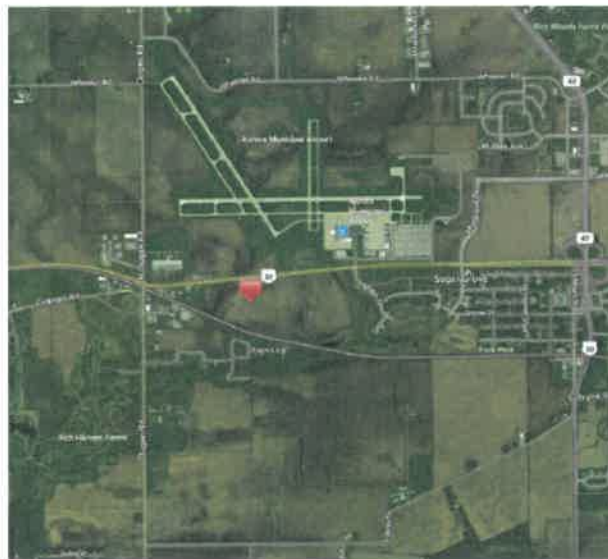


+/- 50 Acres
Route 30, East of Dugan Rd.

FOR SALE
Sugar Grove, Illinois

Ideal Location & Amenities!

- Adjacent to Aurora Municipal Airport
- Easy access to I-88 via new full interchange
- Just west of Route 47 and Route 56 intersection
- Located in Sugar Grove TIF District



Dan Flanagan, ALC

Managing Broker

Phone: 630-388-8522

Fax: 630-443-1239

email: Dan@FlanaganLand.com

<http://www.flanaganland.com>

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 This offering may be withdrawn or subject to a change in price or terms without advance notice.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.

+/- 50 Acres

Route 30, East of Dugan Rd.

FOR SALE

Sugar Grove, Illinois

10 Reasons to Consider This Sugar Grove Property:

1. Within 30 miles of I-39, I-80, I-55, I-90, I-294 and O'Hare.
2. Less traffic congestion than I-55 and I-80.
3. 10 miles closer to Chicago's Loop than Morris.
4. 15 miles closer to Chicago's Loop than DeKalb.
5. Low Kane County Taxes.
6. Located in a TIF District.
7. Fully annexed land.
8. Adjacent to Aurora Municipal Airport.
9. Metronet Fiber coming soon.
10. Skilled workforce, <1 mile from Waubonsee Comm. College

+/- 50 Acres

Route 30, East of Dugan Rd.

FOR SALE

Sugar Grove, Illinois

About Sugar Grove:

Sugar Grove has great access to the entire Chicago market and beyond. Only one stoplight lies between Sugar Grove's business park locations and anywhere in Chicago, via I-88 and the Interstate System. Sugar Grove's is also home to the [Aurora Municipal Airport](#). It is home to two Fixed Base Operators: [J. A. Air](#) and [Lumanair Aviation Services](#). The Airport is Home base for the aircraft of Weathertech, Go-Go Business Aviation and other National Corporations. The General Aviation Airport is surrounded by multiple Sugar Grove industrial parks, many of which are located in one of Sugar Grove's two T.I.F. Districts. As the Airport is the hub to Sugar Grove's industrial sector, an avionics cluster has consistently been represented as part of the Sugar Grove business community, which currently includes CMC Electronics/Esterline and others.

Sugar Grove is home to manufacturers and wholesale distributors alike. They find Sugar Grove to have great access to the markets they serve, whether they be regional, national or international. Great access for not only customers, but suppliers and workforce as well.

Plans for new development are ramping up. *National Shopping Plazas, Inc.* is developing concepts for a 40-acre commercial subdivision, which currently include hotels, retail and restaurant sites. *Crown Community Development* is considering a development of mixed uses, north along Illinois Route 47. All of this activity is being spurred by the dwindling supply of development sites in communities farther east along the I-88 corridor and the I-88/IL Route 47 full interchange project (completion expected in fall of 2019).

