

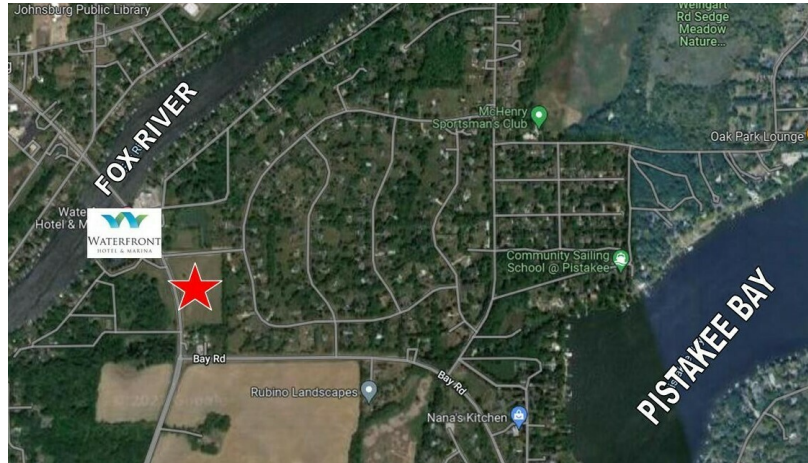
# 3118 Chapel Hill Rd.

Johnsburg, IL 60051

# For Sale

MLS #11836954

LAND



LAND

1 ACRE

\$129,000

(2.96 PSF)

### COMMERCIAL LAND ±1 ACRE (±7 acres possible)

Vacant commercial land very close to the popular Fox River and Pistakee Bay boating community and Chapel Hill Golf Club. Zoned B1, ideal for retail, specialty, entertainment use serving the local community and beyond. Just south of the river and other dining and entertainment venues.

Can be purchased along with surrounding parcels (listed separately) to achieve up to ±7 contiguous acres. Contact Broker for information.

10,150 VPD on Chapel Hill Road.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	2,749	25,685	66,473
Average HH Income	\$110,766	\$99,213	\$92,768

### Specifications

Description:	Commercial Land
Land Size:	1 Acre Up To +/- 7 AC Possible
Topography:	Flat
Environmental Status:	TBA
Utilities:	Nearby
Sewer/Water:	Well & Septic Required
Frontage Dimensions:	108'
Zoning:	B1
Taxes:	\$2,068.20 (2022)
PIN #:	10-18-356-006

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