

Contractors Yard - Vacant Lot For Sale

2.85 ACRE FENCED & GRAVELED LOT!

1601 Hubbard Ave, Batavia, IL 60510



SIZE:

2.85 Acre Vacant Site

ADDRESS:

1601 Hubbard Ave Batavia, IL 60510

ZONING:

Lt Industrial

SUMMARY:

Rare Opportunity - 2.85 Acre Lot - fully graveled & fenced with 2 gated entry's off of Hubbard Avenue. Ideal for a contractors business with yard - NOTE City will require a building be built on the site and the graveled yard will need to be paved, curbed and solid fencing, if used for yard storage.

**MORKEN
& ASSOCIATES**

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3820 Ridge Pointe Drive, Geneva, IL 60134

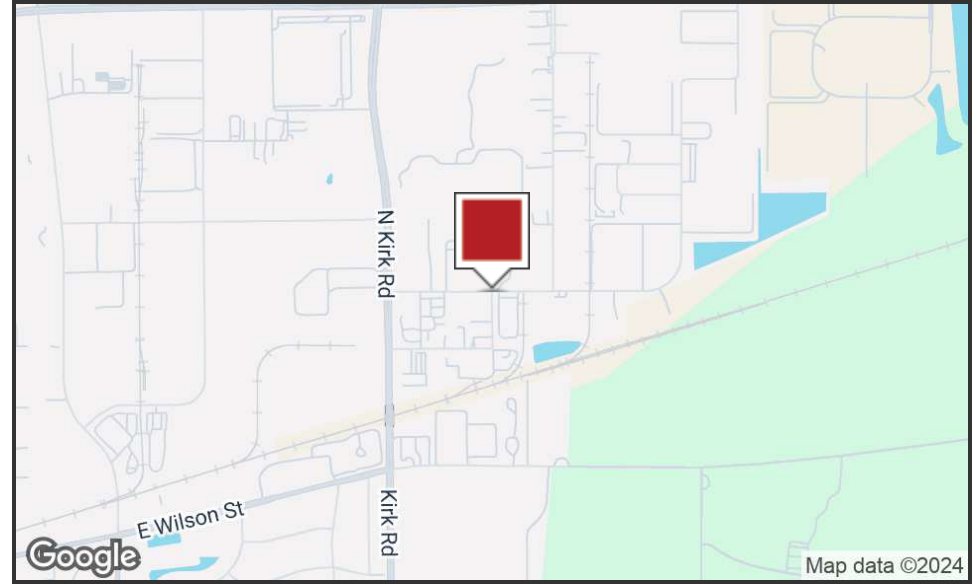
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Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,100,000.00
Lot Size:	2.85 Acres
Price / PSF:	\$10.30
Zoning:	Lt Industrial

PROPERTY OVERVIEW

Rare Opportunity - 2.85 Acre Lot - fully graveled & fenced with 2 gated entry's off of Hubbard Avenue. Ideal for a contractors business with yard - NOTE City will require a building be built on the site and the graveled yard will need to be paved, curbed and solid fencing if used for outdoor storage.

