

# Prime 20+ Acre Development Site

1097 Horizon Drive, Bartlett, IL 60103

LAND - RESIDENTIAL FOR SALE



john  
greene  
REAL ESTATE

John Greene Real Estate | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



## OFFERING SUMMARY

<b>Sale Price:</b>	\$3,400,000
<b>Lot Size:</b>	20.15± AC
<b>Zoning:</b>	B-4; Village open to multiple use zoning
<b>Price / SF:</b>	\$3.87
<b>Taxes:</b>	\$69,912 (2023)

## PROPERTY OVERVIEW

The subject site consists of a single parcel, approximately 20.15± acres. Site is located in the City of Bartlett, situated just southwest of the Illinois Highway 20 and Illinois Route 59 interchange, both major roadways in the area, with convenient access to I-90 and I-290 and O'Hare Airport. Site is situated close to shopping and restaurants and is zoned B-4.

## PROPERTY HIGHLIGHTS

- 47,800 VPD exposure on Illinois Highway 20
- 40,600 VPD exposure on Illinois Route 59
- Convenient access to I-90 and I-290
- Approximately 30 min from O'Hare Airport
- Approximately 6 minutes to Metra Commuter Rail
- School District U-46 South Elgin HS District - 7/10 greatschools.org

**Shamus Conneely**

shamusconneely@johngreenecommercial.com

773.814.3378

**Cory Ramey**

coryramey@johngreenecommercial.com

773.882.0677

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## THE VILLAGE OF BARTLETT

The Village of Bartlett is located in northwest suburban Cook County, northwestern DuPage County, with a portion extending into eastern Kane County, and easily accessible to county, state and interstate highways, and with commuter and freight rail access, Bartlett is Never Far Away.

Incorporated in 1891, the Village of Bartlett is an established suburban community of more than 41,000. The expansion of Bartlett's residential, commercial and industrial base has resulted in increased commercial interest by major retailers and companies looking to expand or relocate. Bartlett is becoming increasingly attractive for commercial, office, distribution and light industrial opportunities.

Bartlett boasts three business parks – Brewster Creek Business Park, Bluff City Industrial Park and Blue Heron Business Park. Downtown Bartlett continues developing, with the addition of a new Metra commuter station in late 2007. Retail opportunities abound at existing shopping centers and upcoming developments along the Route 59 Corridor at key intersections, including Lake Street, West Bartlett Road and at Army Trail Road.

Bartlett's Economic Development staff is dedicated providing assistance for any company already in the Village or considering a location in the Village. Staff provides efficient, confidential help with site location, locating financial assistance, retaining business in Bartlett, providing information on demographics, industries and major employers, permitting procedures and business plan data and resources. Bartlett's marketing program includes participation at local and national trade shows, networking with real estate and development professionals, responding in a timely fashion to all inquiries for businesses and developers wishing to locate in the Village, and promoting the Village through periodic press releases, advertisements and articles in trade publications. Bartlett demonstrates its ongoing commitment to its business neighbors through its business visitation program, whereby the Village's Economic Development staff maintains contact with businesses throughout the Village.

Through its motto, "Progress With Pride," Bartlett has and will continue to grow into a thriving center of commerce with many vibrant retail centers, a strong industrial base and extensive professional services.

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CONCEPT TH PLAN (NOT APPROVED)

