

VACANT LAND ON RT 47 ELBURN, IL

DEVELOPMENT OPPORTUNITY



NEW LISTING

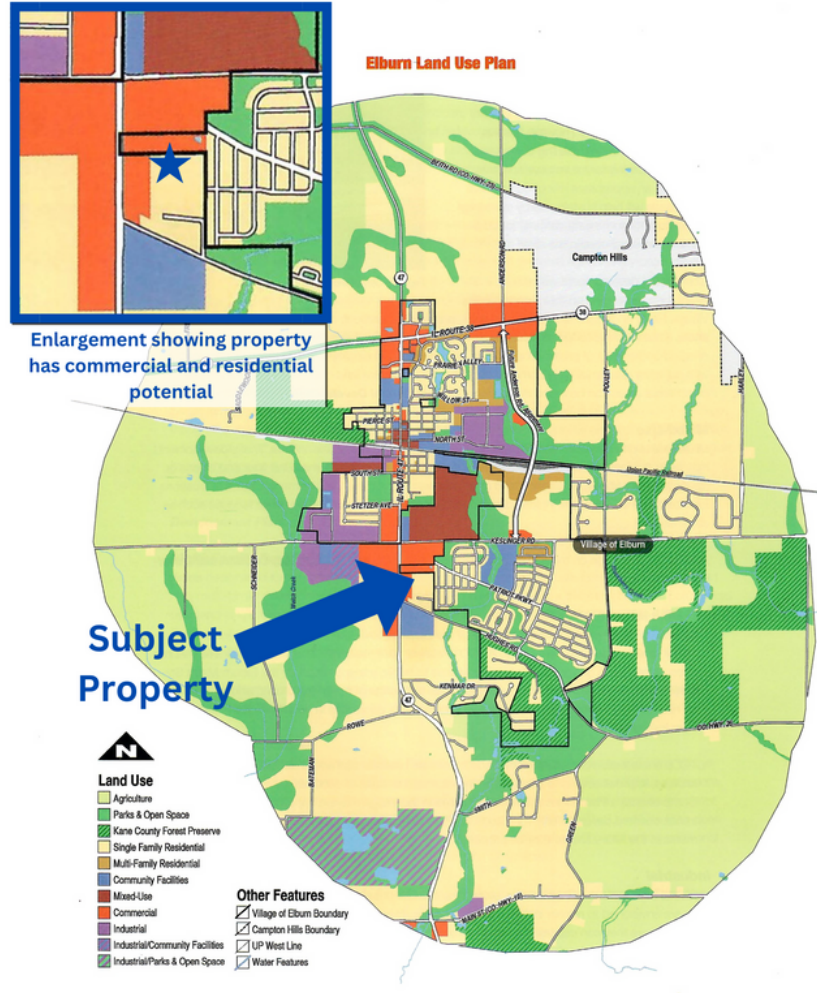
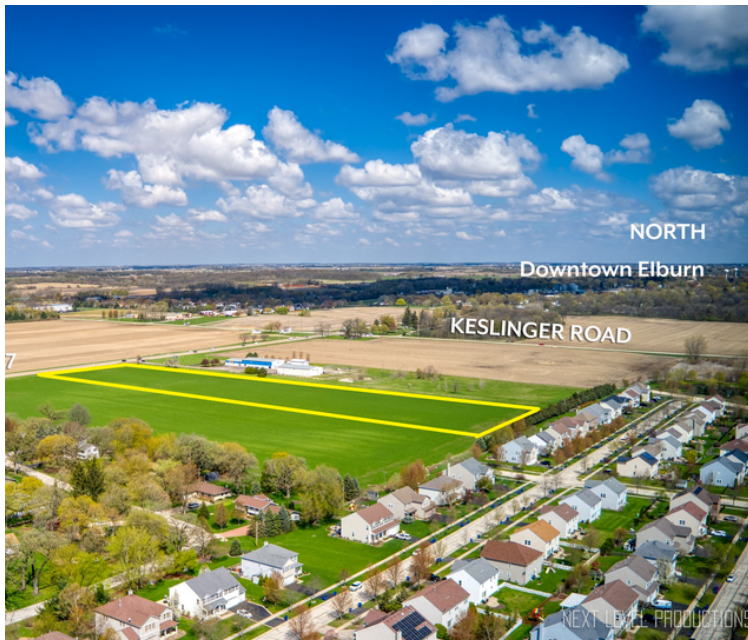


9.17 ACRES PRICED AT \$775,000

The subject 9+ acres is available now within Elburn's new south development area. The property is located near the northeast corner of Rt. 47 (aka Main St.) and Hughes Road. It

has commercial and mixed-use potential and features level land, excellent highway frontage, and is adjacent to the south of the existing NAPA Auto Parts store, making for exciting future developments. The Blackberry Creek neighborhood is located to the east of this property and consists of several hundred homes all built within the past 20 years.

This neighborhood is built-out with complimentary schools and parks. This area is contiguous to Elburn village limits, making it possible for annexation with connections to village services, such as utilities, police, and fire protection.



The village's current comprehensive land use plan calls for commercial development along the highway frontage and potential residential uses east toward the Blackberry Creek neighborhoods. All the expected utilities are in place, subject to buyer's verification. Also, the 9 acres could become 27 acres by adding the available 18-acre parcel to the south (under separate ownership). This assemblage would then include the Rt. 47 / Hughes Road strategic intersection. Annual farm lease in place. Call listing agents now for details.

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