

Advocate Medical  
Group Outpatient Center

# BATAVIA | GENEVA | 4.5 ACRES LAND | KANE COUNTY PREMIER DEVELOPMENT SITE ON FABYAN PARKWAY

MULTI-FAMILY RESIDENTIAL AND/OR SENIOR LIVING DEVELOPMENT OPPORTUNITY.

105+ UNITS



**WALKING DISTANCE TO MEDICAL FACILITIES AND  
FANTASTIC SHOPPING ALONG RANDALL RD.**  
ADJACENT TO SWC OF RANDALL RD. & FABYAN PKWY.

**MARK JONES, CCIM**  
SENIOR VICE PRESIDENT, INVESTMENT SALES  
mjones@jameson.com  
312.335.3229

# EXECUTIVE SUMMARY

PRIME LOCATION FOR MULTI-FAMILY SENIOR LIVING DEVELOPMENT-  
BATAVIA-GENEVA COORIDOR IN KANE COUNTY.

SITUATED ON A PRIME 4.5-ACRE SITE, THIS PROPERTY IS IDEALLY  
LOACTED TO SUPPORT MULTI-FAMILY RESIDENTIAL OR SENIOR  
LVING LIVING FACILITIES IN THE AFFLUENT AND RAPIDLY  
EXPANDING BATAVIA-GENENVA CORRIDOR.

THIS HIGH DEMAND SUBMARKET CONTINUES TO EXPERIENCE  
STRONG POPULATIN GROWTH, RISING HOME VALUE AND  
INCREASING DEMAND FOR SENIOR HOUSING AND MEDICAL  
SERVICES.

THE SITE IS STRAGICALLY POSITIONED ADJACENT TO THE  
HIGHLY DESIREABLE LANDINGS AND WINDMILL SENIOR LIVING  
COMMUNIIES. THE LOCTION IS WITHIN WALKING DISTANCE TO THE  
BATAVIA MEDICAL CENTER TO THE WEST AND A SUPER WALMART  
RETAIL CENTER TO THE EAST. THE LOCATION OFFERS EXCELLENT  
VISIBILITY, CONVENIENT ACCESS TO MAJOR ROADWAYS AND CLOSE  
PROXIMITY TO NATIONAL RETAILERS, LIFESTYLE AMENTIES , AND  
VIBRANT DOWNTOW DISTRICTS.

FOR MORE INFORMATON CONTACT JAMESON COMMERCIAL TODAY.

