

SALE

4.45 Acres in Dekalb

PEACE RD & COUNTY FARM RD

Dekalb, IL 60115

PRESENTED BY:

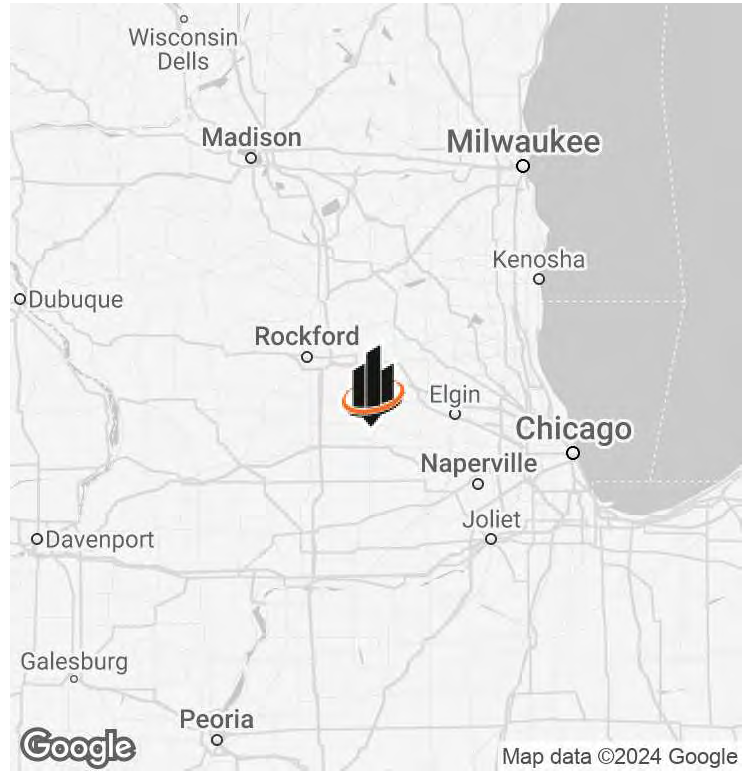
JEFF CADWALLADER

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PROPERTY SUMMARY



SALE PRICE	\$1,000,000
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PROPERTY OVERVIEW

Discover an exceptional opportunity for development in DeKalb, IL. This property is zoned for Light Industrial (LI) use, making it an ideal investment for self-storage or flex industrial units. Owner-users can take advantage of a strategic location with excellent access to major transportation routes, the DeKalb Airport and local amenities. The DeKalb Airport serves as a vital hub for general aviation and corporate traffic, offering a range of services. Whether you are an investor looking to capitalize on DeKalb's expanding industrial sector or an owner-user aiming to establish a light industrial facility, this property provides a chance to invest in a prime piece of real estate.

OFFERING SUMMARY

LOT SIZE:	193,842 SF
ACRES:	4.45
PRICE / ACRE:	\$224,719
PRICE / SF:	\$5.16
ZONING:	LI - Light Industrial
APN:	0813200021

LOCATION OVERVIEW

Located in the vibrant community of DeKalb, Illinois, at the intersection of major transportation routes. Just 48 miles west of downtown Chicago and 3 miles from Route 47, this property offers easy access to the I-88 tollway. The DeKalb Airport, located nearby, provides additional convenience for air travel and logistics. The area is known for its proximity to Northern Illinois University, which enhances its appeal to investors. Local attractions include the Ellwood House Museum, NIU Art Museum, and Huskie Stadium, offering a variety of cultural and recreational experiences. This prime location in DeKalb is poised for future growth and investment opportunities.

