



12+/- Acres

FABYAN PARKWAY & BRANSON DRIVE, BATAVIA, IL 60510

SALE BROCHURE

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
jace@murraycommercial.com

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LAND FOR SALE



SALE PRICE

\$3,600,000

OFFERING SUMMARY

Price / S.F.: \$6.95/sf
Lot Size - 2 Parcels: 7.726+/- Acres
4.17+/- Acres
Zoning: CC - Community
Commercial

PROPERTY HIGHLIGHTS

- Prime Location within the bustling Randall Road & Fabyan Parkway corridors
- Signalized Intersection



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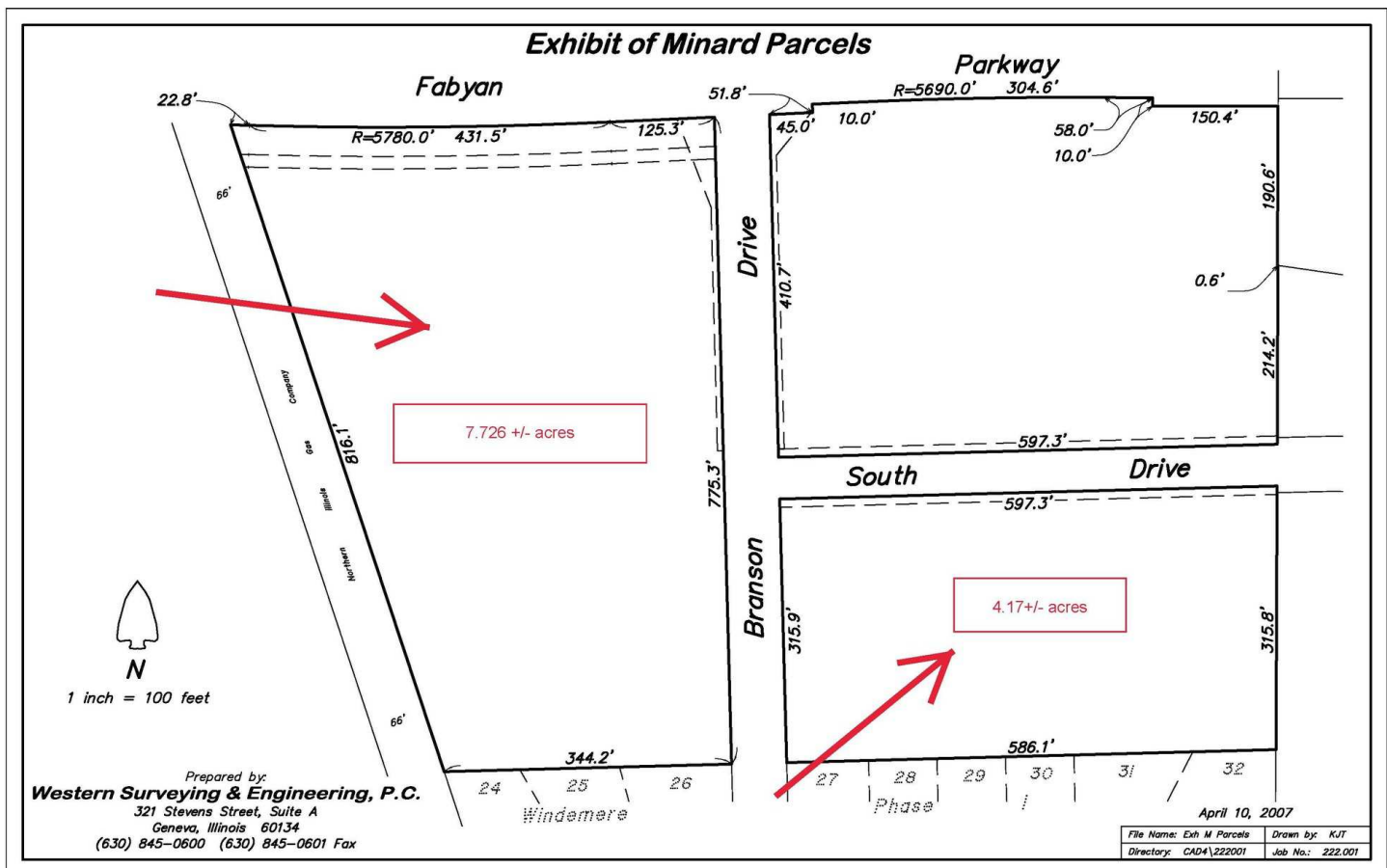
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Looking North