LAND AREA: ..... 4.5 ACRES

ZONING: ..... E3-DISTRICT ESTATE RESIDENTIAL

2024 RE TAXES: ..... \$21,657.68

PIN(S): ..... 12-17-200-015, 12-17-254-001

ASKING PRICE: ..... \$2,600,000



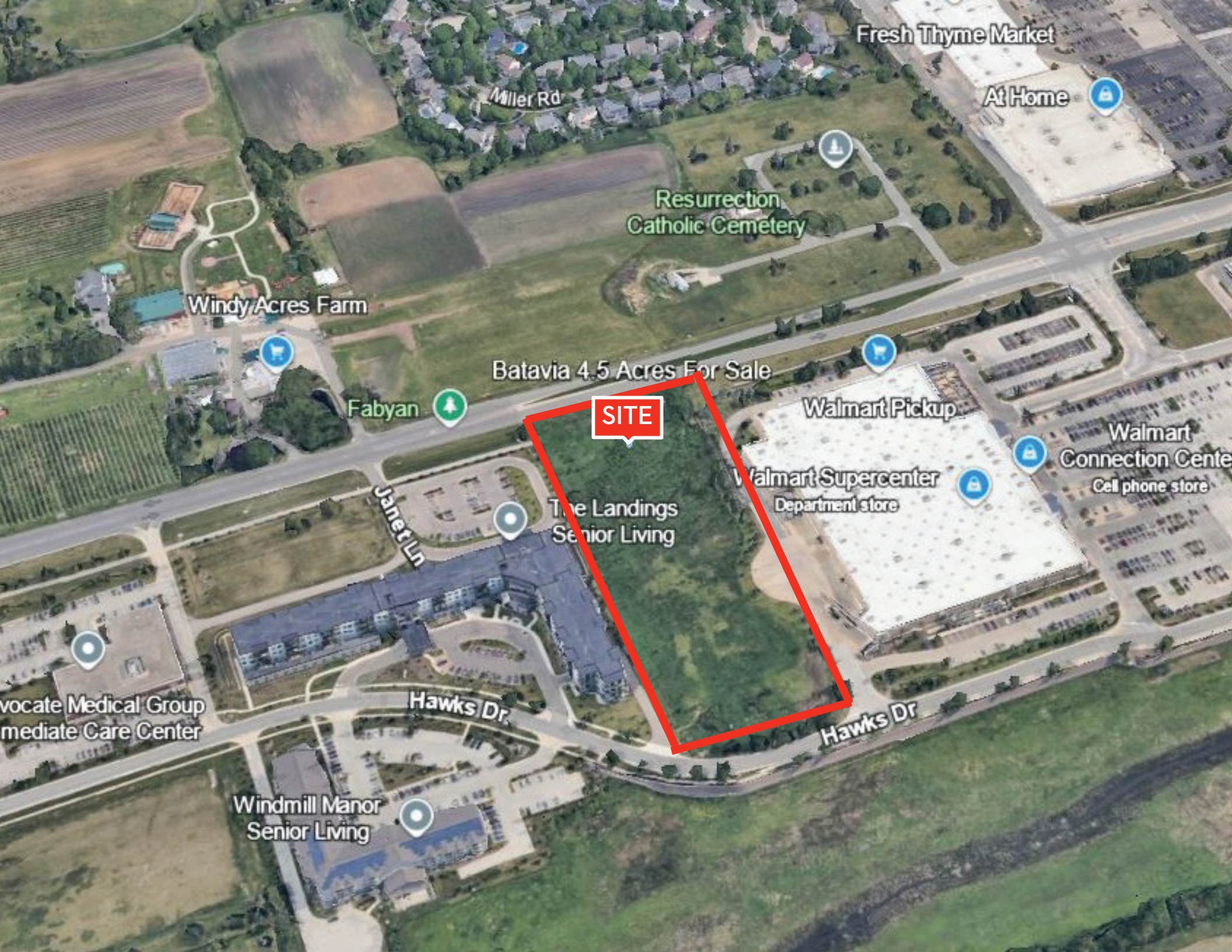
# WHO CHOOSE BATAVIA?

## EXTRAORDINARY SUPPORTING DEMOGRAPHICS:

- 109,117 population within a 5-mile radius
- \$160,169 Average Household Income

## PRIME LOCATION:

- City supports additional development to serve its growing senior communities
- Walking distance to Advocate Outpatient Center & Batavia Medical Center
- Adjacent to The Landings & The Windmill Senior Living
- Minutes from Randall Road Retail & Shopping Corridor & Super Walmart Center
- Near Windy City Farms and Lifestyle Amenities
- Great Schools



