

48.14± AC Of Land On Coltonville Road

Sycamore, IL 60178

LAND - OTHER FOR SALE



john
greene
COMMERCIAL



OFFERING SUMMARY

Sale Price:	\$1,680,000
Lot Size:	48.14 Acres
Zoning:	AG
Price / AC:	\$35,000
Taxes:	\$1,866.00
Tax Year:	2021

PROPERTY OVERVIEW

48.14± AC multifamily development site contiguous to Sycamore and right in the path of progress. All utilities are nearby and accessible. Site is currently zoned AG and is designated as multifamily residential in the Sycamore future land use map which specifies a density between six and ten dwellings per acre. Premium location just off of Dekalb Ave (21,535 VPD) with numerous national retailers in immediate vicinity including a brand new Meijer, Portillos, Menards, Farm and Fleet, Culvers etc.

PROPERTY HIGHLIGHTS

- High density residential potential
- Utilities to site
- Surrounded by desirable retailers

Mike Waseen

mikewaseen@johngreenecommercial.com
630.360.1196

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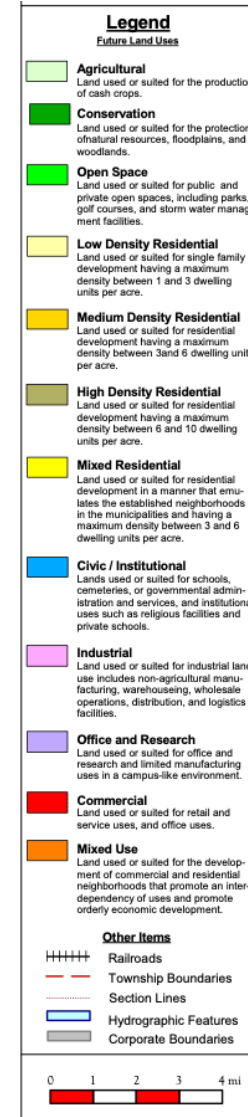
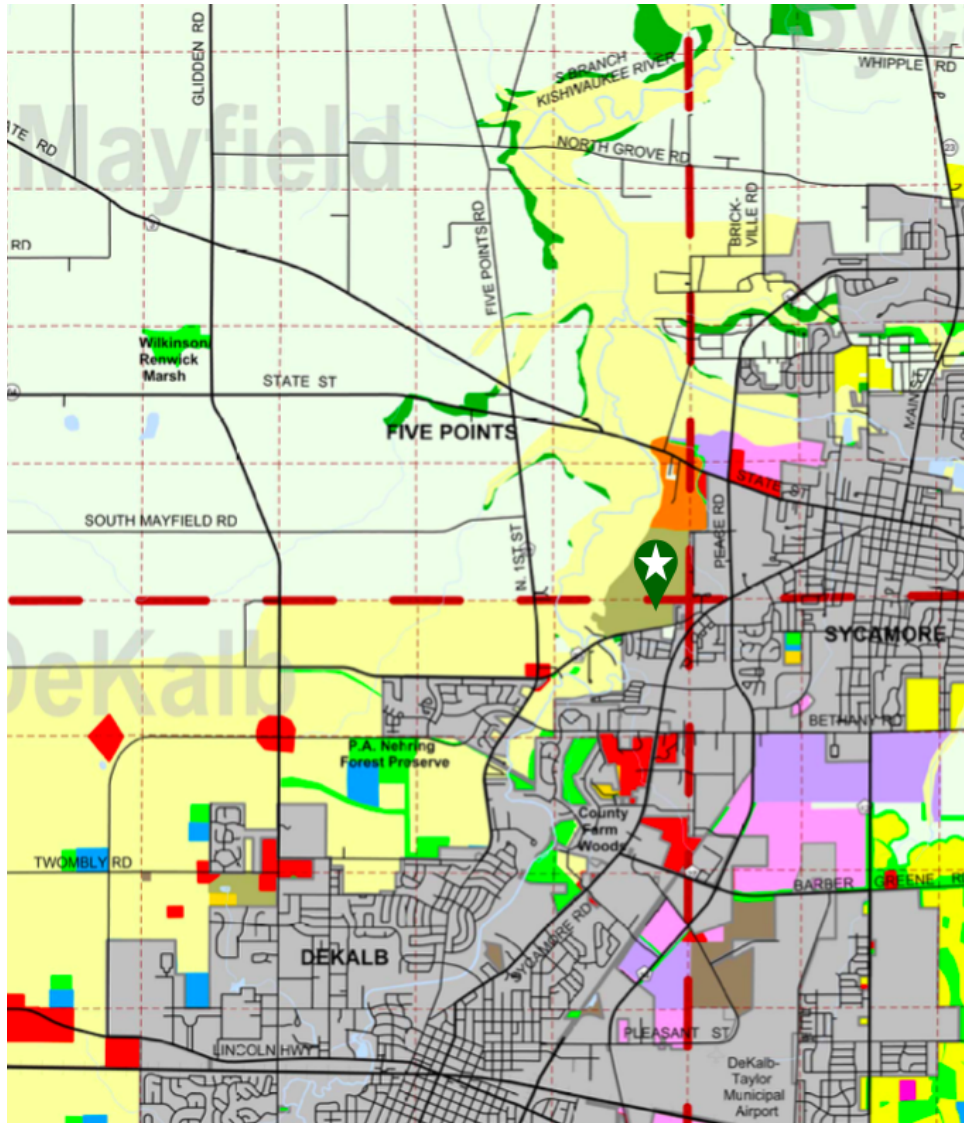


