

15.44± AC SEC Of Kirk Rd And Wind Energy Pass

Batavia, IL 60510

LAND FOR SALE

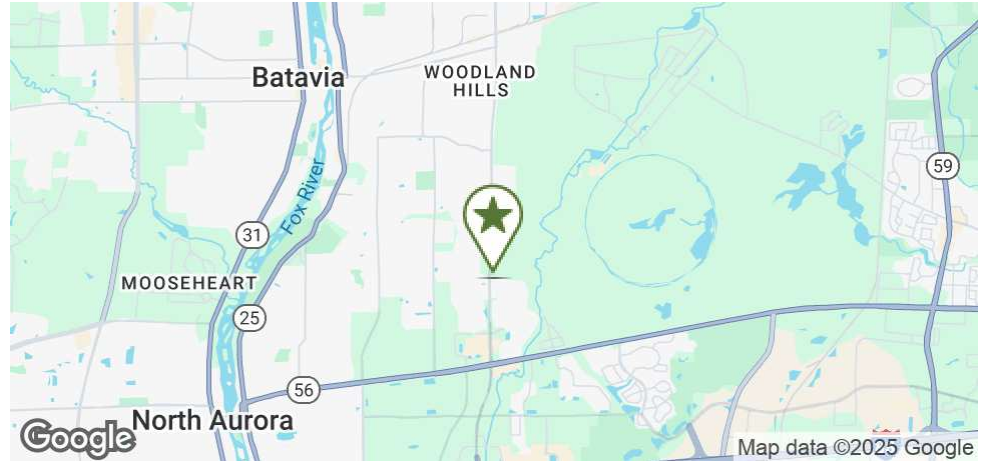


john
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COMMERCIAL

15.44± AC SEC of Kirk Rd and Wind Energy Pass | Batavia, IL 60510

LAND FOR SALE

john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



OFFERING SUMMARY

Sale Price:	\$7.50 / SF
Lot Size:	15.44± AC
Zoning:	CG - General Commercial
Traffic Count:	35,200 (Kirk Rd.)
2024 Taxes:	\$8,390.10

PROPERTY OVERVIEW

15.44± AC located on SEC of Kirk Rd and Wind Energy Pass in Batavia. Zoned CG (General Commercial). Over 840+ feet of frontage on Kirk Rd with 35,200 VPD exposure. West of Prairie Commons new townhome development in Batavia. Easy access to I-88 via Kirk Rd.

PROPERTY HIGHLIGHTS

- 15.44± AC zoned CG (General Commercial)
- 840+ feet of frontage on Kirk Rd with a ADV of 35,200
- West of Prairie Commons new townhome development in Batavia
- Easy access to I-88 via Kirk Rd.

Shamus Conneely

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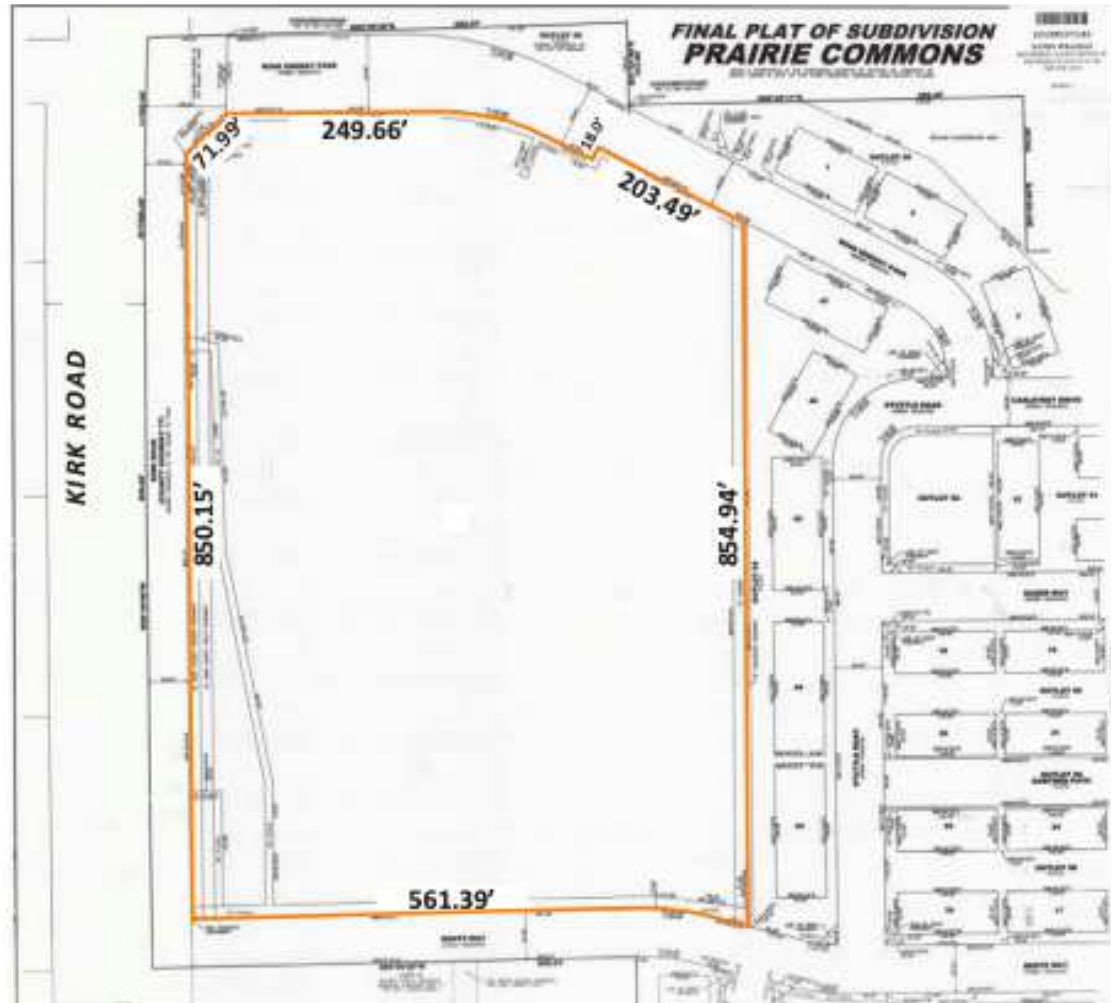
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Final Plat of Survey