Fresh Thyme Market

At Home

Miller Rd

Resurrection  
Catholic Cemetery

Windy Acres Farm

Batavia 4.5 Acres For Sale

SITE

Fabyan

Walmart Pickup

Walmart  
Connection Center  
Cell phone store

Walmart Supercenter  
Department store

The Landings  
Senior Living

Janet Ln

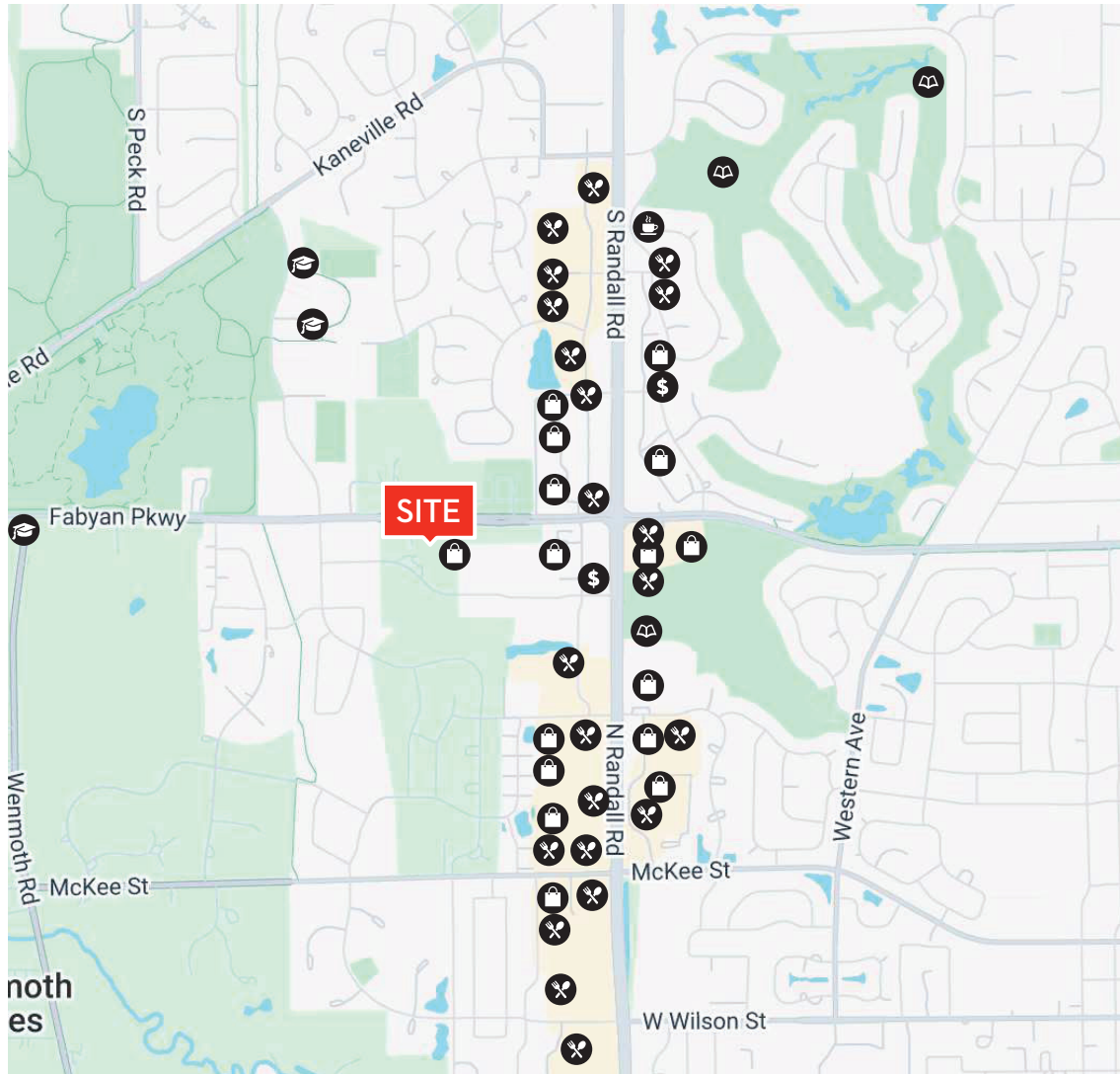
Advocate Medical Group  
Immediate Care Center

Hawks Dr

Hawks Dr

Windmill Manor  
Senior Living

# POINTS OF INTEREST



## **RESTAURANTS**

- TACO DALE
- MCDONALD'S
- PORTILLO'S
- PANERA BREAD
- JU RIN
- LOS CANTARITOS
- CROSTOWN PUB & GRILL
- CHICK-FIL-A
- PANDA EXPRESS
- RAISING CANE'S
- PAPA JOHN'S PIZZA
- CHILI'S GRILL & BAR
- MICALISTER'S DELI
- EAST CHINA INN
- BURRITO PARRILLA MEXICANA

## **COFFEE SHOP**

- STARBUCKS

## **FINANCIAL**

- FIRST STATE BANK
- FIRST AMERICAN BANK

## **SCHOOLS**

- GENEVA MIDDLE SCHOOL NORTH
- GENEVA MIDDLE SCHOOL SOUTH
- FABYAN ELEMENTARY SCHOOL

## **ENTERTAINMENT**

- EMAGINE BATAVIA THEATER
- EAGLE BROOK COUNTRY CLUB
- GENEVA HISTORY MUSEUM

## **SHOPPING**

- FRESH THYME MARKET
- JEWEL-OSCO
- ALDI
- ADVANCE AUTO PARTS
- THE HOME DEPOT
- TRADER JOE'S
- WALMART SUPERCENTER
- AT HOME
- BEST BUY
- MARSHALLS
- HOBBY LOBBY
- KOHL'S
- GOODWILL STORE & DONATION

