



# Offering Memorandum



## Lot 2 Commerce Dr

31W255 ROOSEVELT RD, WEST CHICAGO, IL 60185

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

This 7.47 acre property is located in the Fermi Center for Commerce Industrial Park. Currently zoned Agriculture. The topography of the land is flat. Currently being farmed. Farmer has harvest rights. Please note: This parcel is AKA Lot 2 Commerce Dr.

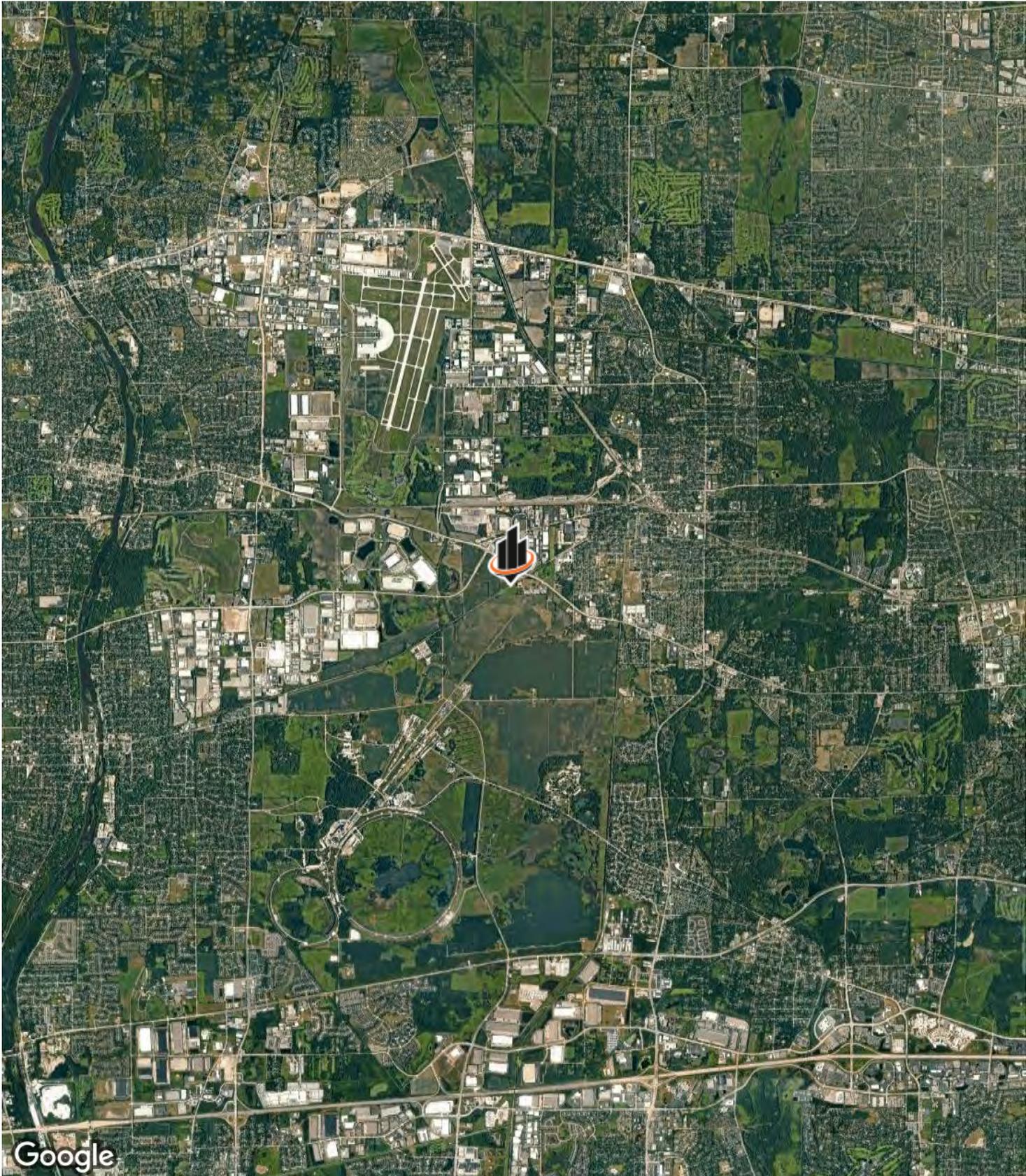
## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$945,000
<b>LOT SIZE:</b>	7.47 Acres

