



W. Bartlett & Munger Roads

BARTLETT, IL 60103

2.83+/- ACRES FOR SALE

Your Vision. Our Dedication. Your Partner.

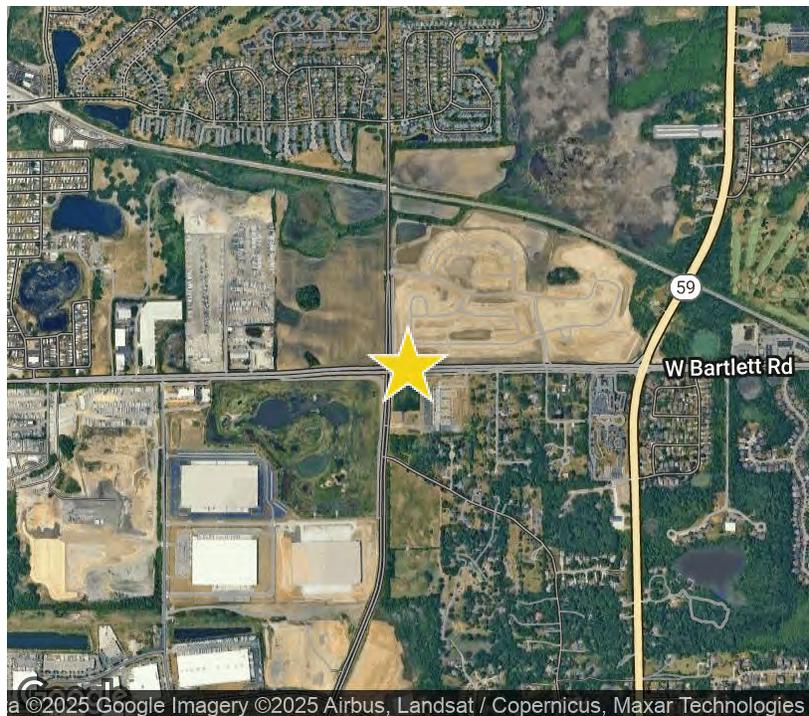
MURRAY COMMERCIAL

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

JACE MURRAY

President/Managing Broker
630.244.3272
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CORNER PARCEL FOR SALE



SALE PRICE

\$645,000

OFFERING SUMMARY

Lot Size:	2.83 Acres
Traffic Count:	15,400
Price / SF:	\$5.23
Cook County PIN:	06-33-301-029-0000

PROPERTY OVERVIEW

2.83 Acres located at the southeast corner of West Bartlett & Munger Roads. Property is adjacent to Liberty Elementary School.

All utilities adjacent to site: Sanitary Sewer, Water, Gas, Electric

Village of Bartlett recognizes need to rezone

No Recapture required on existing infrastructure

Existing Access Road to Parcel in place

Detention accounted for Off Site, thus providing more useable land area

PROPERTY HIGHLIGHTS

LAND FOR SALE



THE GRASSLANDS DEVELOPMENT

OVERALL SITE DATA

LAND USE	UNITS	ACRES	PERCENT
TRADITIONAL SINGLE FAMILY LOTS	21	18.12	8.89%
ACTIVE ADULT OUTSTAGE HOMES LOTS	80	15.82	8.05%
ACTIVE ADULT DUPLEX LOTS	100	13.73	6.81%
URBAN TOWNHOUSES	176	12.52	6.37%
URBAN SINGLE		82.88	47.39%
COMMERCIAL		6.46	3.36%
PARK DEDICATION		23.75	10.81%
RIGHT-OF-WAY DEDICATION		21.17	11.02%
TOTAL	358	182.54	100.00%

