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MARKETING
PACKAGE

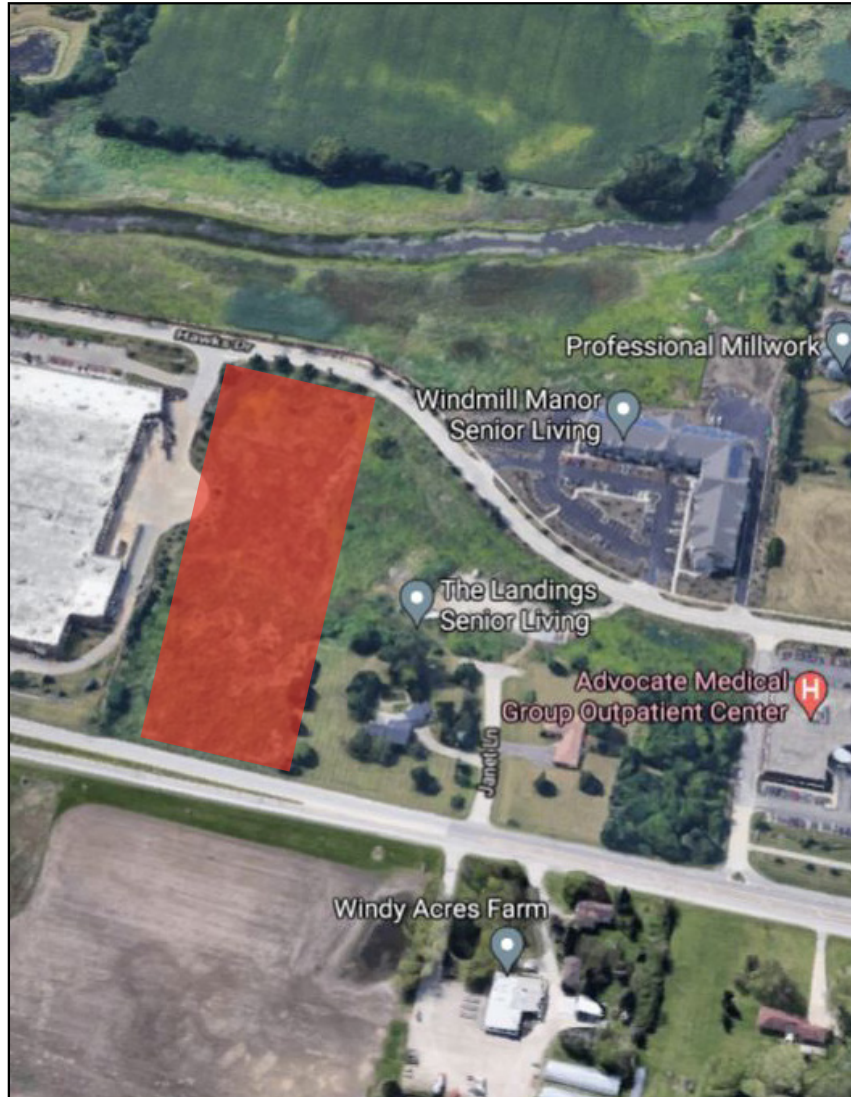
MULTI-FAMILY RESIDENTIAL DEVELOPMENT

4.5 ACRES | FABYAN PKWY & RANDALL RD., BATAVIA, IL

MARK JONES, CCIM

SENIOR VICE PRESIDENT, INVESTMENT SALES
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EXECUTIVE SUMMARY



Jameson Commercial is pleased to present an exceptional residential development opportunity in the upscale communities of Batavia and Geneva: 4.5 acres with “preliminary plan approval” to develop Plaza West, a 104-unit apartment complex. This prime location offers outstanding supporting demographics, with a population of 111,042 and an average household income of \$131,767 within a 5-mile radius. Conveniently situated within walking distance to the Advocate Outpatient Center and Batavia Medical Center, as well as adjacent to The Landings and The Windmill Senior Living, this site ensures strong appeal to diverse demographics. Additionally, its proximity to the Super Walmart Center, numerous national and local retailers on Randall Road, and Windy City Farms provides residents with unparalleled access to shopping, dining, and entertainment options.