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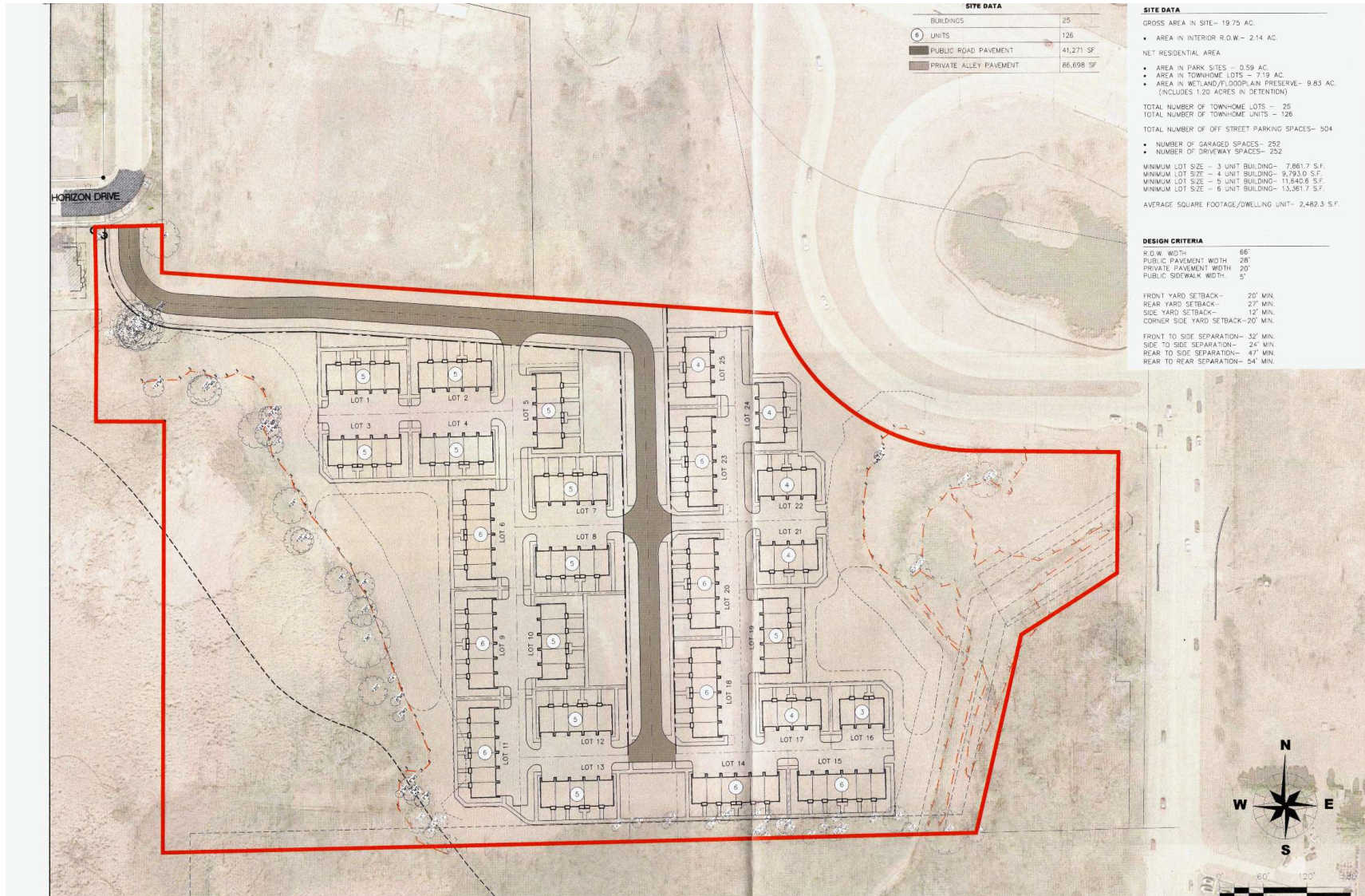
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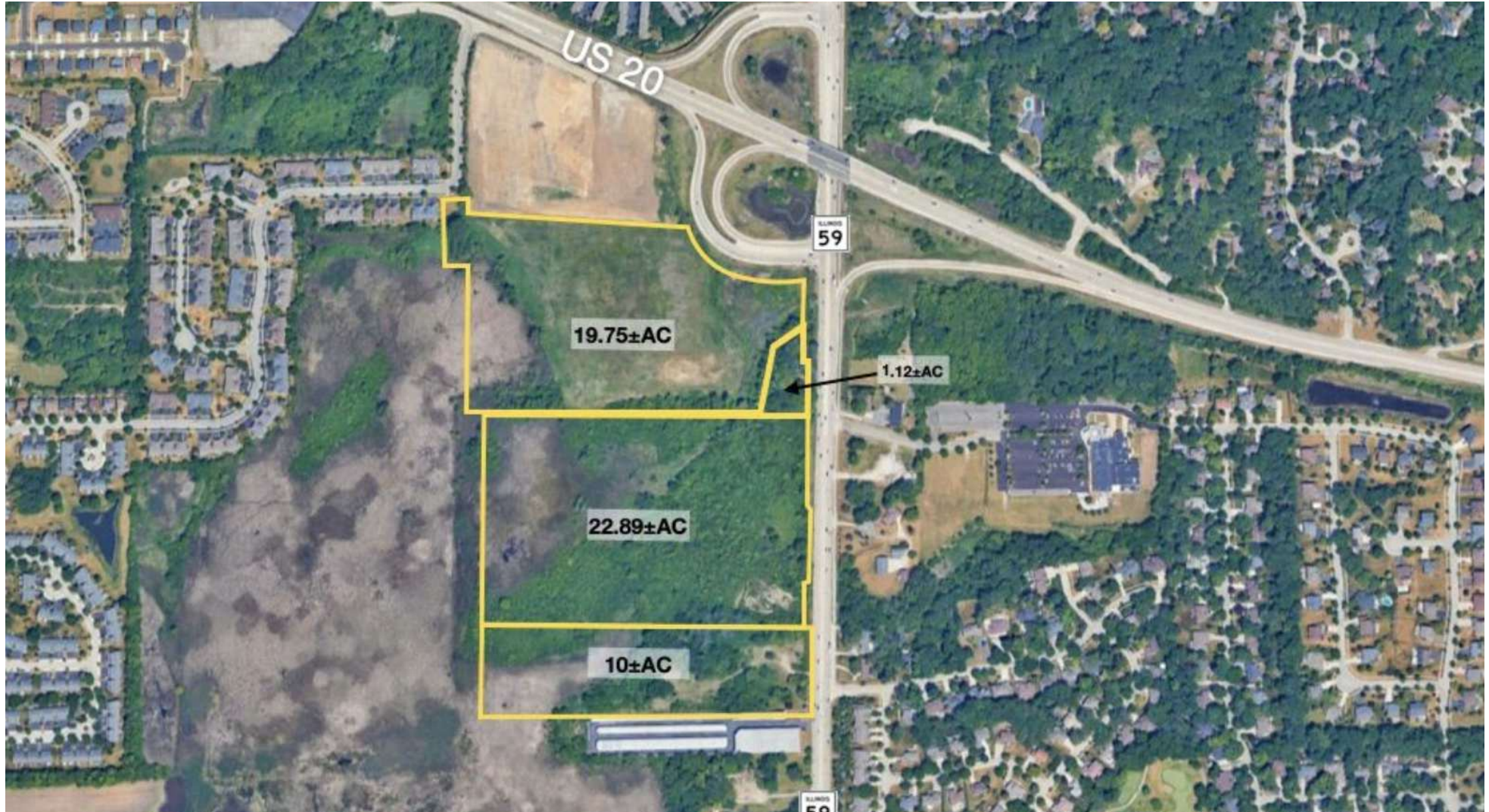
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Assemblage

