

±0.58 ACRES OF LAND FOR SALE

CBRE



206

E WILSON ST

BATAVIA | IL | 60510

PROPERTY OVERVIEW

Current Use: Vacant Land

ASK PRICE:

\$350,000

ADDRESS:

206 East Wilson Street, Batavia, IL 60510

COUNTY:

Kane County

TOTAL LAND SIZE:

± 0.58 Acres

CURRENT ZONING:

DMU (Downtown Mixed-Use) *TIF District 6

PIN:

12-22-280-001

PROPERTY TAX:

\$5,955.80 (2024)

POTENTIAL USES (BUT NOT LIMITED TO):

Multifamily, retail, restaurant, office, entertainment, ect.

TRAFFIC COUNTS:

E Wilson St: 13,283 VPD



±0.58 Acres

LOCATION HIGHLIGHTS

Area Highlights

±0.58

ACRES

13.2K

VPD — E WILSON ST

40 mi

DISTANCE TO
DOWNTOWN CHICAGO

5+

NATIONAL RETAILERS
NEARBY

2.9 mi

DISTANCE TO GENEVA
TRAIN STATION

32.9 mi

DISTANCE TO
O'HARE INT AIRPRT

RARE CORNER INFILL SITE IN THE HEART OF DOWNTOWN BATAVIA

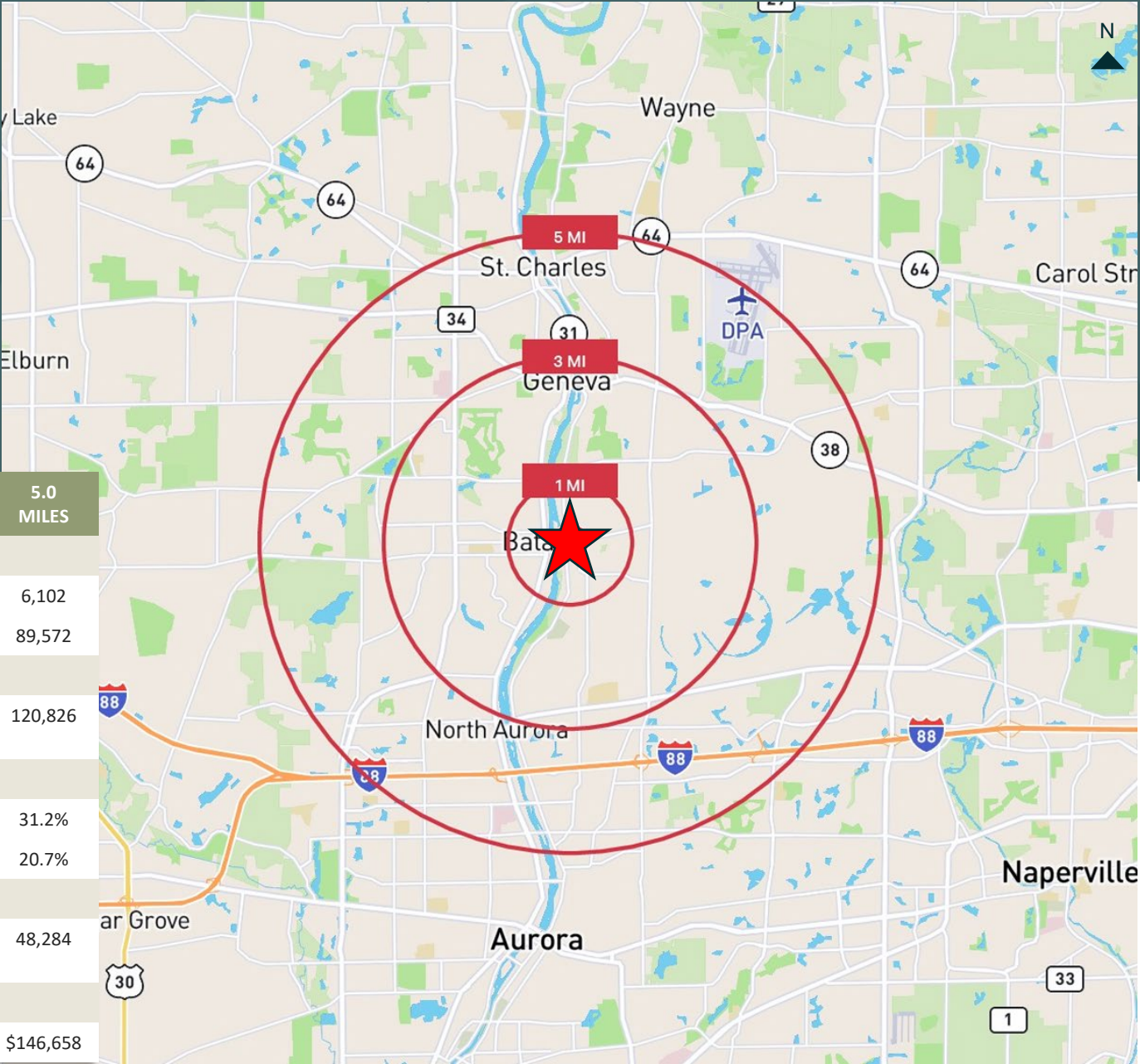
SITE

DOWNTOWN BATAVIA



DEMOGRAPHIC SNAPSHOT

DEMOGRAPHIC COMPREHENSIVE	1.0 MILES	3.0 MILES	5.0 MILES
PLACE OF WORK			
2025 Businesses	558	2,456	6,102
2025 Employees	9,576	39,375	89,572
POPULATION			
2025 Population - Current Year Estimate	9,095	46,392	120,826
EDUCATION			
Bachelor's Degree	28.3%	34.3%	31.2%
Graduate or Professional Degree	19.5%	24.2%	20.7%
HOUSEHOLDS			
2025 Households – Current year Estimate	3,855	18,418	48,284
HOUSEHOLD INCOME			
2025 Average Household Income	\$128,668	\$158,845	\$146,658

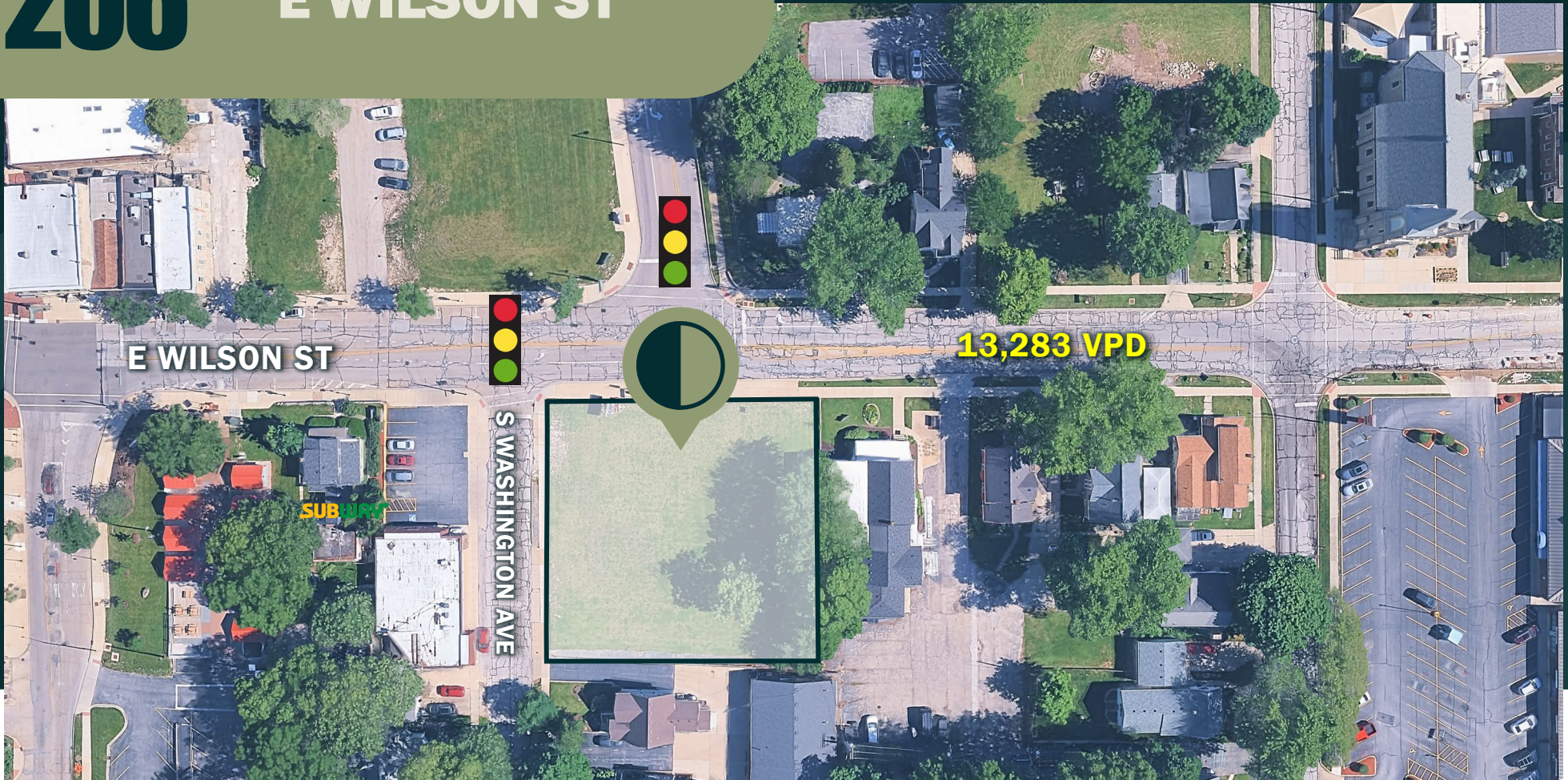


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CBRE

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