# AREA DEVELOPMENTS



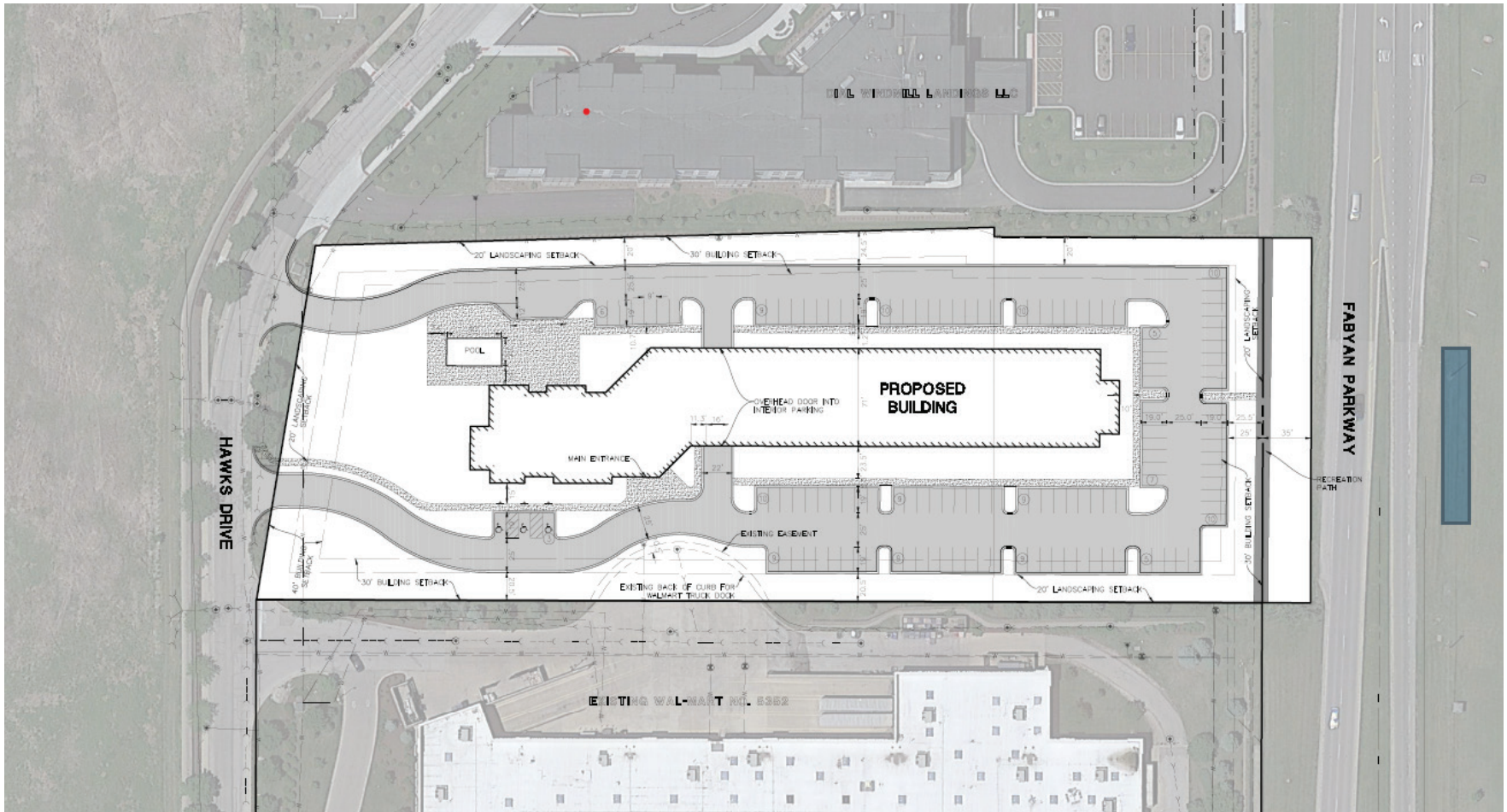
## DEVELOPMENT NAME

1. The Landings Senior Living Complex
2. The Windmill Manor Senior Living Complex
3. The Advocate Medical Outpatient Center
4. The Batavia Medical Campus