LAND AREA: 4.5 ACRES
ZONING: E3-DISTRICT ESTATE RESIDENTIAL
RE TAXES: \$10,692.01
PIN(S): 12-17-200-015, 12-17-254-001
ASKING PRICE: \$2,600,000

PROPERTY HIGHLIGHTS

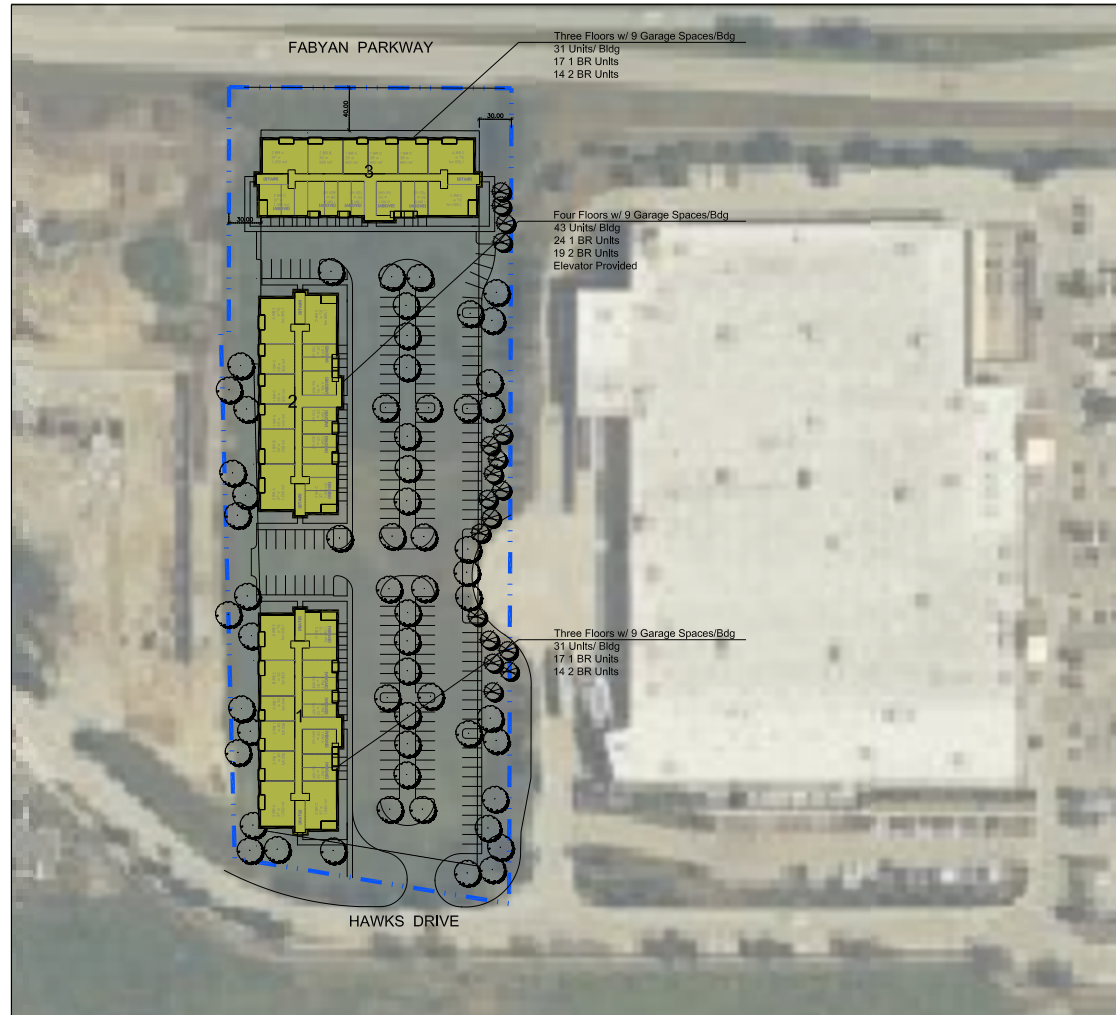
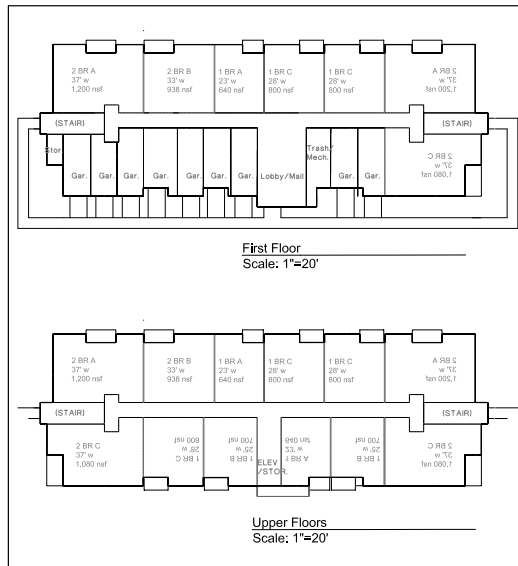


