



W. Bartlett & Munger Roads

BARTLETT, IL 60103

2.83+/- ACRES FOR SALE

Your Vision. Our Dedication. Your Partner.

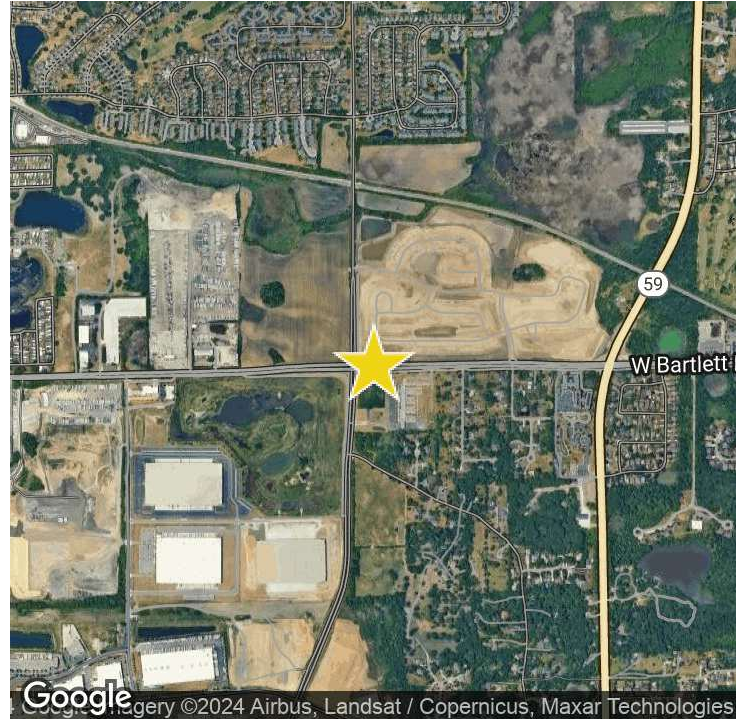
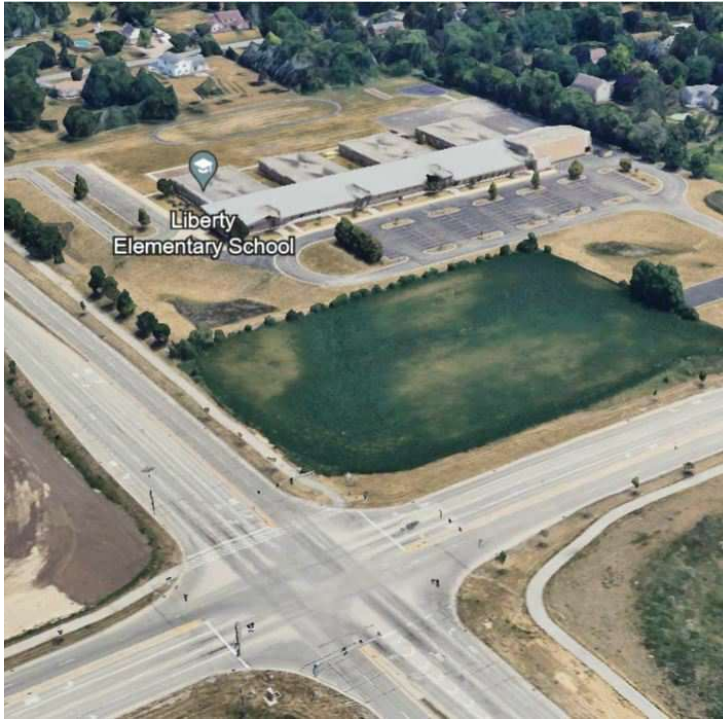
MURRAY COMMERCIAL

2035 Foxfield Road, Suite 203
St. Charles, IL 60174
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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