There are several large national companies located within the community, including Scot Industries, J. A. Air, Inc. and Connor Company. Sugar Grove is home to the Aurora Municipal Airport, which allows for easy access from the air. BNSF Railroad allows for rail freight access, with spurs available in Sugar Grove's industrial area. We are also proud to have one of the top 50 Private Golf Courses in the United States, per Golf Digest, Rich Harvest Farms, which hosts many national and international events, including the 2017 NCAA Division I Men's and Women's Golf Championships.

Source: Sugar Grove EDC website

+/- 50 Acres
Route 30, East of Dugan Rd.

FOR SALE
Sugar Grove, Illinois

Property Summary

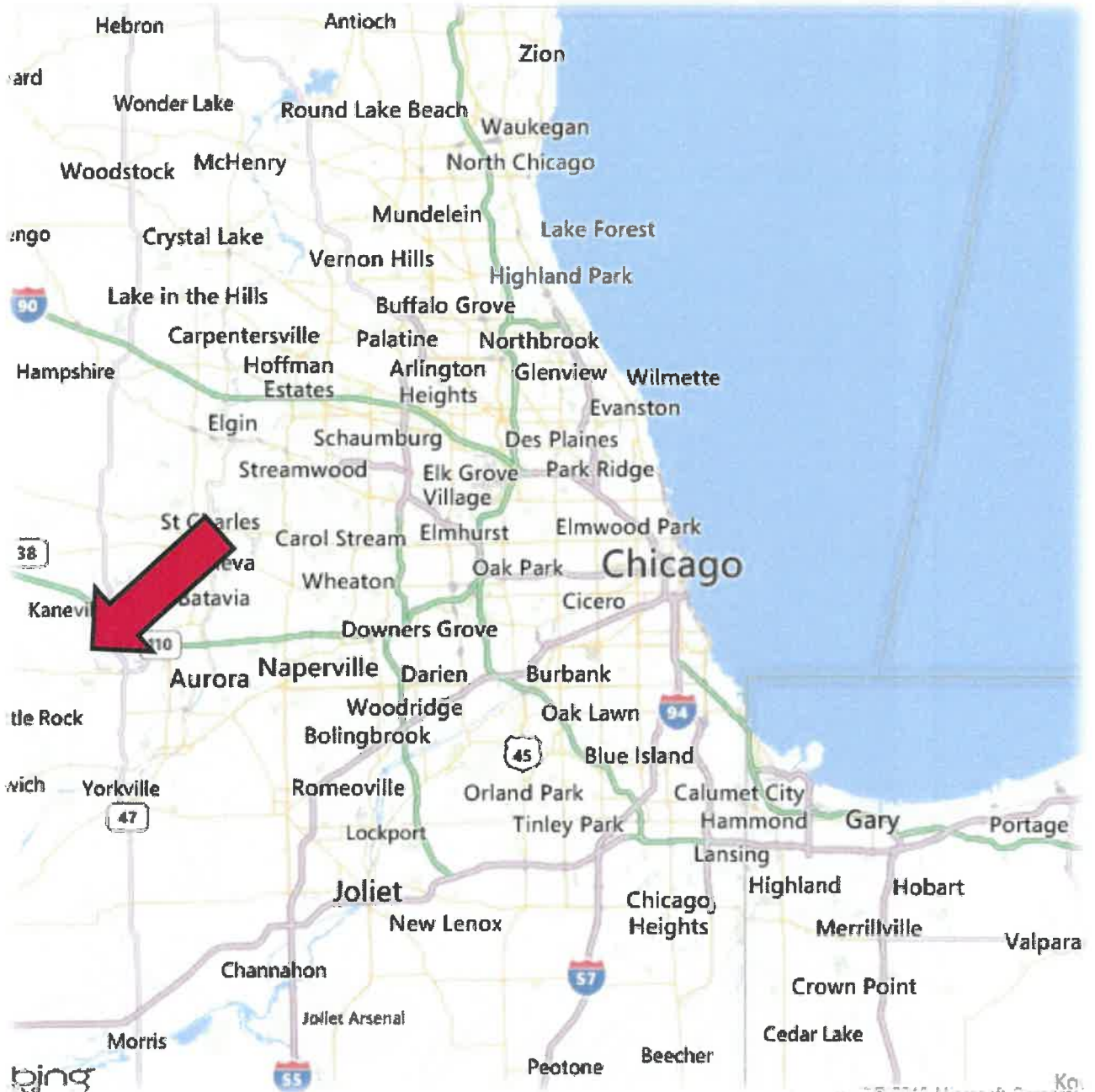
Location:	The property is generally located east of Dugan Rd and west of Route 47 on Route 30 in Sugar Grove, Illinois
Frontage:	Approximately 1,500 ft. on Route 30.
Major Highways:	The property is located on Route 30, approx 2 miles west of Route 47 and easy access to I-88, including the new full-interchange currently under construction.
Legal Description:	Provided upon request.
Total Acres:	+/- 50 per tax assessor.
Utilities:	Sewer and water nearby
Wetlands/Floodplain:	See attached
Topography:	The property is gently rolling.
Taxes:	\$1,850 for tax year 2017 .
Zoning:	The property is currently zoned M1 and is fully annexed.
Price:	\$36,000 per acre

