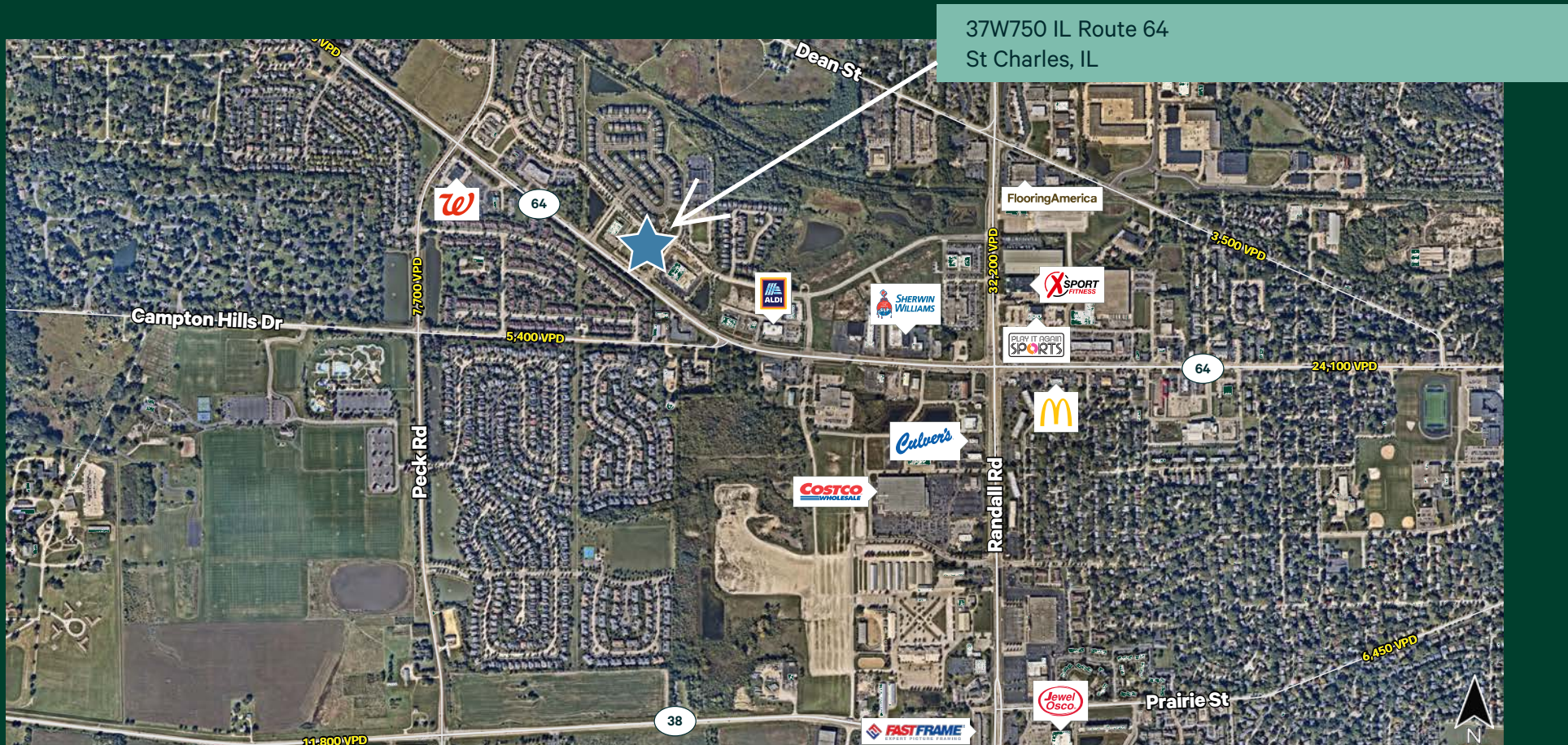


2.88 Acre Prime Development Opportunity in St Charles



Property Highlights

37W750 IL Route 64
St Charles, IL

For Sale ±2.88 Acres

- + Zoned BC - Community Business
- + Great location just west of Randall Road in a rapidly growing trade area
- + Join new area businesses including Tractor Supply, PetSuites, and Everbrook Academy
- + Traffic Counts:
22,400 vehicles per day on Route 64
32,200 vehicles per day on Randall Road

