



FOR SALE | LAND

# PRIME COMMERCIAL LOTS

NWC US Hwy 30 & Dugan Road, Sugar Grove, IL 60554



## SALE OVERVIEW

**SALE PRICE:** \$1,419,620

**LOT SIZE:** 6.34 Acres

**APN #:** 13.24.227.005

**ZONING:** M1 (+B3 SU)

**MARKET:** Chicago - Far West

**SUB MARKET:** Kane County

**CROSS STREETS:** Dugan Rd & Airpark Dr

**TRAFFIC COUNT:** 10,250

## PROPERTY DESCRIPTION

Three vacant commercial lots with great US Hwy 30 frontage. Lot sizes range from 1.98 acres to 2.38 acres. May be combined for up to 6.34 acres. The north side of lots have direct access to Airpark Drive.

- Lot 1 - 1.98 ac \$6.00/sf = \$ 517,493 - Corner Lot
- Lot 2 - 1.98 ac \$4.75/sf = \$ 409,682
- Lot 3 - 2.38 ac \$4.75/sf = \$ 492,445
  
- Total: 6.34 ac \$5.14/sf = \$1,419,620

The subject property is zoned M1 [Limited Manufacturing] with a Special PUD Provision [SU] use allowing B3 [Regional Business District] uses, including a variety of retail, business services, and designated special uses. These include several recreational uses and senior apartments. Also note that the property is in a TIF district.



