

FOR SALE

±7 ACRE COMMERCIAL DEVELOPMENT SITE ON ROUTE 59

NEC of Audrey Avenue & Route 59, Naperville IL



www.cbre.us/lsgoakbrook

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CBRE

DEVELOPMENT OPPORTUNITY

PROPERTY HIGHLIGHTS

- + ±7 acres
- + Zoned B-2 Community Shopping District, making this site an excellent option for retail, restaurant, and residential/multi-family uses
- + The site benefits from close proximity to Home Depot, Whole Foods, Costco and Fox Valley Mall
- + In close proximity to Block59 - Naperville's exciting, new dining and entertainment destination
- + Within Indian Prairie School District 204
- + Metea Valley High School is ranked #26 Best High School in Illinois by US News
- + Traffic Counts:
49,300 vehicles per day on Route 59
22,500 vehicles per day on Audrey Avenue
- + Pin Numbers:
07-27-103-008 & 07-27-104-087
- + Asking: \$31 / PSF
- + Taxes: \$363.14
- + Pricing: Call brokers for details

SITE AERIAL



DEVELOPMENT OPPORTUNITY

SITE DIMENSIONS



DEVELOPMENT OPPORTUNITY

DOWNTOWN NAPERVILLE


The property is only a 10 minute drive to the vibrant Downtown Naperville area. The downtown offers an abundance of shopping, dining, and entertainment for residents.

Explore here: <https://downtownnaperville.com>



DEVELOPMENT OPPORTUNITY

SCHOOL REPORT CARD

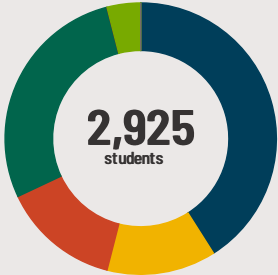
 Illinois At-A-Glance Report Card | 2018-2019
For more information, visit IllinoisReportCard.com

Meteva Valley High School

1801 N Eola Rd Aurora, IL 60502 | (630) 375-5900

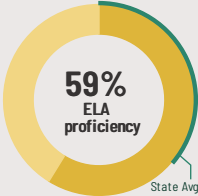
Grades: 9 - 12 | District: Indian Prairie CUSD 204 | Principal: Dr. Darrell Echols | Superintendent: Dr. Adrian Talley

Fast Facts

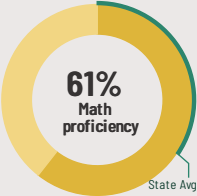


2,925
students

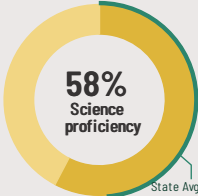
Student Characteristics	
White	41%
Black	13%
Hispanic	14%
Asian	28%
American Indian	0%
Two or More Races	4%
Pacific Islander	0%
Low Income	20%
English Learners	3%
With IEPs	9%
With Disabilities	-
Homeless	1%



59%
ELA
proficiency



61%
Math
proficiency



58%
Science
proficiency

Academic Success

High school students take the SAT in English Language Arts and Math. The display shows SAT ELA & Math results in four performance levels.

English Language Arts

Level	Partially Meets	Approaching	Meets	Exceeds
School	14%	27%	34%	25%
District	10%	27%	37%	26%
State	28%	36%	26%	11%

Mathematics

Level	Partially Meets	Approaching	Meets	Exceeds
School	16%	23%	32%	29%
District	12%	24%	35%	29%
State	34%	32%	26%	9%


School Environment

Effective Leaders

Supportive Environment

Collaborative Teachers

Involved Families



Ambitious Instruction

The **5Essentials Survey** allows students in grades 6-12 and all teachers to share their perspectives on essential conditions for learning. The anonymous survey consists of 5 components.

- Most implementation
- More implementation
- Average implementation
- Less implementation
- Least implementation
- Not Applicable/Low Response

Response Rates	
Students	93%
Teachers	64%

Average **Effective Leaders**

Do principals and teachers implement a shared vision for success?

