

0 Route 25

Carpentersville, IL 60110

For Sale

MLS #11116526

LAND



LAND

1.27 ACRES

\$179,000

(\$3.24 PSF)

1.27 ACRES C-2 Zoning

1.27 Acres with 142' of frontage on busy Route 25, just south of Route 62 in Carpentersville. This parcel would be ideal for commercial development as it is near the intersection of Boulder Road and Route 25. C-2 Zoning. All utilities are nearby.

17,100 VPD on Route 25, and 22,800 VPD on Route 62.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	9,539	47,577	109,045
Average HH Income	\$112,295	\$110,716	\$130,802

Specifications

Land Size:	1.27 Acres (55,321 SF)
Topography:	Flat
Environmental Status:	TBD
Utilities:	Nearby
Sewer/Water:	City
Frontage Dimensions:	142' on Route 25
Zoning:	C2
Taxes:	\$5,113.68 (2023)
PIN #:	03-02-200-013

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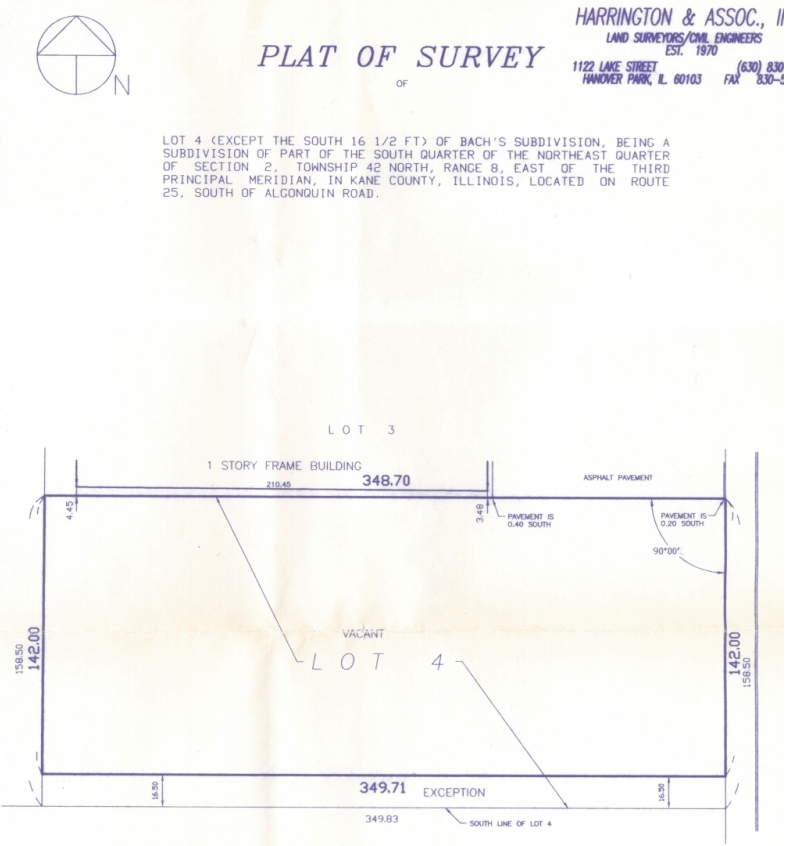
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LAND



LOT 4 (EXCEPT THE SOUTH 16 1/2 FT) OF BACH'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS, LOCATED ON ROUTE 25, SOUTH OF ALCONQUIN ROAD.

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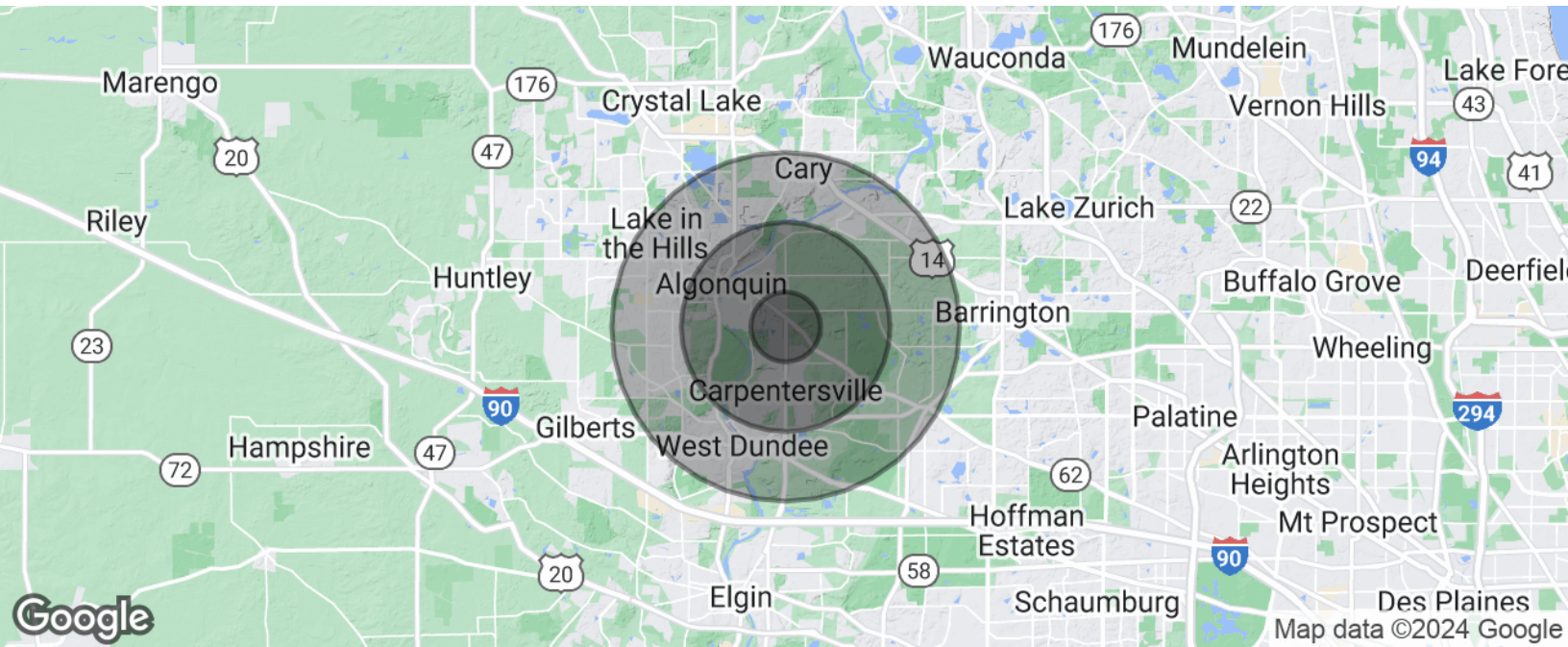


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Population	1 Mile	3 Miles	5 Miles
Total Population	9,539	47,577	109,045
Average Age	37	38	40
Average Age (Male)	36	37	39
Average Age (Female)	37	38	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,163	15,643	38,807
# of Persons per HH	3	3	2.8
Average HH Income	\$112,295	\$110,716	\$130,802
Average House Value	\$281,047	\$297,393	\$335,075

Demographics data derived from AlphaMap

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