

# MULTI-FAMILY/INVESTMENT OPPORTUNITIES

3271 US Highway 20, Elgin, IL 60124



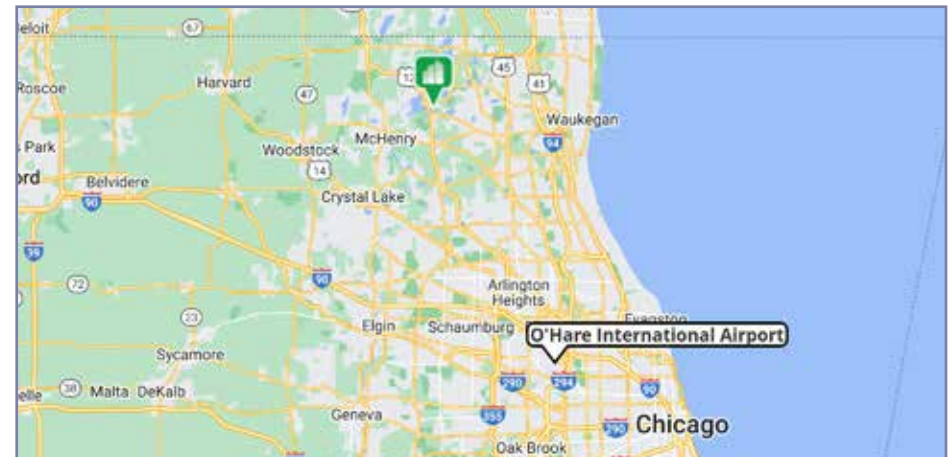
**BILL CATON**  
815-370-1236  
Bill@CatonCommercial.com

**CATON**  
COMMERCIAL  
REAL ESTATE GROUP



## INVESTMENT SUMMARY

Price:	Contact Broker
Site Size:	4.5 Acres
PINs:	06-18-225-004, 06-18-225-005
Taxes (2023):	\$44,631.84
County:	Kane
Zoning:	Multi-Family PAB



## PROPERTY HIGHLIGHTS

- Zoning is approved for 64 townhome development
- Approved for assisted living, the city prefers multi-family development for the site
- Nearly 2 million in site improvements completed, including storm water catch basin and retention pond, access to road and signage
- Sanitation sewer and water are to site
- Sidewalks, curbs, grading, removal of black dirt and landscaping complete
- Preliminary plans for 64 town homes available
- Seller completion available
- Seller was contracted to build at this site, open to sale or Joint Venture
- 60-90 days to pull permits
- 16-18 months to complete construction

## LOCATION HIGHLIGHTS

- Located on the Elgin Bypass 1.5 miles west of Randall Rd.
- Approximately 10 minutes south of I-90
- Convenient to downtown Elgin with unique dining, shopping and entertainments opportunities along the Fox River
- Elgin is the seventh-largest city in Illinois located just 35 miles northwest of Chicago





