

For Sale - 24.78 Acres Available Possible Data Center Site

333 North 6th Street
St. Charles, IL 60174



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Property Specs

Address 333 North 6th Street, St. Charles, IL 60174

County Kane

Acres 24.78

Zoning PUD 90

TIF Located in new TIF District

Taxes (2023) \$50,381.14

Sale Price Subject to Offer

APN

09-28-400-002	09-28-478-011
09-28-452-003	09-28-477-003
09-28-476-019	09-28-477-008
09-28-477-014	09-27-303-001

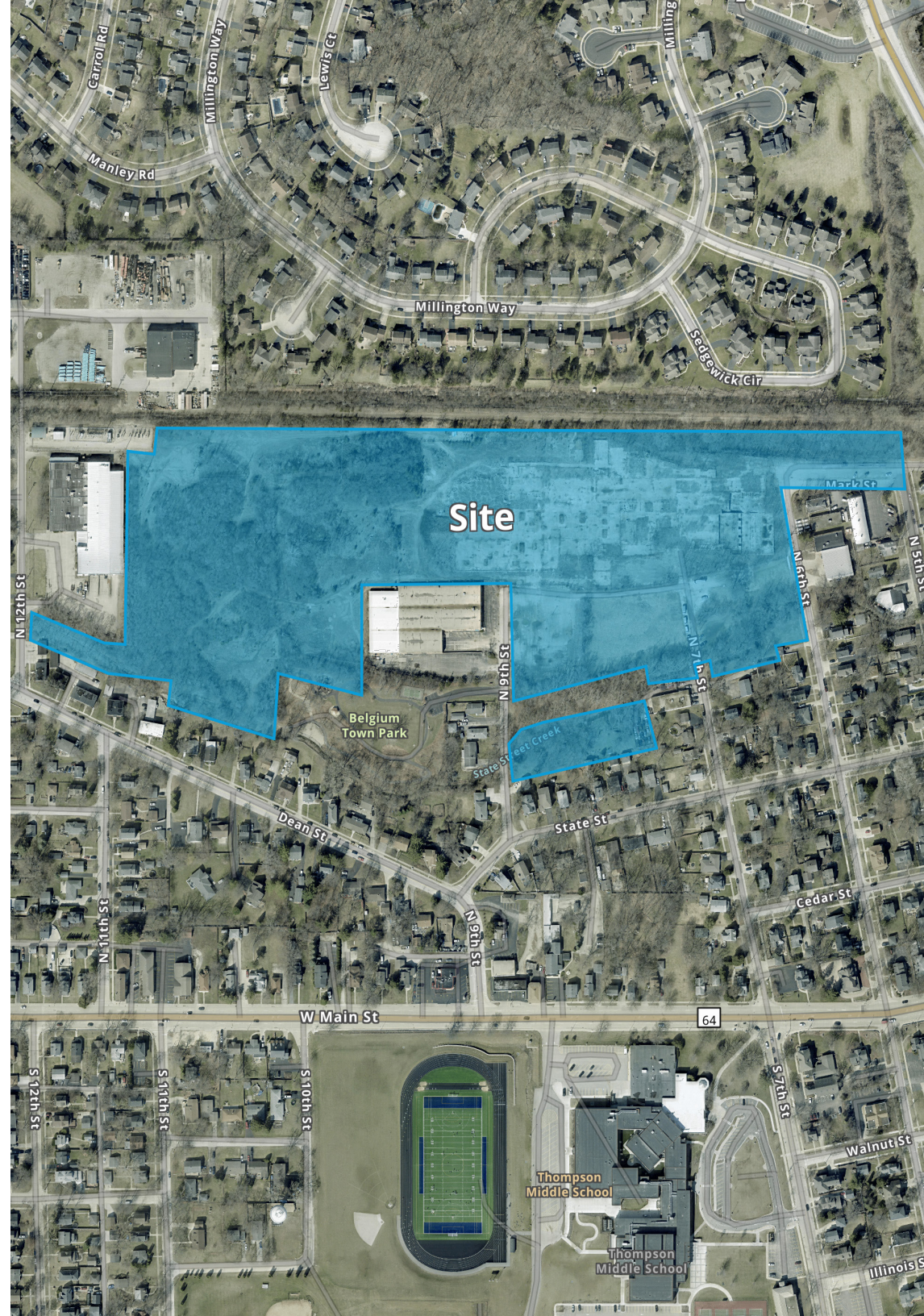
Highlights

- Potential Data Center Site
- Low Kane County Taxes
- Close Proximity to River Front & Retail
- 40-minute drive to O'Hare International Airport
- 1-hour drive to Downtown Chicago