Looking South



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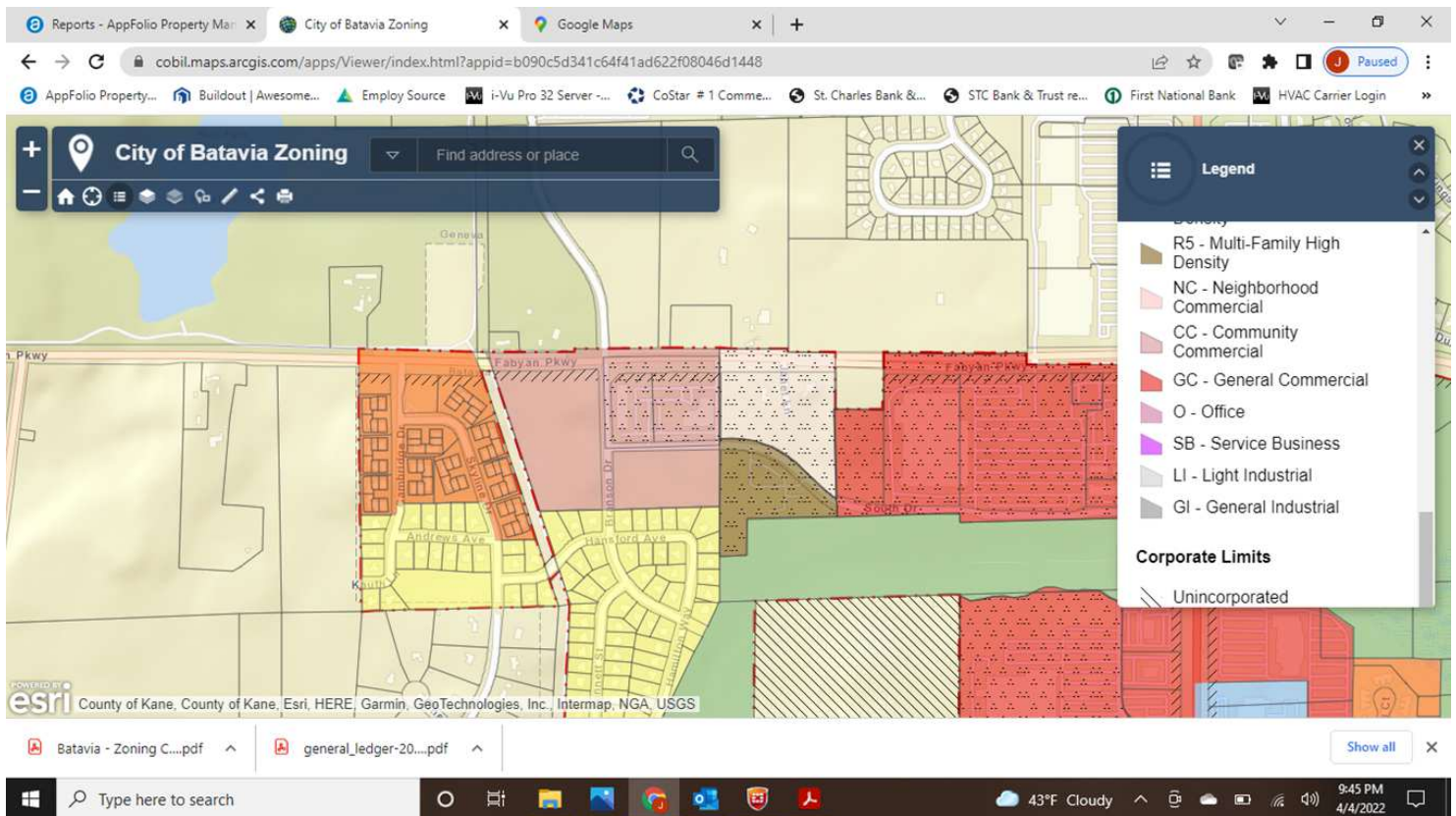
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ZONING



CC - Community Commercial Zoning, City of Batavia



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2023 TAX BILL PAY 2024

Christopher J. Lauzen CPA, MBA Kane County Treasurer
Make Checks Payable to: KANE COUNTY TREASURER
Please remit to: P.O. Box 4025, Geneva, IL 60134-4025

Parcel Number: 12-17-100-038



1st
2
0
2
3

DUPLICATE

FABYAN FARM LLC
JILL COBB
429 WOODSIDE DR
CEDARBURG WI 53012-9557

1ST INSTALLMENT 2023	187.16
ADJUSTMENT	
PENALTY	
INSTALLMENT AMOUNT PAID	\$187.16
INSTALLMENT BALANCE DUE	
DUE ON OR BEFORE 06/03/24	Paid on 05/13/2024 \$0.00

