

+/- 18 Acres Commercial Land **FOR SALE**

Rt. 47 & Wheeler Rd Sugar Grove, Illinois

- Excellent Visibility on Busy Rt. 47
- Over 1,450 ft. of Frontage
- Sewer and Water Adjacent



Dan Flanagan, ALC

Managing Broker

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Flanagan Realty, LLC represents the seller in this transaction and will not be acting as a dual agent or representative of the buyer unless specifically stated in writing. The information contained herein is from sources considered reliable, but is not guaranteed and is subject to change without notice. Buyers are advised to independently verify all information and perform their own due diligence. This offering may be withdrawn or subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers.

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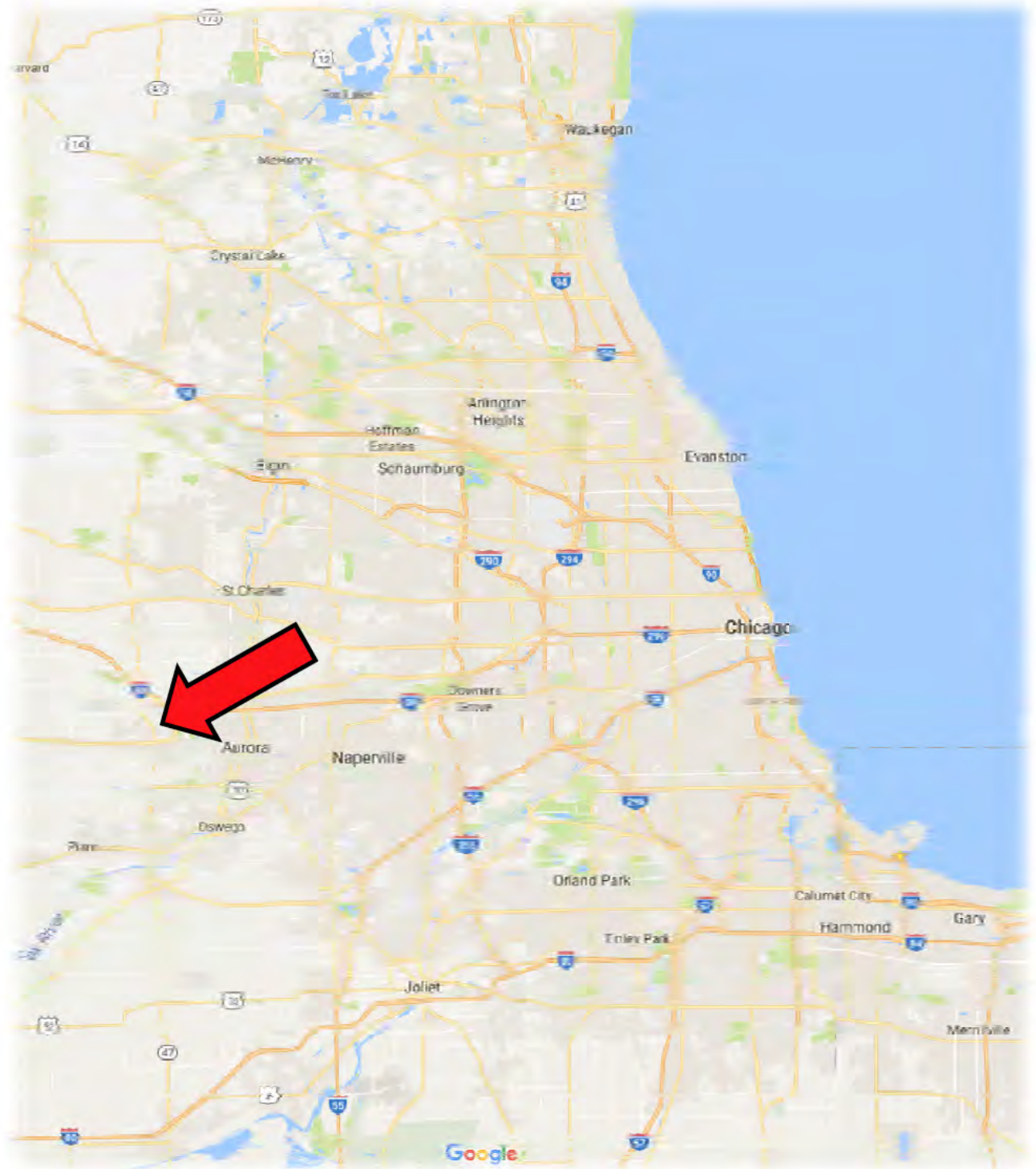
Summary

