

**PROPERTY INFORMATION: KESLINGER PLAZA
9+/- ACRES ROUTE 47 & KESLINGER RD.
ELBURN, IL**

Location: North West corner of Route 47 & Keslinger Road, Elburn. IL 60119

Description: This fully entitled 9+/- acre site consists of four parcels. A preliminary site plan is attached which illustrates the potential configuration for 6 outlots. End users such as child care, retail, bank and restaurant could be easily accommodated on the site. The site also boasts approximately 500 linear feet of frontage on Route 47 and in excess of 600 linear feet of frontage along Keslinger Road.

Traffic Counts: According to T.Y.LIN International the current average daily traffic count is 11,200 on Route 47 with a projected count of 23,000 by 2030. Keslinger has an ADT of 4,450.

Zoning: General Business District.

Annexation: This property is annexed into the Village of Elburn.

Access: Currently access is available from Johnson Avenue; however IDOT and KDOT (Kane County Department of Transportation) have approved full access and turn lanes slated for future installation on both Route 47 and Johnson Ave.

Survey: A survey dated 2005 is on file. Please refer to attached reduction.

Topography: Level at approximate grade.

Flood Plain: According to the National Flood Insurance Program, the subject property is not located in the flood plain.

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Environmental: A Phase 1 Environmental Site assessment dated August 24, 2005 is on file.

Parcel number: This property consists of four parcels; 11-06-476-018, -028, -032 and -033.

Real Estate Taxes: 2009 real estate taxes for all four parcels totaled \$12,413.70

Utilities: Water, sewer, electric, and phone are available at the site.

Nearby Development Projects: Numerous development projects are in various stages of completion throughout the Village of Elburn. See attached.

Metra Station: The Metra station which opened in 2006 is located on Keslinger Road approximately 0.7 miles directly east of this site

Demographics: 2009 Demographic package is attached.

USDA Approved: According to ownership this property has been USDA approved and now qualifies for 90% financing.

ASKING PRICE: \$3,000,000.00

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Cambridge Ave

Barbier Ave

Meade Ave

Sycamore St

Johnson Ave

Keellinger Rd, Elburn, IL 60119

47

Oaks St