## DEVELOPMENT ADDRESS

- 2450 FABYAN PKWY, BATAVIA, IL 60510
- 2400 HAWKS DRIVE, BATAVIA, IL 60510
- 2500 W FABYAN PKWY, BATAVIA, IL 60510
- 2562 W FABYAN PKWY, BATAVIA, IL 60510

# CONCEPTUAL LAYOUT PLAN FOR SINGLE BUILDING



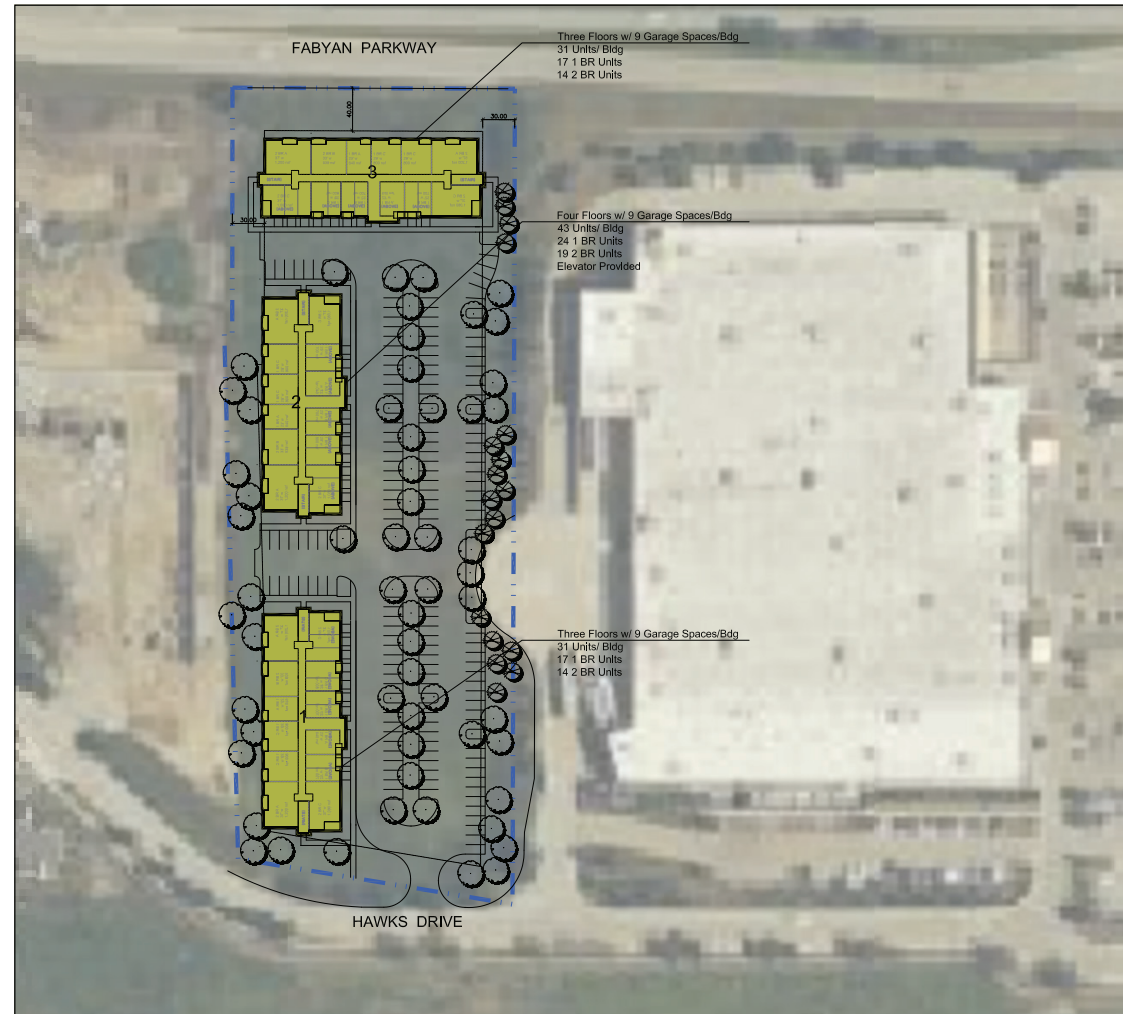
SITE DATA		
	PROPOSED	EXISTING
SITE AREA	4.51 ACRES	
PARKING	184 TOTAL SPACES	182 SPACES
HANDICAP PROVIDED	130 EXT. / 54 INT. SPACES	
	6 TOTAL SPACES	6 SPACES
	3 EXT. / 3 INT. SPACES	
PARKING RATIO	1.75 SPACES/UNIT	1.4 DFW 1.89 UNIT (431)