- EXCEPTIONAL RESIDENTIAL DEVELOPMENT IN THE UPSCALE COMMUNITIES OF BATAVIA & GENEVA
- 4.5 ACRES AVAILABLE WITH “PRELIMINARY PLAN APPROVAL” TO DEVELOP PLAZA WEST, A 104-UNIT APARTMENT COMPLEX
- BATAVIA/GENEVA OFFER OUTSTANDING SUPPORTING DEMOGRAPHICS WITH 111,042 POPULATION AND AN AVERAGE HOUSEHOLD INCOME OF \$131,767 WITHIN 5 MILES
- SITE WITHIN WALKING DISTANCE TO **THE ADVOCATE OUTPATIENT CENTER** AND **THE BATAVIA MEDICAL CENTER WITH FRESENIUS MEDICAL CARE, WRIGHT ORTHODONTICS** AND **BUCEK CHIROPRACTIC**
- ADJACENT TO **THE LANDINGS & THE WINDMILL SENIOR LIVING COMPLEXES**, 2 NEWLY DEVELOPED APARTMENT COMPLEXES
- EASY ACCESS TO THE SUPER WALMART CENTER AND THE MANY NATIONAL AND LOCAL RETAILERS ON RANDALL ROAD
- ACROSS THE STREET FROM WINDY CITY FARMS, FAMOUS FOR ITS FRESH FARM FOODS AND FAMILY ENTERTAINMENT OPTIONS