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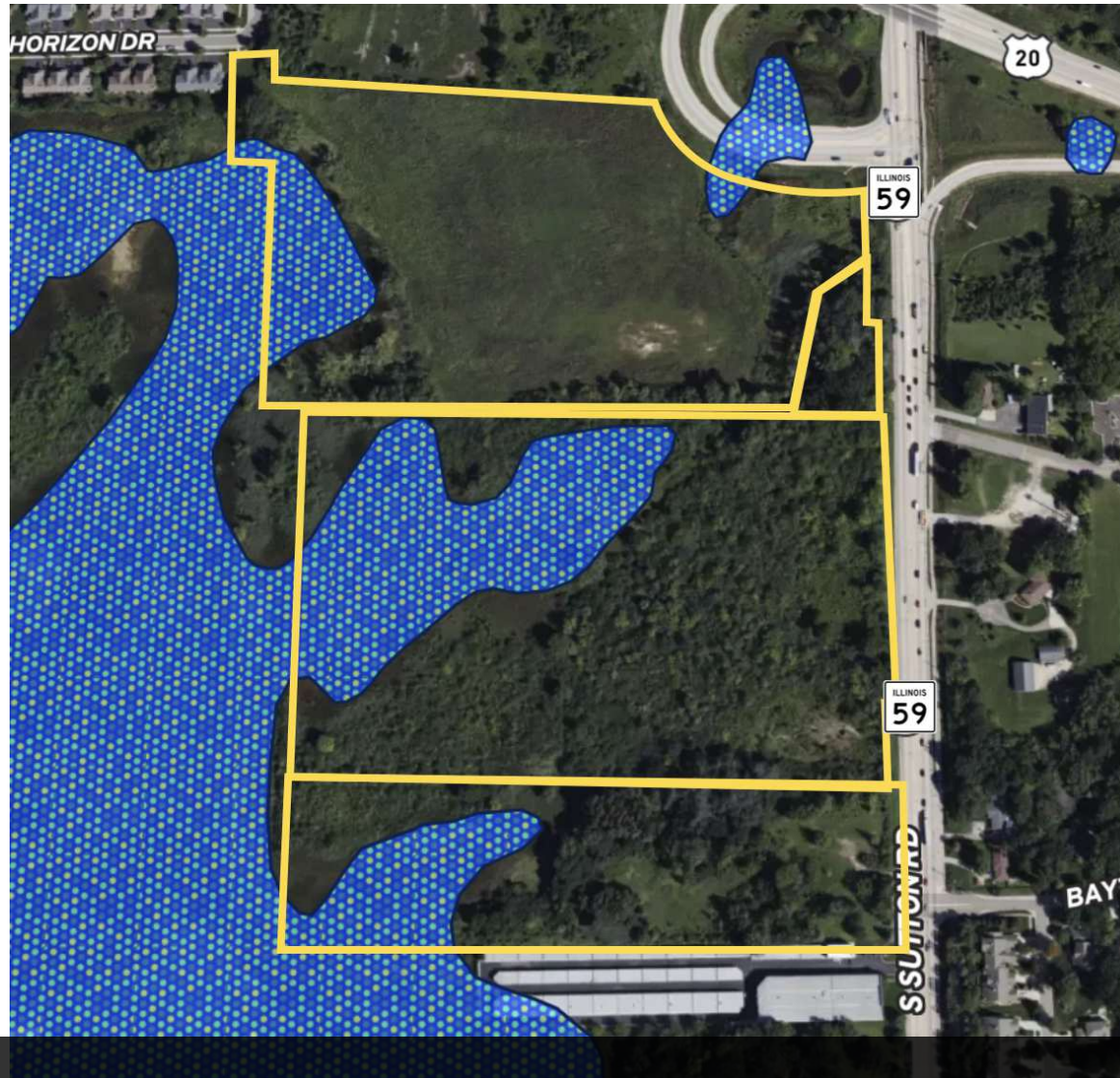
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Assemblage Wetlands