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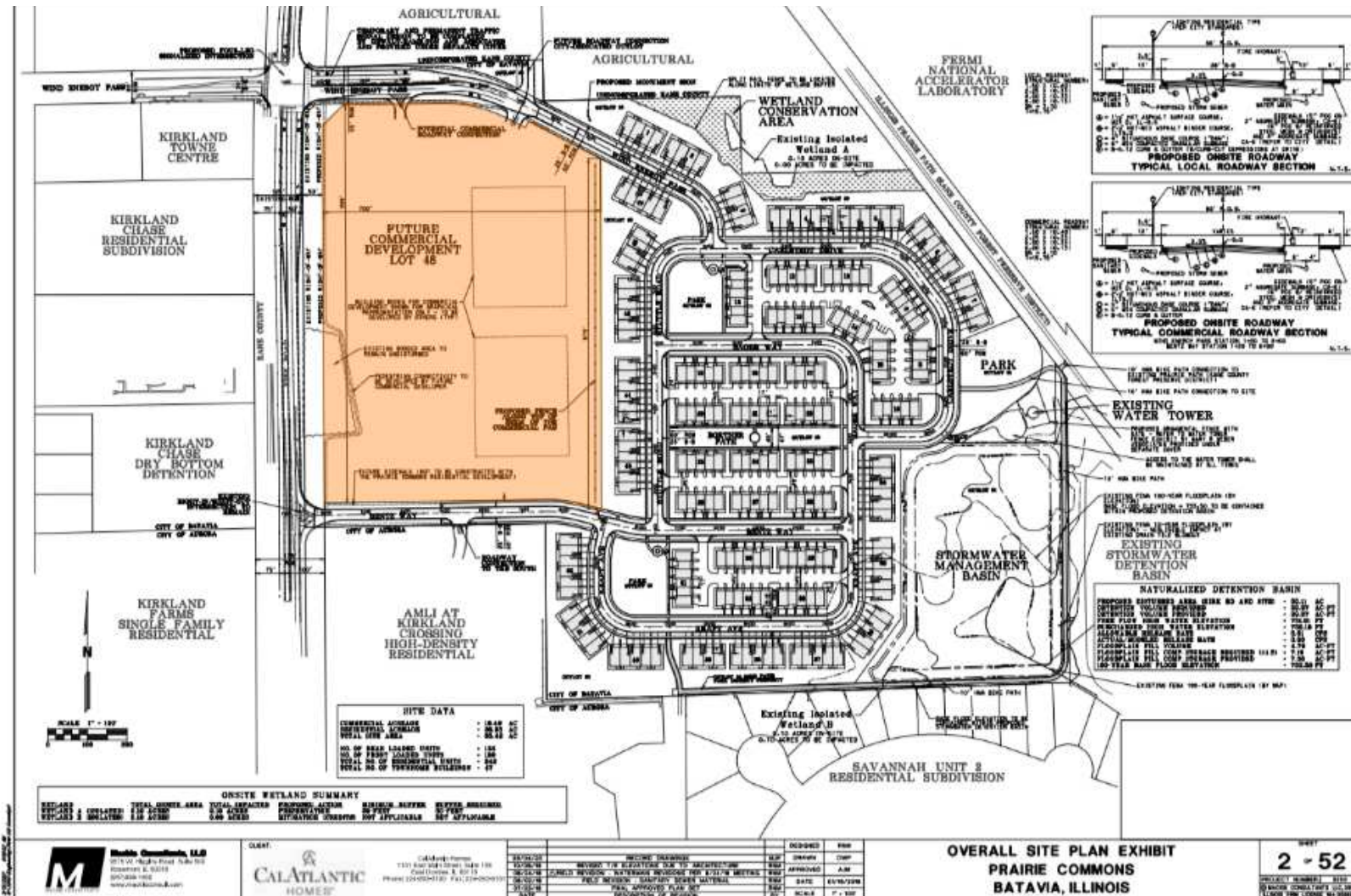
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Site Plan