PROPERTY HIGHLIGHTS

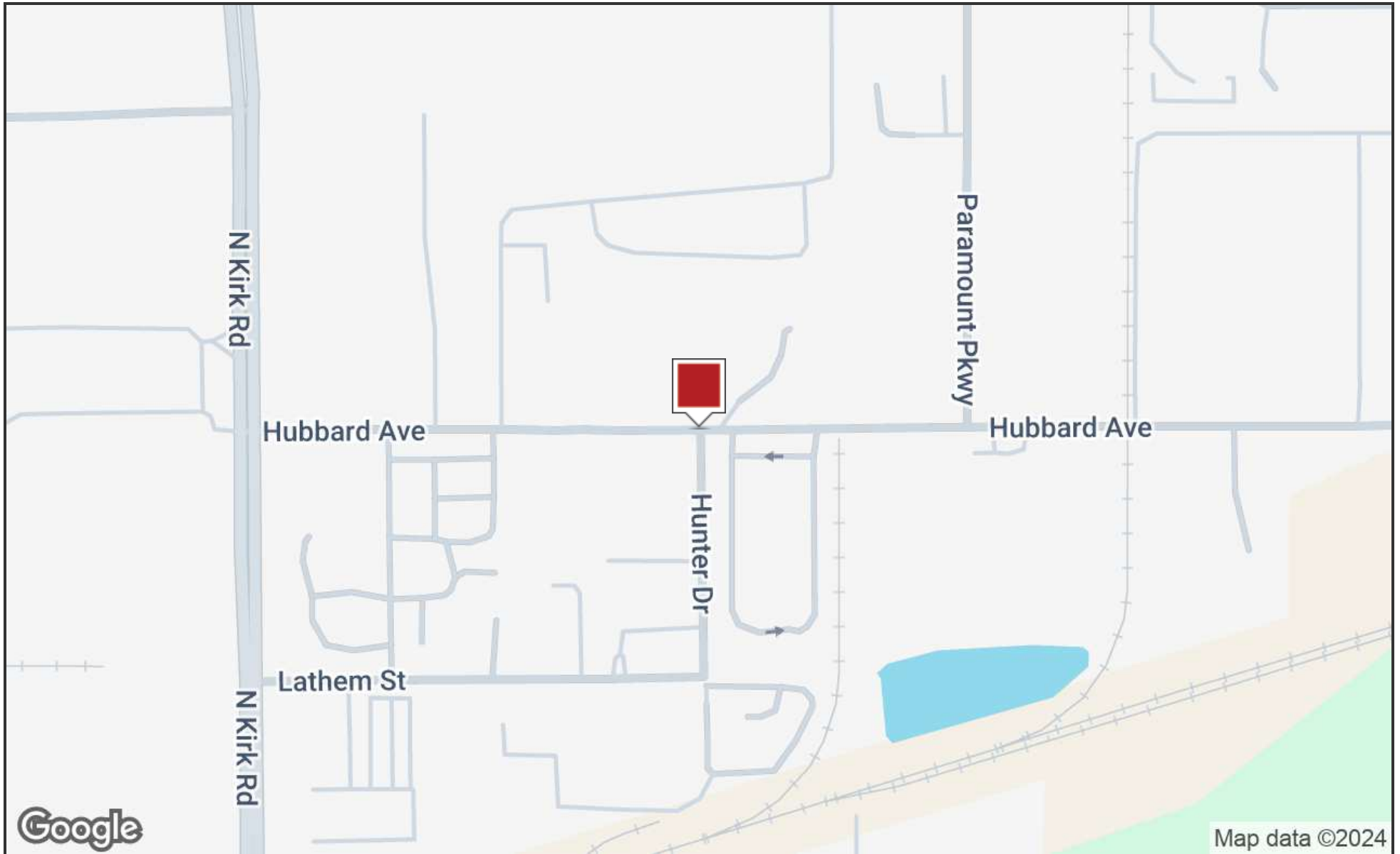
- **Contractors Yard Opportunity**
- **Fully Fenced Site - Measuring 300' x 350'**
- **Fully Improved with Utilities**
- **5 Miles to I-88**
- **1 Block East of Kirk Road**