Location:	The property is generally located on the west side of Route 47, north of Wheeler Rd adjacent to Sugar Grove in Kane County, Illinois
Frontage:	Approx 1450 ft on Rt. 47 Approx 800' ft on Wheeler Rd
Total Acres:	+/- 18 acres
Wetland/Floodplain:	None per FIRM and NWI Maps
Traffic:	Approx 15,000 vpd on R47
Demographics:	See attached
Improvements:	Sewer and water adjacent at Wheeler Rd
Taxes:	\$676/year based on 2015 assessment
Zoning:	B-2 Commercial
Price:	Asking \$500,000 (Approx \$27,500 per acre)

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Location Map



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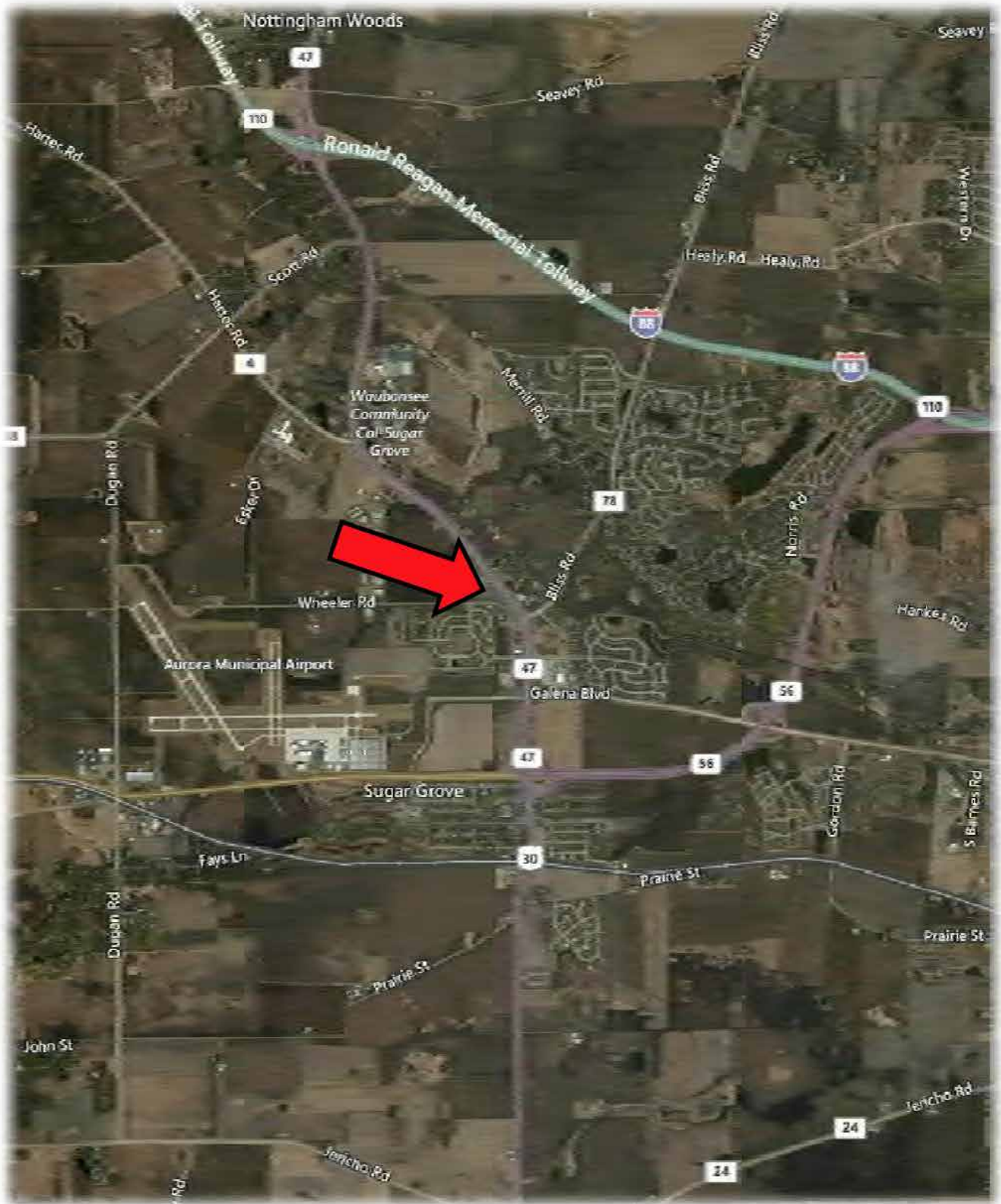
Aerial Photo



