

JAMESON.

716-724

ROUTE 59 | AURORA, IL

DEVELOPMENT OPPORTUNITY

FOR SALE: \$2,900,000

RICK GARDELLA

VICE PRESIDENT

312.296.9669

RGARDELLA@JAMESON.COM



EXECUTIVE SUMMARY



LOT SIZE

3.22 AC

ZONING

OT

FRONTAGE

418' ON IL ROUTE 59

PARCEL NUMBER

07-21-200-047

PROPOSED USE

APPROVED FOR HOSPITALITY

FOR SALE ASKING PRICE

\$2,900,000

PROPERTY DESCRIPTION

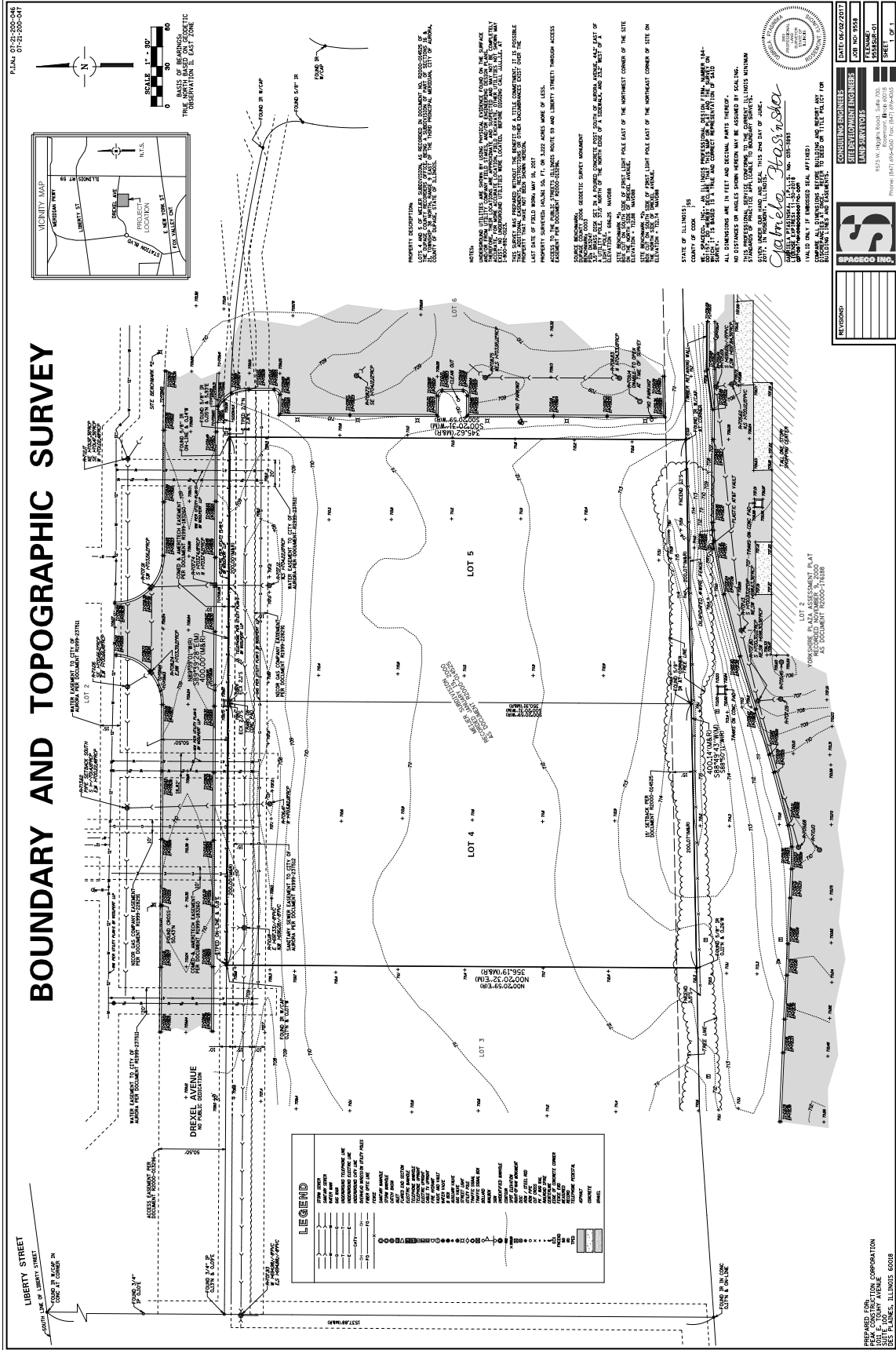
JAMESON COMMERCIAL PRESENTS THIS 3.22 AC LOT IN AURORA, ILLINOIS RIGHT OFF OF HIGHLY VISIBLE AND TRAFFICKED ROUTE 59 NEAR AURORA'S LARGEST RETAIL CORRIDOR. THIS SPACIOUS LOT HAS 418 FEET OF FRONTAGE AND HAS ALREADY BEEN PRE-APPROVED FOR A NEW HOTEL/HOSPITALITY DEVELOPMENT. OTHER DEVELOPMENT OPTIONS ARE AVAILABLE. PLEASE CONTACT BROKER FOR MORE INFORMATION!

