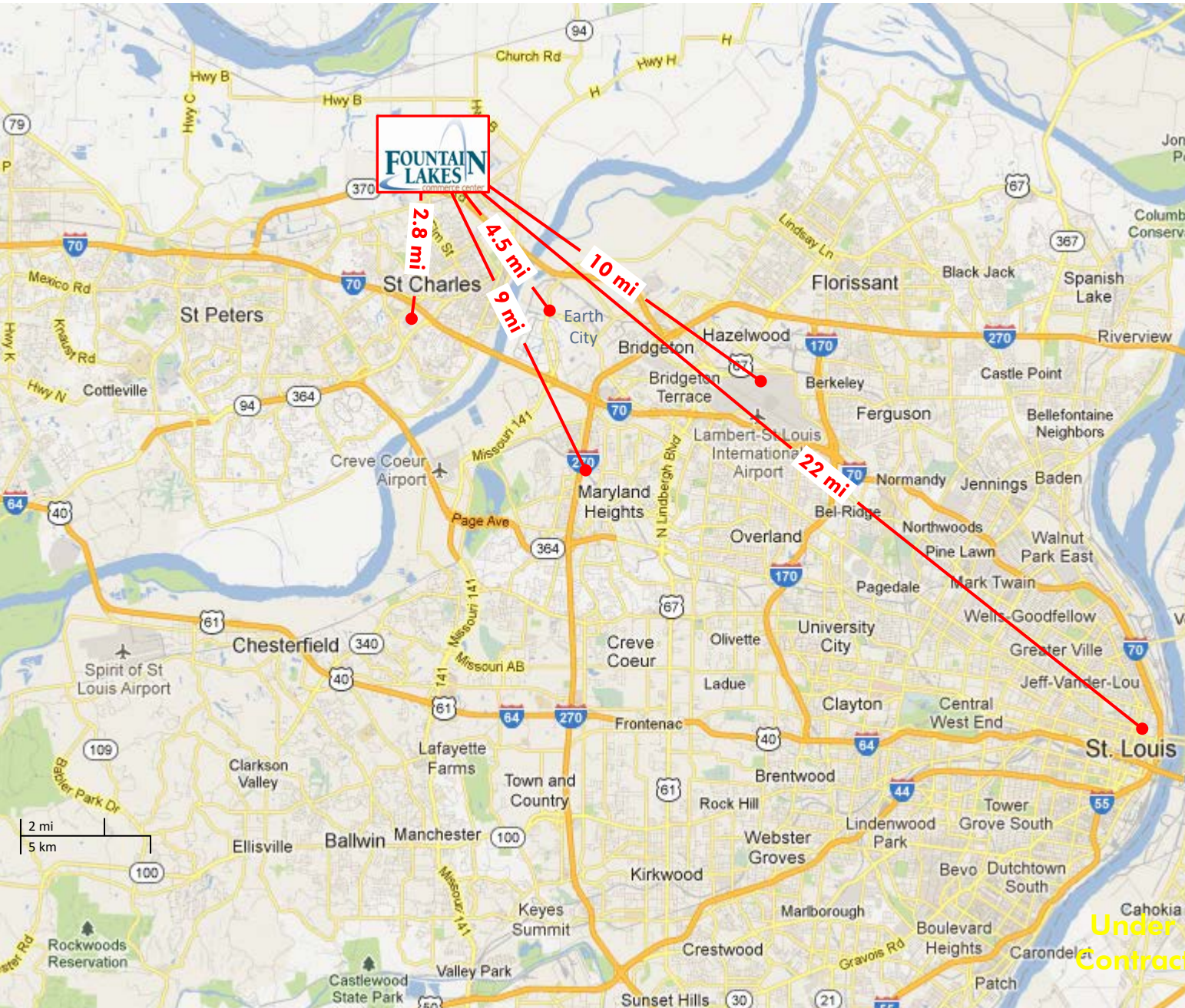


**Locator Map**



**LOT L - 4.76 Acres of Industrial Ground**  
*ONLY 2 LOTS REMAINING IN FOUNTAIN LAKES DEVELOPMENT*



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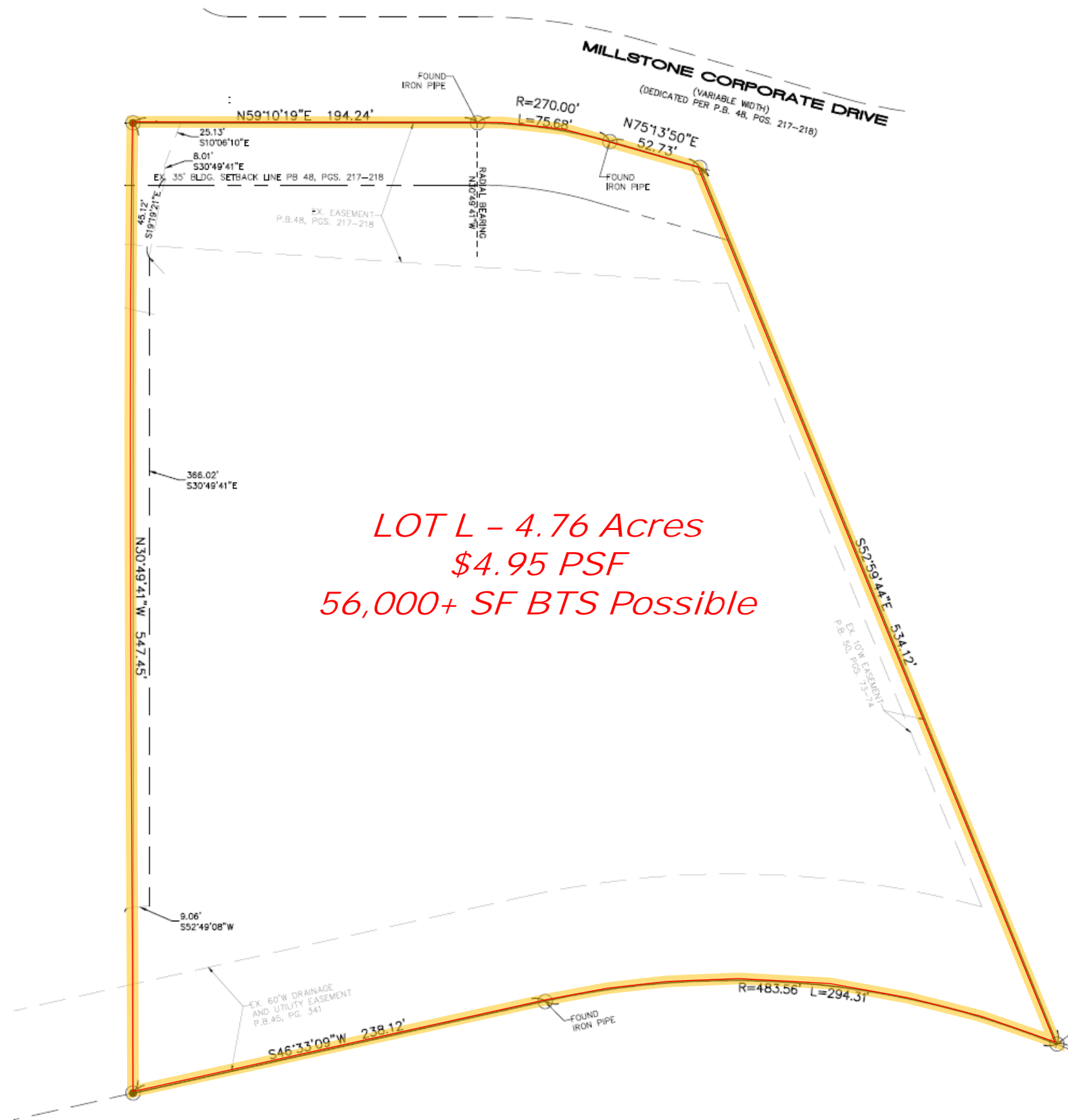
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



Eligible for  
 Chapter 100 Bonds for up to  
 50% Real Estate and Personal  
 Property Tax Abatement  
 Up-to 15 Year Term  
 With application to  
 City of St. Charles

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### Key Features

- 4.76 Acre Lot
- I-2 Zoning
- Outside Storage Possible
- Easy Access to I-370
- One of the Last Two Lots Available for Sale in the Fountain Lakes Master Planned Development
- **15 Year Real Estate and Personal Property Tax Abatement possible from the City of St. Charles**
- All Sites Have Been Elevated Above FEMA's 500-Year Flood Elevation Level
- Rough Grading and Utilities to Site
- Park Amenities Including Restaurants, Hotels, Daycares, Banks and Shopping
- AT&T Fiber Lines are Installed Throughout the Business Park. Fountain Lakes is an AT&T Fiber Park.
- Redundant Power Available
- **SALE PRICE: \$4.95 PSF**

### Demographics

	<b>1 Mile</b>
Population	6,403
Daytime Population	1,837
Avg. Household Income	\$109,355
	<b>3 Mile</b>
Population	54,741
Daytime Population	20,985
Avg. Household Income	\$68,496
	<b>5 Mile</b>
Population	111,632
Daytime Population	61,921
Avg. Household Income	\$72,728

### Daily Vehicle Count

I-370 & Elm St / New Town Blvd	<b>52,684</b>
Elm St & Elm Point Industrial Dr	<b>31,749</b>