DESIGN STANDARDS

TRADITIONAL SINGLE FAMILY		ACTIVE ADULT DUPLEX	
SETBACK		SETBACK	
FRONT	28'	FRONT	20'
SIDE CORNER	28'	SIDE CORNER	20'
SIDE INTERIOR	7.5'	SIDE INTERIOR	5'
REAR	30'	REAR	25'
MINIMUM LOT WIDTH	70'	MINIMUM LOT WIDTH	70'
MINIMUM LOT AREA	8,100 S.F.	MINIMUM LOT AREA	8,500 S.F.
MAXIMUM LOT COVERAGE	40%	MAX LOT COVERAGE	50%

ACTIVE ADULT SINGLE FAMILY		TOWNHOUSE	
SETBACK		SETBACK	
FRONT	28'	FRONT	18'
SIDE CORNER	28'	SIDE TO R.O.W.	18'
SIDE INTERIOR	5'	FRONT TO ADJ. USE	45'
REAR	28'	SIDE TO ADJ. USE	45'
MINIMUM LOT WIDTH	65'	SEPARATION	100'
MINIMUM LOT AREA	6,375 S.F.	FRONT TO FRONT	20'
MAXIMUM LOT COVERAGE	60%	SIDE TO SIDE	20'
		REAR TO REAR	40'



THE GRASSLANDS
BARTLETT, ILLINOIS

9/24/2021



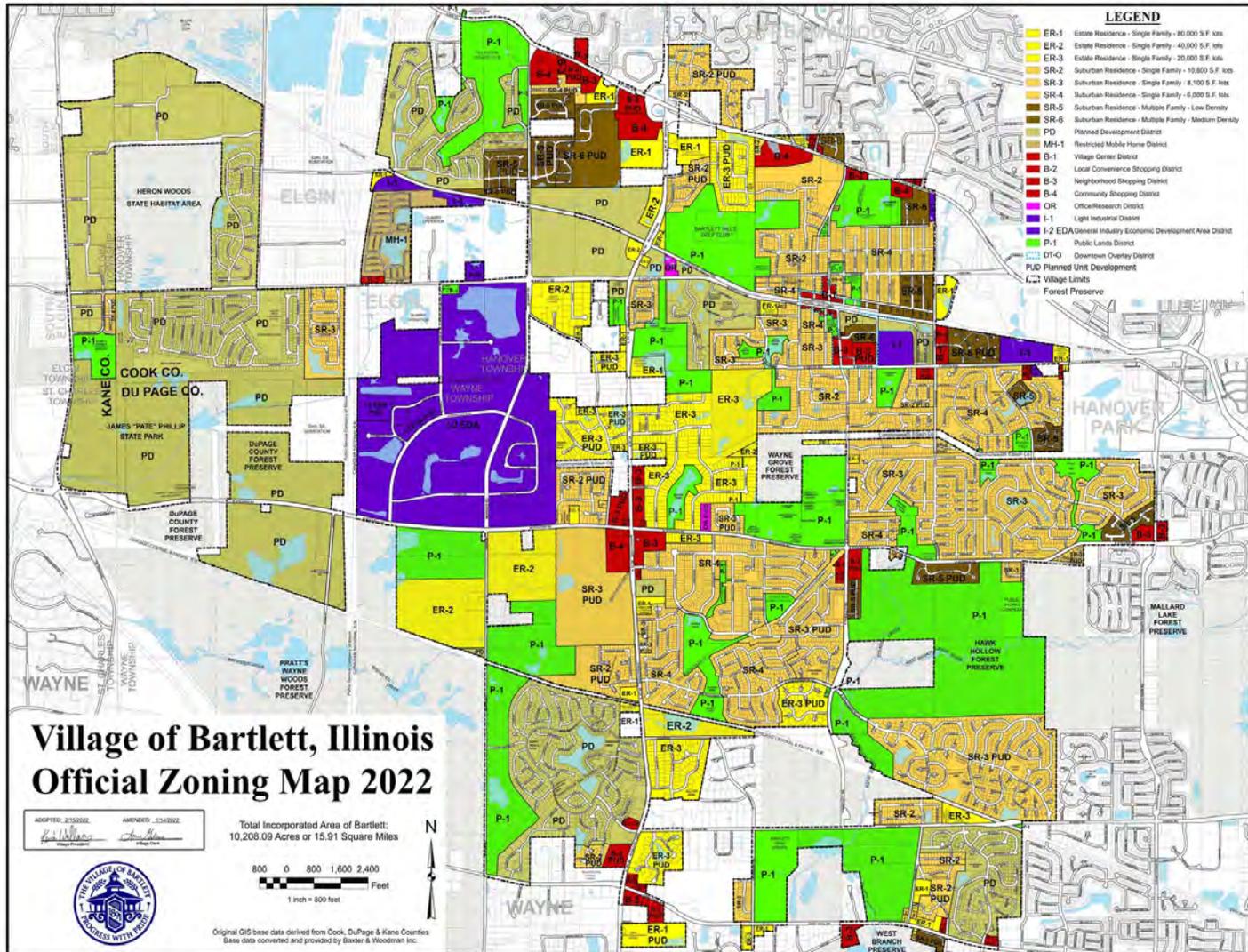
The Grasslands Development at Northeast Quadrant of Naperville Road & W. Bartlett Road