BOUNDARY AND TOPOGRAPHIC SURVEY

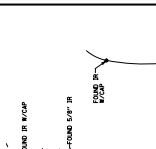
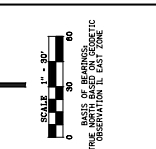
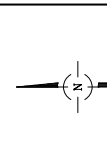
716-724 ROUTE 59

AURORA, IL

BOUNDARY AND TOPOGRAPHIC SURVEY



PLAN 01-21-200-047
01-21-200-047



PROPERTY DESCRIPTION:
THE ABOVE DESCRIBED REAL ESTATE IS LOCATED IN THE NORTHWEST CORNER OF THE SECTION 16, TOWNSHIP 35N, RANGE 19W, COUNTY OF KANE, STATE OF ILLINOIS.

NOTES:
1. THE SURVEY WAS MADE BY THE SURVEYOR IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND ETHICS OF THE SURVEYING PROFESSION IN THE STATE OF ILLINOIS.
2. THE SURVEY WAS MADE BY THE SURVEYOR IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND ETHICS OF THE SURVEYING PROFESSION IN THE STATE OF ILLINOIS.
3. THE SURVEY WAS MADE BY THE SURVEYOR IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND ETHICS OF THE SURVEYING PROFESSION IN THE STATE OF ILLINOIS.

STATE OF ILLINOIS
I, **Charles H. Harkness**, a duly licensed Professional Engineer in the State of Illinois, do hereby certify that the above described real estate is the property of the owner thereof and that the same is being surveyed for the purpose of the above described project.

PROFESSIONAL SEAL
DATE: 06/02/2017
NO. 000-0000
EXPIRES: 06/02/2020
SHEET: 1 OF 1

PREPARED FOR:
YORKSHIRE PLAZA ASSESSMENT, P.A.
15177 W. 151ST AVE
AURORA, ILLINOIS 60009

PREPARED BY:
S. H. HARKNESS & ASSOCIATES, INC.
15177 W. 151ST AVE
AURORA, ILLINOIS 60009

LEGEND:
BOUNDARY LINE
EASEMENT
TOPOGRAPHIC CONTOUR
ELECTRIC AIR LINE
GAS LINE
SEWER LINE
WATER MAIN
CROSSING
ELECTRIC POLE
GAS POLE
SEWER POLE
WATER POLE
ELECTRIC METER
GAS METER
SEWER METER
WATER METER
ELECTRIC SERVICE
GAS SERVICE
SEWER SERVICE
WATER SERVICE
ELECTRIC SERVICE
GAS SERVICE
SEWER SERVICE
WATER SERVICE

PROPERTY DESCRIPTION:
THE ABOVE DESCRIBED REAL ESTATE IS LOCATED IN THE NORTHWEST CORNER OF THE SECTION 16, TOWNSHIP 35N, RANGE 19W, COUNTY OF KANE, STATE OF ILLINOIS.

NOTES:
1. THE SURVEY WAS MADE BY THE SURVEYOR IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND ETHICS OF THE SURVEYING PROFESSION IN THE STATE OF ILLINOIS.
2. THE SURVEY WAS MADE BY THE SURVEYOR IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND ETHICS OF THE SURVEYING PROFESSION IN THE STATE OF ILLINOIS.
3. THE SURVEY WAS MADE BY THE SURVEYOR IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND ETHICS OF THE SURVEYING PROFESSION IN THE STATE OF ILLINOIS.