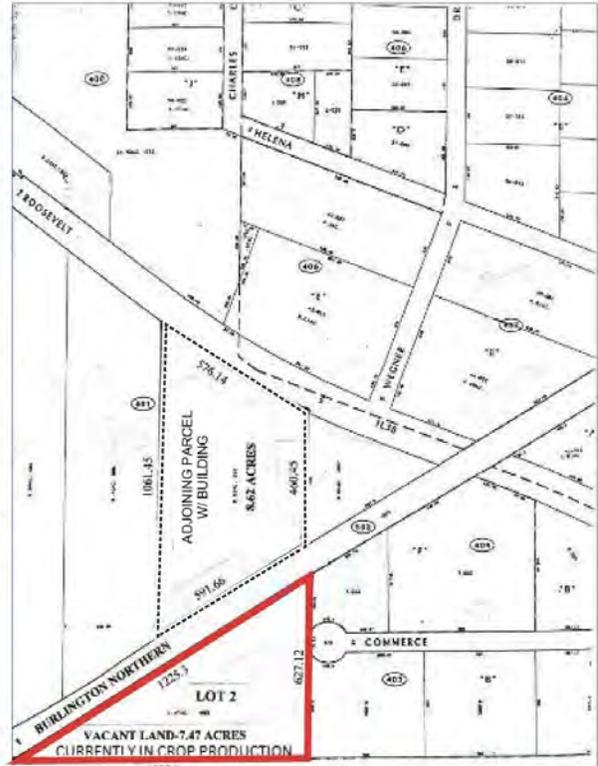
## LOCATION DESCRIPTION

Located near Roosevelt Road (US Route 38) in West Chicago, DuPage County, this ±7.47-acre parcel sits within close proximity to several significant regional assets. DuPage Airport (KDPA) is approximately 1.5 miles to the north — a full-service general aviation facility serving as the primary corporate aviation hub for the western suburbs. Fermi National Accelerator Laboratory is roughly 3 miles to the southwest along Kirk Road, bringing with it a concentrated base of research, technology, and federal facilities that define much of the surrounding land use character. On the transportation side, Route 59 runs approximately one mile to the east providing direct access to the I-88 interchange at Naperville Road; I-88 itself is accessible within roughly five minutes, connecting west toward the Quad Cities and east toward Oak Brook, O'Hare, and the Loop; and I-90 is reachable via Route 59 north in under 15 minutes, opening access to Elgin, Schaumburg, and Rosemont. The Metra Union Pacific West Line serves West Chicago with a station approximately two miles from the site. Roosevelt Road provides strong east-west arterial connectivity across Kane and DuPage Counties, with Geneva and St. Charles to the west and Wheaton and Glen Ellyn to the east.