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St. Charles, IL 60174
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FOR SALE

Sugar Grove, Illinois



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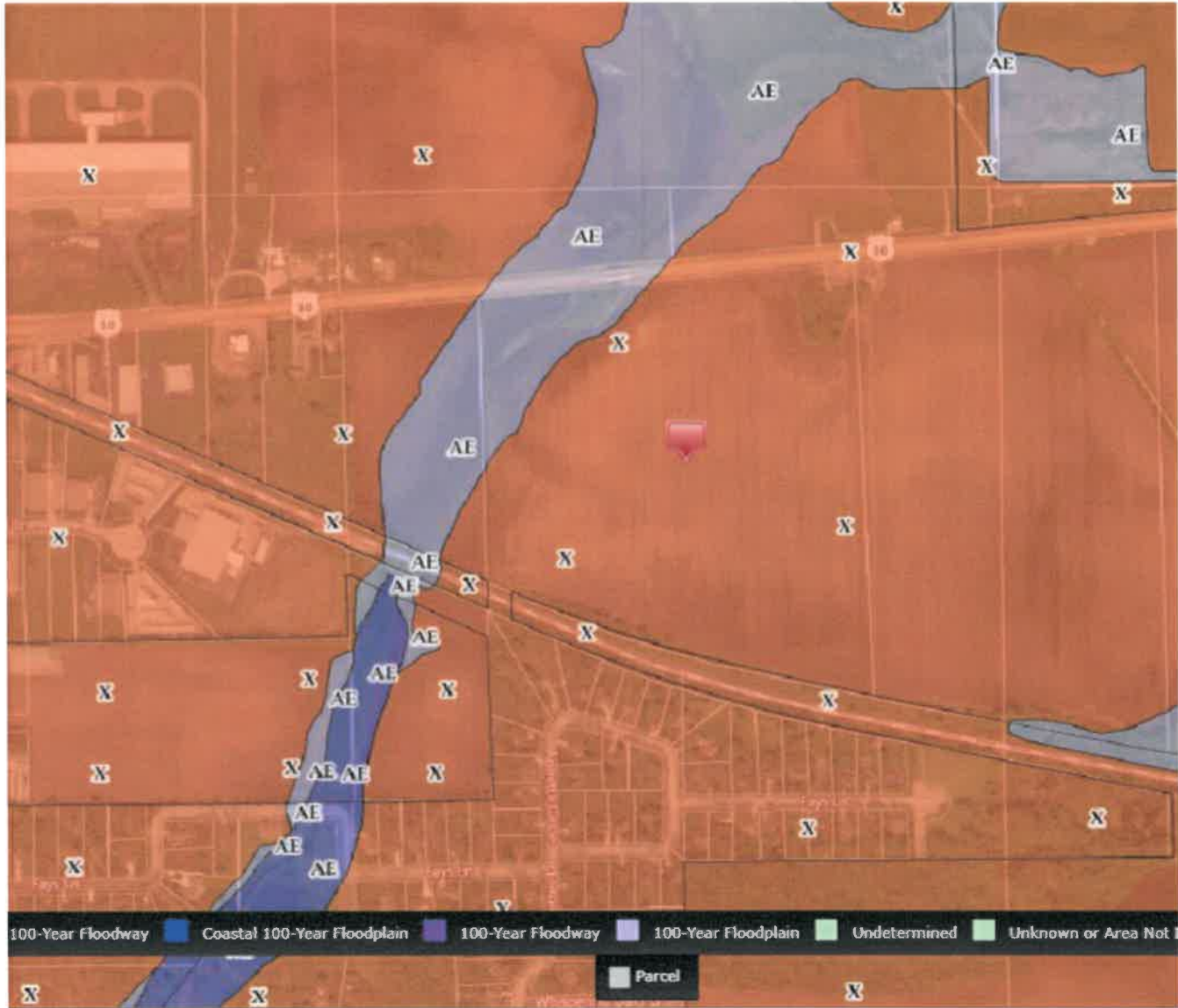
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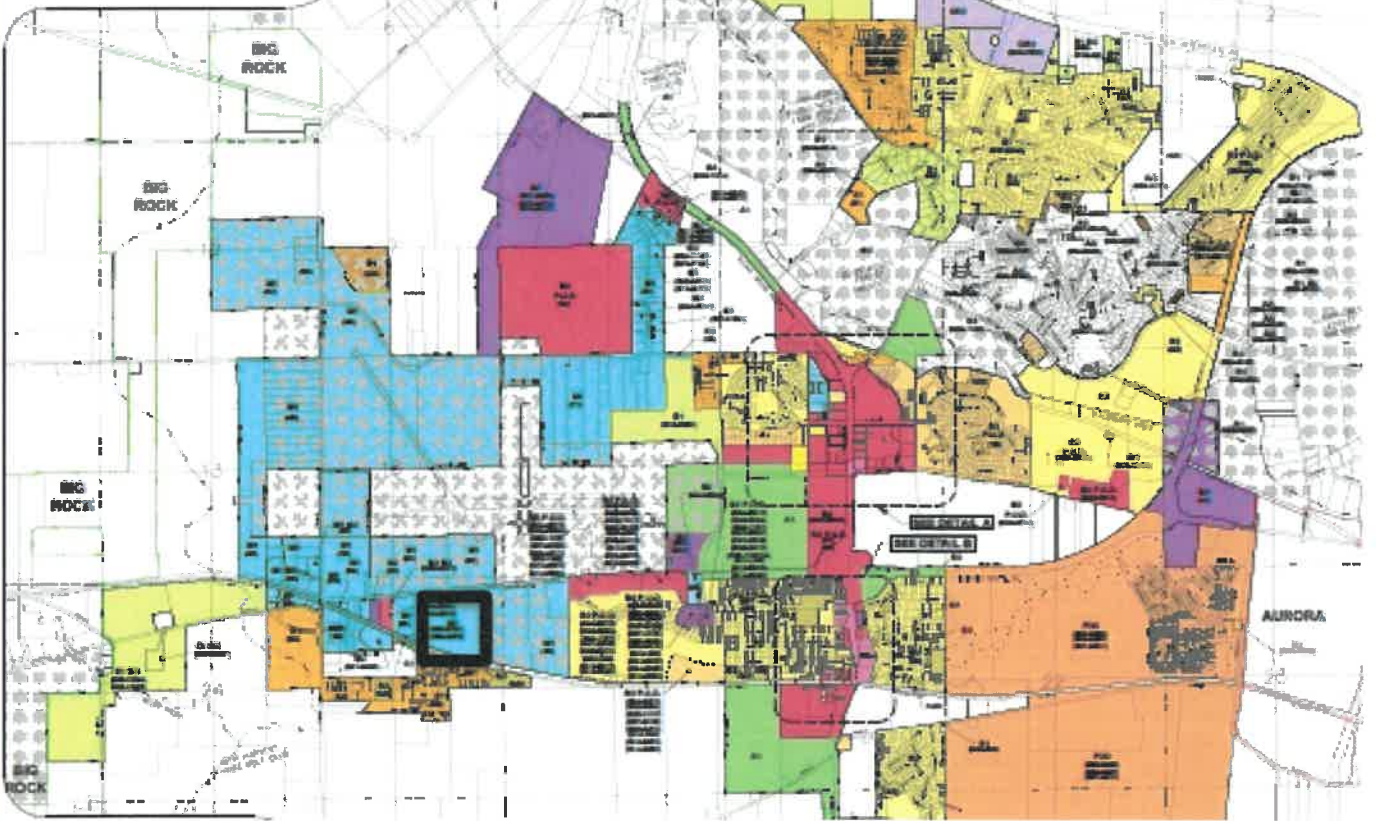
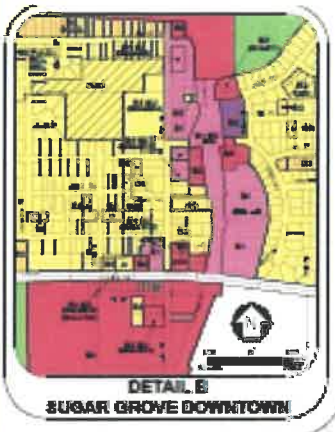
+/- 50 Acres
Route 30, East of Dugan Rd.