STATE OF ILLINOIS
I, **Charles H. Harkness**, a duly licensed Professional Engineer in the State of Illinois, do hereby certify that the above described real estate is the property of the owner thereof and that the same is being surveyed for the purpose of the above described project.

PROFESSIONAL SEAL
DATE: 06/02/2017
NO. 000-0000
EXPIRES: 06/02/2020
SHEET: 1 OF 1

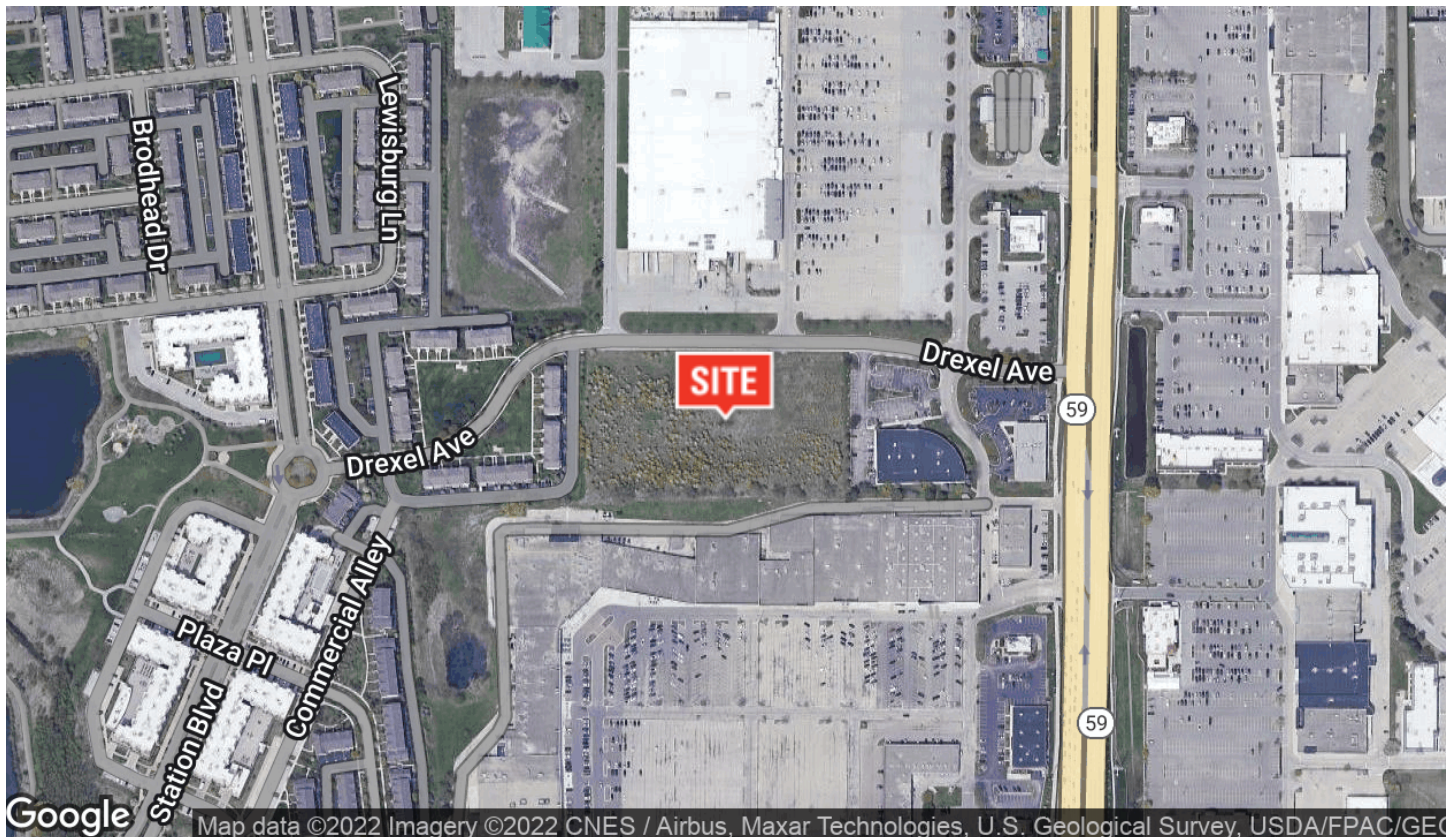
PREPARED FOR:
YORKSHIRE PLAZA ASSESSMENT, P.A.
15177 W. 151ST AVE
AURORA, ILLINOIS 60009