# AERIAL MAP



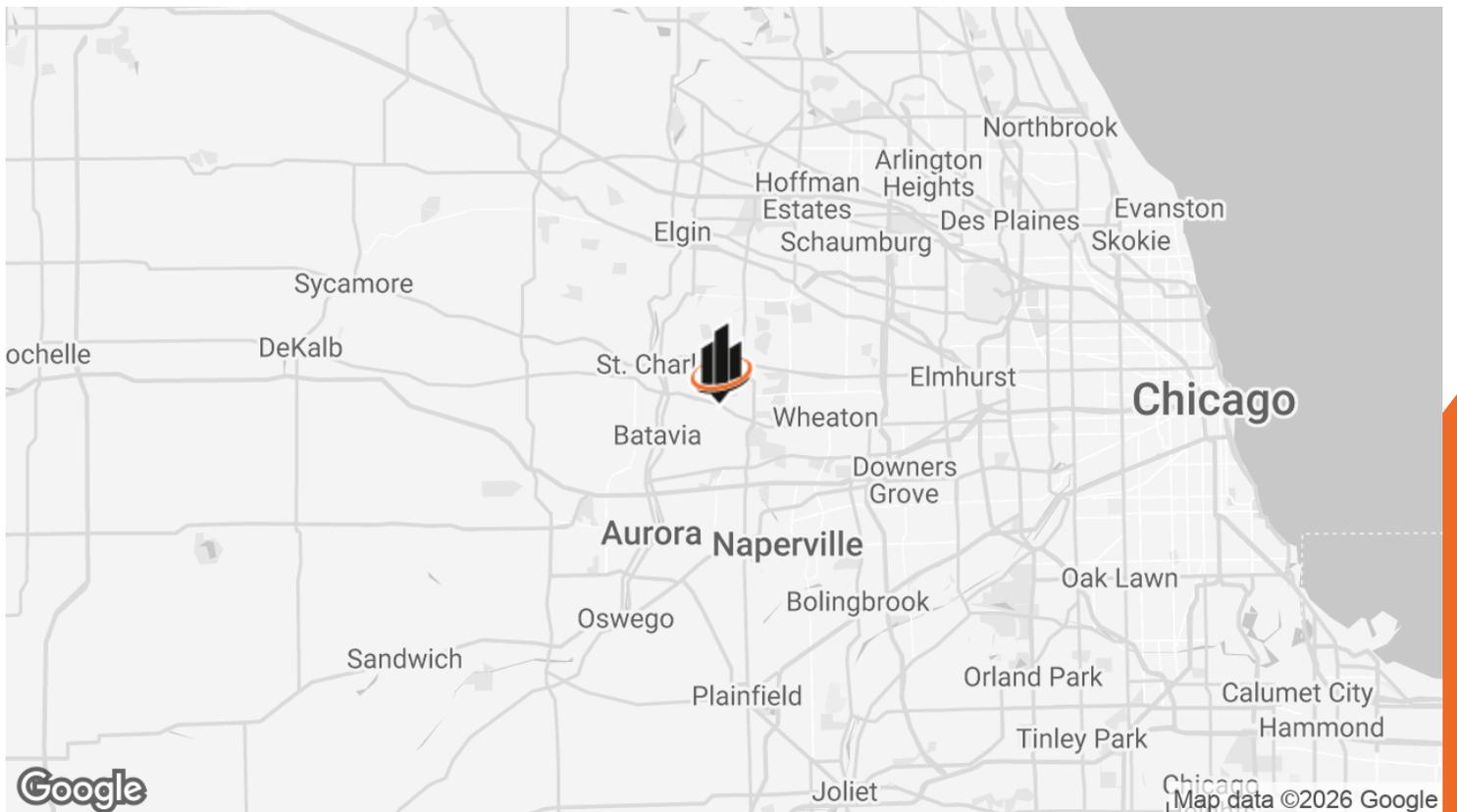