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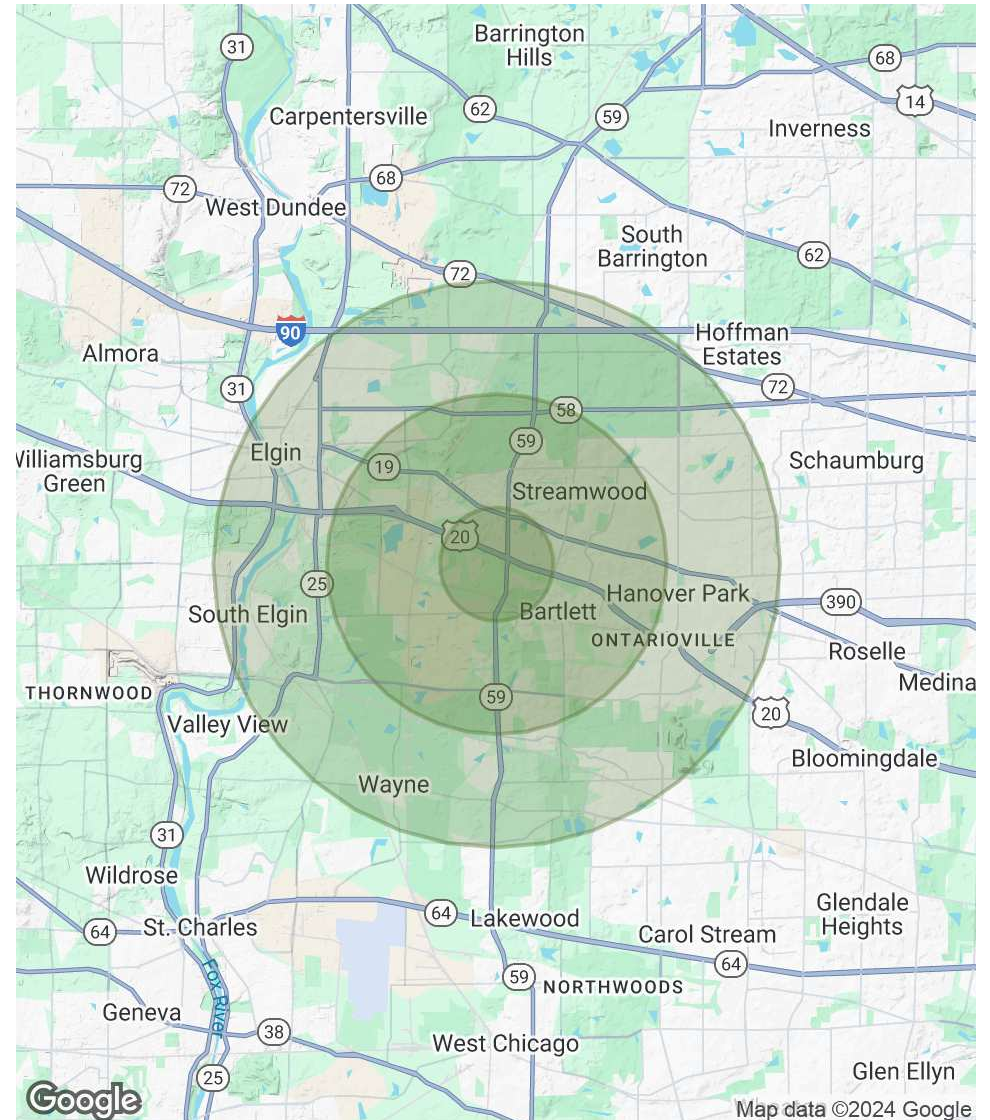
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,867	70,504	208,046
Average age	36.3	35.0	33.7
Average age (Male)	36.0	34.1	32.9
Average age (Female)	36.6	35.6	34.8

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,494	24,262	69,171
# of persons per HH	2.8	2.9	3.0
Average HH income	\$97,120	\$87,150	\$83,403
Average house value	\$336,325	\$310,537	\$285,840

\* Demographic data derived from 2020 ACS - US Census



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