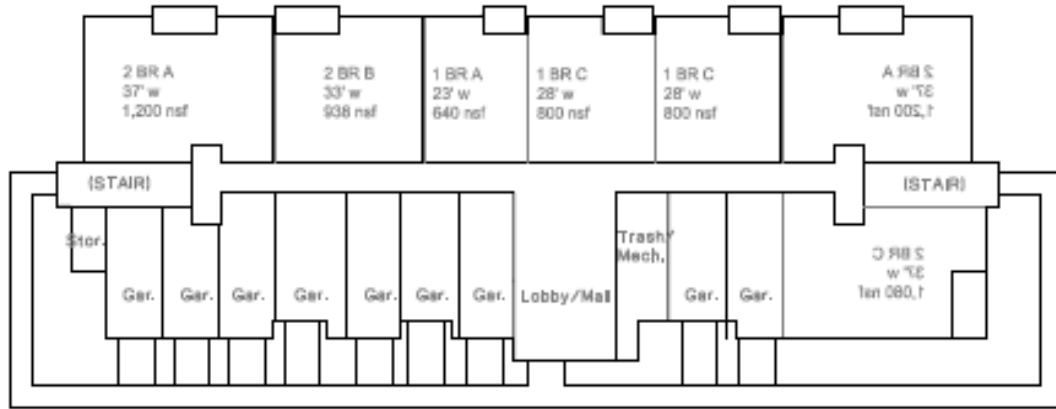
CONCEPTUAL SITE PLAN

SITE DATA				
Total MF Site Bedroom Count	# Units	Total Unit %	Req. Pkg (Spaces/Unit)	Tot. Req.
Studio	0	0%	1,0 x 0	0
1 BR	58	55.2%	1,5 x 58	116
2 BR	47	44.8%	2,25 x 47	106
3 BR	0	0%	2,25 x 0	0
Tot. Rental Units	105	100.0%	1,0 x 0	222
PARKING (MF)				
TOTAL				
Garage Total Surface	27,(26:1 Ratio)			
Parking Subtotal	174 (1,70 Ratio)			

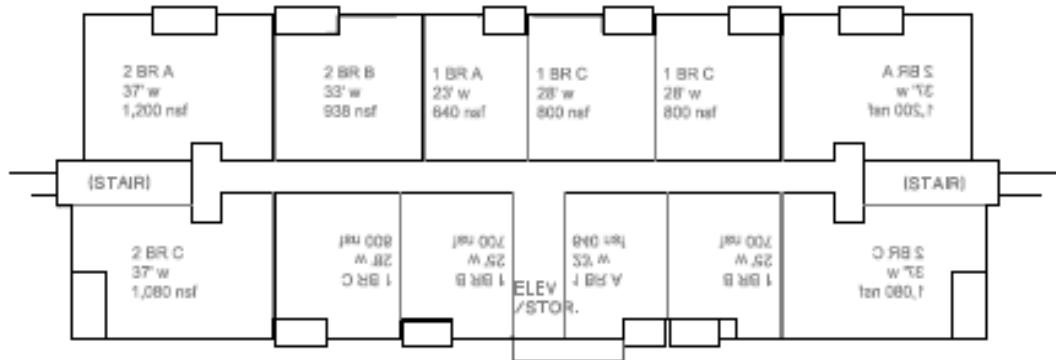
CONCEPTUAL BUILDING FLOORPLATE



CONCEPTUAL BUILDING FLOORPLATE



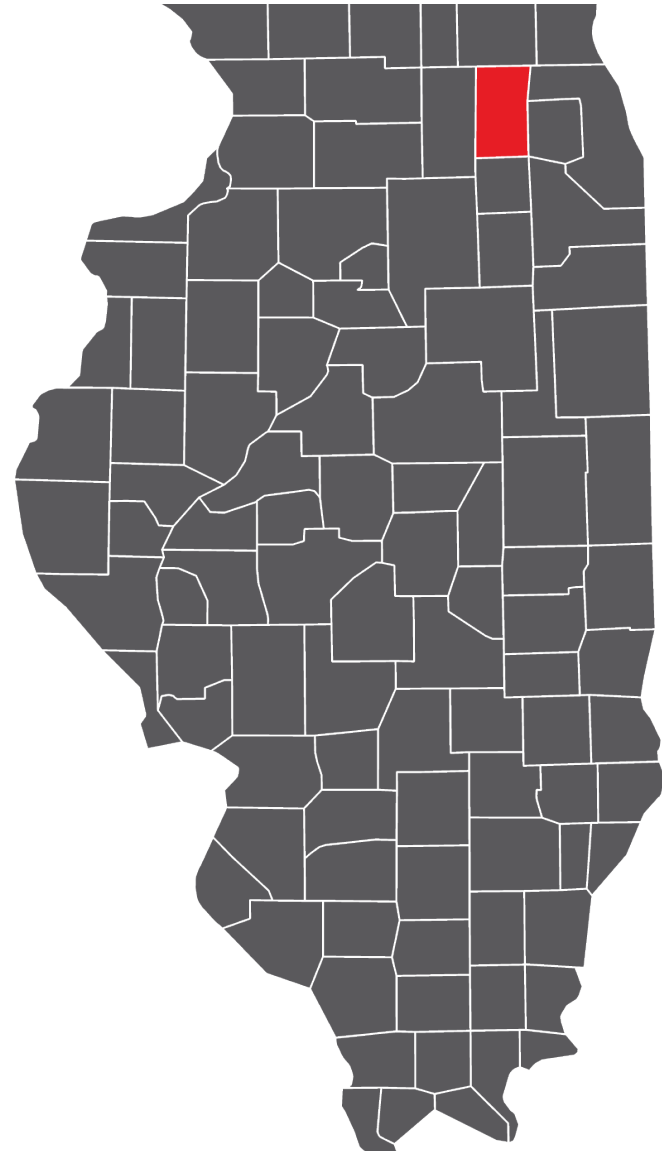
First Floor
Scale: 1"=20'