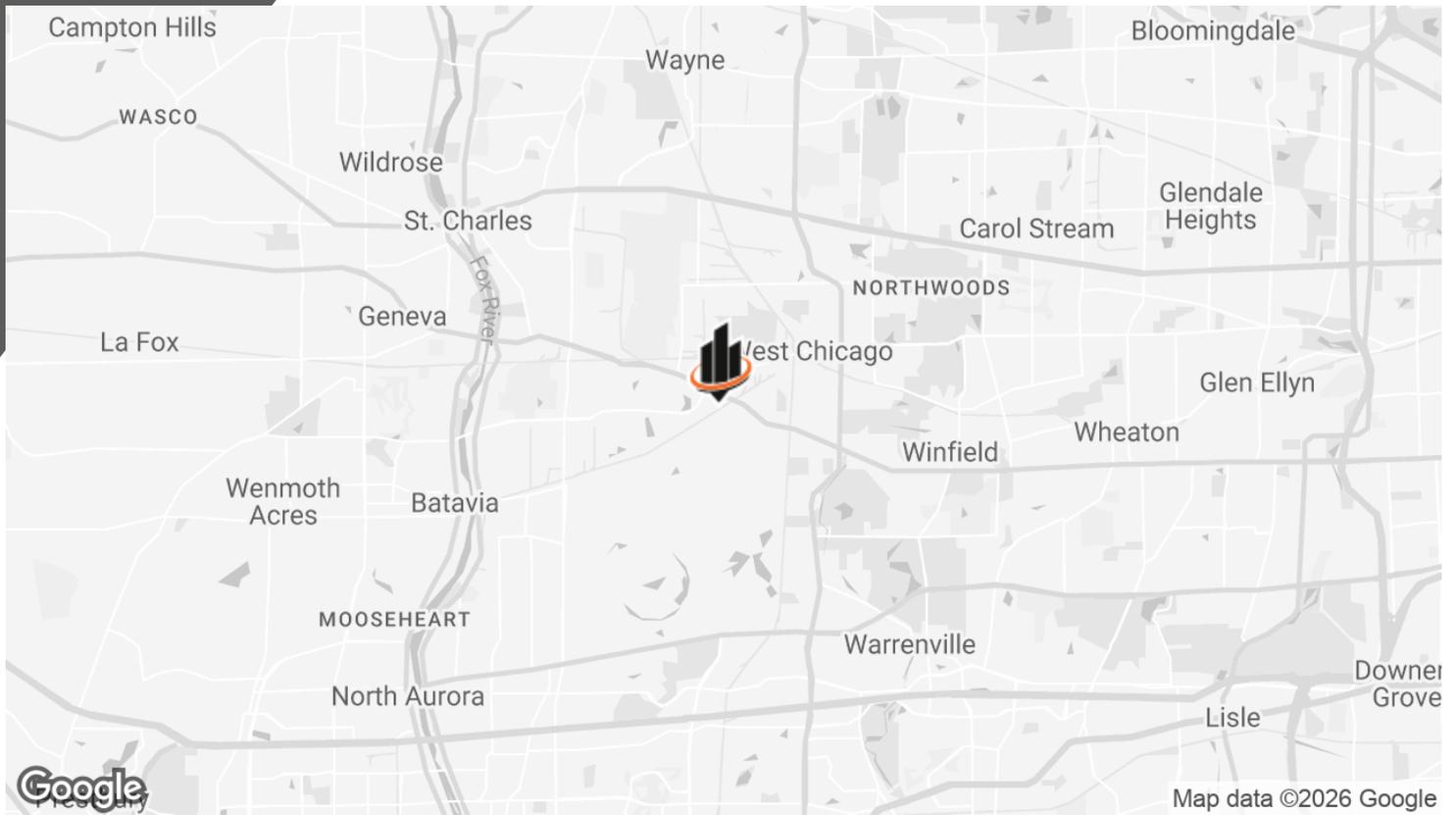
# LOT 2 COMMERCE DR