PAVEMENT LEGEND	
	ASPHALT PAVEMENT
	ASPHALT RECREATION PATH

# CONCEPTUAL LAYOUT FOR MULTI-BUILDINGS

SITE DATA					
Total MF Site Bedroom Count	# Units	Total Unit %	Req. Pkg (Spaces/Unit)	Tot. Req.	
Studio	0	0%	1.0 x 0	0	
1 BR	58	55.2%	1.5 x 58	116	
2 BR	47	44.8%	2.25 x 47	106	
3 BR	0	0%	2.25 x 0	0	
<b>Tot. Rental Units</b>	<b>105</b>	<b>100.0%</b>	<b>1.0 x 0</b>	<b>222</b>	
<b>PARKING (MF) TOTAL</b>					
Garage Total	27 (26:1 Ratio)				
Surface	147				
Parking Subtotal	174 (1.70 Ratio)				

## CONCEPTUAL BUILDING FLOORPLATE





# CHICAGOLAND MARKET DATA

**9.5 MILLION+**

population - 3rd largest in the United States

**3RD LARGEST**

gross metropolitan product exceeding \$680 BN

**4.5 MILLION+**

employees-3rd largest labor pool in the U.S.

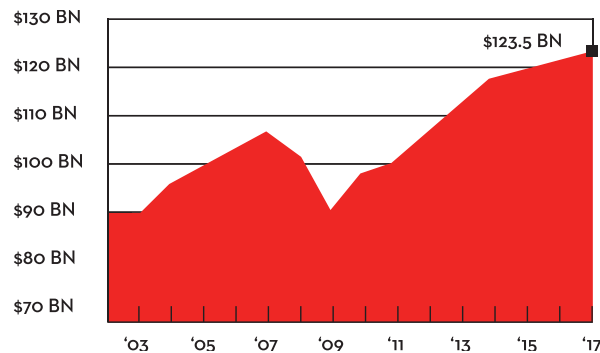
## THE ECONOMY

Home to an unrivaled talent pool, Chicago features a strong, globally diverse economy - larger than that of many countries, has a uniquely friendly and welcoming business community, and boasts one of the best quality-of-life to cost-of-living ratios in the nation.

Chicago is located at the center of global trade, transit and data networks. The city is an economic powerhouse, home to more than 400 major corporate headquarters, including 36 in the Fortune 500. Among the most diversified economies in the nation, Chicago is a key player in every sector from risk management innovation to manufacturing to information technology to health services. Chicago's industry possesses no single economic engine employing more than 12% of its workforce. The metro also hosts 1,800 foreign-based companies, with more than \$100 billion in foreign direct investments.

### CHICAGO METRO RETAIL SALES

\$123.5 BN, the HIGHEST Retail Sales in Chicagoland History



**12%**  
**DIVERSIFIED WORKFORCE**

the largest portion of the workforce employed by any single industry

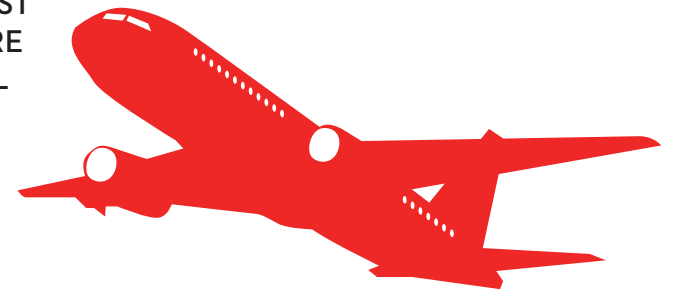
## EDUCATION + TRANSPORTATION

Chicago provides easy access to the world with more than 1,400 daily departures (between O'Hare + Midway) to more than 250 cities worldwide. The city serves as a hub for six of the nation's seven Class 1 North American railroads, as well as six major U.S. Interstates. Virtually every major data network in the world intersects in Chicago.