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Aerial Photo

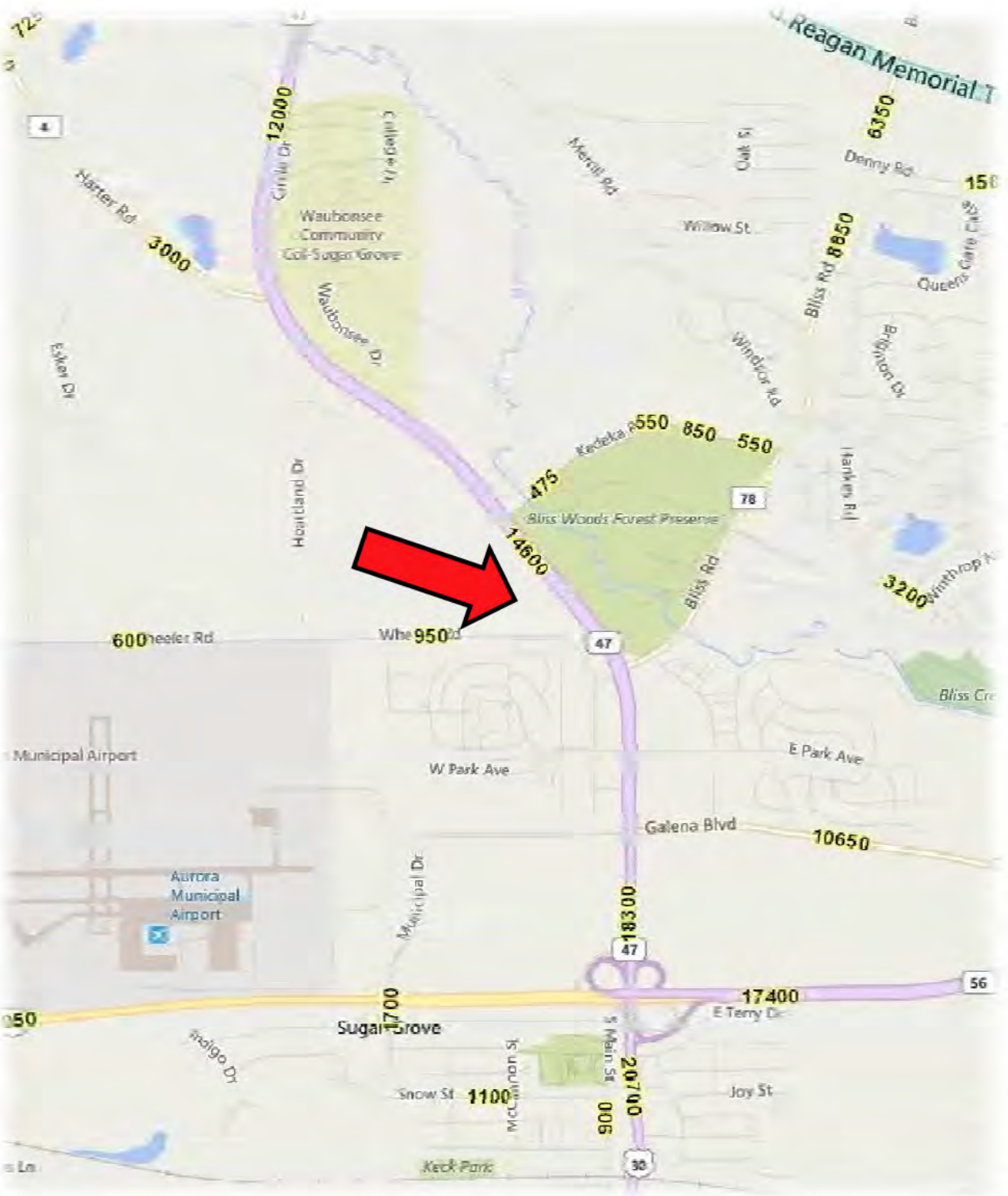


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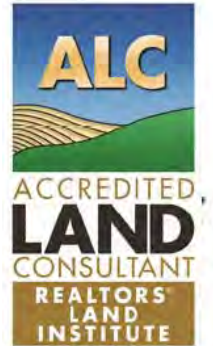
Sugar Grove, Illinois

IDOT Traffic Map



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Summary of Experience

Dan Flanagan, ALC is the president and owner of Flanagan Realty, LLC. Dan is considered by many to be one of the foremost experts in land and commercial real estate brokerage, acquisition and disposition, consulting and valuation in the greater Chicago area. His extensive knowledge of land-related issues bring tremendous value to anyone who is seeking to purchase or sell commercial or industrial real estate, residential land or farms, or is otherwise facing challenges with land or commercial real estate.

Mr. Flanagan has actual, hands-on development experience in residential, commercial, industrial and special-use real estate. As a result, he is uniquely qualified to help with a wide range of land and real estate related issues and challenges.

The following is a brief overview of Dan's relevant experience and qualifications:

- Accredited Land Consultant designation from the National Association of Realtors, Realtors Land Institute. Recipients of this designation are considered the "Best of the Best" in the land business and must meet stringent education, experience, sales volume, and testing requirements.
- President - Illinois Chapter of the Realtors Land Institute.