Survey

St. Charles Substation Diagram

Power Description



Demographics

1 Miles

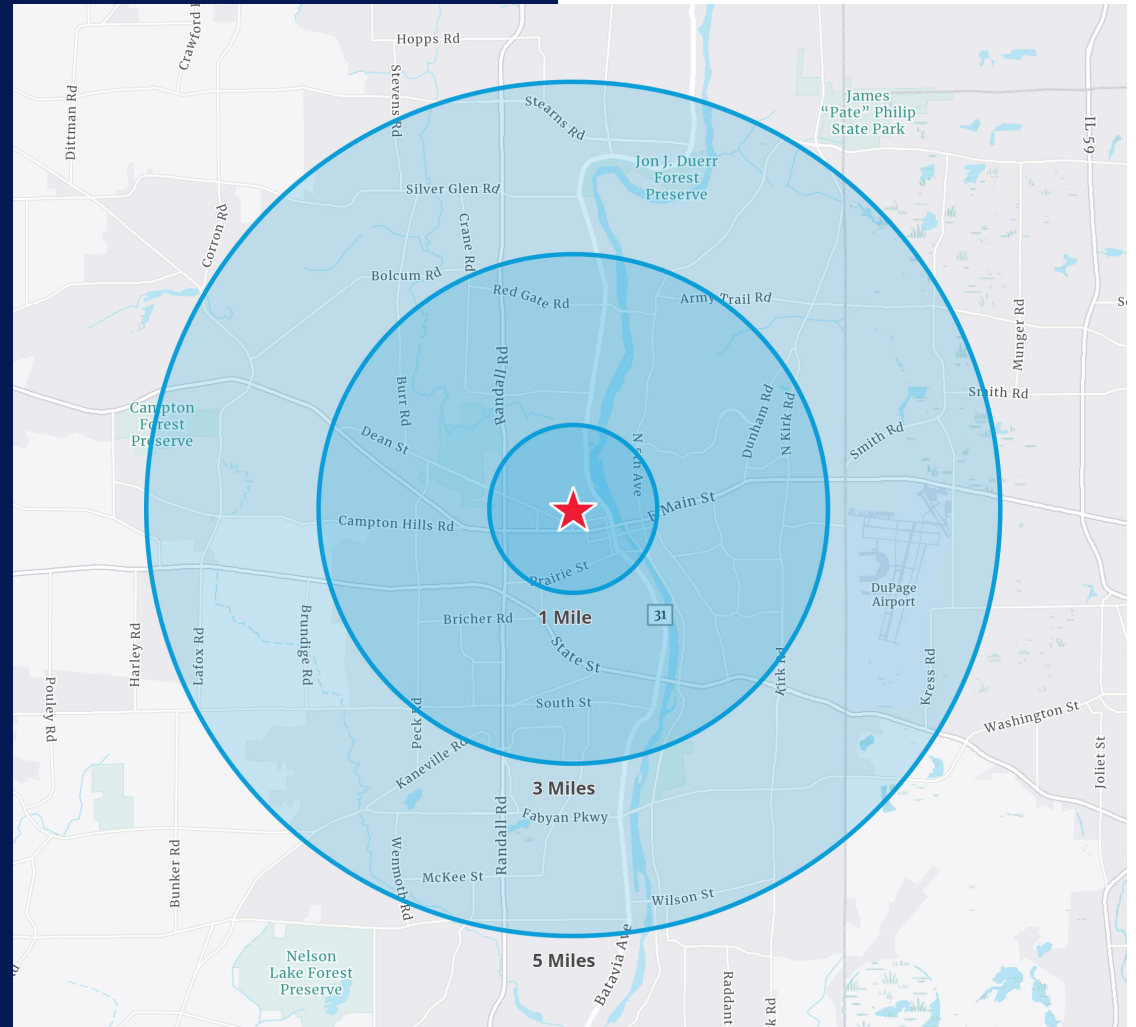
Population	9,883
Median Age	41.4
Avg. Income	\$95,242
Median Home Value	\$389,079

3 Miles

Population	53,476
Median Age	42.7
Avg. Income	\$117,402
Median Home Value	\$403,614

5 Miles

Population	105,028
Median Age	42.4
Avg. Income	\$128,621
Median Home Value	\$420,814



[Click for Details](#)

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Site



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