

# Industrial Land **FOR SALE**

**SWC of Eldemain Rd & Corneils Rd**



**FOR SALE**

**SWC Eldemain Rd & Corneils Rd , Plano, IL 60545**

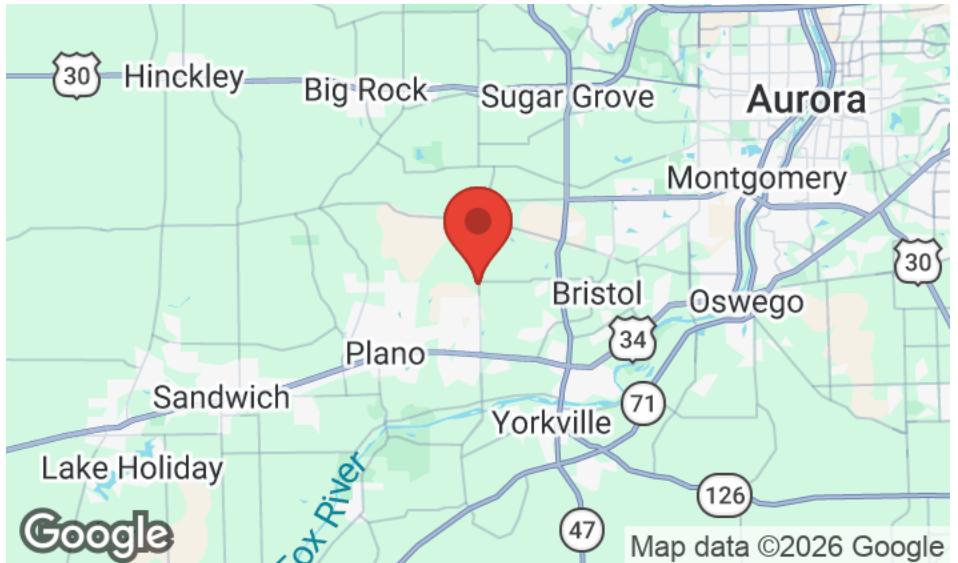


# EXECUTIVE SUMMARY

3029 ELDAMAIN ROAD



Drone Video Footage



## OFFERING SUMMARY

PRICE:	SUBJECT TO TERMS
LOT SIZE:	26 +/- Acres
PRICE / ACRE:	SUBJECT TO TERMS
FRONTAGE:	518
ZONING:	M-3
PERMITTED USES:	Commercial, Planned Unit Development, Special Use, Manufacturing, Green Zone

## PROPERTY OVERVIEW

This site is located on the southwest corner of Eldamain Road and Cornelius Road in Plano, Illinois—an area experiencing sustained growth, outpacing approximately 96 percent of similarly sized cities and expanding more than 113 percent since 2000.

The Eldamain Road extension adds a new Fox River bridge crossing, improving north-south connectivity throughout Kendall County and enhancing access between Plano, Yorkville, and surrounding industrial corridors. This improved infrastructure supports efficient construction, operations, and workforce access.

The property is situated near the ComEd Plano Substation, offering a strategic advantage for users with significant and scalable power requirements. The surrounding electrical infrastructure supports high-demand uses and future expansion, subject to utility confirmation.

With strong access, growing industrial activity, and proximity to critical power infrastructure, the site is well-positioned for data center development and other mission-critical, infrastructure-driven uses.

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608 S Washington  
Naperville, IL 60540



