

NE CORNER DIEHL RD. & COUNTRY CLUB BLVD.
NAPERVILLE, IL 60540

3.89+/- ACRES FOR SALE

Your Vision. Our Dedication. Your Partner.

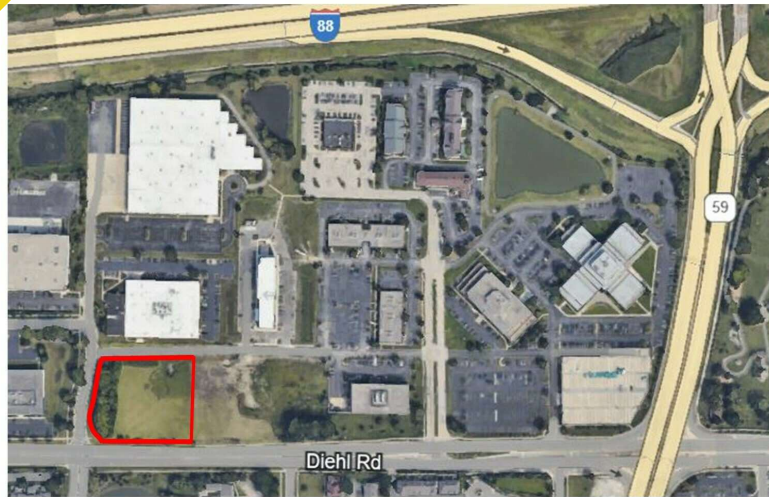
MURRAY COMMERCIAL

2035 Foxfield Road, Suite 203
St. Charles, IL 60174
630.513.0173 | murraycommercial.com

JACE MURRAY

President/Managing Broker
630.244.3272
jace@murraycommercial.com

LAND FOR SALE



SALE PRICE

\$2,370,583

OFFERING SUMMARY

Lot Size: 3.89 Acres

Price / SF: \$13.99

Zoning: B-3

PINs: 07-04-401-024 & 048

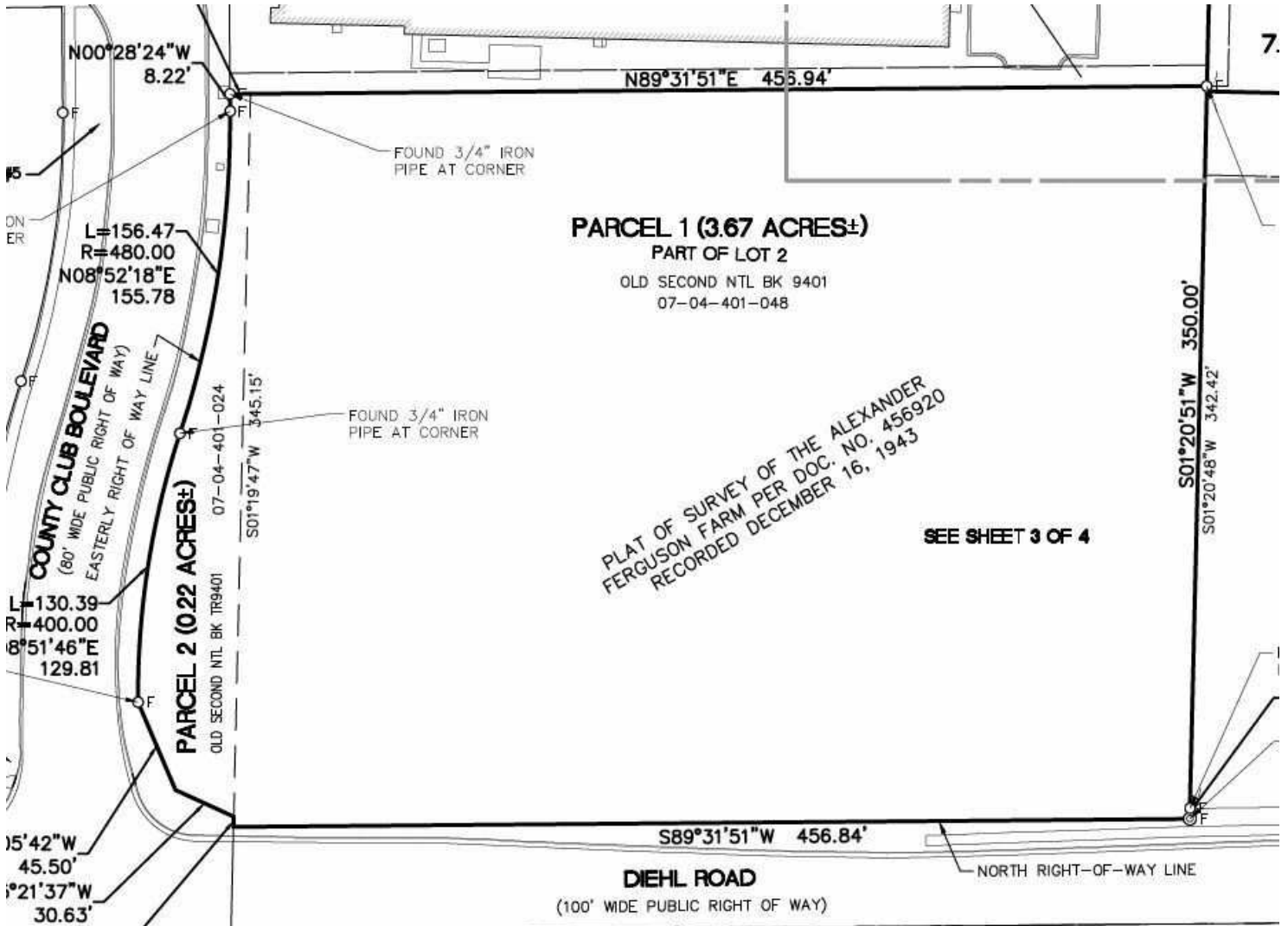
PROPERTY HIGHLIGHTS

- Prime corner location at NE Corner of Diehl Road & Country Club Boulevard
- B-3 Zoning permits a wide range of commercial uses
- High visibility at a signalized intersection
- Ideal for retail, office, hotel, restaurant, and service businesses
- Utilities already available on site
- Proximity to major transportation routes
- Surrounded by established and growing residential communities
- Favorable demographics and consumer demand in the Naperville area
- Exceptional location for business visibility and branding

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	267	1,003	3,686
Total Population	640	2,394	8,874
Average HH Income	\$117,177	\$123,820	\$124,100