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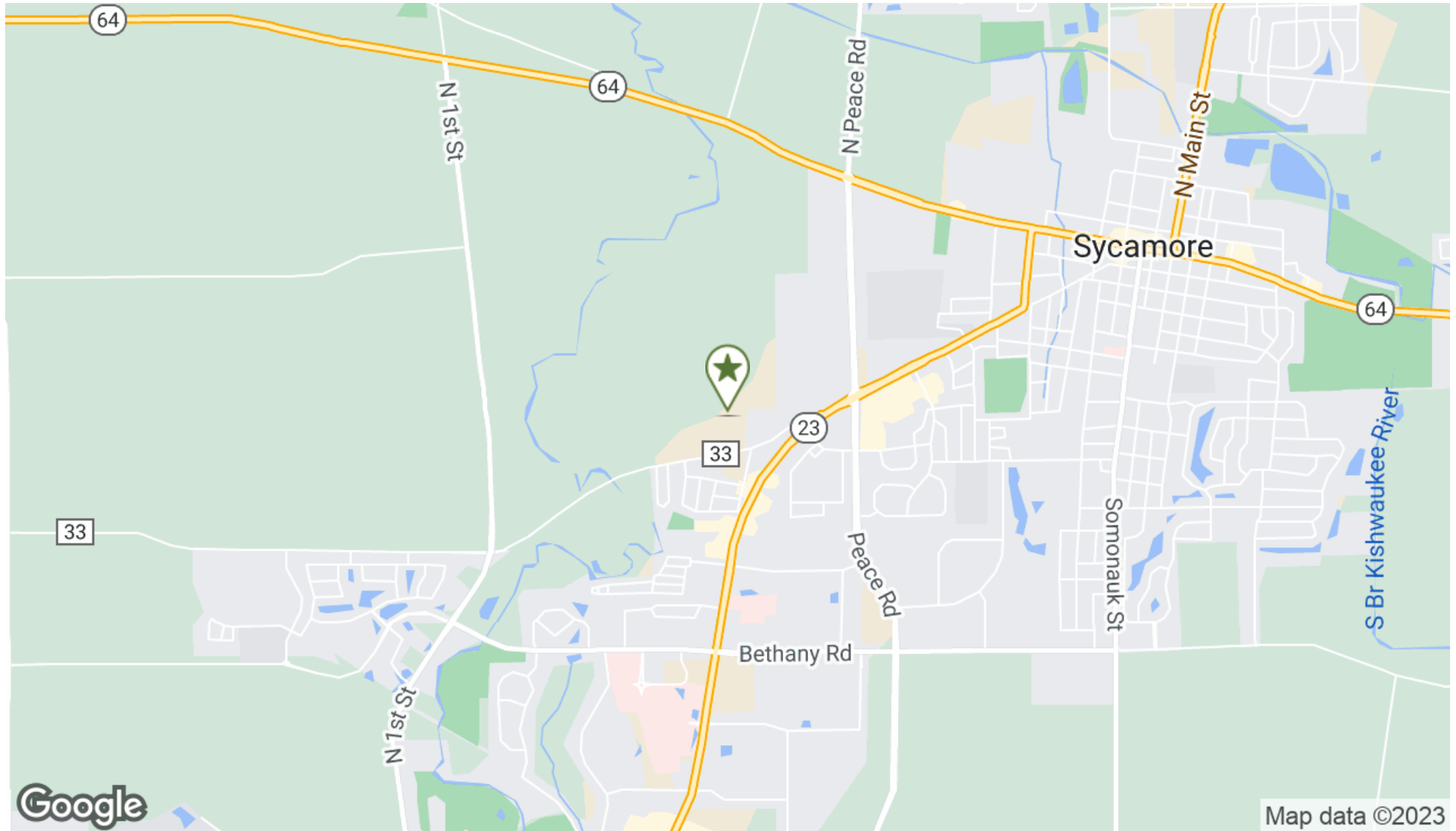
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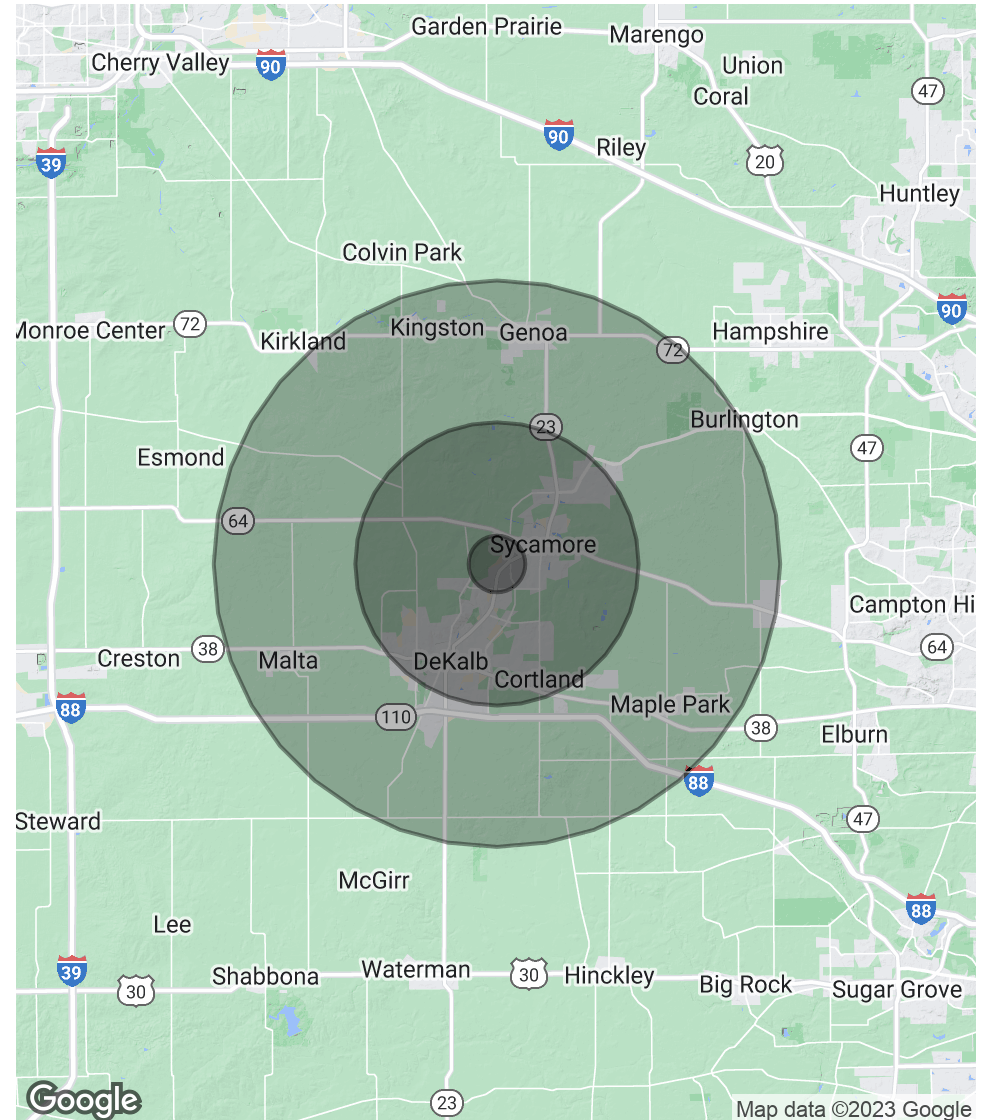
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,388	63,371	107,652
Average age	38.0	30.9	30.3
Average age (Male)	35.1	29.1	29.0
Average age (Female)	39.7	32.5	31.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,338	22,274	37,854
# of persons per HH	2.5	2.8	2.8
Average HH income	\$73,497	\$64,476	\$63,600
Average house value	\$220,178	\$212,087	\$226,658

* Demographic data derived from 2020 ACS - US Census



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