

# 2791 WOODWARD DRIVE

CBRE

ST CHARLES, IL

±2.14 ACRES - DIVISIBLE

LAND FOR SALE



# PROPERTY HIGHLIGHTS

**FOR SALE** ±2.14 ACRES - DIVISIBLE

**ZONED**

BC - Community Business District PUD

**LOCATION**

- Great location just west of Randall Road in a rapidly growing trade area
- Randall Rd is the major north/south commercial corridor that runs through Kane County
- Situated just 35 miles from Downtown Chicago and 22 miles from O'Hare International Airport
- Signalized intersection at Oak Street and Route 64
- Join new area businesses In Pine Ridge Park including Tractor Supply, PetSuites, and Kiddie Academy

**TRAFFIC COUNTS:**

22,400 vehicles per day on Rt 64 (North Ave)  
32,200 vehicles per day on Randall Rd

**PIN NUMBERS:**

09-29-454-001 & 09-29-454-002

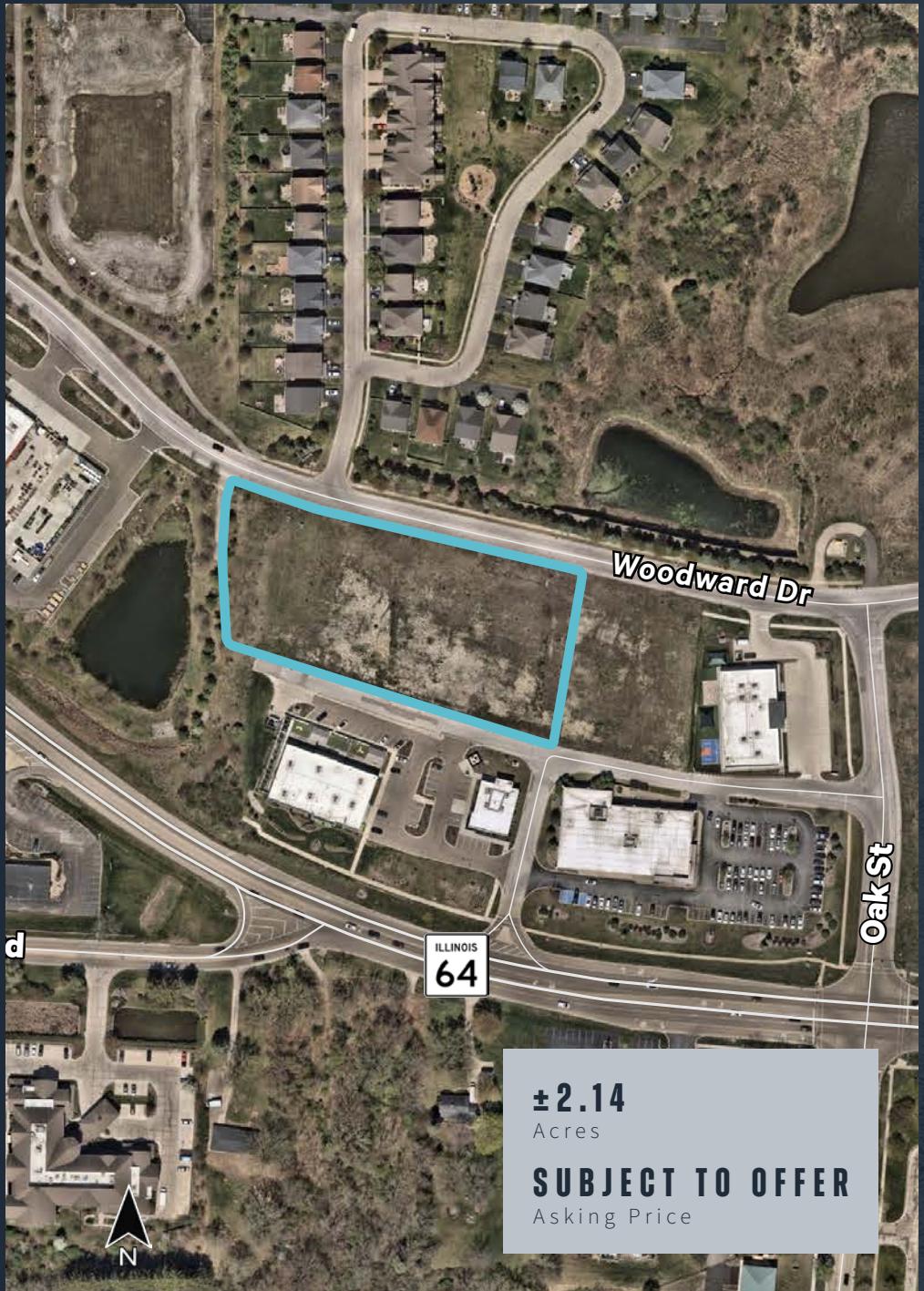
**TAXES**

\$13,371

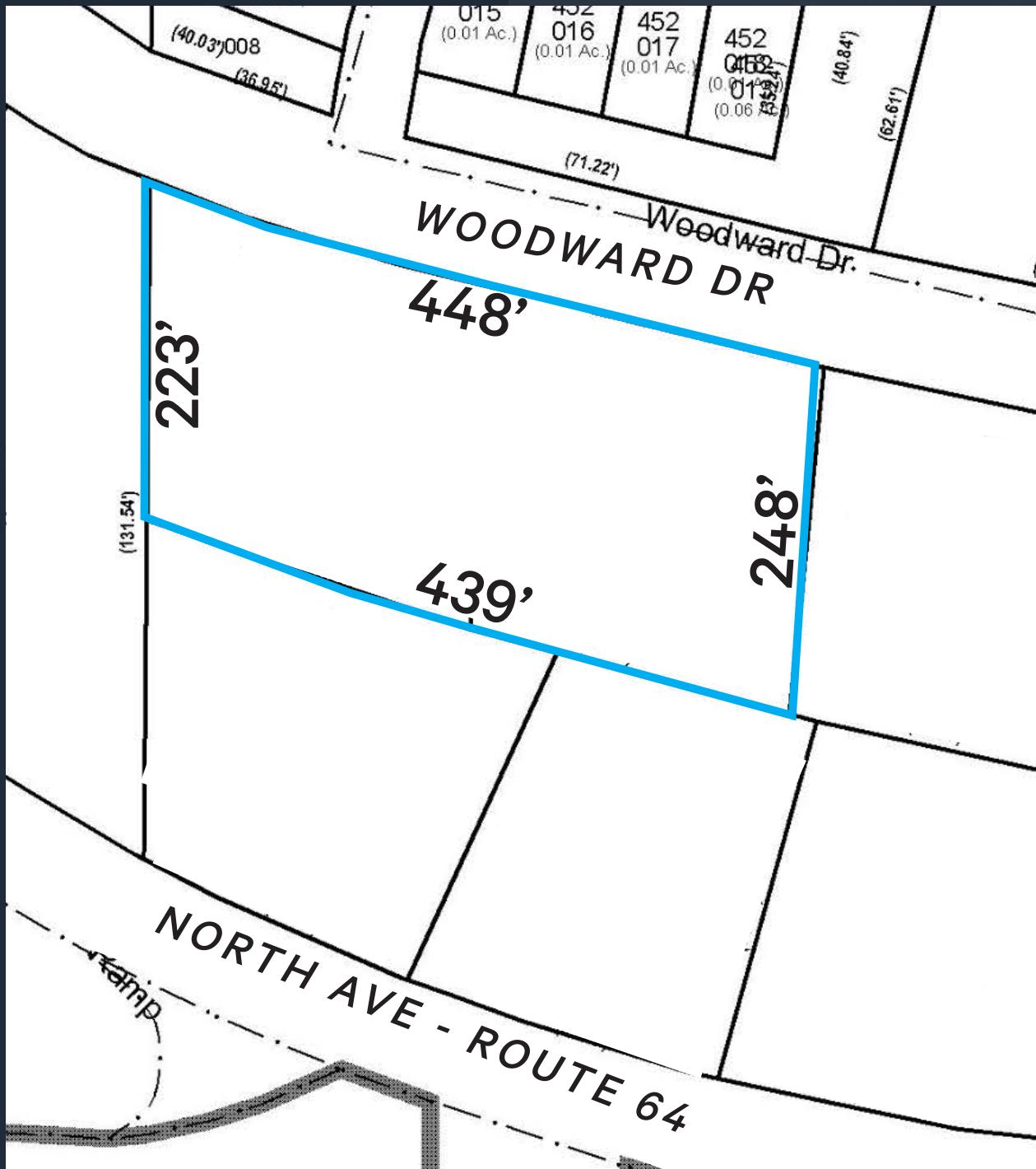
**ASKING PRICE**

Subject to Offer

PLEASE CALL FOR ADDITIONAL INFORMATION

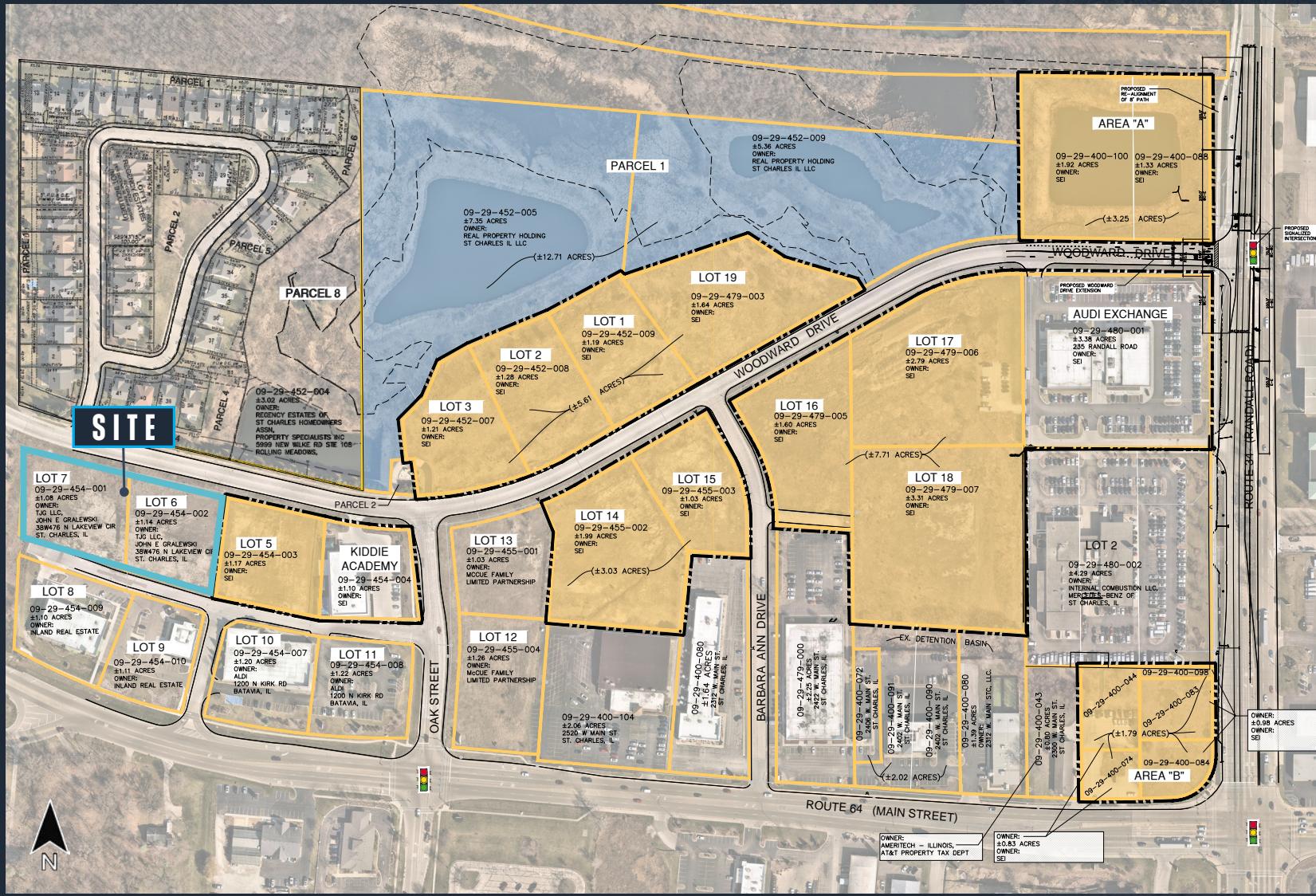


# SITE DIMENSIONS



Dimensions and square footages are approximate and subject to refinement after field verification