**WORLD'S BUSIEST AIRPORT: O'HARE INTERNATIONAL AIRPORT**

79,828,183 passengers

903,000 flights



The CTA, one of three service boards within the Regional Transportation Authority, operates the second largest public transportation system in the United States. Metra trains provide service to and from downtown Chicago with 241 stations over 11 hours.

**303 MILES OF BIKE LANES**

2nd highest percentage of commuters riding their bikes to work

**714K**



people with bachelor's degrees or greater live in the City of Chicago

**145K**



annual graduates from 138 degrees-granting colleges & universities

## CULTURE + REC

Chicago was the second most visited city in the United States with 57.6 million domestic and international visitors, behind the 62 million visitors to New York City in 2018. Chicago is home to 2,720,546 residents (9,504,753 Chicago metro) in 50 wards, 77 community areas, and 100 neighborhoods.

**8,200+ RESTAURANTS**

26 Michelin-Starred  
40 James Beard Awards

**167+ BREWERIES & DISTILLERIES**

more than any other city in the United States

## WORLD CLASS SPORTS

Chicago has won championships in each of the four major professional leagues.



CHICAGO WHITE SOX  
3 World series



CHICAGO CUBS  
3 World series



CHICAGO BEAR  
9 Championships



CHICAGO BLACKHAWKS  
9 Stanley Cups



CHICAGO BULLS  
6 NBA Championships

# CHICAGO MSA

## ONE OF THE MOST DYNAMIC METROPOLITAN AREAS IN THE NATION

The Chicago Metropolitan Statistical Area (MSA) remains a vibrant and influential region in the United States, anchored by its prime location in the Midwest. Its diverse and resilient economy supports a variety of key industries such as finance and insurance, healthcare and biotechnology, manufacturing, transportation and logistics, information technology, and education. This economic strength attracts a skilled and diverse workforce, with Chicago consistently ranking among the top cities nationally for young professionals and career growth.

Adding to its appeal, Chicago offers world-class cultural and lifestyle amenities along with a climate that experiences all four seasons. Compared to other major metropolitan centers like New York, San Francisco, and Los Angeles, Chicago boasts a more affordable cost of living, making it an appealing choice for both businesses and individuals seeking a thriving urban environment.

**NO. 14 BEST CITIES IN THE WORLD**  
TIME OUT INDEX, 2024

**NO. 1 BEST CITIES IN THE U.S.**  
CONDE NAST TRAVELER READERS' CHOICE AWARDS, 2023

**NO. 2 BEST CITIES IN THE COUNTRY**  
AMERICA'S BEST CITIES REPORT, 2023

**THIRD BEST CITY IN THE U.S. FOR PUBLIC TRANSPORTATION**  
BUSINESS INSIDER, 2023



# DEMOGRAPHIC INSIGHTS

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	5,575	48,455	107,613
2020 Population	5,482	50,033	110,042
2024 Population	5,310	49,404	109,117
2029 Population	5,137	47,999	105,968
2010-2020 Annual Rate	-0.17%	0.32%	0.22%
2020-2024 Annual Rate	-0.75%	-0.30%	-0.20%
2024-2029 Annual Rate	-0.66%	-0.58%	-0.58%
2020 Male Population	48.6%	48.9%	49.2%
2020 Female Population	51.4%	51.1%	50.8%
2020 Median Age	43.9	42.0	41.3
2024 Male Population	49.5%	49.8%	50.1%
2024 Female Population	50.5%	50.2%	49.9%
2024 Median Age	44.1	42.5	41.7

In the identified area, the current year population is 109,117. In 2020, the Census count in the area was 110,042. The rate of change since 2020 was -0.20% annually. The five-year projection for the population in the area is 105,968 representing a change of -0.58% annually from 2024 to 2029. Currently, the population is 50.1% male and 49.9% female.

## Median Age

The median age in this area is 41.7, compared to U.S. median age of 39.3.

## Race and Ethnicity

2024 White Alone	86.9%	83.9%	79.8%
2024 Black Alone	1.1%	2.0%	2.8%
2024 American Indian/Alaska Native Alone	0.2%	0.3%	0.4%
2024 Asian Alone	3.0%	2.7%	3.5%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	2.4%	3.4%	4.9%
2024 Two or More Races	6.4%	7.7%	8.6%
2024 Hispanic Origin (Any Race)	7.3%	9.5%	12.5%

Persons of Hispanic origin represent 12.5% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 49.3 in the identified area, compared to 72.5 for the U.S. as a whole.