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COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Zoned LI - Light Industrial
- Strategic location in Dekalb area
- Accessible to major transportation routes
- Ideal for a wide range of industrial uses
- Proximity to essential amenities
- Potential for future growth and development
- Versatile land for industrial investment
- Prime opportunity for industrial development
- Positioned for long-term investment success



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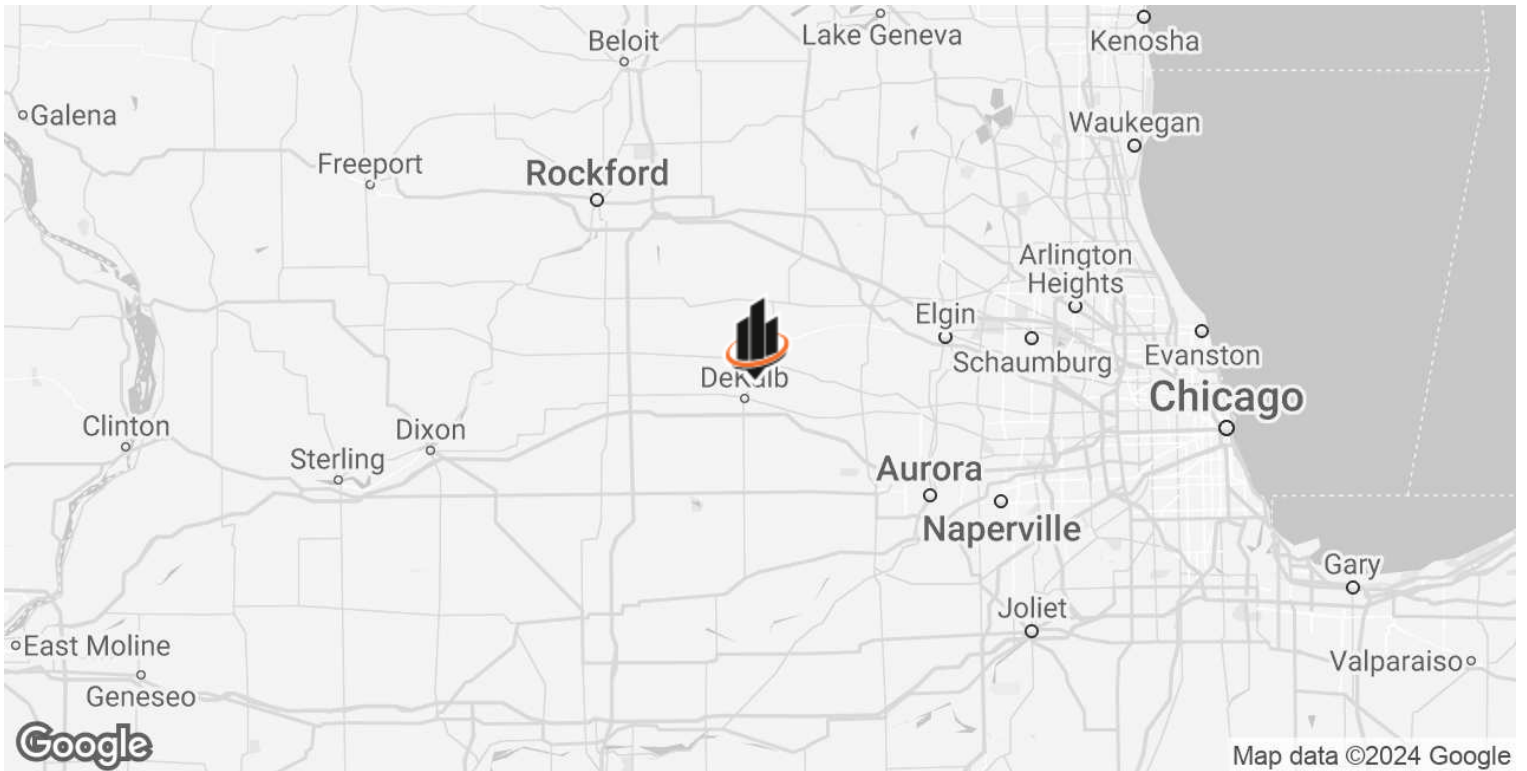
