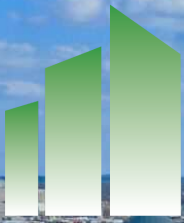


Land For Sale



CATON
COMMERCIAL
REAL ESTATE GROUP



Marshalls

URBAN AIR
ADVENTURE PARK

Freddy's
STEAKBURGERS

SITE

NAPERVILLE INDUSTRIAL/FLEX DEVELOPMENT OPPORTUNITY

1975 GLACIER PARK AVE., NAPERVILLE, IL 60540

NAPERVILLE INDUSTRIAL/FLEX DEVELOPMENT OPPORTUNITY



OFFERING SUMMARY

Sale Price: \$1,490,000

Lot Size: 3.3 Acres

Zoning: B-2

PIN: 07-15-302-007

PROPERTY HIGHLIGHTS

- 3.3 Acre pad includes 1.44 acre detention pond
- 50,700 vehicles per day pass the property on Route 59
- Naperville rezoning opportunity for industrial/flex use
- Warehouse, distribution, manufacturing, sports and entertainment
- Transportation and trucking not allowed
- Access road directly behind site

LOCATION OVERVIEW

Area retailers and restaurants include Target, Meijer, On The Border, Texas Roadhouse, Red Lobster and more. Less than .5 miles from the Metra Train Station, one mile from Fox Valley Mall, and 2 miles from the I-88 interchange on Route 59.



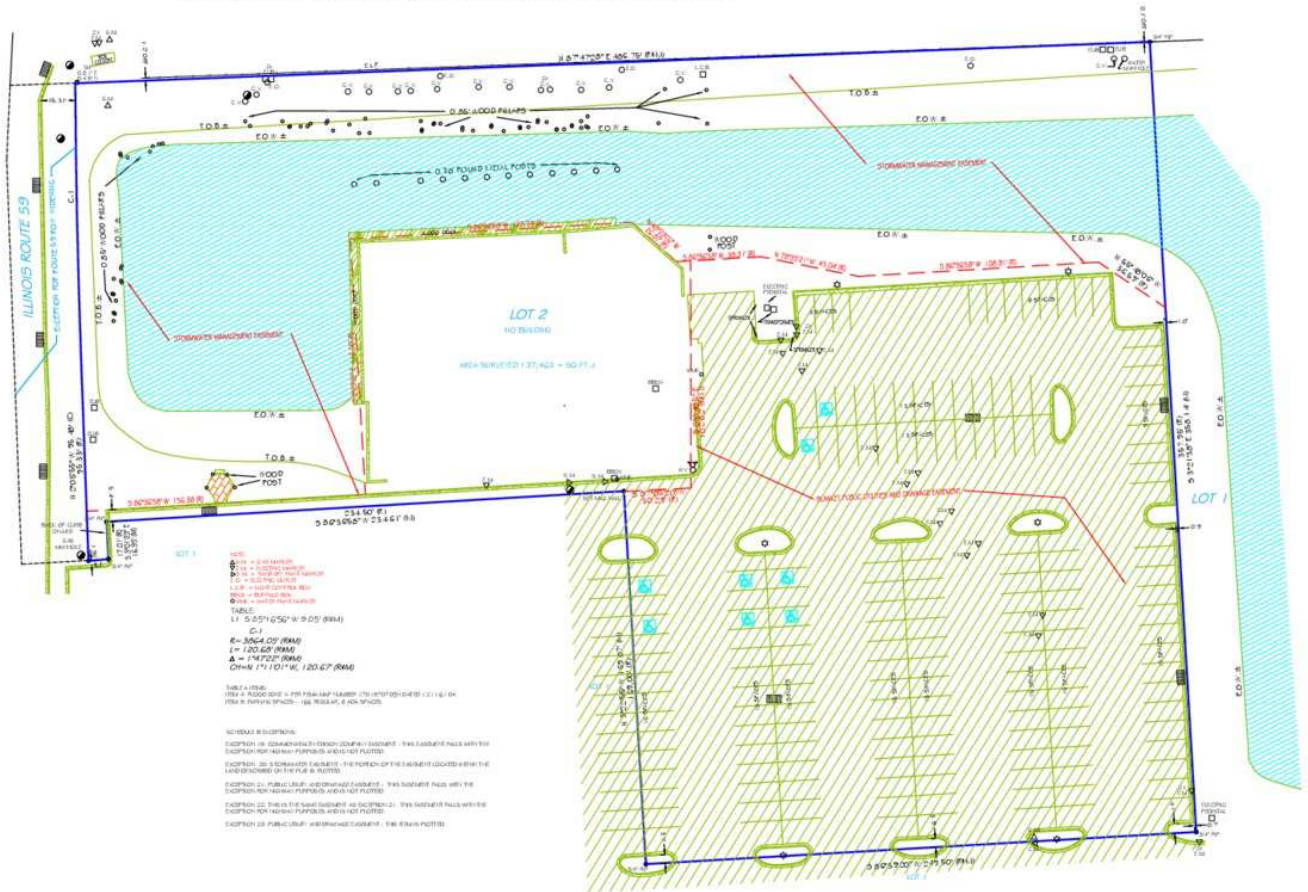
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1775 GLACIER PARK AVE., NAPERVILLE, IL 60540