**SURVEY**



VICINITY MAP



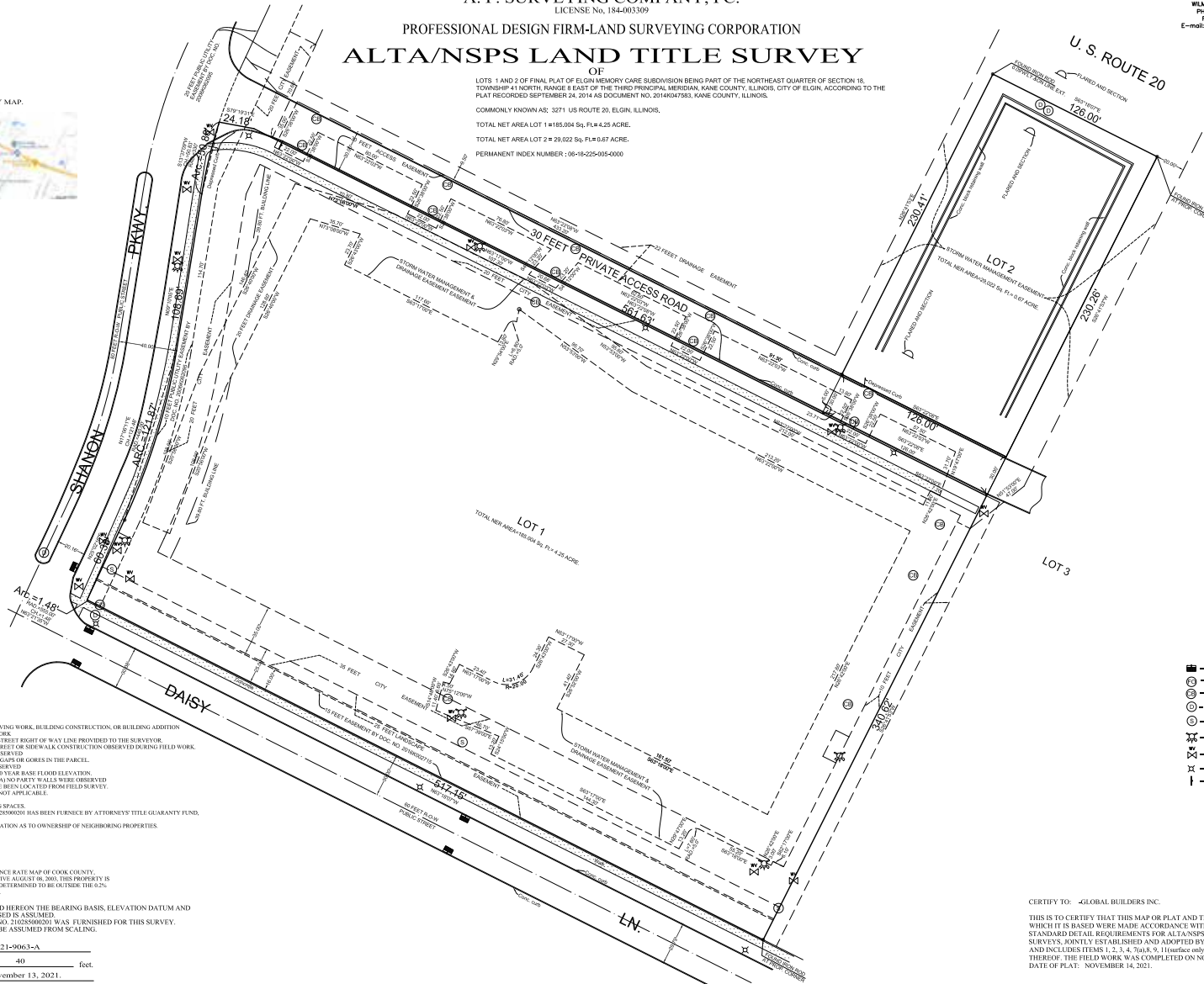
A. P. SURVEYING COMPANY, PC.  
LICENSE No. 184-003309

PROFESSIONAL DESIGN FIRM-LAND SURVEYING CORPORATION  
**ALTA/NSPS LAND TITLE SURVEY**

LOTS 1 AND 2 OF FINAL PLAT OF ELGIN MEMORY CARE SUBDIVISION BEING PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS, CITY OF ELGIN, ACCORDING TO THE PLAT RECORDED SEPTEMBER 24, 2014 AS DOCUMENT NO. 20140547563, KANE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 3271 US ROUTE 20, ELGIN, ILLINOIS.  
TOTAL NET AREA LOT 1 = 185,004 Sq. Ft. = 4.25 ACRE.  
TOTAL NET AREA LOT 2 = 28,022 Sq. Ft. = 0.67 ACRE.  
PERMANENT INDEX NUMBER: 06-18-225-005-0000

2121 PARKVIEW COURT  
WILMETTE, ILLINOIS 60091  
PHONE: 847.853.9364  
FAX: 847.853.9391  
E-mail: apsurveying@yahoo.com



NOTES:

1. NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITION OBSERVED DURING FIELD WORK.
2. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINE PROVIDED TO THE SURVEYOR.
3. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OBSERVED DURING FIELD WORK.
4. NO WELL LANDS MARKING OBSERVED.
5. THERE WERE NO OBSERVED CURBS OR GORES IN THE PARCEL.
6. ENCROACHMENTS NONE OBSERVED.
7. ZONING LIES ABOVE THE 100-YEAR BASE FLOOD ELEVATION.
8. REGARDING TABLE ITEM 10(A) NO PARTY WALLS WERE OBSERVED.
9. THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY.
10. CONDOMINIUM AIR RIGHTS NOT APPLICABLE.
11. NO REFLECTIONS REQUIRED.
12. NO GROUND LEVEL PARKING SPACES.
13. TITLE COMMITMENT NO. 2105080020 HAS BEEN FURNISHED BY ATTORNEY'S TITLE GUARANTEE FUND, INC.
14. SURVEYOR HAS NO INFORMATION AS TO OWNERSHIP OF NEIGHBORING PROPERTIES.

**FLOOD CERTIFICATE:**  
ACCORDING TO FLOOD INSURANCE RATE MAP OF COOK COUNTY, ILLINOIS, DATED 10/18/18, EFFECTIVE AUGUST 06, 2018, THIS PROPERTY IS IN A ZONE "X" AREA, WHICH IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

UNLESS OTHERWISE NOTED HEREON THE BEARING BASIS, ELEVATION DATUM AND COORDINATE DATUM IF USED IS ASSUMED.  
THE TITLE COMMITMENT NO. 2105080020 WAS FURNISHED FOR THIS SURVEY.  
DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

Order No. 21-9063-A  
Scale: 1 inch = 40 feet  
Date: November 13, 2021.

