

Developable Land for Sale +/- 8.2 Acres

Unincorporated Carol Stream, Illinois



Address: Southwest corner of Bloomingdale and St. Charles Roads, in unincorporated Carol Stream (proximate to the Village of Glen Ellyn), Illinois

Total Acreage: +/- 8.2 acres

Developable Acreage: +/- 4 acres

Zoning: R-2, Single Family Homes

Subdivided: Into two parcels (approximately 4.9 and 3.3 acres each). Can be sold together or separately.



All information contained in this document is presented without representation or warranty as to completeness or accuracy. Prospective purchasers are responsible for conducting their own due diligence.

Bloomingtondale and St Charles Rd

SCGroup Real Estate is pleased to offer for sale approximately 8.2 acres of land located at the corner of Bloomingtondale and St Charles Roads in unincorporated Carol Stream (proximate to Glen Ellyn), Illinois, a western suburb of Chicago. Located at the signalized intersection of two primary roads, the land is sheltered by mature trees and landscaping and its topography consists of gently rolling hills bisected by a stream. Based on recent civil engineering studies, about half of the land is suitable for development. While currently zoned single family residential (Glen Ellyn School District), other potential uses could be multifamily or senior housing, healthcare facility, religious assembly, corporate retreat or a private school/day care. **Parcel is subdivided into two parcels (approximately 3.3 and 4.9 acres each). Owner is willing to sell separately.**

Investment Highlights

- **Size:** Rare larger infill development opportunity in a fully mature market.
- **Amenities:** Easy access to retail, restaurant, motels and other amenities.
- **Demographics:** Located in a densely populated and affluent market.
- **Completed Engineering Studies:** Certain civil engineering studies required for development have been completed and are available for review.
- **Land Features:** Site is bordered by mature trees, has a creek and a gently rolling topography.
- **Access** – Easy roadway access to the site from all directions.



Property Entrance



Southern Parcel



Aerial

Contact

Steve Stoner

Managing Broker – SCGroup Real Estate

630-805-0497

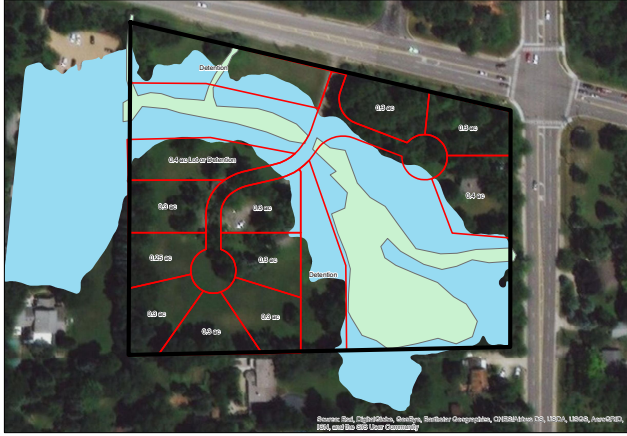
sstoner@scgroupre.com



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Bloomington and St Charles Rd

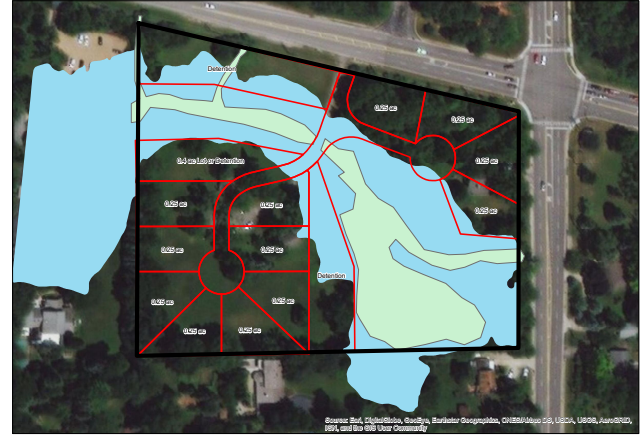
Potential Layouts for a Single Family Development



Lot Layout Option (0.3 ac lots)
1N312 Bloomington Road and 23W455 St Charles Road
Unincorporated Carol Stream, Illinois

Legend:
- Oury Property Boundary (black line)
- Lot Layout 0.3ac (red line)
- Floodplain (light blue area)
- Wetland (light green area)

10, 1/3 acre lots



Lot Layout Option (0.25 ac lots)
1N312 Bloomington Road and 23W455 St Charles Road
Unincorporated Carol Stream, Illinois

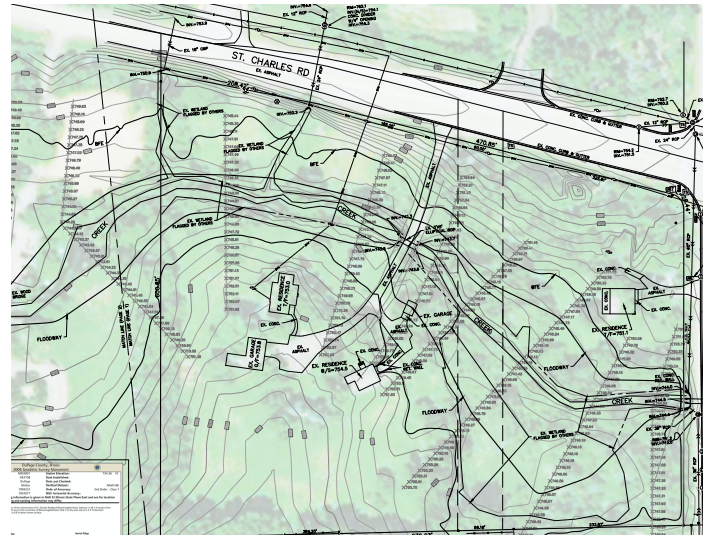
Legend:
- Oury Property Boundary (black line)
- Lot Layout 0.25ac (red line)
- Floodplain (light blue area)
- Wetland (light green area)

12, 1/4 acre lots

Civil Engineering Overview

- **Water connection:** Available at the north property line.
- **Wheaton Sanitary District Sewer Connection:** Available across St Charles Rd at the northwest side of the property.
- **Wetlands Delineation:** Approved, study available for review.
- **Winfield Creek Hydraulic Analysis:** Completed, study available for review.
- **Base Flood Elevation:** Approved by DuPage County Stormwater Management.
- **Topography Mapping:** Completed, available for review.
- **Preliminary Lot Plans for Single Family Development:** Completed

Topographic Map



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Bloomingtondale and St Charles Rd

Location

The subject property is located in unincorporated Carol Stream (proximate to Glen Ellyn), Illinois (approximately 24 miles west of Chicago) at the corner of Bloomingtondale and St Charles Roads (average vehicles per day of 14,000). Potential annexation to the Village of Glen Ellyn is an important feature. There's a diversity of commercial, residential and industrial uses within several miles of the property. Important neighboring communities include:

- **Glen Ellyn:** Population of 27,450 with an average annual family income of \$123,455.
- **Wheaton:** Population of 52,894 with an average annual family income of \$107,763.
- **Glendale Heights:** Population of 34,2008 with an average annual family income of \$64,115.
- **Carol Stream:** Population of 39,711 with an average annual family income of \$74,984.

Category	1 mile	3 miles
Population	16,098	110,005
Households	6,185	39,056
Median Household Income	\$68,608	\$90,274
Daytime Employees	2,414	58,096
Median Age	37.4	37.7



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Bloomingtondale and St Charles Rd, Carol Stream

Property is divided into two parcels. Owner will consider selling separately.



*Estimated acreage and property dividing line

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