NAPERVILLE INDUSTRIAL/FLEX DEVELOPMENT OPPORTUNITY

PARCEL 1:
LOT 2 IN GLACIER PARK RESUBDIVISION NO. 6, BEING A RESUBDIVISION OF LOT 6 IN GLACIER PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTIONS 15 AND 22, TOWNSHIP 35 NORTH, RANGE 3, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID GLACIER PARK RESUBDIVISION NO. 6 RECORDED FEBRUARY 27, 1997 AS DOCUMENT NO. 725209, EXCEPT FOR SAID LOT 2 THAT PART TAKEN FOR HIGHWAY PURSUANT TO CASE 12318 AS DESCRIBED AS FOLLOWS, BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2, THENCE NORTH 00 DEGREES 10 MINUTES 55 SECONDS 00 INCHES 00 FEET, BEARING BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE, N.A.D. 83 (2007), ALONG THE WEST LINE OF SAID LOT 2 A DISTANCE OF 163.35 FEET, THENCE NORTH 09 DEGREES 03 MINUTES 48 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 2 A DISTANCE OF 31.45 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, THENCE SOUTH 09 DEGREES 41 MINUTES 26 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 29.52 FEET, THENCE SOUTHWEST ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 324.09 FEET, PLACING A CHORD BEARING SOUTH 01 DEGREE 14 MINUTES 45 SECONDS WEST, HAVING A CHORD LENGTH OF 20.61 FEET FOR A DISTANCE OF 120.2 FEET TO A POINT OF TANGENCY, THENCE SOUTH 00 DEGREES 31 MINUTES 00 SECONDS WEST 95.33 FEET TO THE SOUTH LINE OF SAID LOT 2, THENCE SOUTH 09 DEGREES 11 MINUTES 09 SECONDS WEST ALONG SAID SOUTH LINE OF LOT 2 A DISTANCE OF 30.35 FEET TO THE PLACE OF BEGINNING, IN DAU PAGE COUNTY, ILLINOIS.

PARCEL 2:
NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF PROTECTIVE COVENANTS AND CONDITIONS RECORDED JUNE 14, 1990 AS DOCUMENT NO. 725209 FOR READER AND SURVEY OVER SUCH PORTIONS OF ANY HIGHWAY ROADWAY NOT DEDICATED TO THE CITY AS SHOWN IN SAID DOCUMENT.



TO: LANDLORD AND/OR CONTRACTOR
FROM: ENGINEER
DATE: 10/15/2024

THIS IS TO CERTIFY THAT THE SURVEY AND PLAN ARE CORRECT AND ACCURATE IN ACCORDANCE WITH THE SURVEYING AND ENGINEERING ACT AND THE PROFESSIONAL STANDARDS OF THE SURVEYING AND ENGINEERING ACT AND THE PROFESSIONAL STANDARDS OF THE SURVEYING AND ENGINEERING ACT AND THE PROFESSIONAL STANDARDS OF THE SURVEYING AND ENGINEERING ACT.