SURVEY



2024 TAX BILL PAY 2025 - PIN 07-04-401-048 - 3.67 ACRES

MAKE CHECK PAYABLE TO: DU PAGE COLLECTOR - SEND THIS COUPON WITH YOUR 1ST INSTALLMENT PAYMENT OF **2024 Tax**MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
PAY ON-LINE AT: www.dupagecounty.gov/treasurer
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION07-04-401-048
LTC 2ND9401
35 W WACKER DR, 11TH FLOOR
CHICAGO IL 60601

1

ON OR BEFORE:	PAY:
JUN 02, 2025	0.00
PAYING LATE?	PAY THIS AMOUNT:
JUN 3 THRU 30	0.00
JUL 1 THRU 31	
AUG 1 THRU 31	
SEP 1 THRU 30	
OCT 1 THRU 31	
NOV 1 THRU 19	

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY.

PAYMENT OF THIS 2024 TAX BILL AFTER OCTOBER 31, 2025, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER.

☐ CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

NO PAYMENT WILL BE ACCEPTED AFTER NOV 19, 2025

\$66.95 PAID June 02, 2025

1070440104817030000000669511

MAKE CHECK PAYABLE TO: DU PAGE COLLECTOR - SEND THIS COUPON WITH YOUR 2ND INSTALLMENT PAYMENT OF **2024 Tax**MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
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SEE REVERSE SIDE FOR ADDITIONAL INFORMATION07-04-401-048
LTC 2ND9401
35 W WACKER DR, 11TH FLOOR
CHICAGO IL 60601