- + PIN Number: 09-29-331-004
- + Taxes: \$22,808
- + Asking Price: \$980,000

Site Aerial

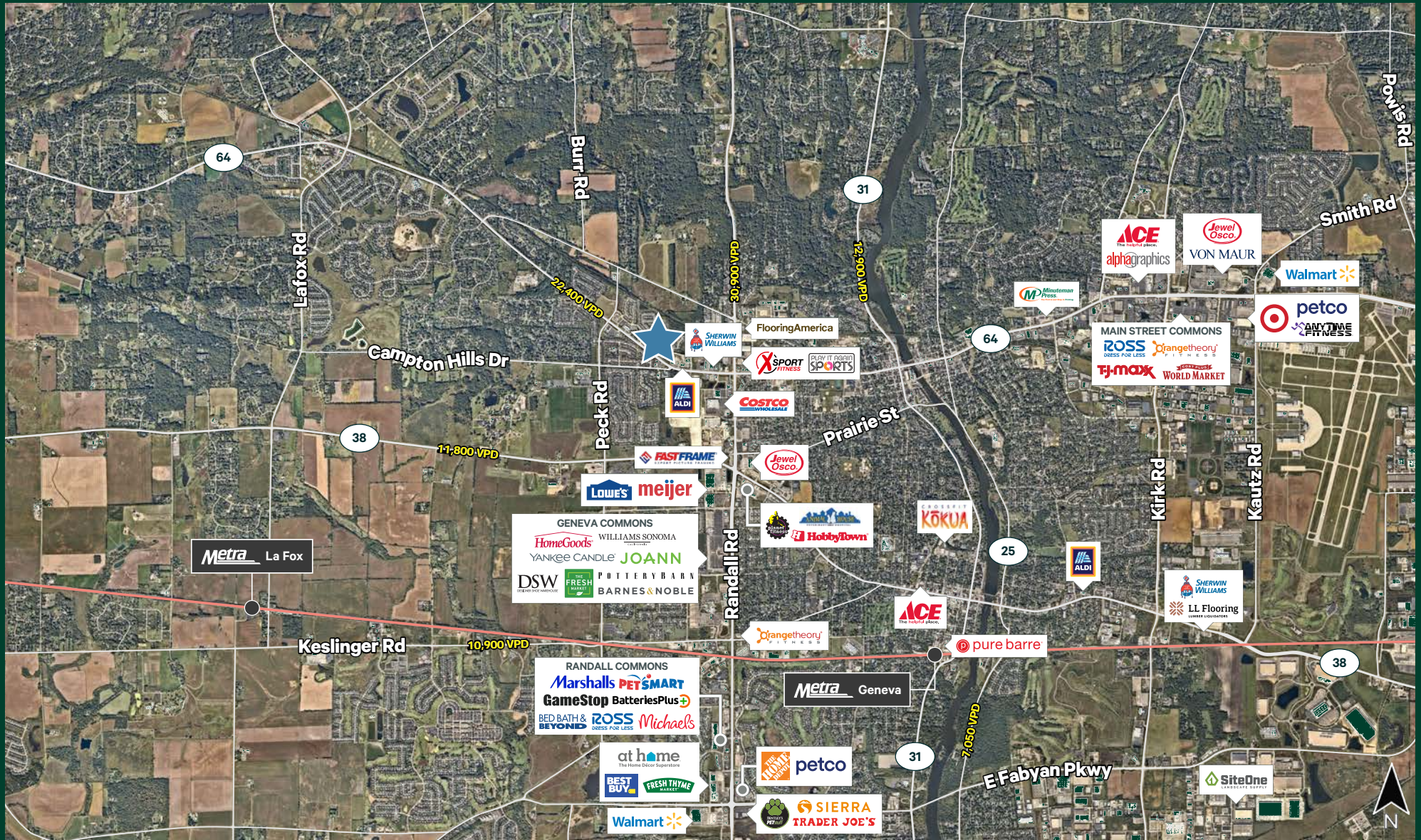


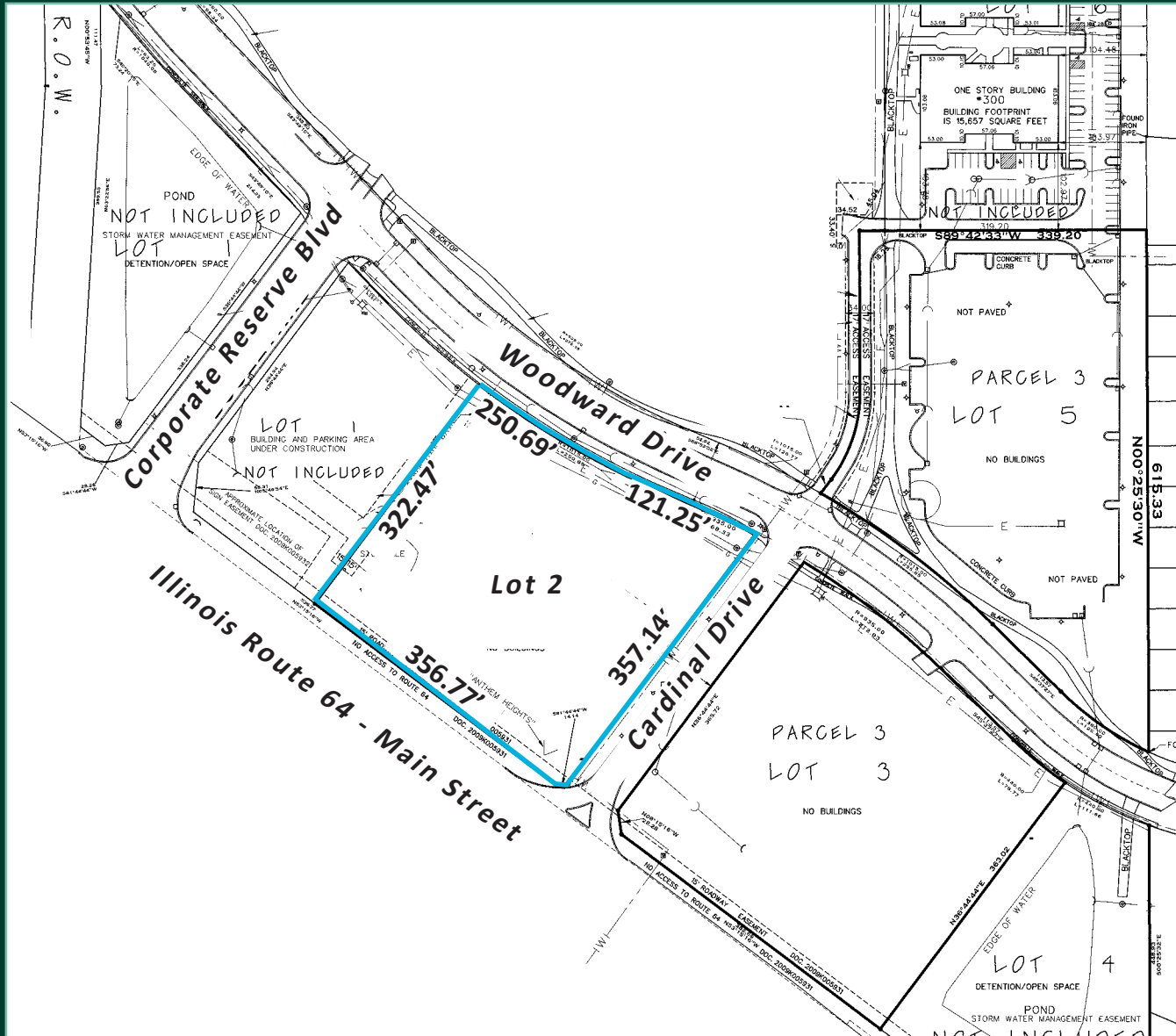