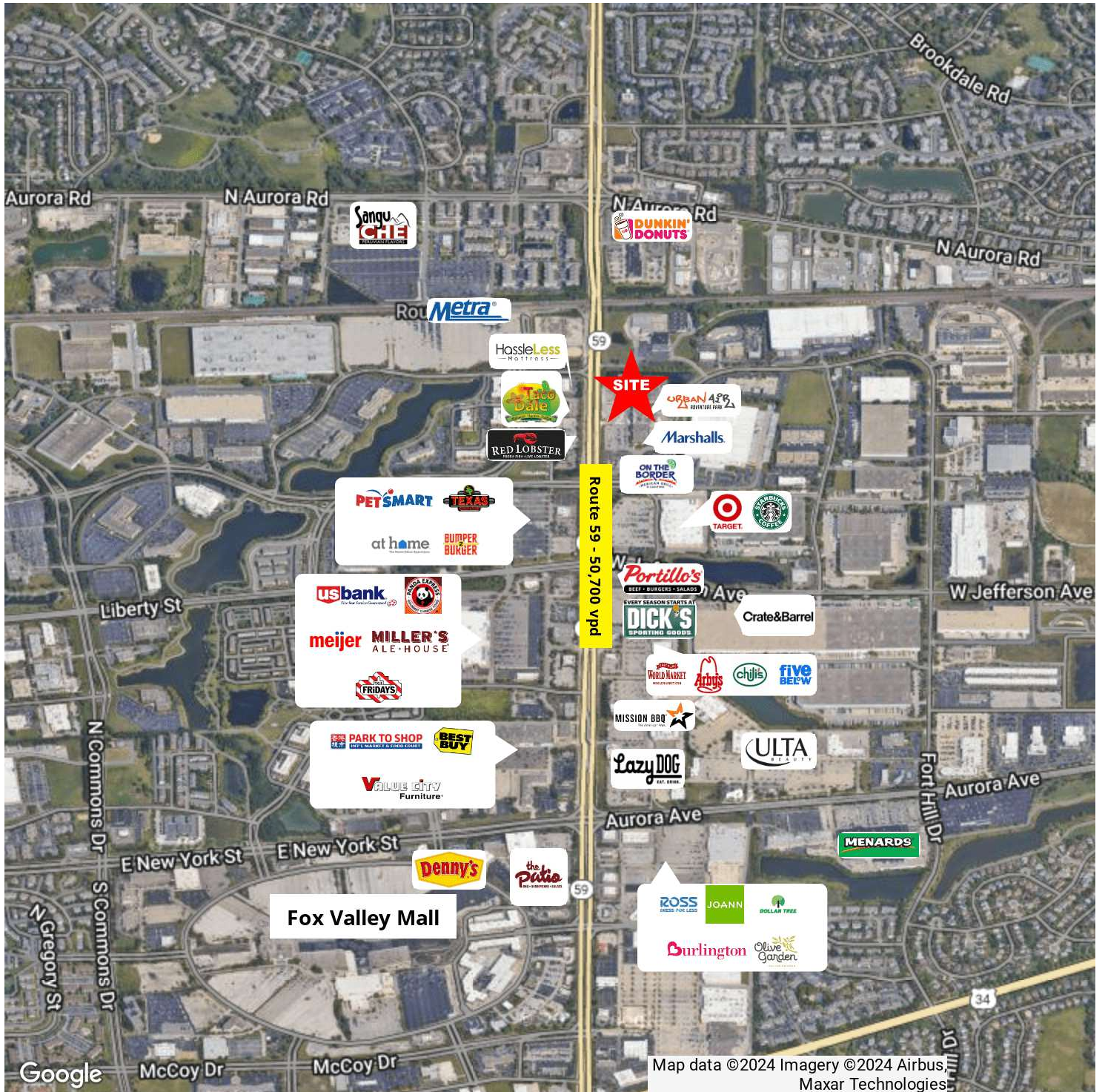
NOTES: THIS SURVEY AND PREPARED PLANS AND SPECIFICATIONS WERE PREPARED BY THE ENGINEER AND ENGINEER IN CHARGE AND THE ENGINEER AND ENGINEER IN CHARGE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.