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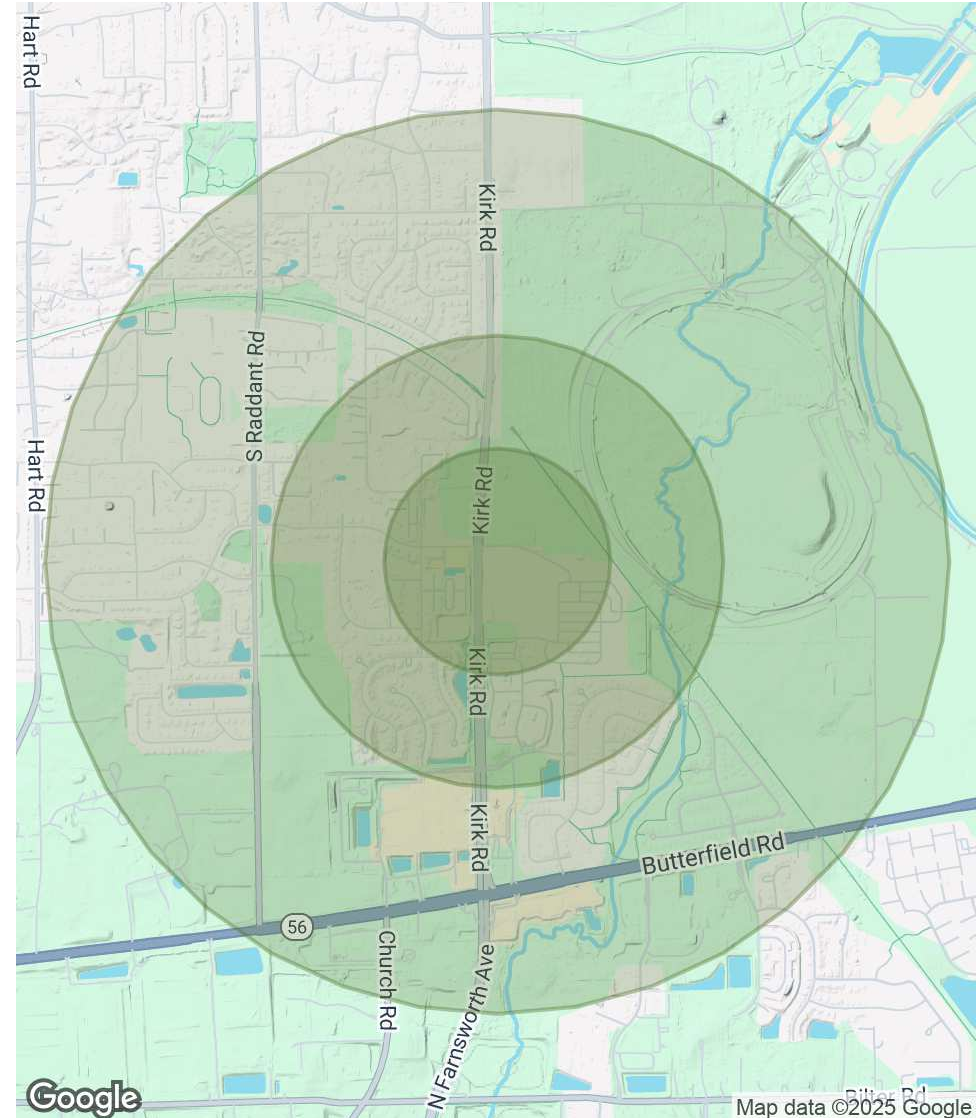
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	325	1,501	6,023
Average Age	41.6	41.4	41.0
Average Age (Male)	38.3	39.1	39.3
Average Age (Female)	41.3	40.6	40.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	103	470	1,913
# of Persons per HH	3.2	3.2	3.1
Average HH Income	\$164,785	\$163,967	\$156,804
Average House Value	\$351,903	\$356,841	\$340,229

* Demographic data derived from 2020 ACS - US Census



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