FOR SALE
Sugar Grove, Illinois



+/- 50 Acres
Route 30, East of Dugan Rd.

FOR SALE
Sugar Grove, Illinois



LEGEND

[Symbol]	21 - SINGLE DISTRICT
[Symbol]	22 - LOW DENSITY COMMERCIAL DISTRICT
[Symbol]	23 - MIXED USE COMMERCIAL DISTRICT
[Symbol]	24 - MIXED USE COMMERCIAL DISTRICT
[Symbol]	25 - PLANNED RESIDENTIAL DISTRICT
[Symbol]	26 - SINGLE RESIDENTIAL DISTRICT
[Symbol]	27 - SPECIAL USE
[Symbol]	28 - COMMUNITY SHOPPING DISTRICT
[Symbol]	29 - REGIONAL BUSINESS DISTRICT
[Symbol]	30 - REGIONAL BUSINESS DISTRICT
[Symbol]	31 - COMMERCIAL DISTRICT
[Symbol]	32 - COMMERCIAL DISTRICT
[Symbol]	33 - LIMITED COMMERCIAL DISTRICT
[Symbol]	34 - LIMITED COMMERCIAL DISTRICT
[Symbol]	35 - MIXED USE PLANNED DISTRICT
[Symbol]	36 - MIXED USE PLANNED DISTRICT
[Symbol]	37 - AMBULANCE STATION
[Symbol]	38 - AIRPORT PROPERTY
[Symbol]	39 - SINGLE COUNTY BOARD PARCELS DISCOVERY
[Symbol]	40 - SOUTHWESTERN ILLINOIS STATE UNIVERSITY
[Symbol]	41 - SOUTHWESTERN ILLINOIS STATE UNIVERSITY
[Symbol]	42 - SOUTHWESTERN ILLINOIS STATE UNIVERSITY
[Symbol]	43 - SOUTHWESTERN ILLINOIS STATE UNIVERSITY
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[Symbol]	45 - SOUTHWESTERN ILLINOIS STATE UNIVERSITY

+/- 50 Acres
Route 30, East of Dugan Rd.

FOR SALE
Sugar Grove, Illinois

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.

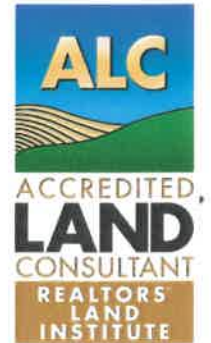
Customer Signature

Print Customer's Name

Date

+/- 50 Acres
Route 30, East of Dugan Rd.

FOR SALE
Sugar Grove, Illinois



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.