More **Collaborative Teachers**

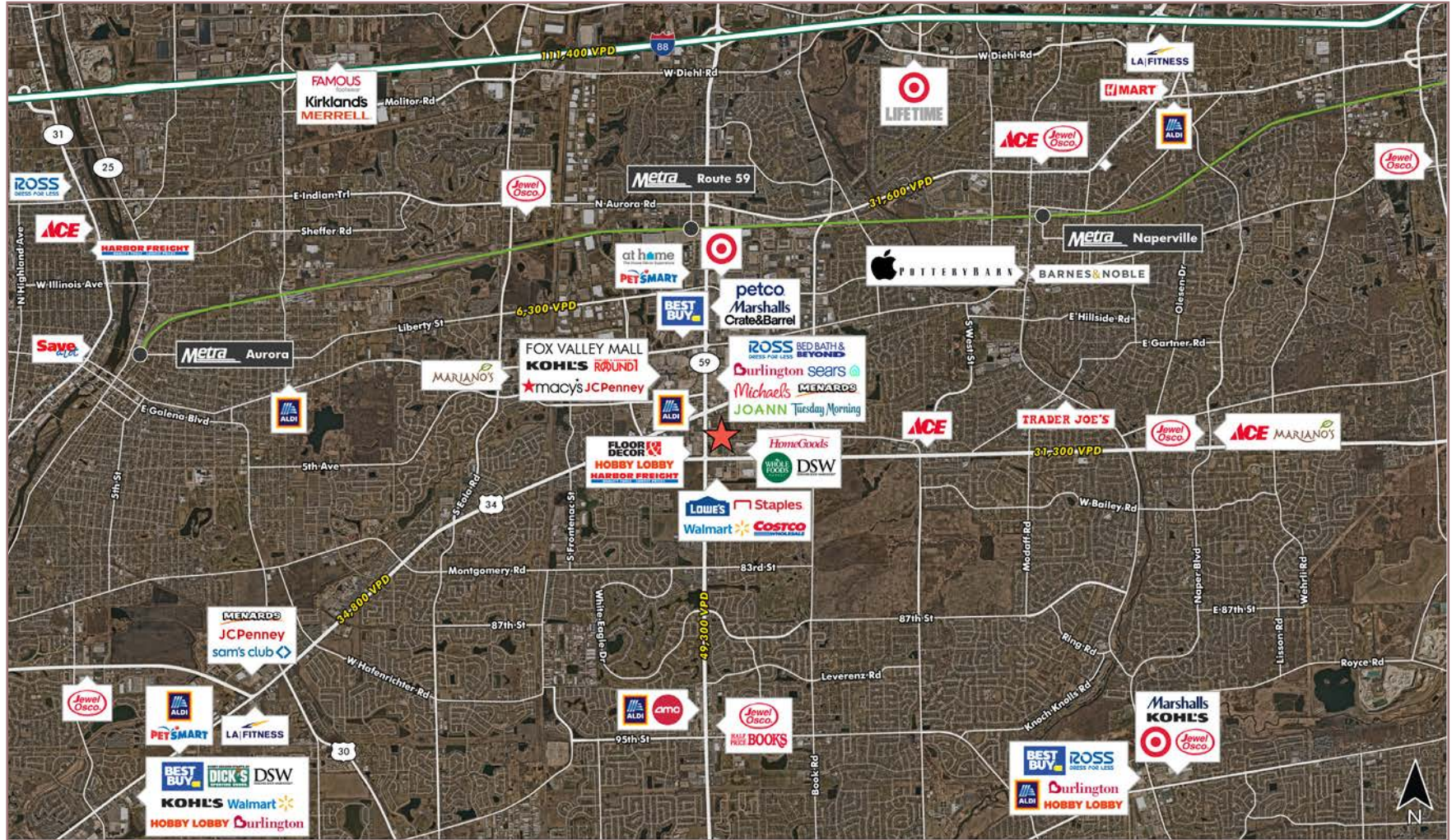
Do teachers collaborate to promote professional growth?

More **Ambitious Instruction**

Are classes challenging and engaging?

DEVELOPMENT OPPORTUNITY

AREA AMENITIES & TRANSPORTATION CORRIDORS



DEVELOPMENT OPPORTUNITY

DEMOGRAPHICS SNAPSHOT

DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Population	8,727	99,702	259,216
Average Household Income	\$145,084	\$152,364	\$159,366
Average Housing Value	\$344,520	\$396,944	\$409,968

SITE AERIAL



INFILL NAPERVILLE DEVELOPMENT OPPORTUNITY

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