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1120 W Spring St

SOUTH ELGIN, IL 60177

LAND FOR SALE

Your Vision. Our Dedication. Your Partner.

MURRAY COMMERCIAL

2035 Foxfield Road, Suite 203
St. Charles, IL 60174
630.513.0173 | murraycommercial.com

JACE MURRAY

President/Managing Broker
630.244.3272
jace@murraycommercial.com

LAND FOR SALE



OFFERING SUMMARY

Sale Price:	\$650,000
Lot Size:	2.76 Acres
Zoning:	B-2
Price / SF:	\$5.41

PROPERTY OVERVIEW

Discover a prime investment opportunity with this property located in South Elgin, IL. Boasting B-2 zoning, this site offers extensive potential for a range of commercial and multifamily developments.

With favorable zoning regulations and a prime location in a high-demand area, this property offers a fantastic opportunity for those looking to establish or expand their presence in a thriving community.

Take advantage of the endless possibilities that this prime B-2 zoned property in South Elgin has to offer.

PROPERTY HIGHLIGHTS

- 2.76 +/- acres
- Zoned B-2 for versatile development opportunities
- Strategic location in the thriving South Elgin area
- Favorable zoning regulations for ease of development
- High-demand market for potential investment growth

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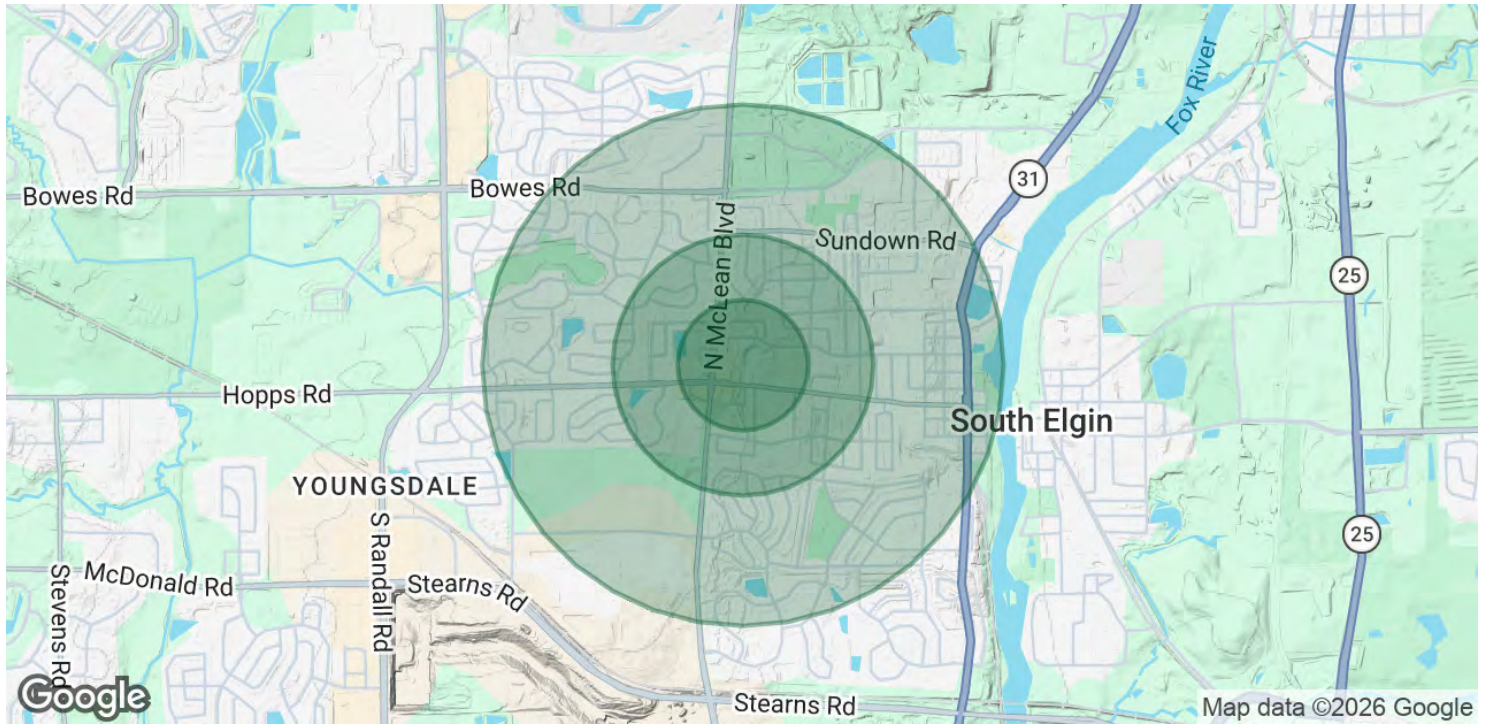
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,049	3,809	13,496
Average Age	43.6	41.8	39.9
Average Age (Male)	36.7	35.9	37.0
Average Age (Female)	48.8	45.8	42.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	323	1,237	4,619
# of Persons per HH	3.2	3.1	2.9
Average HH Income	\$141,804	\$134,700	\$129,801
Average House Value	\$286,800	\$276,592	\$281,451

2023 American Community Survey (ACS)

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AGENCY DISCLOSURE

Thank you for allowing Murray Commercial the opportunity to share this information and/or show you the above-referenced property. This activity does not result in the Broker/Sales Associate acting as your agent. The Broker/Sales Associate is acting as the Designated Agent for the Owner. As a result, the Broker/Sales Associate will NOT act as a Dual Agent and will NOT be acting as an agent on your behalf.

The information contained herein was obtained from sources believed to be reliable; however, Murray Commercial makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale, lease, or withdrawal without notice.



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PROFESSIONAL BACKGROUND

With over 25 years of Commercial Real Estate Experience, Jace continues to exceed expectations with his client focused approach and dedication to building lasting relationships with his clients. While working with investors and clients within the commercial real estate industry, Jace has developed a unique and diversified skill set to assist clients and maximize their objectives.

His multidisciplinary commercial real estate background has provided consultative and real estate brokerage services ranging from complex land assemblage assignments, development, 1031 tax deferred exchanges, acquisition and syndication of commercial properties, and structuring a firm dedicated to providing client centered commercial real estate brokerage services and full service asset management and property management services.

EDUCATION

As a graduate of Purdue University and The Krannert School of Business, achieving a bachelor of science degree in Management & Finance, Jace initially pursued his sales and management interests within the financial world with Prudential Preferred Financial Services, specializing in estate planning and small business planning. This established his passion for client interaction and desire to help others achieve their financial goals. He then turned to the real estate arena and joined his father in the mid 1990's to further his career and begin the evolution of Murray Commercial. As the firm has evolved to become a full service real estate brokerage and asset management company, he has been instrumental in enhancing the firm's ability to provide best of class services within the commercial real estate industry.

MEMBERSHIPS

Active throughout the community and a lifetime resident of the St. Charles area, Jace continues to be active in many volunteer activities and philanthropic support of our communities. He is currently an active board member of the Northwestern Memorial Foundation and past board member of the Delnor Health System.

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