Board of Directors of the National Realtors Land Institute
- Former partner with a large Midwestern private equity real estate development firm.
- Sales volume well into the hundreds of millions, averaging in excess of \$25 million in sales annually.
- Frequent commentator on the Chicago real estate industry and market. Quoted in Chicago Tribune, Crain's Chicago Business News and Real Estate on Radio, WLS 890 AM.
- Masters in Public Administration from Northern Illinois University with a specialization in City Management and Environmental Planning.
- Extensive expertise in real estate valuation, including comparable sales analysis, income analysis, discounted cash flow analysis, market and absorption studies and other methods.
- Frequently contacted by area real estate appraisers to provide them with insight regarding land and commercial real estate markets and valuation.

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**ILLINOIS ASSOCIATION OF REALTORS
NOTICE OF NO AGENCY RELATIONSHIP**

Name of Broker Associate Daniel Flanagan

Name of Brokerage Company Flanagan Realty, LLC

NOTICE OF NO AGENCY RELATIONSHIP

In regard to this property, Daniel Flanagan of Flanagan Realty, LLC has entered into an agreement with Seller to provide certain real estate brokerage services and represents the seller in this transaction and will not be acting as a dual agent or representative of the buyer unless specifically stated in writing.

THIS NOTICE OF NO AGENCY IS BEING PROVIDED AS REQUIRED BY STATE LAW.

Customer Signature

Print Customer's Name

Date