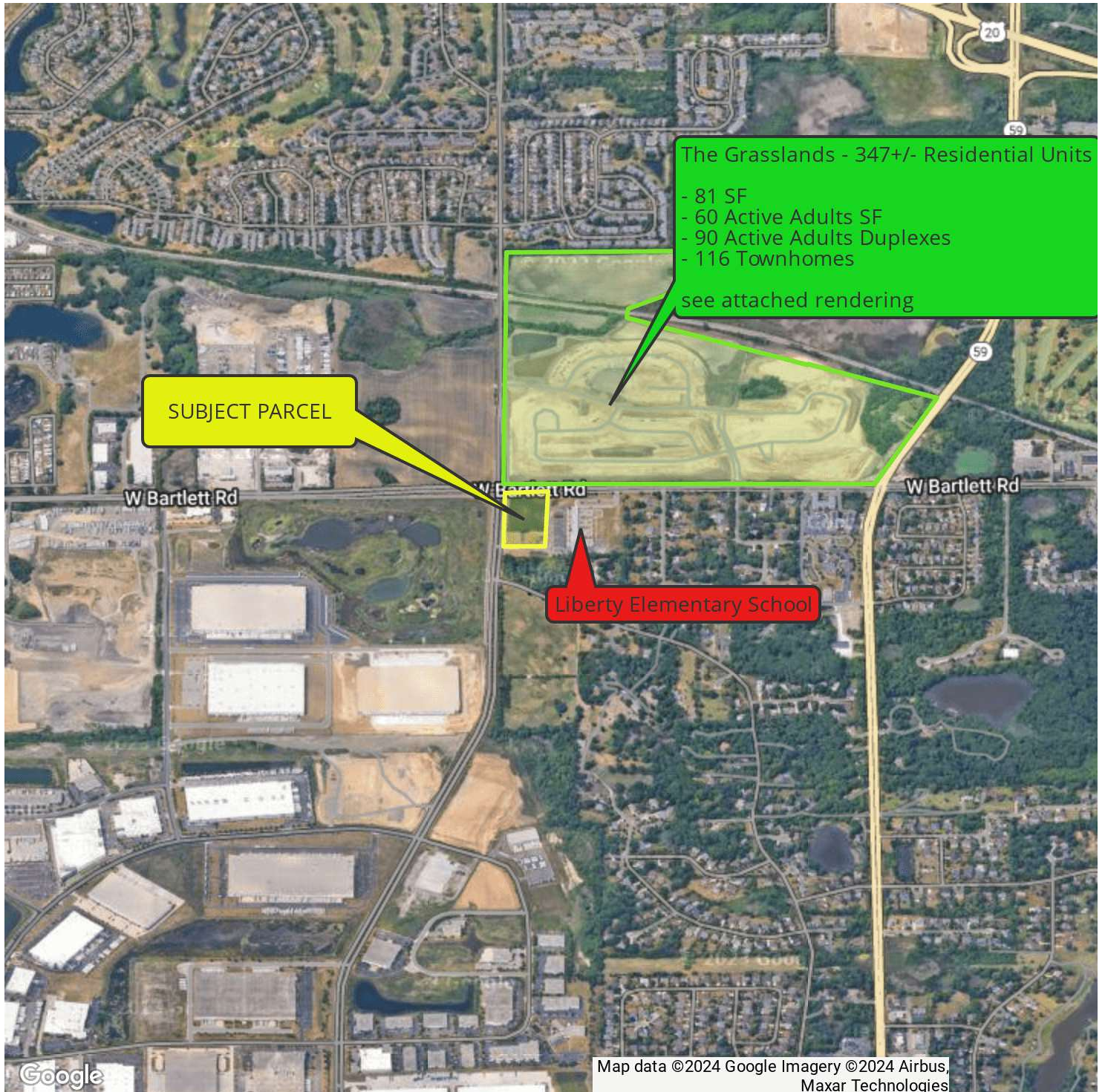
Village of Bartlett recognizes need to rezone

No Recapture required on existing infrastructure

Existing Access Road to Parcel in place

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

LAND FOR SALE



THE GRASSLANDS DEVELOPMENT

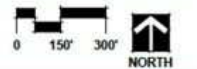


OVERALL SITE DATA

LAND USE	UNITS	ACRES	PERCENT
TRADITIONAL SINGLE FAMILY LOTS	27	10.13	9.8%
ACTIVE ADULT DUPLEX HOMES LOTS	81	10.82	9.8%
ACTIVE ADULT SINGLE FAMILY LOTS	93	13.73	9.8%
URBAN TOWNHOMES	110	12.22	9.8%
OPEN SPACE	82.88	117.28%	117.28%
COMMERCIAL	0.45	2.36%	2.36%
PARK DEDICATION	20.76	15.81%	15.81%
RIGHT-OF-WAY DEDICATION	21.17	11.02%	11.02%
TOTAL	330	182.54	100.00%

DESIGN STANDARDS

TRADITIONAL SINGLE FAMILY	ACTIVE ADULT DUPLEX
FRONT	FRONT
SIDE COURSER	SIDE COURSER
REAR	REAR
MINIMUM LOT WIDTH	MINIMUM LOT WIDTH
MINIMUM LOT AREA	MINIMUM LOT AREA
MAXIMUM LOT COVERAGE	MAX LOT COVERAGE