Remove stub and remit with payment

1217100038100000000000003241

Christopher J. Lauzen CPA, MBA Kane County Treasurer
Make Checks Payable to: KANE COUNTY TREASURER
Please remit to: P.O. Box 4025, Geneva, IL 60134-4025

Parcel Number: 12-17-100-038



2nd
2
0
2
3

DUPLICATE

FABYAN FARM LLC
JILL COBB
429 WOODSIDE DR
CEDARBURG WI 53012-9557

2ND INSTALLMENT 2023	187.16
ADJUSTMENT	
PENALTY	
INSTALLMENT AMOUNT PAID	\$187.16
INSTALLMENT BALANCE DUE	
DUE ON OR BEFORE 09/03/24	Paid on 05/13/2024 \$0.00

Remove stub and remit with payment

1217100038200000000000903248

Rate 2022Tax 2022Taxing DistrictRate 2023Tax 2023					Parcel Number		TIF BASE
					12-17-100-038		N/A
0.274784	\$10.80	KANE COUNTY	0.256450	\$11.42	Late Payment Schedule		FAIR CASH VALUE
0.057490	\$2.25	KANE COUNTY	0.052912	\$2.35			LAND VALUE
0.136626	\$5.37	KANE FOREST PRESERVE	0.128782	\$5.73			0.00
0.000116	\$0.00	KANE FOREST PRESERVE	0.000108	\$0.00			+ BUILDING VALUE
0.049211	\$1.93	GENEVA TOWNSHIP	0.048517	\$2.16			0.00
0.024573	\$0.97	GENEVA TWP ROAD DIST	0.024227	\$1.08			- HOME IMPROVEMENT / VET
0.386372	\$15.18	BATAVIA CITY	0.370628	\$16.49	0.00	= ASSESSED VALUE	
0.348618	\$13.71	BATAVIA CITY	0.357560	\$15.90	0.00	x STATE MULTIPLIER	
5.712530	\$224.50	GENEVA SCH DIST 304	5.626115	\$250.28	0.0000	1.0000	
0.199234	\$7.83	GENEVA SCH DIST 304	0.196065	\$8.72	= EQUALIZED VALUE	0.00	
0.465577	\$18.30	WAUBONSEE COLLEGE 516	0.453416	\$20.16	- HOMESTEAD EXEMPTION	0.00	
0.452337	\$17.78	GENEVA PARK DISTRICT	0.453542	\$20.17	- SENIOR EXEMPTION	0.00	
0.028476	\$1.12	GENEVA PARK DISTRICT	0.023678	\$1.05	- OTHER EXEMPTIONS	0.00	
0.411721	\$16.18	GENEVA LIBRARY	0.403508	\$17.95	+ FARM LAND	4,447.00	
0.017840	\$0.70	GENEVA LIBRARY	0.019427	\$0.86	+ FARM BUILDING	0.00	
					Mail To:		2429
					FABYAN FARM LLC		- HOMESTEAD EXEMPTION
					JILL COBB		0.00
					429 WOODSIDE DR		- SENIOR EXEMPTION
					CEDARBURG WI 53012-9557		0.00
					Property Location:		- OTHER EXEMPTIONS
							0.00
					Township		+ FARM LAND
					GE		4,447.00
					Tax Code		= NET TAXABLE VAL.
					GE006		4,447.00
					Acres		
					12.36		x TAX RATE
					Tax Rate		8.417135
					Sold at Tax Sale		= CURRENT TAX
					Forfeited Tax		\$374.32
					First Installment tax		+ NON AD VALOREM TAX
					187.16		\$0.00
					Second Installment tax		+ BACK TAX/ FORF AMOUNT
					187.16		\$0.00
					Adjustment		- ENTERPRISE ZONE
					Adjustment		\$0.00
					Penalty		= TOTAL TAX DUE
					Penalty		\$374.32
					Other Fees		
					Other Fees		
					Paid on		
					05/13/2024		
					Paid on		
					05/13/2024		