Upper Floors
Scale: 1"=20'

LOCATION OVERVIEW

Batavia, located in Kane County, Illinois, is a charming township known for its rich history and scenic beauty along the Fox River. Established in 1833, it boasts a blend of historic architecture and modern amenities, reflecting its evolution from a mill town to a vibrant suburban community. Batavia offers a strong sense of community with numerous parks, trails, and cultural events, making it an ideal place for families and outdoor enthusiasts. The township's commitment to preserving its heritage while fostering growth has made it a desirable location for residents and businesses alike.



AREA DEVELOPMENTS



DEVELOPMENT NAME

DEVELOPMENT ADDRESS

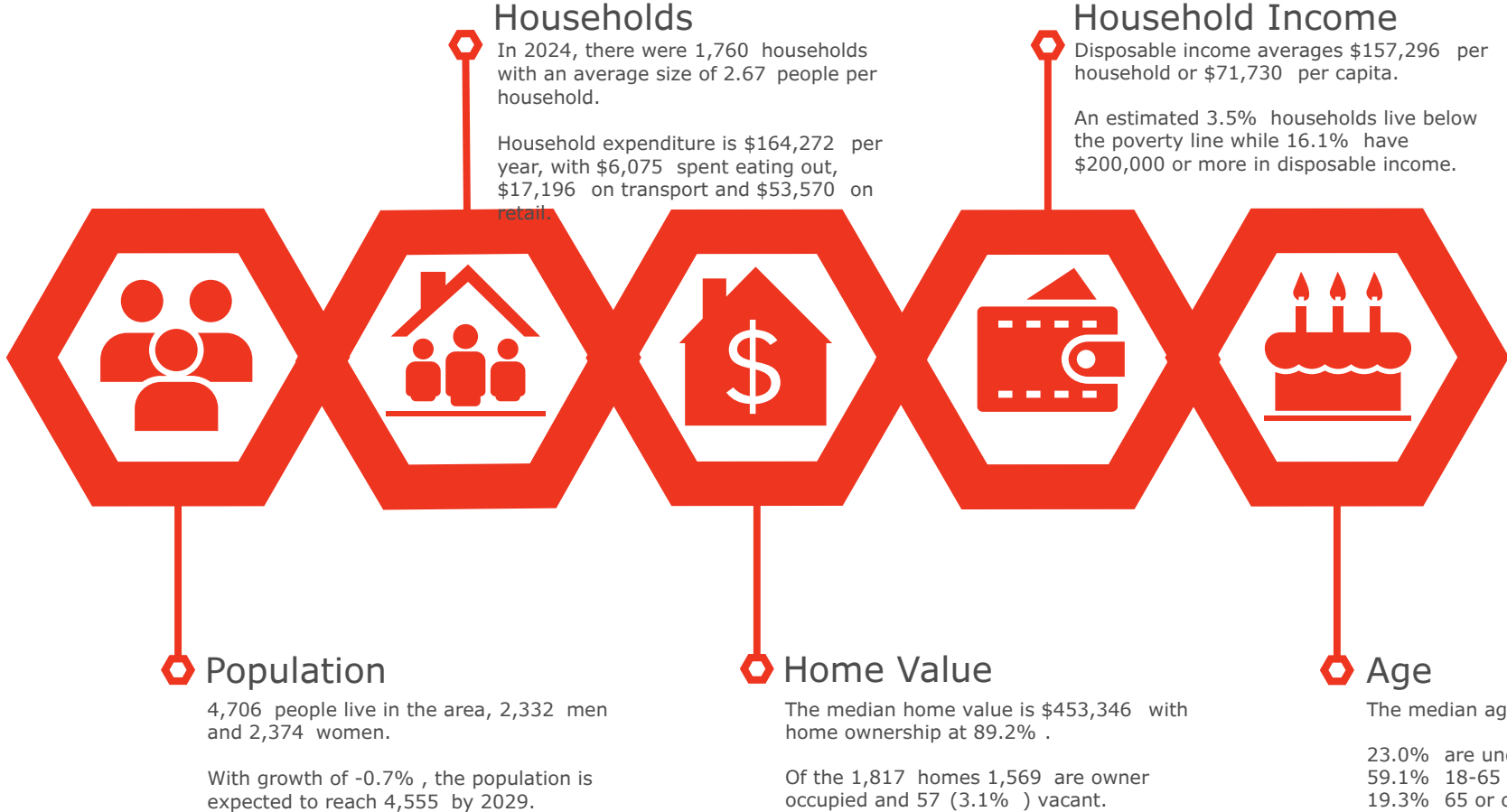
1. The Landings Senior Living Complex
2. The Windmill Manor Senior Living Complex
3. The Advocate Medical Outpatient Center
4. The Batavia Medical Campus