THE GRASSLANDS
BARTLETT, ILLINOIS

9/24/2021



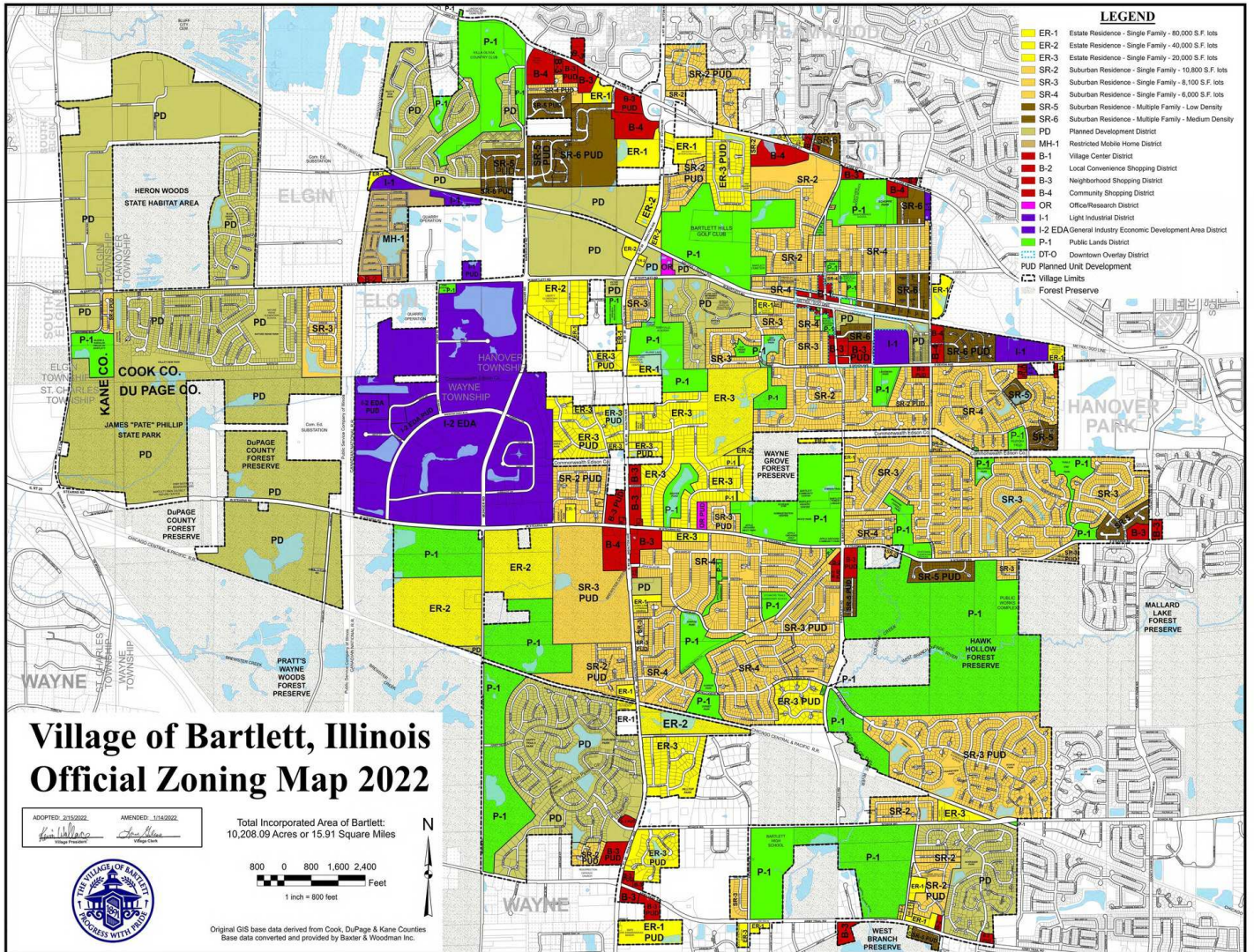
The Grasslands Development at Northeast Quadrant of Naperville Road & W. Bartlett Road



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ZONING MAP



2023 TAX BILL PAY 2024 - 1ST INSTALLMENT

TOTAL PAYMENT DUE		2023 First Installment Property Tax Bill - Cook County Electronic Bill						
By 07/01/24	\$0.00	Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification
		06-33-301-029-0000	061	18018	2023	(2024)	HANOVER	1-00
IF PAYING LATE, PLEASE PAY		07/02/2024 - 08/01/2024	08/02/2024 - 09/01/2024	09/02/2024 - 10/01/2024	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	\$183,732	\$8,266,766	\$863,125	89.56%
Metro Water Reclamation Dist of Chicago	\$4,169,629,820	\$3,082,006,000	\$1,046,664,000	66.04%
Bartlett Fire District	\$4,739,253	\$38,488,665	\$11,196,568	70.91%
Bartlett Public Library	\$141,916	\$7,980,503	-\$89,630	101.12%
Bartlett Park District	\$14,587,620	\$16,190,430	\$1,662,380	89.73%
School District U-46 (Elgin)	\$560,520,035	\$405,089,210	-\$9,129,545	102.25%
Elgin Community College District 509	\$232,263,493	\$41,480,897	\$36,251,502	12.61%
Village of Bartlett	\$151,750,645	\$151,421,581	\$41,503,665	72.59%
Town of Hanover	\$10,198,908	\$12,763,699	\$1,834,605	85.63%
Cook County Forest Preserve District	\$214,441,242	\$617,834,550	\$382,643,760	38.07%
County of Cook	\$8,693,862,550	\$27,096,852,844	\$12,815,325,282	52.71%
Total	\$14,052,319,214	\$31,478,375,145	\$14,328,725,712	

