

# For Sale - 24.78 Acres Available Vacant Land

333 North 6<sup>th</sup> Street  
St. Charles, IL 60174



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# Property Specs

Address	333 North 6 <sup>th</sup> Street, St. Charles, IL 60174	
County	Kane	
Acres	24.78	
Zoning	PUD 90	
TIF	Located in new TIF District	
Taxes (2023)	\$50,381.14	
Sale Price	Subject to Offer	
APN	09-28-400-002	09-28-478-011
	09-28-452-003	09-28-477-003
	09-28-476-019	09-28-477-008
	09-28-477-014	09-27-303-001
Highlights	<ul style="list-style-type: none"><li>• Low Kane County Taxes</li><li>• Close Proximity to River Front &amp; Retail</li><li>• 40-minute drive to O'Hare International Airport</li><li>• 1-hour drive to Downtown Chicago</li></ul>	

- Survey
- St. Charles Substation Diagram
- Power Description





# Demographics

## 1 Miles

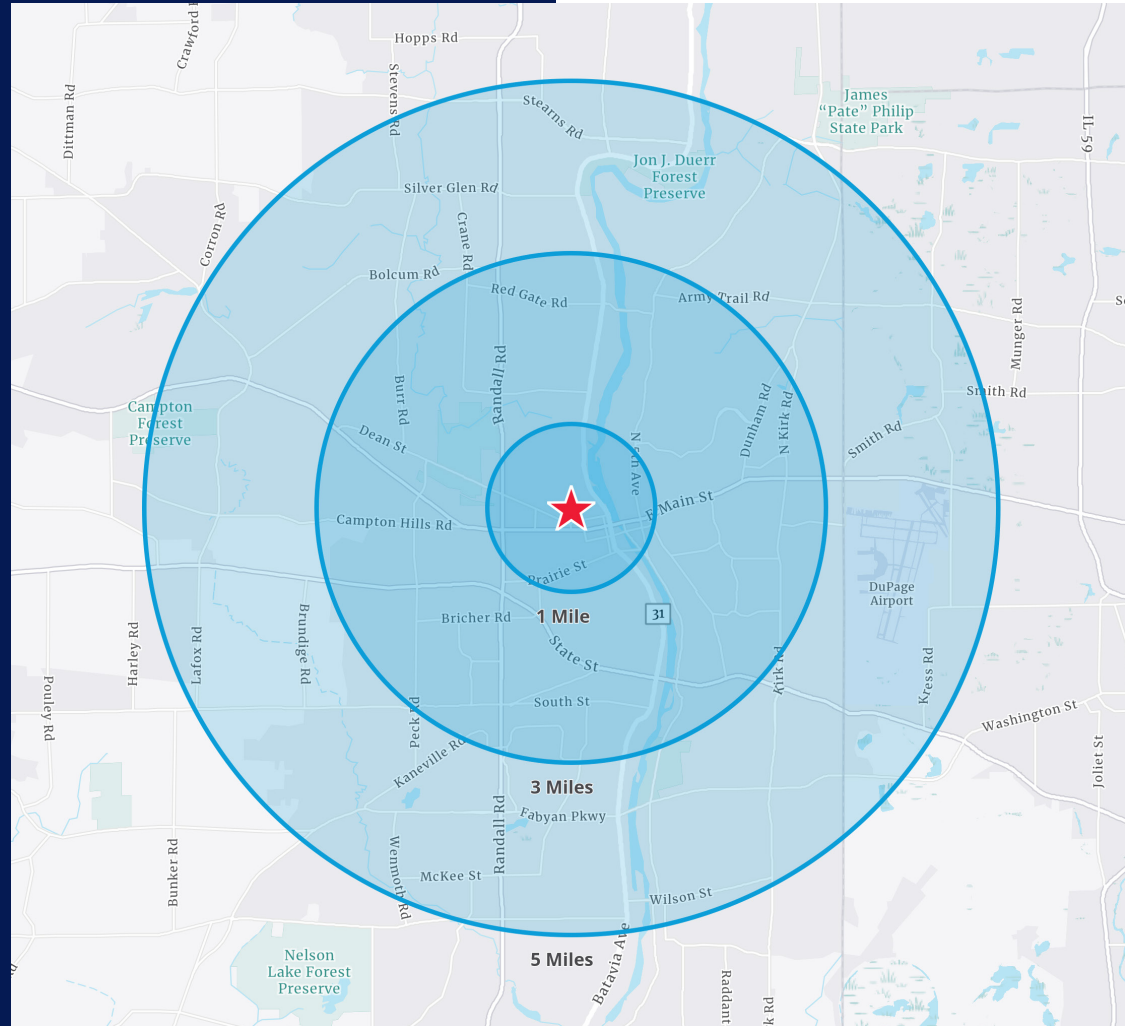
Population	9,883
Median Age	41.4
Avg. Income	\$95,242
Median Home Value	\$389,079

## 3 Miles

Population	53,476
Median Age	42.7
Avg. Income	\$117,402
Median Home Value	\$403,614

## 5 Miles

Population	105,028
Median Age	42.4
Avg. Income	\$128,621
Median Home Value	\$420,814



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Vacant Land - Development Opportunity

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CONTACT US

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Site

Belgium  
Town Park

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