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Location Map

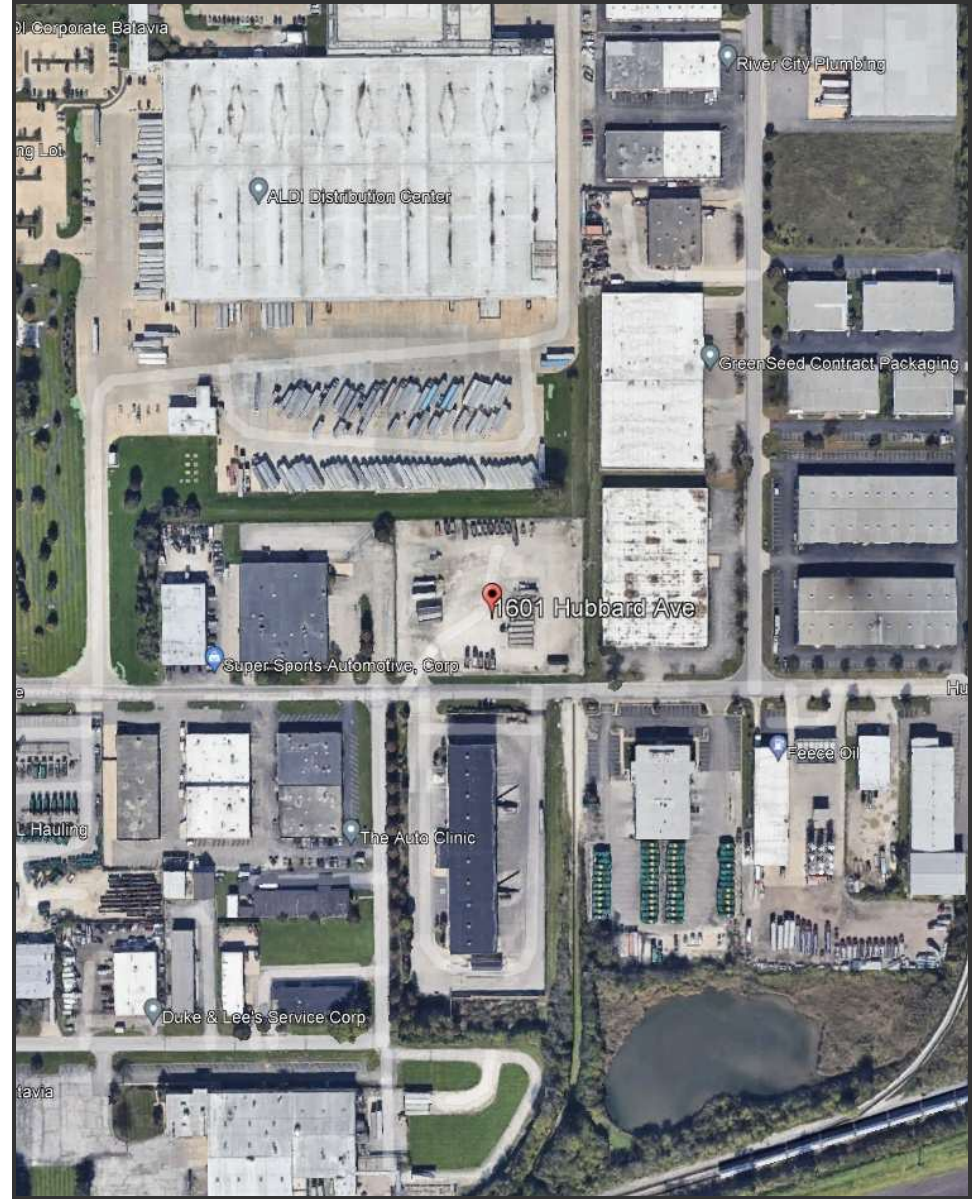


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Aerial Map Photo



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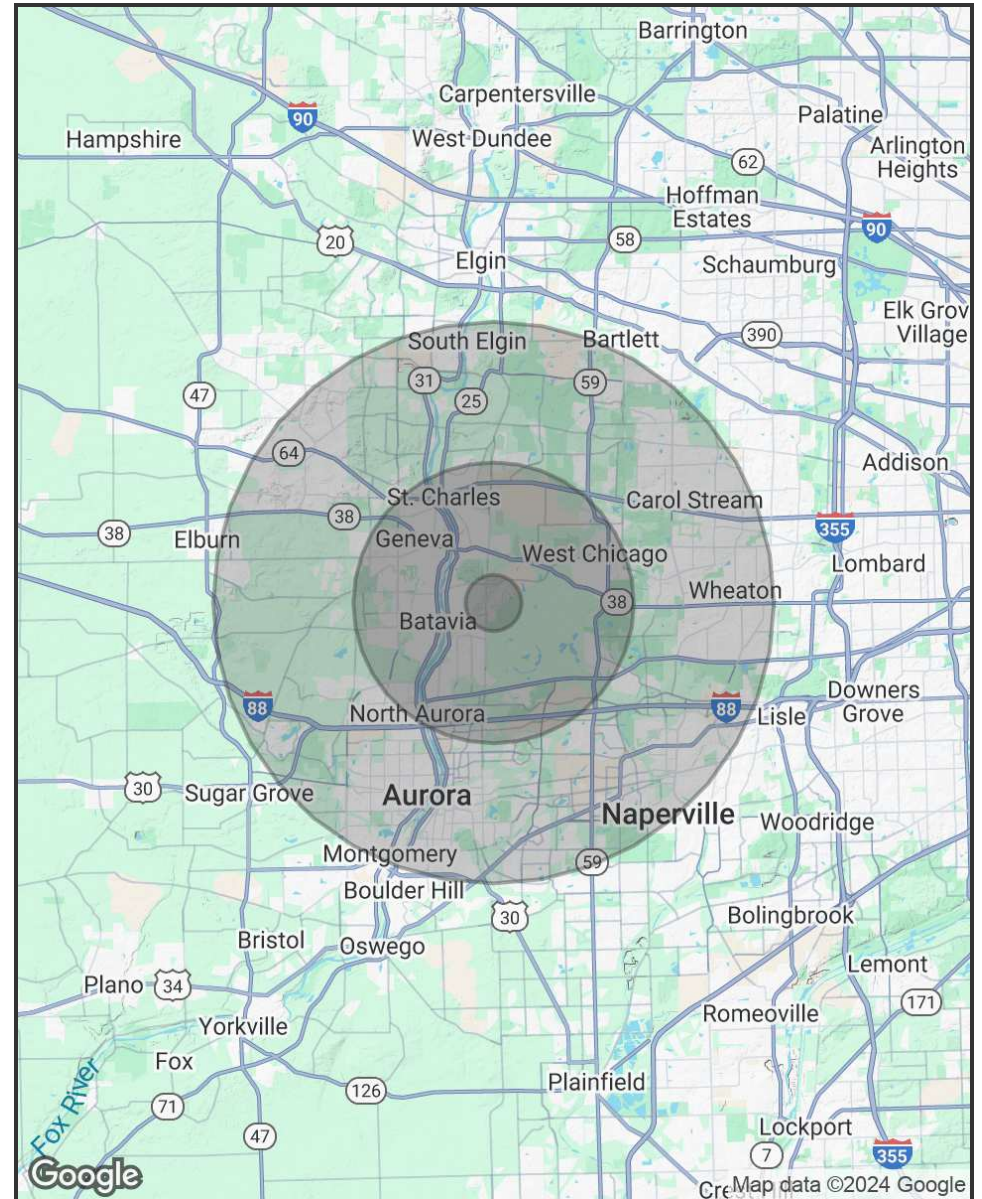
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Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,660	134,509	649,547
Average Age	34.4	38.7	38.5
Average Age (Male)	29.1	38.0	37.2
Average Age (Female)	38.6	39.2	39.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	954	49,689	235,923
# of Persons per HH	2.8	2.7	2.8
Average HH Income	\$96,058	\$110,679	\$115,035
Average House Value	\$283,790	\$278,510	\$288,534

2020 American Community Survey (ACS)



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