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## PROPERTY PHOTOS

3029 ELDAMAIN ROAD



FRONT LINE DRONE PHOTOGRAPHY

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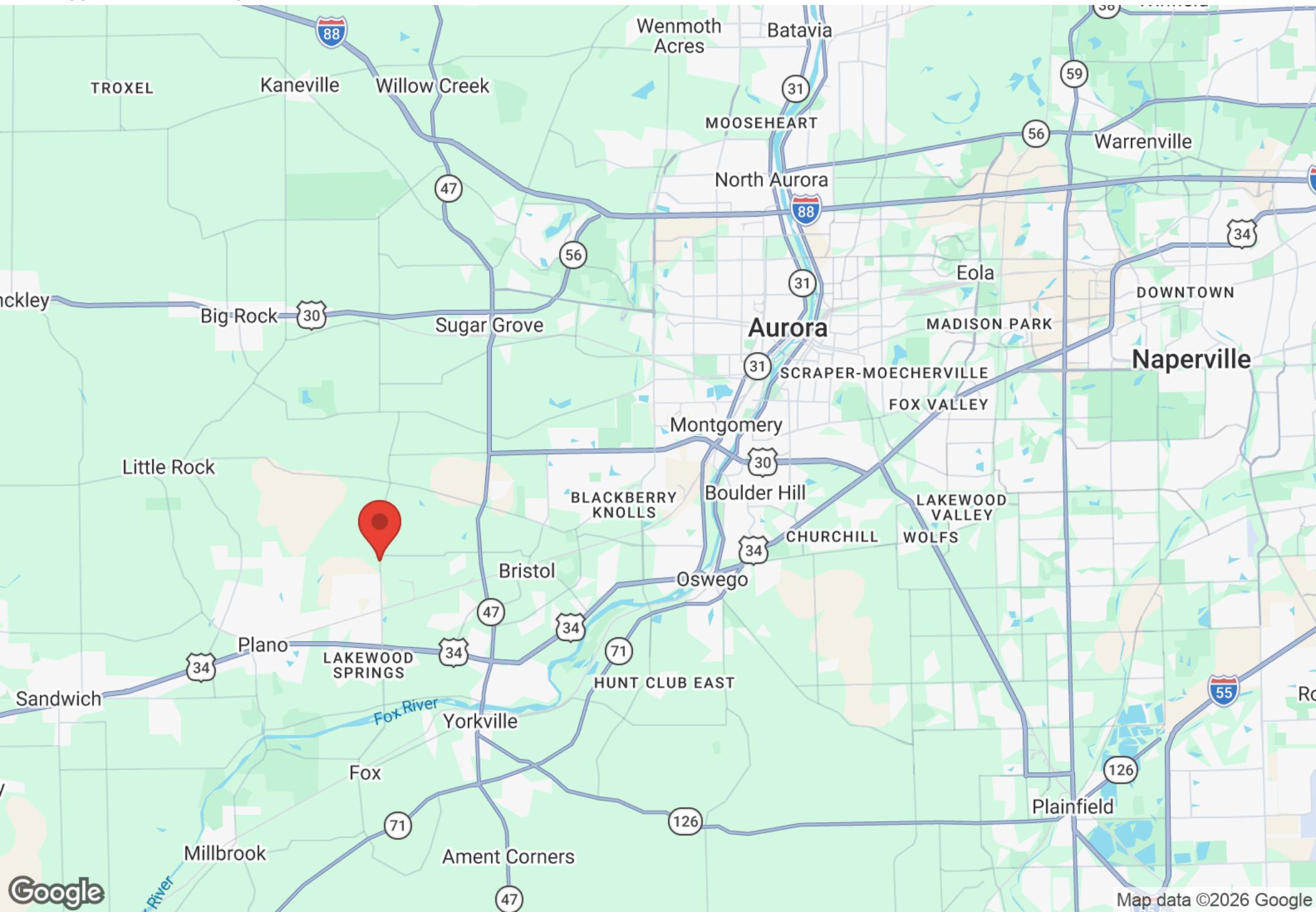