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ZONING MAP



2024 TAX BILL PAY 2025 - 1ST INSTALLMENT

TOTAL PAYMENT DUE		2024 First Installment Property Tax Bill - Cook County Electronic Bill					
By 08/01/25	\$0.00	Property Index Number (PIN)	Volume	Code	Tax Year (Payable In)	Township	Classification
		06-33-301-029-0000	061	18018	2024 (2025)	HANOVER	1-00
IF PAYING LATE, PLEASE PAY		08/02/2025 - 09/01/2025	09/02/2025 - 10/01/2025		10/02/2025 - 11/01/2025		LATE INTEREST IS 0.75% PER MONTH, BY STATE LAW
		\$0.00	\$0.00		\$0.00		

TAXING DISTRICT DEBT AND FINANCIAL DATA				
Your Taxing Districts	Money Owed by Your Taxing Districts	Pension and Healthcare Amounts Promised by Your Taxing Districts	Amount of Pension and Healthcare Shortage	% of Pension and Healthcare Costs Taxing Districts Can Pay
Northwest Mosquito Abatement Wheeling	\$455,316	\$8,630,076	\$461,013	94.66%
Metro Water Reclamation Dist of Chicago	\$3,126,243,000	\$3,151,727,000	\$1,449,923,000	54.00%
Bartlett Fire District	\$4,782,410	\$41,539,223	\$9,216,465	77.81%
Bartlett Public Library	\$219,804	\$8,605,314	\$1,018,686	88.16%
Bartlett Park District	\$25,313,073	\$17,320,265	\$1,101,350	93.64%
School District U-46 (Elgin)	\$359,109,504	\$426,244,098	\$75,204,255	82.36%
Elgin Community College District 509	\$233,030,801	\$22,705,784	\$0	100.00%
Village of Bartlett	\$147,448,410	\$160,637,147	\$40,036,773	75.08%
Town of Hanover	\$4,194,734	\$13,671,589	\$1,329,227	90.28%
Cook County Forest Preserve District	\$214,441,242	\$617,834,550	\$382,643,760	38.07%
County of Cook	\$8,262,580,154	\$26,512,006,772	\$14,493,276,944	45.33%
Total	\$12,377,818,448	\$30,980,921,818	\$16,454,211,473	

For a more in-depth look at government finances and how they affect your taxes, visit cookcountytreasurer.com

PAY YOUR TAXES ONLINE
 Pay at cookcountytreasurer.com from your bank account or credit card.