## Households

2024 Wealth Index	201	172	161
2010 Households	1,889	17,228	38,308
2020 Households	1,980	18,640	41,340
2024 Households	1,993	19,354	42,630
2029 Households	2,013	19,569	43,009

# DEMOGRAPHIC INSIGHTS

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	18.2%	20.5%	20.4%
<b>Median Household Income</b>			
2024 Median Household Income	\$155,397	\$128,401	\$119,156
2029 Median Household Income	\$163,421	\$144,382	\$132,202
2024-2029 Annual Rate	1.01%	2.37%	2.10%
<b>Average Household Income</b>			
2024 Average Household Income	\$195,001	\$170,291	\$160,169
2029 Average Household Income	\$212,766	\$187,671	\$177,836
2024-2029 Annual Rate	1.76%	1.96%	2.11%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$71,837	\$66,894	\$62,590
2029 Per Capita Income	\$81,835	\$76,759	\$72,177
2024-2029 Annual Rate	2.64%	2.79%	2.89%
<b>GINI Index</b>			
2024 Gini Index	28.9	33.3	33.3
<b>Households by Income</b>			
Current median household income is \$119,156 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$132,202 in five years, compared to \$91,442 all U.S. households.			
Current average household income is \$160,169 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$177,836 in five years, compared to \$130,581 for all U.S. households.			
Current per capita income is \$62,590 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$72,177 in five years, compared to \$51,203 for all U.S. households.			
<b>Housing</b>			
2024 Housing Affordability Index	112	99	100
2010 Total Housing Units	1,953	18,266	40,293
2010 Owner Occupied Housing Units	1,730	13,761	30,675
2010 Renter Occupied Housing Units	159	3,467	7,633
2010 Vacant Housing Units	64	1,038	1,985
2020 Total Housing Units	2,040	19,564	43,154
2020 Owner Occupied Housing Units	1,729	14,414	31,808
2020 Renter Occupied Housing Units	251	4,226	9,532
2020 Vacant Housing Units	68	911	1,822
2024 Total Housing Units	2,049	20,427	44,587
2024 Owner Occupied Housing Units	1,749	14,793	32,962
2024 Renter Occupied Housing Units	244	4,561	9,668

# ABOUT YOUR BROKER



**MARK JONES, CCIM**  
SENIOR VICE PRESIDENT,  
INVESTMENT SALES

**MJONES@JAMESON.COM**  
**312.335.3229**

## ■ MARK JONES, CCIM

Mark Jones specializes in investment sales of multi-tenant and single tenant retail properties in his position as Senior Vice President of Investment Sales with Jameson Commercial.

Mr. Jones is well versed and able to bring a varied and vast level of knowledge and experience to his business having worked in corporate America for more than 20 years. Mr. Jones acquired extensive retail development and management experience at Mobil and Midas International. He occupied positions of increasing responsibility for land acquisition, facility development, leasing and executive management. He served as Vice President of Midas Realty Corporation and Vice President of Franchising for Midas International, having participated in the opening of over 700 Midas retail stores throughout the major markets in the U.S.

Since joining Jameson Commercial, Mr. Jones has personally closed or advised on sales and acquisitions of well over \$300 Million with a variety of national tenants including Walgreens, Advance Auto, O'Reilly's, Burger King, PNC Bank, National Tire & Battery, Pop Eyes, Family Dollar and product groups including multi-unit residential, office and land for development. He was recognized as Jameson Commercial's Top Commercial Broker in 2009 and 2018 and has consistently ranked among the Top Producers while at Jameson.

A graduate of Purdue University with a BS in Civil Engineering, Mr. Jones continued to add to his education acquiring an MBA from the University of Chicago. Upon entering the brokerage side of the business, Mr. Jones achieved the designation of Certified Commercial Investment Member (CCIM). As a CCIM, Mr. Jones has completed an arduous designated curriculum with emphasis on ethics, winning negotiations and the latest techniques in financial and investment analysis. CCIMs are widely recognized for their knowledge and skills in commercial investment analysis which is of major benefit to their individual clients. Mr. Jones is also an active member of the International Council of Shopping Centers and the Chicago Association of Realtors.



JAMESON.

**JAMESON COMMERCIAL REAL ESTATE**

425 W. NORTH AVENUE | CHICAGO, IL

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