2023 Kane County Real Estate Tax Bill

Christopher J. Lauzen CPA, MBA

719 S. Batavia Avenue, Bldg. A

Geneva, IL 60134

8.566475	\$336.62	TOTAL	8.417135	\$374.32
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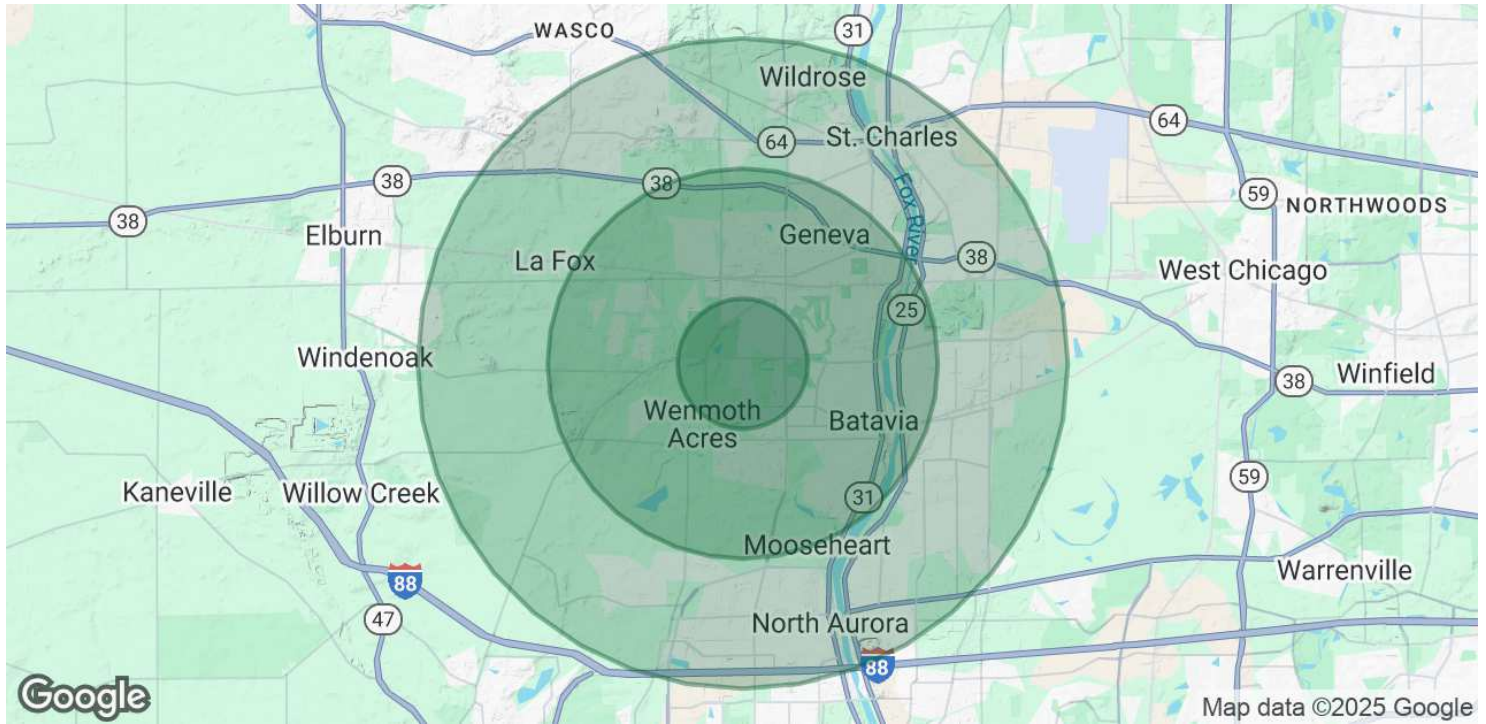
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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,042	41,972	111,323
Average Age	39.5	40.3	38.7
Average Age (Male)	38.0	39.8	38.0
Average Age (Female)	40.1	40.6	39.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,278	14,886	39,913
# of Persons per HH	3.2	2.8	2.8
Average HH Income	\$137,447	\$118,111	\$105,160
Average House Value	\$420,783	\$368,827	\$345,298

* Demographic data derived from 2020 ACS - US Census

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LAND FOR SALE



AGENCY DISCLOSURE

Thank you for allowing Murray Commercial the opportunity to share this information and/or show you the above-referenced property. This activity does not result in the Broker/Sales Associate acting as your agent. The Broker/Sales Associate is acting as the Designated Agent for the Owner. As a result, the Broker/Sales Associate will NOT act as a Dual Agent and will NOT be acting as an agent on your behalf.

The information contained herein was obtained from sources believed to be reliable; however, Murray Commercial makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale, lease, or withdrawal without notice.



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Murray Commercial is the only party authorized to represent the Owner regarding the sale of the Property, and no other person is authorized by Owner to provide any information or to make any representations other than contained herein. If the person receiving these materials does not choose to pursue a purchase of the Property, this material must be returned to Murray Commercial.

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or Murray Commercial, or any of their officers, employees, representatives, independent contractors, or affiliates, for the accuracy or completeness thereof. Recipients of this material are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This material is a solicitation of interest only and is not an offer to sell the Property. Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this material or making an offer to purchase the Property unless and until Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release Owner and Murray Commercial from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully-executed Real Estate Purchase Agreement shall bind the Property and each prospective purchaser proceeds at its own risk.



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EXCLUSIVE BROKER



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PROFESSIONAL BACKGROUND

With over 20 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.



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