2

ON OR BEFORE:	PAY:
SEP 02, 2025	0.00
PAYING LATE?	PAY THIS AMOUNT:
SEP 3 THRU 30	0.00
OCT 1 THRU 31	
* NOV 1 THRU 19	

*INCLUDES \$10 COST: SEE BACK OF BILL FOR EXPLANATION

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\$66.95 PAID June 02, 2025

2070440104817030000000669512

Rate 2023	Tax 2023	Taxing District	Rate 2024	Tax 2024
		** COUNTY **		
0.0899	1.74	COUNTY OF DU PAGE	0.0832	1.78
0.0180	0.34	PENSION FUND	0.0165	0.36
0.0291	0.56	HEALTH DEPARTMENT	0.0250	0.54
0.0103	0.20	PENSION FUND	0.0114	0.24
0.1001	1.96	FOREST PRESERVE DIST	0.1213	2.62
0.0075	0.14	PENSION FUND	0.0097	0.20
0.0132	0.26	DU PAGE AIRPORT AUTH	0.0122	0.26
		** LOCAL **		
NO LEVY	0.00	DU PAGE WATER COMM	NO LEVY	0.00
0.0414	0.82	NAPERVILLE TWP	0.0380	0.82
0.0148	0.28	MENTAL HLTH FACILITY	NO LEVY	0.00
NO LEVY	0.00	NAPRVLE TWP MNTL HLTH	0.0140	0.30
0.0309	0.60	NAPRVLE TWP RD DEPT	0.0290	0.62
0.0006	0.02	PENSION FUND	0.0013	0.02
0.2299	4.48	CITY OF NAPERVILLE	0.1993	4.28
0.2305	4.50	PENSION FUND	0.2253	4.84
0.1859	3.64	CITY NAPERVILLE LIBR	0.1745	3.74
0.2746	5.34	NAPERVILLE PARK DIST	0.2635	5.66
0.0221	0.44	PENSION FUND	0.0200	0.42
		** EDUCATION **		
5.1070	99.60	UNIT SCHOOL DIST 204	4.6762	100.32
0.0897	1.74	PENSION FUND	0.1421	3.04
0.1907	3.72	COLLEGE DU PAGE 502	0.1794	3.84
		** TIF **		

Mailed to:
LTC 2ND9401
35 W WACKER DR, 11TH
FLOOR
CHICAGO IL 60601Property Location:
DIEHL RD
NAPERVILLE IL 60540

Township Assessor:

NAPERVILLE
630-355-2444Tax Code:
7030Property Index Number:
07-04-401-048CHANGE OF NAME/ADDRESS:
CALL: 630-407-5900

* S OF A FACTOR 1.1129

1st INST PAID June 02, 2025
2nd INST PAID June 02, 2025

TIF Frozen Value	
Fair Cash Value	6,400
Land Value	2,145
+ Building Value	
= Assessed Value	2,145 *
x State Multiplier	1.0000
= Equalized Value	2,145
- Residential Exemption	
- Senior Exemption	
- Senior Freeze	
- Disabled Veteran	
- Disability Exemption	
- Returning Veteran Exemption	
- Home Improvement Exemption	
- House Abatement	
= Net Taxable Value	2,145
x Tax Rate	6.2419
= Total Tax Due	133.90
- Less Advance Payment	
- Commercial Abatement	
+ PACE Reimbursement	
= Net Due as of 06/09/25	0.00

2024 DuPage County Real Estate Tax Bill
Gwen Henry, CPA, County Collector
421 N. County Farm Road
Wheaton, IL 60187Office Hours - 8:00 am - 4:30 pm, Mon - Fri
Telephone = (630) 407-5900

6.6862	130.38	TOTALS	6.2419	133.90
2023	1,950	Assessed Value	2024	2,145

2024 TAX BILL PAY 2025 - PIN 07-04-401-024 - 0.22 ACRES

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PAY ON-LINE AT: www.dupagecounty.gov/treasurer
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION07-04-401-024
RICHARDSON, NADINE D
73 ROYAL OAKS
BRISTOL IL 60512

1

ON OR BEFORE:	PAY:
JUN 02, 2025	0.00
PAYING LATE?	PAY THIS AMOUNT:
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JUL 1 THRU 31	
AUG 1 THRU 31	
SEP 1 THRU 30	
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1070440102427030000000000001

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2070440102427030000000000002