# SITE PLAN



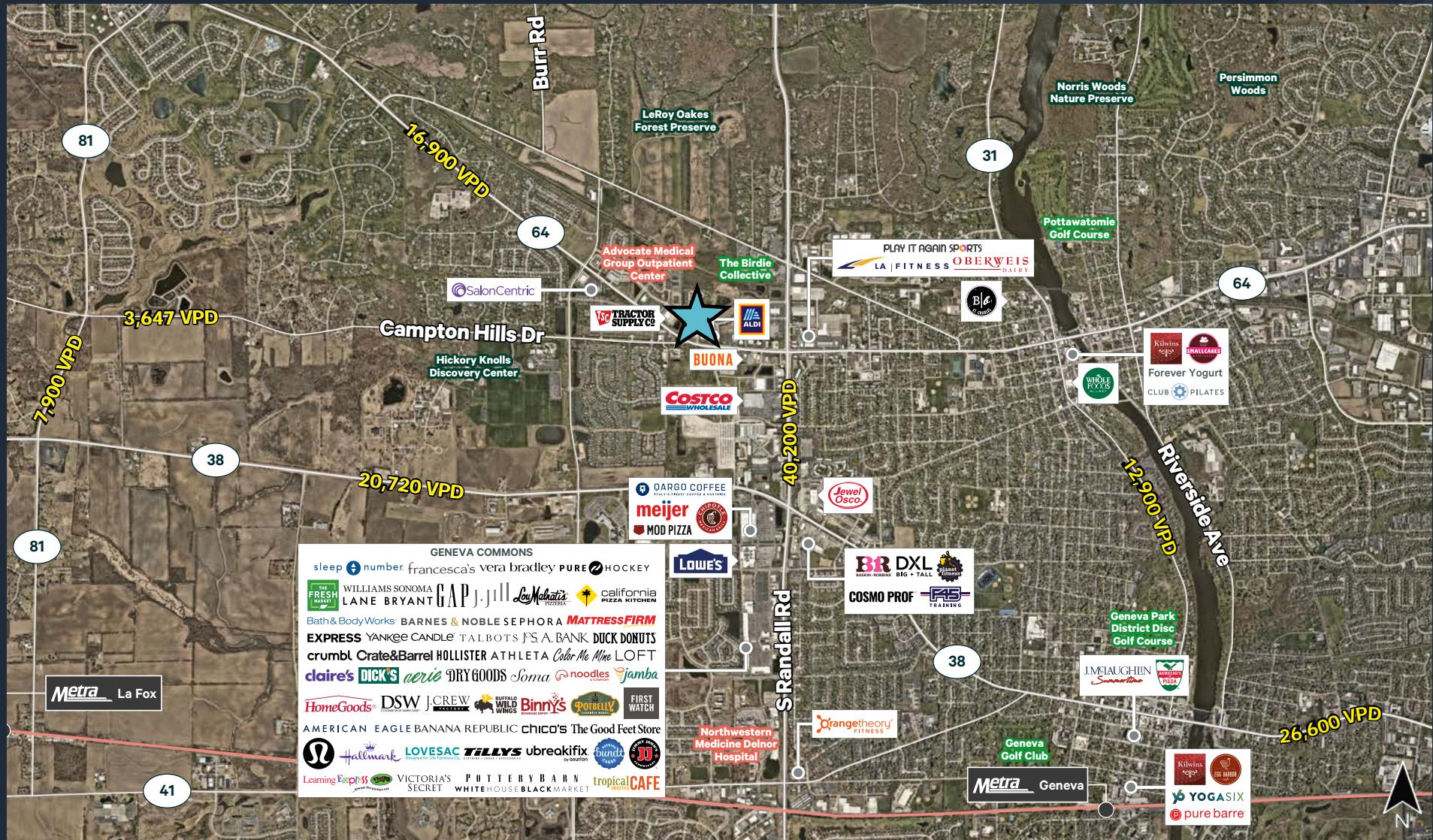
## EXHIBIT KEY:

SEI OWNERSHIP

## SEI LOT AREA SCHEDULE:

LOT #	LOT AREA (S.F.)	LOT AREA (AC.)
1	51,826	1.190
2	55,840	1.282
3	51,815	1.190
4	47,757	1.096
5	50,978	1.170
14	86,522	1.986
15	45,092	1.035
16	69,738	1.601
17	121,459	2.788
18	144,034	3.307
19	71,403	1.639
Audi Exchange	147,285	3.381
Area "A"	141,217	3.242
Area "B"	77,766	1.785
Total Area (+/-)	1,162,730	26.693

# AMENITIES + TRANSPORTATION



# DEMOGRAPHIC SNAPSHOT

## POPULATION



1 MILE: 7,384

3 MILES: 44,405

5 MILES: 102,947

## HOUSEHOLDS



1 MILE: 3,090

3 MILES: 17,888

5 MILES: 40,181

## AVERAGE HOUSEHOLD INCOME



1 MILE: \$137,117

3 MILES: \$165,461

5 MILES: \$169,791

## AVERAGE HOUSING VALUE



1 MILE: \$419,117

3 MILES: \$496,604

5 MILES: \$497,875

## CONTACT US

### TONY GANGE

Executive Vice President

+1 630 573 7030

[tony.gange@cbre.com](mailto:tony.gange@cbre.com)

### MIKE SMITH

First Vice President

+1 630 573 7804

[mike.r.smith@cbre.com](mailto:mike.r.smith@cbre.com)