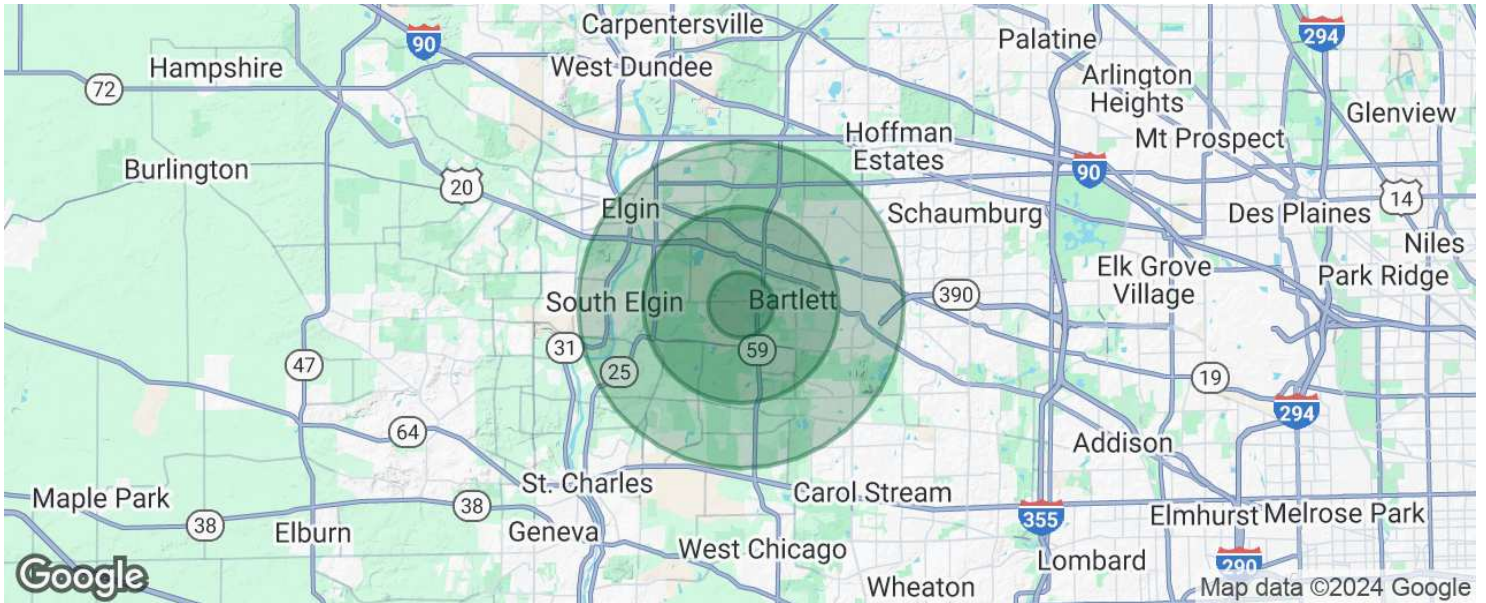
For a more in-depth look at government finances and how they affect your taxes, visit cookcountytreasurer.com

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

IMPORTANT MESSAGES	TAX CALCULATOR				
	<p>2022 TOTAL TAX 194.47</p> <p>2023 ESTIMATE X 55%</p> <p>2023 1st INSTALLMENT = 106.96</p> <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>				
	<table border="1"> <thead> <tr> <th style="background-color: #003366; color: white;">PROPERTY LOCATION</th> <th style="background-color: #003366; color: white;">MAILING ADDRESS</th> </tr> </thead> <tbody> <tr> <td>8 NAPERVILLE RD BARTLETT IL</td> <td>ROSEMARIE MCKAY TRUST 912 TRAKK LN SUITE 1A WOODSTOCK IL 60089461</td> </tr> </tbody> </table>	PROPERTY LOCATION	MAILING ADDRESS	8 NAPERVILLE RD BARTLETT IL	ROSEMARIE MCKAY TRUST 912 TRAKK LN SUITE 1A WOODSTOCK IL 60089461
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*** Please see 2023 First Installment Payment Coupon next page ***

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

CONFIDENTIALITY & DISCLAIMER

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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.

AGENCY DISCLOSURE



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EXCLUSIVE BROKER



JACE MURRAY

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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.