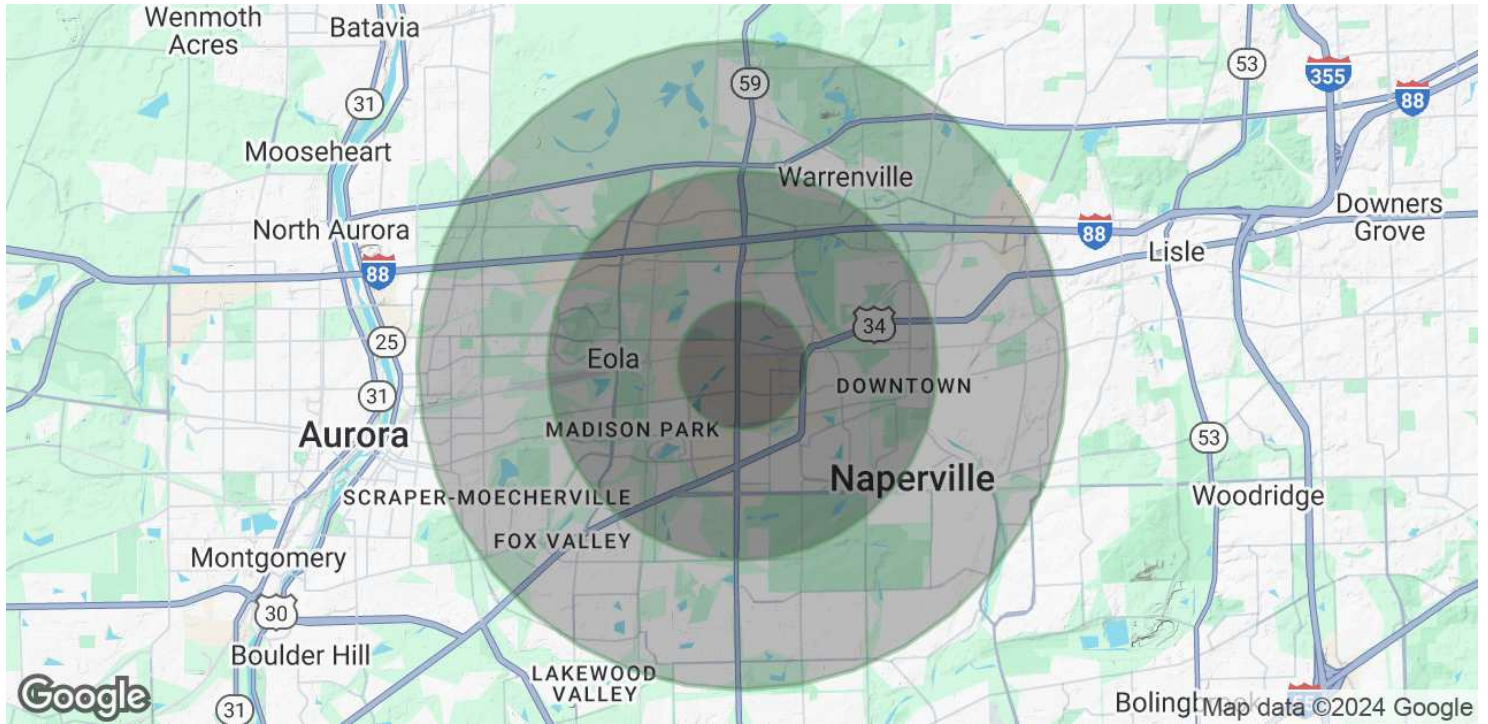
CATON COMMERCIAL REAL ESTATE GROUP // 1296 RICKERT DR, SUITE 200, NAPERVILLE, IL 60540 // CATONCOMMERCIAL.COM

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NAPERVILLE INDUSTRIAL/FLEX DEVELOPMENT OPPORTUNITY



NAPERVILLE INDUSTRIAL/FLEX DEVELOPMENT OPPORTUNITY



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,935	80,263	235,377
Average Age	36.3	38.2	37.8
Average Age (Male)	36.9	37.1	36.2
Average Age (Female)	36.0	39.2	38.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,529	32,824	87,673
# of Persons per HH	2.2	2.4	2.7
Average HH Income	\$99,548	\$122,158	\$122,627
Average House Value	\$250,364	\$317,402	\$312,000

* Demographic data derived from 2020 ACS - US Census