

# RT 47 & HUGHES RD ELBURN, IL

DEVELOPMENT OPPORTUNITY

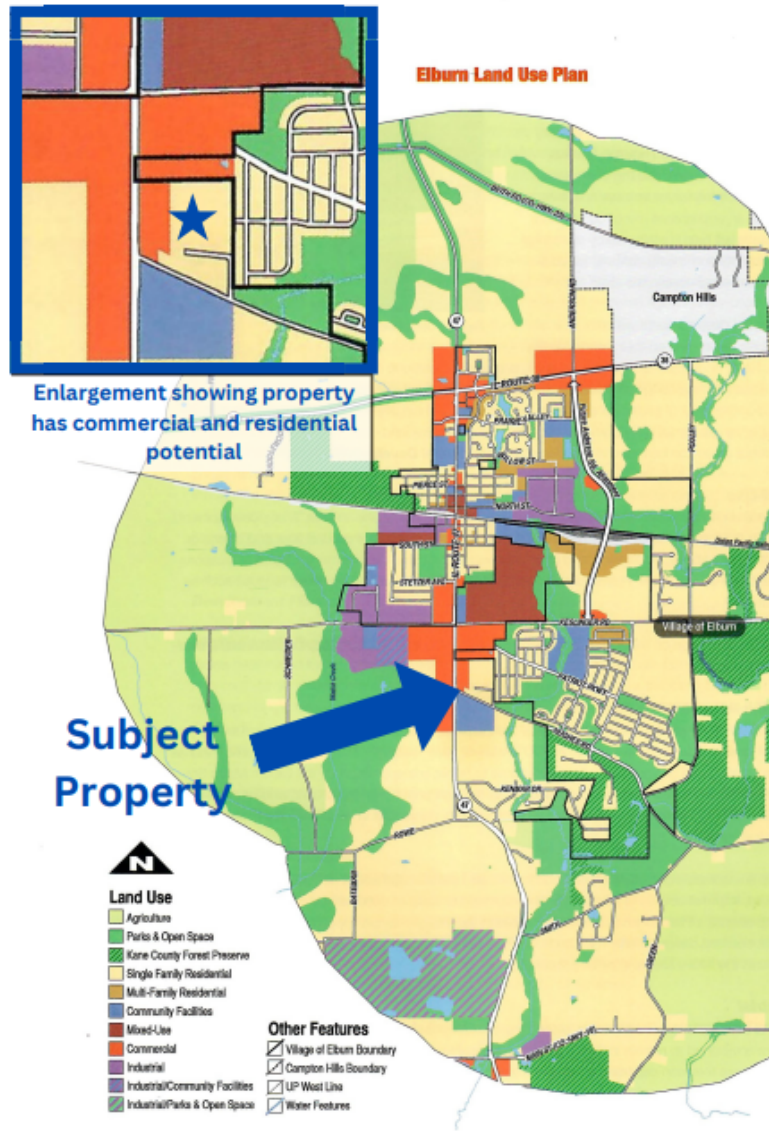


NEW LISTING



18 +/- ACRES PRICED AT \$1,400,000

For Sale 18-acre development parcel, contiguous and annexable to the village of Elburn, IL Located at the northeast corner of Rt. 47 and Hughes Road, this property is within Elburn's Primary Expansion Area as described in the most recent Comprehensive land use Plan. The new St. Gall Church is on the southerly corner, residential homes, part of Blackberry Creek are located to the east, undeveloped land is to the west and a Napa Auto Parts business property is to the north, with Elburn proper beyond Keslinger Road's signalized intersection.



A water main is located on the west side of Rt. 47 and extends south for several hundred yards. It is unknown if sanitary sewer is also located in the Rt. 47 R.O.W. Both utilities are located in the R.O.W of Republic Ave., as part of the Blackberry Creek neighborhood, contiguous to the property's east line. Sold subject to a year-to-year AG-farm lease. More information will be verified and added as our research progresses. Please call listing brokers to discuss various future development scenarios.

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