**NEIL JOHNSON**

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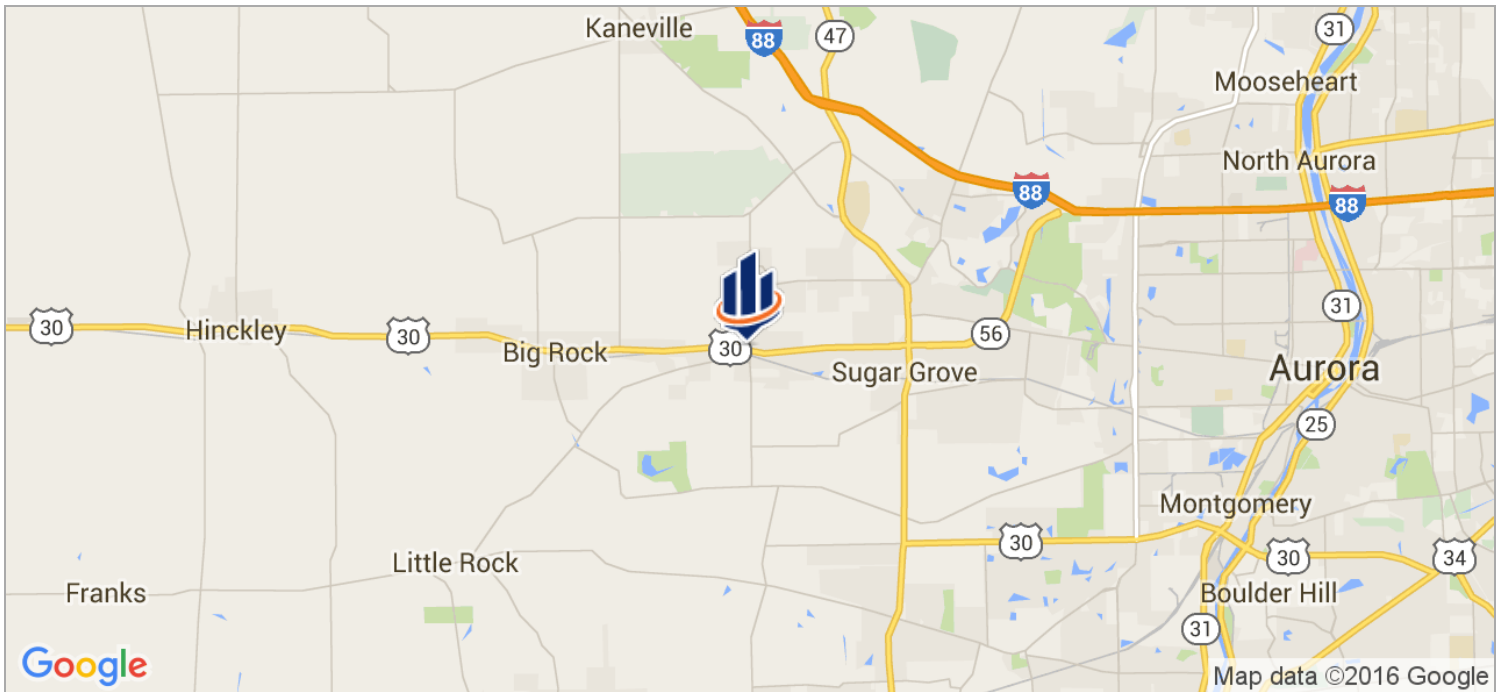
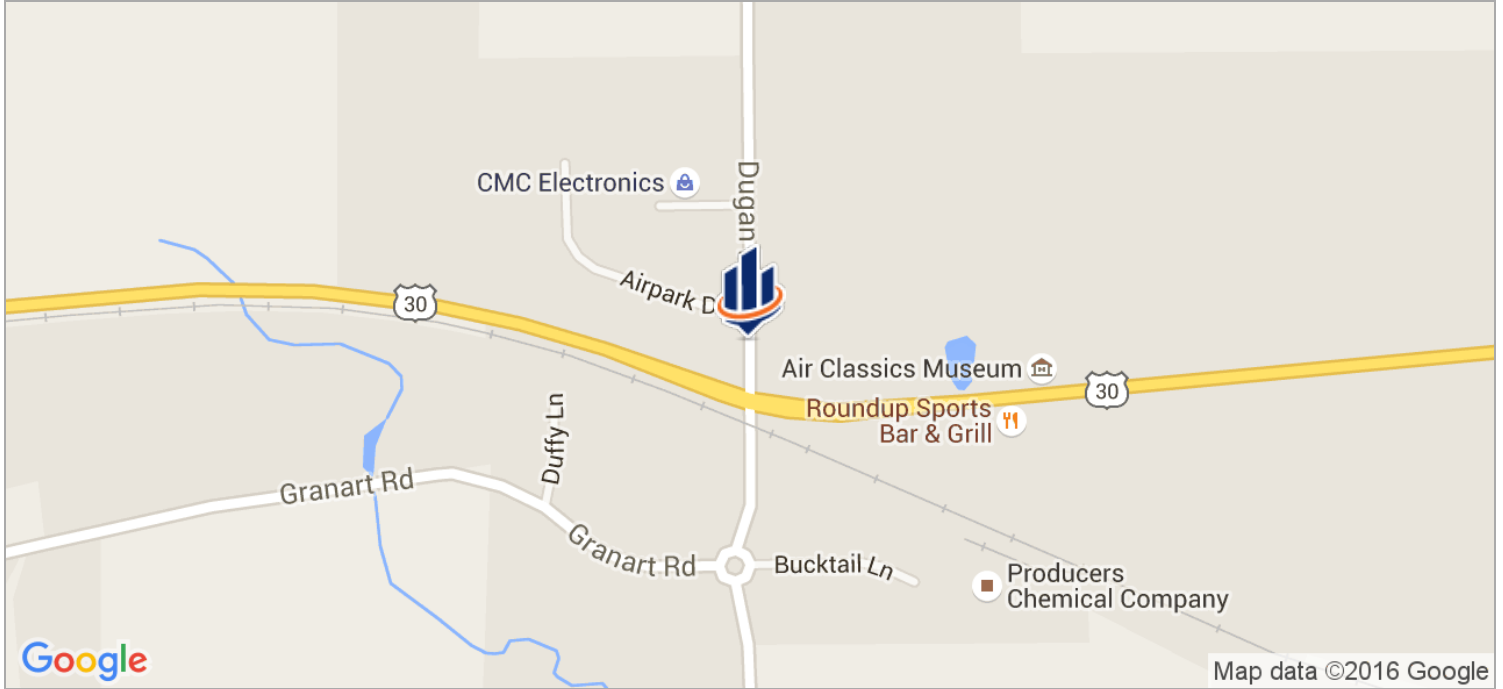
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