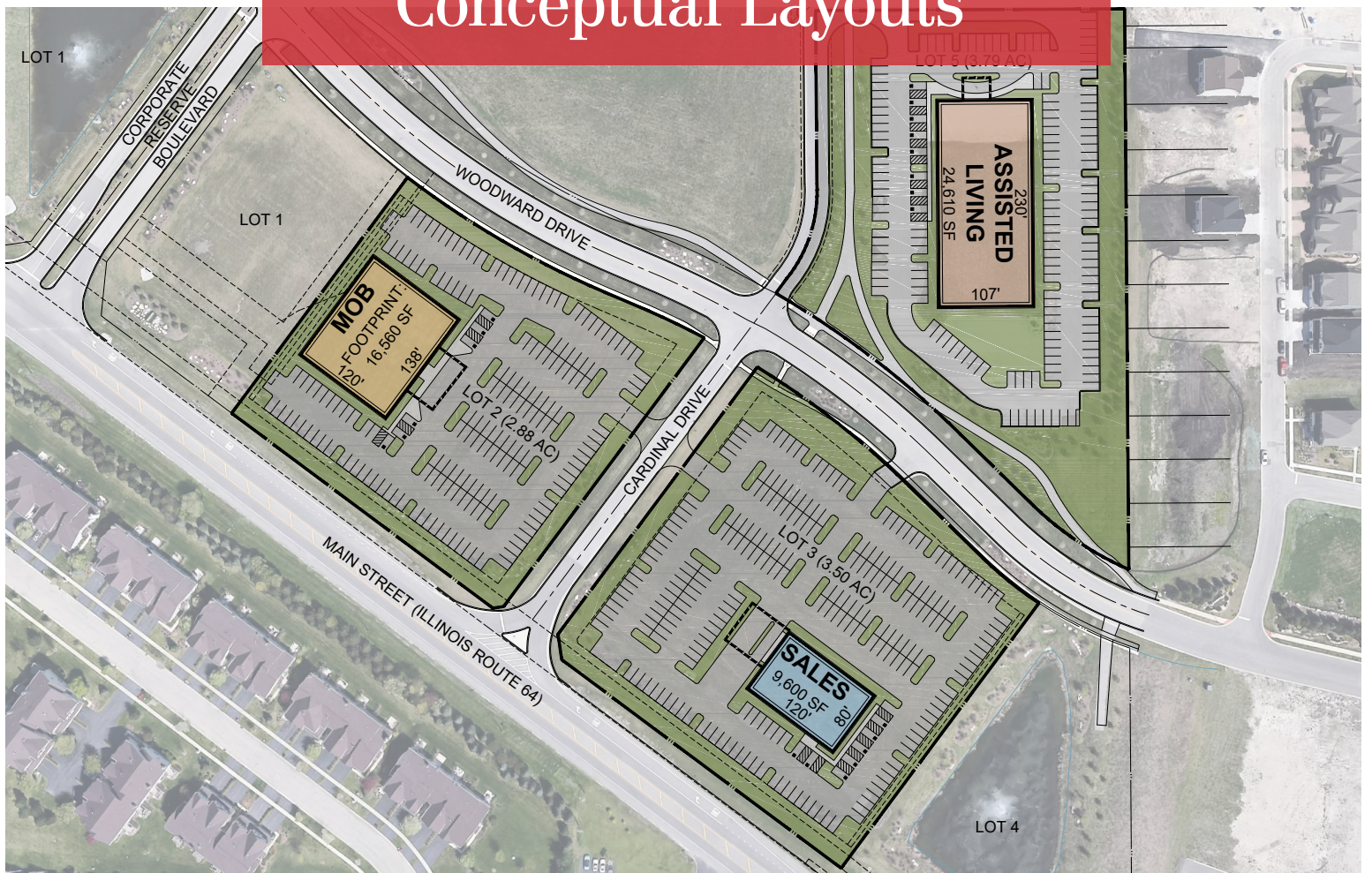
VEHICLES PER DAY
ON MAIN STREET

PROPERTY HIGHLIGHTS

- Available Parcels:
 - Lot 2B - 2.88 Acres (divisible to 1.44 Acres) | BC Zoning
 - Lot 3 - 3.78 Acres (divisible to 1.75 Acres) | BC Zoning **under contract**
 - Lot 5 - 3.78 Acres | Zoning OR
- CalAtlantic Homes is constructing an adjacent single-family subdivision with up to 78 home sites
- Everbrook Academy is now open on an adjacent parcel, with a daycare and preschool location for working families in the area
- Retention ponds in place
- Utilities to site
- Located less than a mile to Randall Road and its amenities and less than 2 miles from downtown St. Charles
- Medical, office, retail
- Lot 5 approved for 45,000 SF office or medical use



THE CORPORATE RESERVE OF ST CHARLES
Conceptual Layouts



THE CORPORATE RESERVE OF ST. CHARLES

Land Parcels Available For Sale



Lot 2B
2.88 acres
(divisible to
1.44 acres)

Lot 5
3.78 acres

Lot 3
3.71 acres
(divisible to
1.75 acres)
under contract





AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,814	43,821	102,618
AVERAGE HOUSEHOLD INCOME	\$98,148	\$111,283	\$119,103
MEDIAN AGE	34.4	38.4	39.5
POPULATION GROWTH 2018-2023	2.55%	1.87%	1.57%



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