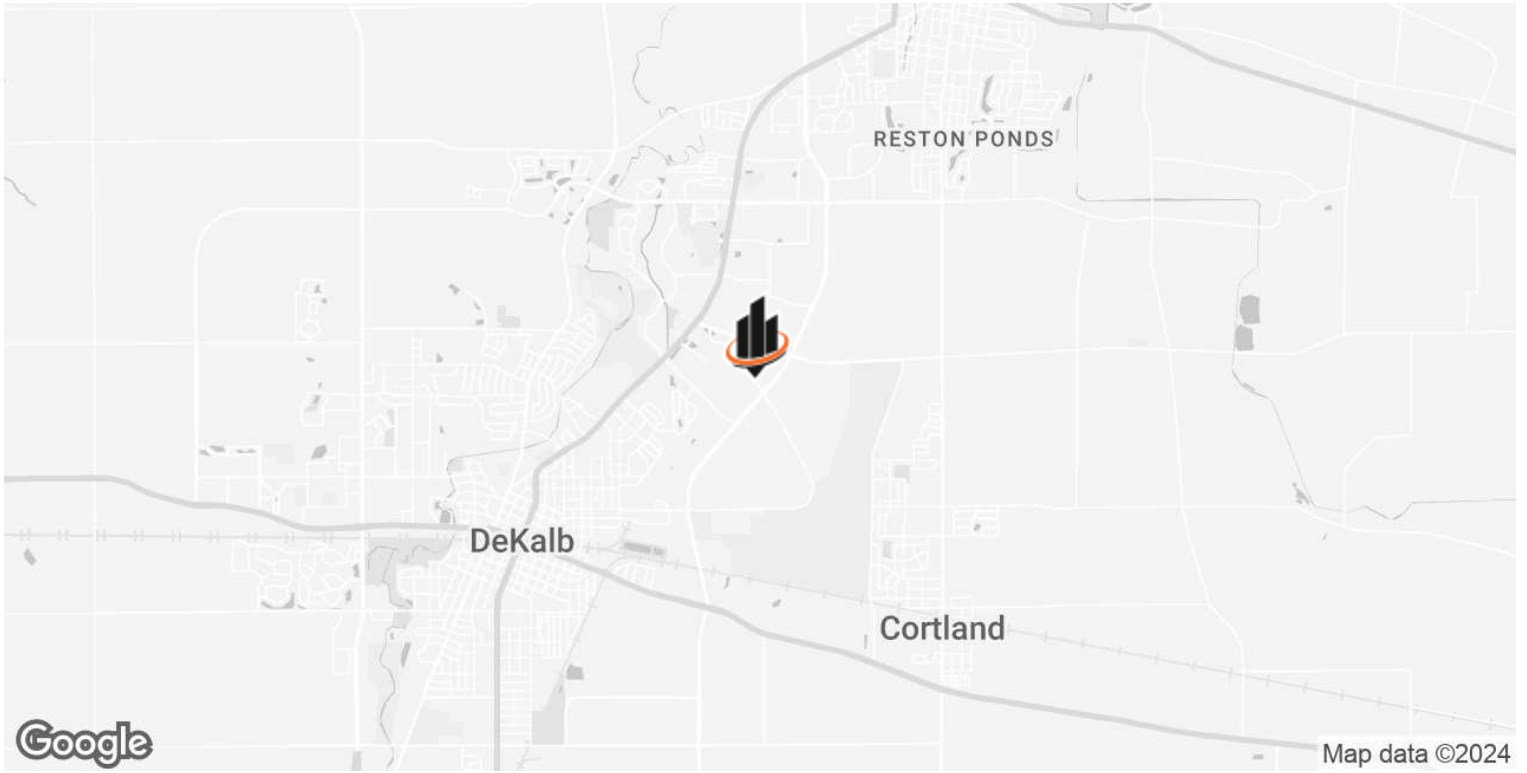
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	2 MILES	5 MILES	10 MILES
TOTAL POPULATION	14,724	63,956	79,602
AVERAGE AGE	41	37	37
AVERAGE AGE (MALE)	40	36	36
AVERAGE AGE (FEMALE)	42	38	38

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	5,961	24,914	30,650
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$94,187	\$82,023	\$90,461
AVERAGE HOUSE VALUE	\$235,664	\$250,184	\$265,921

TRAFFIC COUNTS	
PEACE RD & COUNTY FARM RD	/day

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