Rate 2023	Tax 2023	Taxing District	Rate 2024	Tax 2024
		** COUNTY **		
0.0899	0.00	COUNTY OF DU PAGE	0.0832	0.00
0.0180	0.00	PENSION FUND	0.0165	0.00
0.0291	0.00	HEALTH DEPARTMENT	0.0250	0.00
0.0103	0.00	PENSION FUND	0.0114	0.00
0.1001	0.00	FOREST PRESERVE DIST	0.1213	0.00
0.0075	0.00	PENSION FUND	0.0097	0.00
0.0132	0.00	DU PAGE AIRPORT AUTH	0.0122	0.00
		** LOCAL **		
NO LEVY	0.00	DU PAGE WATER COMM	NO LEVY	0.00
0.0414	0.00	NAPERVILLE TWP	0.0380	0.00
0.0148	0.00	MENTAL HLTH FACILITY	NO LEVY	0.00
NO LEVY	0.00	NAPRVLE TWP MNTL HLTH	0.0140	0.00
0.0309	0.00	NAPRVLE TWP RD DEPT	0.0290	0.00
0.0006	0.00	PENSION FUND	0.0013	0.00
0.2299	0.00	CITY OF NAPERVILLE	0.1993	0.00
0.2305	0.00	PENSION FUND	0.2253	0.00
0.1859	0.00	CITY NAPERVLE LIBR	0.1745	0.00
0.2746	0.00	NAPERVILLE PARK DIST	0.2635	0.00
0.0221	0.00	PENSION FUND	0.0200	0.00
		** EDUCATION **		
5.1070	0.00	UNIT SCHOOL DIST 204	4.6762	0.00
0.0897	0.00	PENSION FUND	0.1421	0.00
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BRISTOL IL 60512Property Location:
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NAPERVILLE IL 60540

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NAPERVILLE
630-355-2444

Tax Code:

7030

Property Index Number:
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1st INST PAID
2nd INST PAID

TIF Frozen Value	
Fair Cash Value	200
Land Value	56
+ Building Value	
= Assessed Value	56 *
x State Multiplier	1.0000
- Equalized Value	56
- Residential Exemption	
- Senior Exemption	
- Senior Freeze	
- Disabled Veteran	
- Disability Exemption	
- Returning Veteran Exemption	
- Home Improvement Exemption	
- House Abatement	
= Net Taxable Value	56
x Tax Rate	6.2419
= Total Tax Due	0.00
- Less Advance Payment	
- Commercial Abatement	
+ PACE Reimbursement	
= Net Due as of 06/09/25	0.00

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6.6862	0.00	TOTALS	6.2419	0.00
2023	50	Assessed Value	2024	56

NE Corner Diehl Rd. & Country Club Blvd.

NAPERVILLE, IL 60540

LAND FOR SALE



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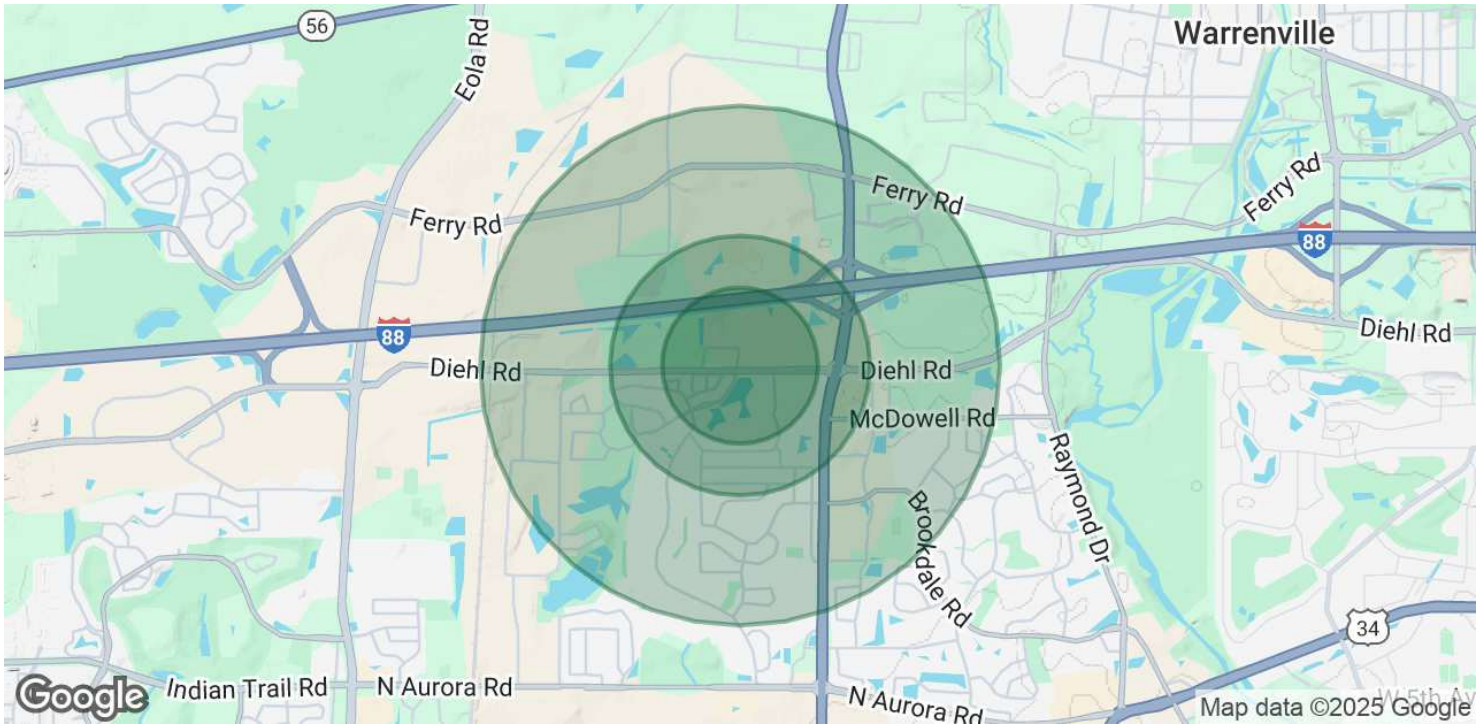
JACE MURRAY