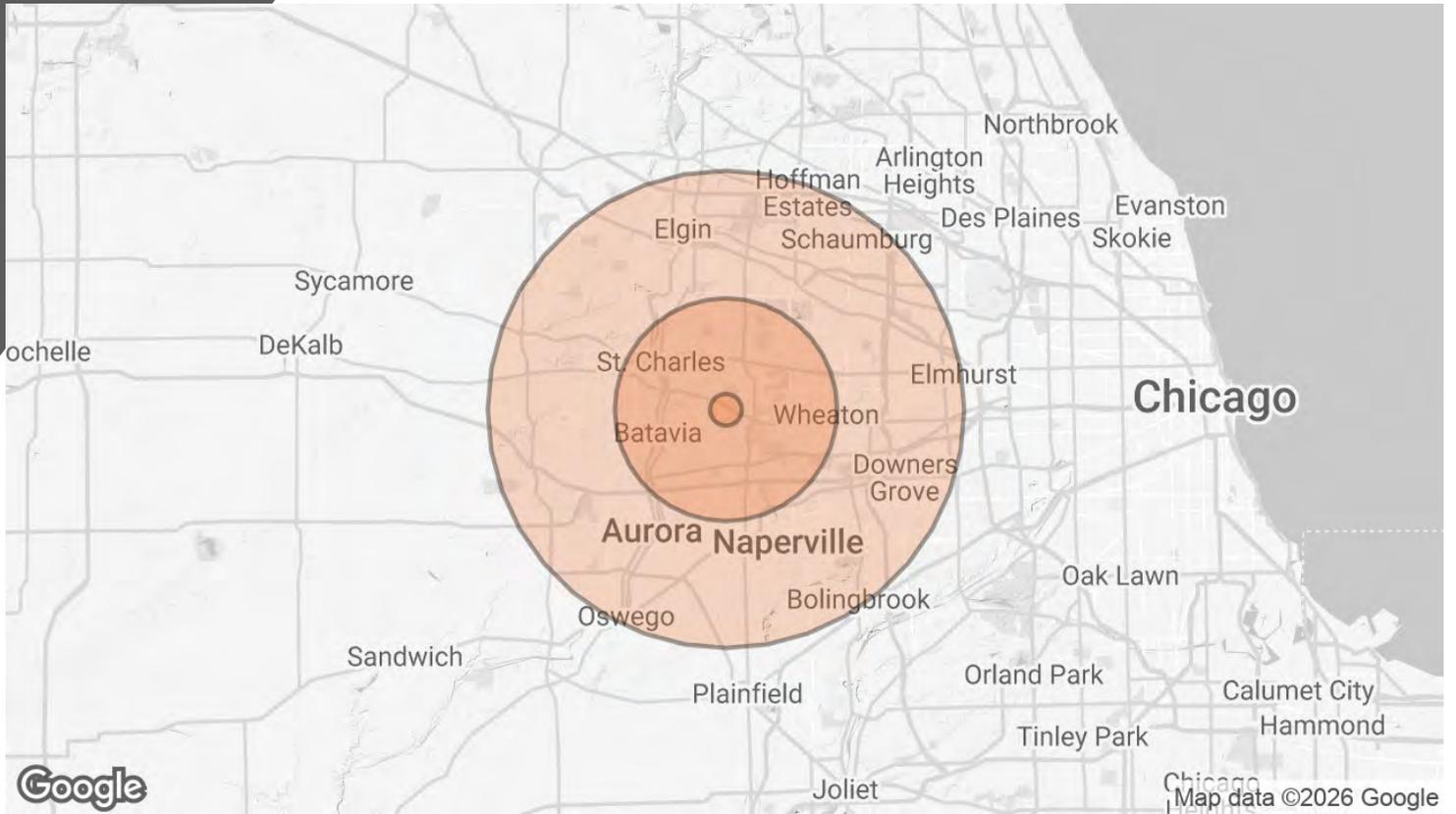
# LOT 2 COMMERCE DR



# REGIONAL MAP



# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	7 MILES	15 MILES
<b>TOTAL POPULATION</b>	2,280	294,678	1,646,770
<b>AVERAGE AGE</b>	38.4	40.8	39.8
<b>AVERAGE AGE (MALE)</b>	39.3	39.9	39.1
<b>AVERAGE AGE (FEMALE)</b>	30.7	41.8	40.8
HOUSEHOLDS & INCOME	1 MILE	7 MILES	15 MILES
<b>TOTAL HOUSEHOLDS</b>	654	109,230	598,279
<b># OF PERSONS PER HH</b>	3.5	2.7	2.8
<b>AVERAGE HH INCOME</b>	\$84,597	\$148,515	\$139,234
<b>AVERAGE HOUSE VALUE</b>	\$252,842	\$392,856	\$377,405

2023 American Community Survey (ACS)

# Disclaimer

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.