PREPARED BY:
S. H. HARKNESS & ASSOCIATES, INC.
15177 W. 151ST AVE
AURORA, ILLINOIS 60009

RETAILER & SITE MAP

716-724 ROUTE 59

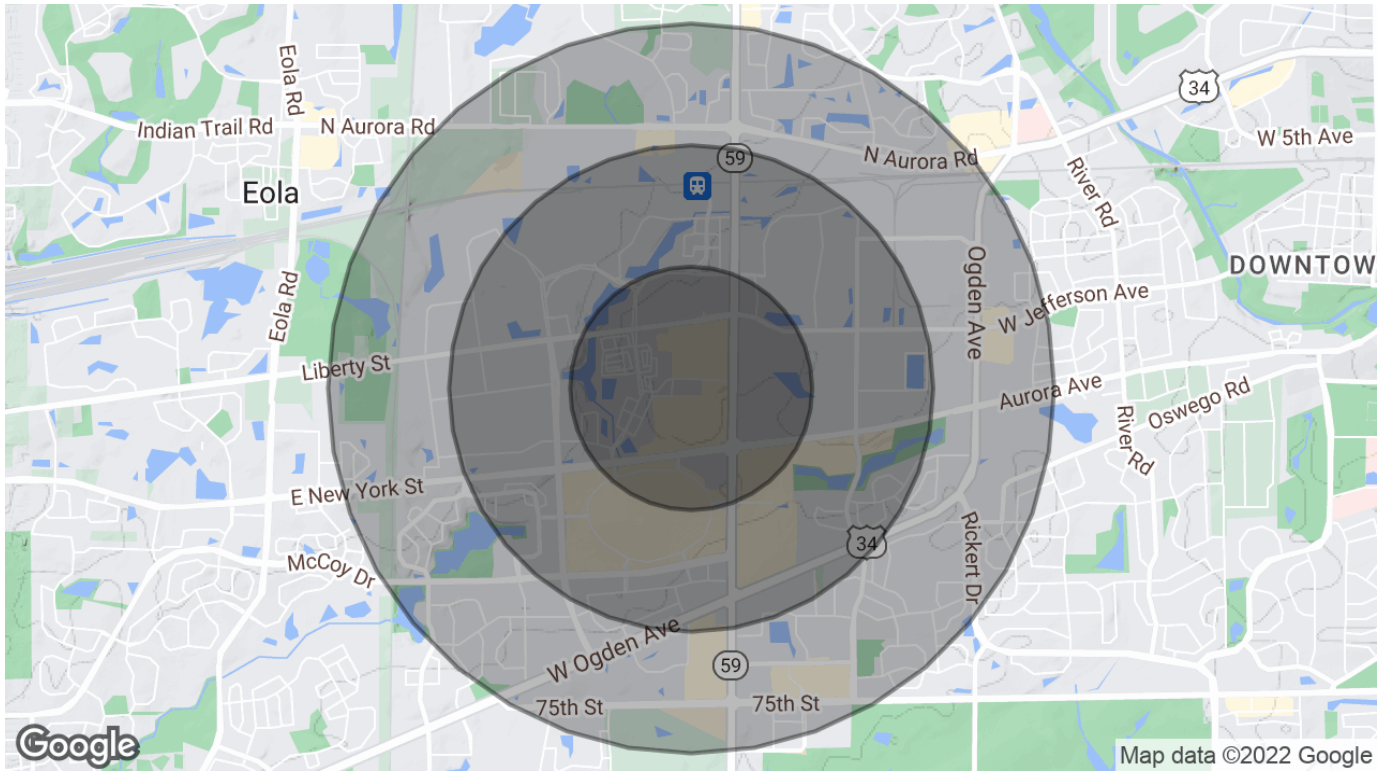
AURORA, IL



DEMOGRAPHICS MAP & DATA

716-724 ROUTE 59

AURORA, IL



POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,569	6,820	24,899
Average Age	35.3	36.2	35.2
Average Age (Male)	36.4	36.8	36.0
Average Age (Female)	35.7	36.6	35.5

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	720	3,135	10,900
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$112,346	\$102,264	\$103,738
Average House Value	\$288,474	\$247,595	\$263,637

* Demographic data derived from 2020 ACS - US Census



JAMESON.

JAMESON COMMERCIAL REAL ESTATE
425 W NORTH AVENUE | CHICAGO, IL
JAMESONCOMMERCIAL.COM