- 2450 FABYAN PKWY, BATAVIA, IL 60510
- 2400 HAWKS DRIVE, BATAVIA, IL 60510
- 2500 W FABYAN PKWY, BATAVIA, IL 60510
- 2562 W FABYAN PKWY, BATAVIA, IL 60510

CONCEPTUAL DEVELOPMENT PLANS



DEMOGRAPHIC INSIGHTS



ABOUT YOUR BROKER



MARK JONES, CCIM
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■ MARK JONES, CCIM

Mark Jones specializes in investment sales of multi-tenant and single tenant retail properties in his position as Senior Vice President of Investment Sales with Jameson Commercial.

Mr. Jones is well versed and able to bring a varied and vast level of knowledge and experience to his business having worked in corporate America for more than 20 years. Mr. Jones acquired extensive retail development and management experience at Mobil and Midas International. He occupied positions of increasing responsibility for land acquisition, facility development, leasing and executive management. He served as Vice President of Midas Realty Corporation and Vice President of Franchising for Midas International, having participated in the opening of over 700 Midas retail stores throughout the major markets in the U.S.

Since joining Jameson Commercial, Mr. Jones has personally closed or advised on sales and acquisitions of well over \$300 Million with a variety of national tenants including Walgreens, Advance Auto, O'Reilly's, Burger King, PNC Bank, National Tire & Battery, Pop Eyes, Family Dollar and product groups including multi-unit residential, office and land for development. He was recognized as Jameson Commercial's Top Commercial Broker in 2009 and 2018 and has consistently ranked among the Top Producers while at Jameson.

A graduate of Purdue University with a BS in Civil Engineering, Mr. Jones continued to add to his education acquiring an MBA from the University of Chicago. Upon entering the brokerage side of the business, Mr. Jones achieved the designation of Certified Commercial Investment Member (CCIM). As a CCIM, Mr. Jones has completed an arduous designated curriculum with emphasis on ethics, winning negotiations and the latest techniques in financial and investment analysis. CCIMs are widely recognized for their knowledge and skills in commercial investment analysis which is of major benefit to their individual clients. Mr. Jones is also an active member of the International Council of Shopping Centers and the Chicago Association of Realtors.



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