IMPORTANT MESSAGES	TAX CALCULATOR									
	<table border="0"> <tr> <td>2023 TOTAL TAX</td> <td></td> <td align="right">201.27</td> </tr> <tr> <td>2024 ESTIMATE</td> <td align="center">X</td> <td align="right">55%</td> </tr> <tr> <td>2024 1st INSTALLMENT</td> <td align="center">=</td> <td align="right">110.70</td> </tr> </table> <p>The First Installment amount is 55% of last year's total taxes. All exemptions, such as homeowner and senior exemptions, will be reflected on your Second Installment tax bill.</p>	2023 TOTAL TAX		201.27	2024 ESTIMATE	X	55%	2024 1st INSTALLMENT	=	110.70
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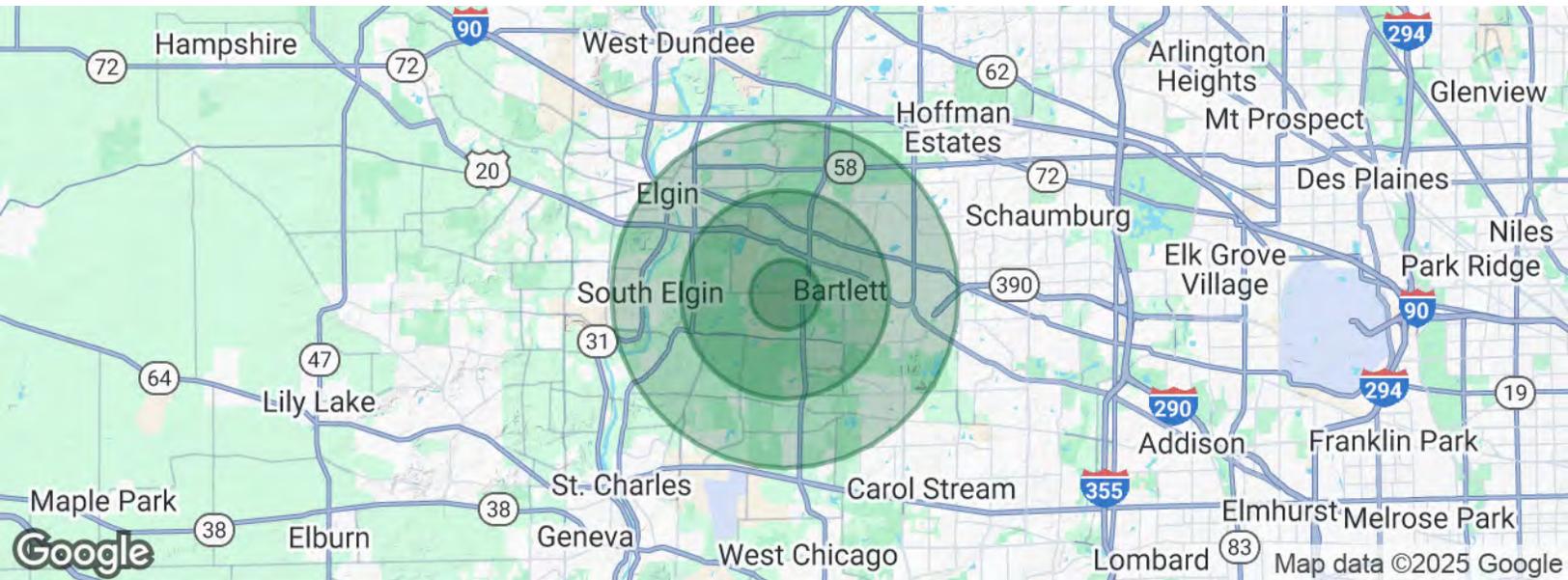
*** Please see 2024 First Installment Payment Coupon next page ***



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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,162	47,510	184,280
Median age	35.4	35.5	34.2
Median age (Male)	34.8	34.7	33.5
Median age (Female)	35.9	36.1	35.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,925	16,461	60,832
# of persons per HH	2.7	2.9	3.0
Average HH income	\$92,640	\$94,076	\$85,499
Average house value	\$320,143	\$324,771	\$316,467
TRAFFIC COUNTS	15,400/day		

* Demographic data derived from 2020 ACS - US Census

LAND FOR SALE

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AGENCY DISCLOSURE



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EXCLUSIVE BROKER



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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.