±2.88
Acres

\$1,000,000
Asking Price

Area Amenities and Transportation Corridors

37W750 IL Route 64
St Charles, IL



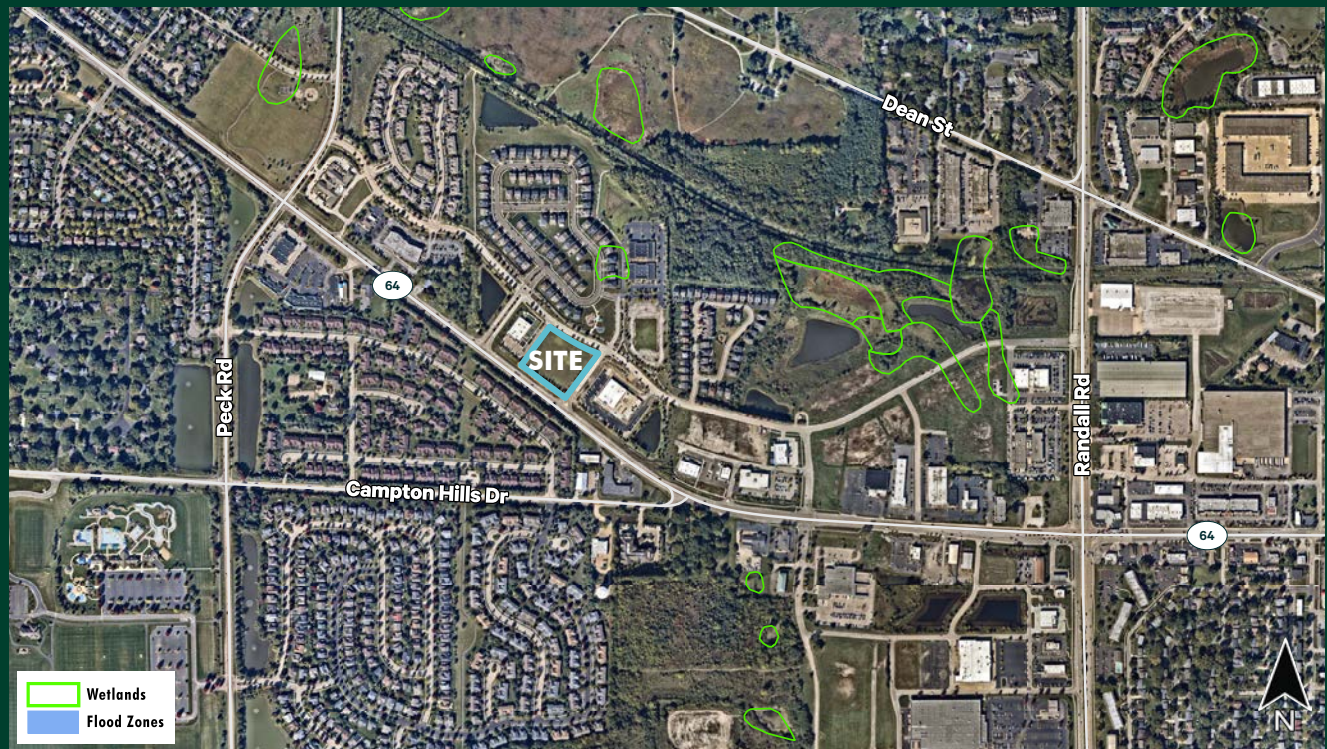


