

0 Route 25

Carpentersville, IL 60110

For Sale

MLS #11116526

LAND



LAND

1.27 ACRES

\$179,000

(\$3.24 PSF)

1.27 ACRES C-2 Zoning

1.27 Acres with 142' of frontage on busy Route 25, just south of Route 62 in Carpentersville. This parcel would be ideal for commercial development as it is near the intersection of Boulder Road and Route 25. C-2 Zoning. All utilities are nearby.

17,100 VPD on Route 25, and 22,800 VPD on Route 62.

| Demographics | 1 Mile | 3 Miles | 5 Miles |
|-------------------|----------|----------|----------|
| Total Population | 19,003 | 88,955 | 178,522 |
| Average HH Income | \$73,489 | \$78,315 | \$90,424 |

Specifications

| | |
|-----------------------|------------------------|
| Land Size: | 1.27 Acres (55,321 SF) |
| Topography: | Flat |
| Environmental Status: | TBD |
| Utilities: | Nearby |
| Sewer/Water: | City |
| Frontage Dimensions: | 142' on Route 25 |
| Zoning: | C2 |
| Taxes: | \$5,299.48 (2022) |
| PIN #: | 03-02-200-013 |

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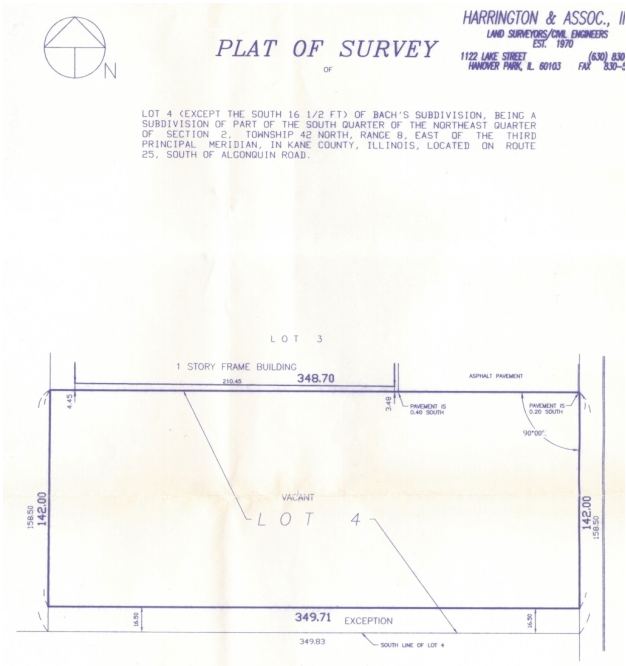
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