- INLET
- ⊕ CABLE OPTIC MANHOLE
- ⊙ CATCH BASIN
- ⊖ STORM MANHOLE
- ⊙ SANITARY MANHOLE
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ LIGHT POLE
- ⊕ SIGN

CERTIFY TO: GLOBAL BUILDERS INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, 11 (surface only) AND 14 OF TABLE A. THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 11, 2021 DATE OF PLAT: NOVEMBER 14, 2021.

**TOWNHOME CONCEPT PLANS**

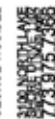


BELLA GARDIN TOWNHOUSES 3271 ROUTE 20 ELGIN, ILLINOIS 60124

APRIL 26, 2023



GEORGE TRANDEL  
ARCHITECT, INC.





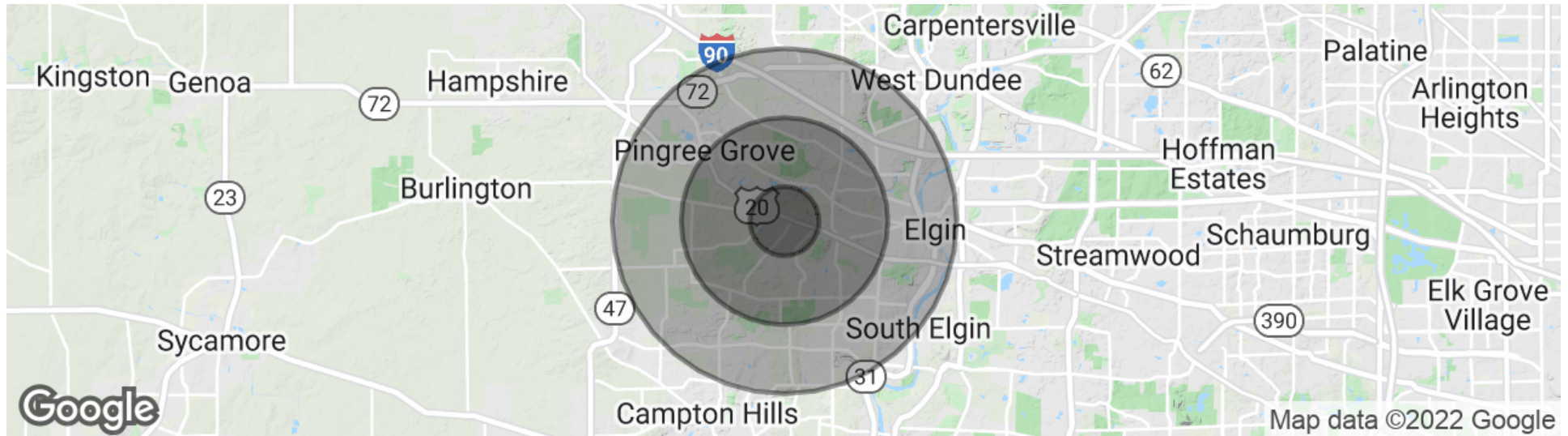
AERIAL MAP



Map data ©2024 Imagery ©2024 Airbus, Landsat / Copernicus



## DEMOGRAPHICS



		1 MILE	3 MILES	5 MILES
<b>POPULATION</b>	Total Population	4,789	31,241	93,713
	Average Age	36.5	37.5	35.8
	Average Age (Male)	36.4	36.2	34.6
	Average Age (Female)	37.8	39.1	37.3
<b>HOUSEHOLDS</b>	Total Households	1,601	10,952	32,427
	# of Persons per HH	3.0	2.9	2.9
	Average HH Income	\$91,405	\$91,104	\$87,232
	Average HH Value	\$320,942	\$314,905	\$302,238

## CONTACT



**BILL CATON**

815-370-1236

[Bill@CatonCommercial.com](mailto:Bill@CatonCommercial.com)

Founder of Caton Commercial Real Estate Group, Bill Caton's background in the service industry spans more than 40 years. Bill specializes in commercial development, farmland sales, 1031 exchanges, and commercial and industrial leasing and sales. He lists and sells hotels, commercial land, farms, retail centers, and commercial lots.

Bill has served two terms as President of the Plainfield Rotary, and is a founding member of the Kiwanis Club of Plainfield. Additionally, Bill is an on-going member of the Plainfield Chamber of Commerce for Economic Development Council, a member of the Chicago Farmers Association, Will County Farm Bureau, and the Illinois Society of Professional Farm Managers and Rural Appraisers. He is an investor and past board member of Will County Center for Economic Development Council.