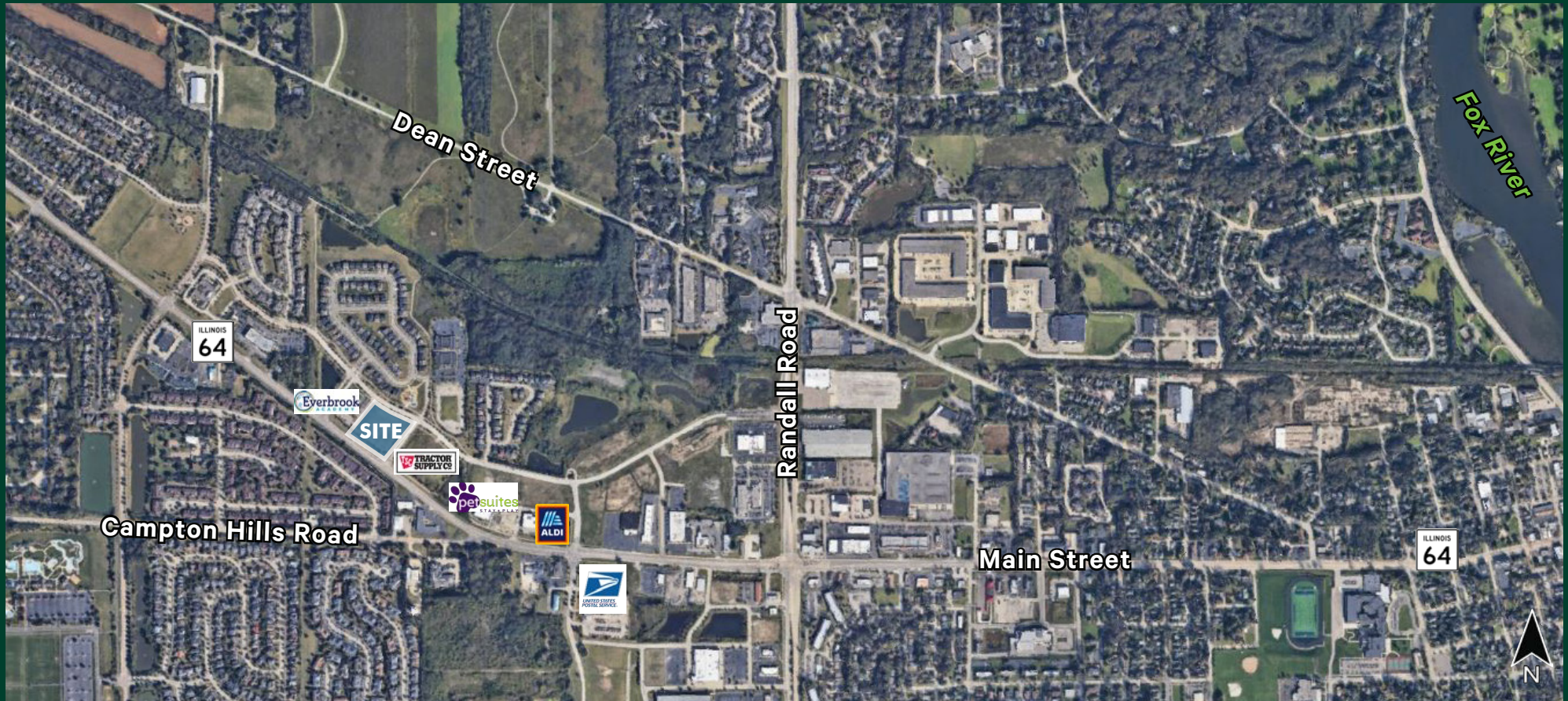
Demographic Snapshot

37W750 IL Route 64
St Charles, IL

	1 MILE	3 MILES	5 MILES
Population	5,685	42,310	101,991
Households	2,178	16,565	39,275
Average Household Income	\$168,019	\$171,651	\$175,919
Average Housing Value	\$395,096	\$457,898	\$464,253

Floodplains / Wetlands





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