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## REGIONAL MAP

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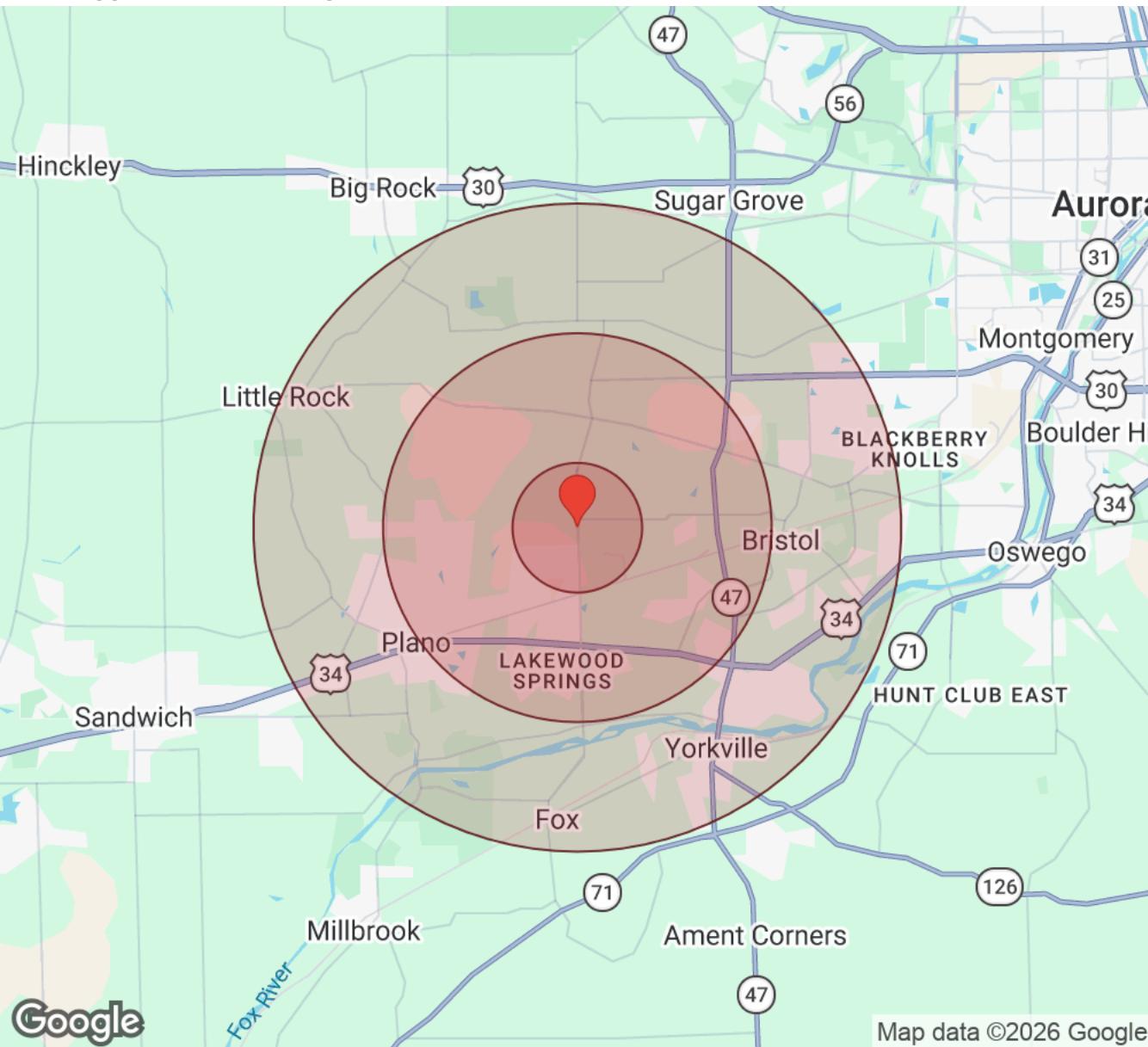
# BUSINESS MAP

4700 KENDALL FARM ROAD



# DEMOGRAPHICS

3029 ELDAMAIN ROAD



Legend: ● 1 Mile ● 3 Miles ● 5 Miles

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	1 Mile	3 Miles	5 Miles
<b>Population</b>			
Male	24	8,255	23,651
Female	24	8,299	23,913
Total Population	48	16,554	47,564
<b>Race / Ethnicity</b>	1 Mile	3 Miles	5 Miles
White	26	9,851	29,223
Black	5	1,458	4,048
Am In/AK Nat	N/A	5	14
Hawaiian	N/A	N/A	N/A
Hispanic	14	4,465	11,901
Asian	1	425	1,389
Multiracial	1	339	956
Other	N/A	10	33
<b>Housing</b>	1 Mile	3 Miles	5 Miles
Total Units	16	5,706	16,559
Occupied	15	5,617	16,276
Owner Occupied	12	4,343	12,731
Renter Occupied	3	1,274	3,545
Vacant	N/A	89	284
<b>Age</b>	1 Mile	3 Miles	5 Miles
Ages 0 - 14	11	3,459	9,792
Ages 15 - 24	7	2,302	6,531
Ages 25 - 54	21	7,202	20,201
Ages 55 - 64	4	1,635	5,007
Ages 65+	4	1,954	6,033
<b>Income</b>	1 Mile	3 Miles	5 Miles
Median	\$103,374	\$100,759	\$103,379
Under \$15k	N/A	66	357
\$15k - \$25k	N/A	225	530
\$25k - \$35k	1	205	592
\$35k - \$50k	N/A	393	1,090
\$50k - \$75k	3	1,163	3,135
\$75k - \$100k	2	723	2,100
\$100k - \$150k	5	1,617	3,876
\$150k - \$200k	1	486	2,137
Over \$200k	2	740	2,458

## DISCLAIMER

3029 ELDAMAIN ROAD



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### PRESENTED BY:

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