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jace@murraycommercial.com

LOCATION / RETAILER MAP



LAND FOR SALE



POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	640	2,394	8,874
Average Age	37	38	37
Average Age (Male)	36	37	36
Average Age (Female)	39	39	38

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	267	1,003	3,686
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$117,177	\$123,820	\$124,100
Average House Value	\$311,797	\$329,292	\$360,834

Demographics data derived from AlphaMap

LAND FOR SALE



AGENCY DISCLOSURE

Thank you for allowing Murray Commercial the opportunity to share this information and/or show you the above-referenced property. This activity does not result in the Broker/Sales Associate acting as your agent. The Broker/Sales Associate is acting as the Designated Agent for the Owner. As a result, the Broker/Sales Associate will NOT act as a Dual Agent and will NOT be acting as an agent on your behalf.

The information contained herein was obtained from sources believed to be reliable; however, Murray Commercial makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale, lease, or withdrawal without notice.

EXCLUSIVE BROKER



JACE MURRAY

President/Managing Broker

jace@murraycommercial.com

Direct: 630.513.0173 | Cell: 630.244.3272

PROFESSIONAL BACKGROUND

With over 25 years of Commercial Real Estate Experience, Jace continues to exceed expectations with his client focused approach and dedication to building lasting relationships with his clients. While working with investors and clients within the commercial real estate industry, Jace has developed a unique and diversified skill set to assist clients and maximize their objectives.

His multidisciplinary commercial real estate background has provided consultative and real estate brokerage services ranging from complex land assemblage assignments, development, 1031 tax deferred exchanges, acquisition and syndication of commercial properties, and structuring a firm dedicated to providing client centered commercial real estate brokerage services and full service asset management and property management services.

EDUCATION

As a graduate of Purdue University and The Krannert School of Business, achieving a bachelor of science degree in Management & Finance, Jace initially pursued his sales and management interests within the financial world with Prudential Preferred Financial Services, specializing in estate planning and small business planning. This established his passion for client interaction and desire to help others achieve their financial goals. He then turned to the real estate arena and joined his father in the mid 1990's to further his career and begin the evolution of Murray Commercial. As the firm has evolved to become a full service real estate brokerage and asset management company, he has been instrumental in enhancing the firm's ability to provide best of class services within the commercial real estate industry.

MEMBERSHIPS

Active throughout the community and a lifetime resident of the St. Charles area, Jace continues to be active in many volunteer activities and philanthropic support of our communities. He is currently an active board member of the Northwestern Memorial Foundation and past board member of the Delnor Health System.