

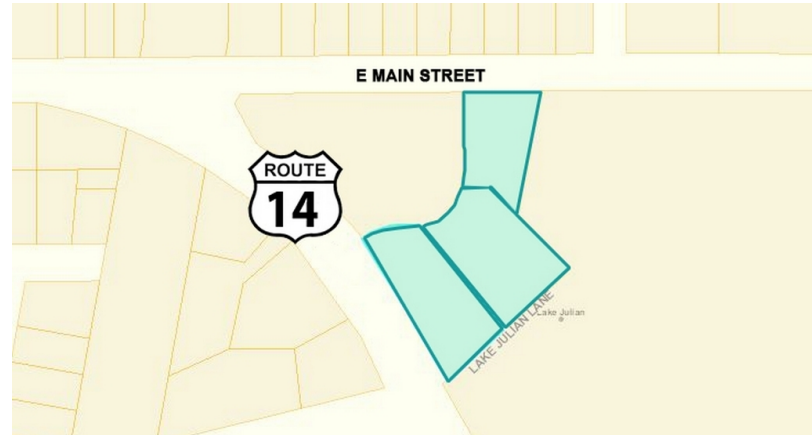
Lots 2,3,4 Route 14

Cary, IL 60013

For Sale

MLS #12119199

LAND



LAND (3 LOTS) 1.97 ACRES

REDUCED: \$599,832 (\$6.99 PSF)

3 Parcels Bank Owned Development Land

Price Reduced. Bank owned 1.97 acres commercial development land (3 separate parcels) on Route 14 next to CVS and across from former Burger King and Thornton's Gas .

Concept plans on file for retail and/or fast food. Dual access points to Route 14 and E. Main Street with easy access to traffic light.

Soil report and Phase I/II studies on file. Over 27,600 daily traffic count with 250' frontage on Route 14 and 139' on E. Main Street. Bank (owner) eager to help finance your project.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	8,189	36,189	98,197
Average HH Income	\$129,918	\$148,813	\$134,628

Specifications

Description:	Commercial Land
Land Size:	1.97 Acres 85,813 SF
Topography:	Irregular
Environmental Status:	Clean Phase II on file
Utilities:	To Site
Sewer/Water:	To Site
Frontage Dimensions:	250' on Route 14 139' on E. Main St.
Zoning:	B-3
Taxes:	\$13,788.90 (2023)
PIN #:	20-18-177-026, 027, 028

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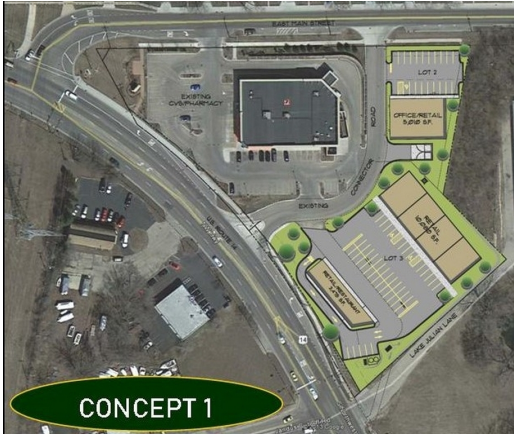
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Cary, IL 60013

For Sale

LAND



CONCEPT 1



CONCEPT 2

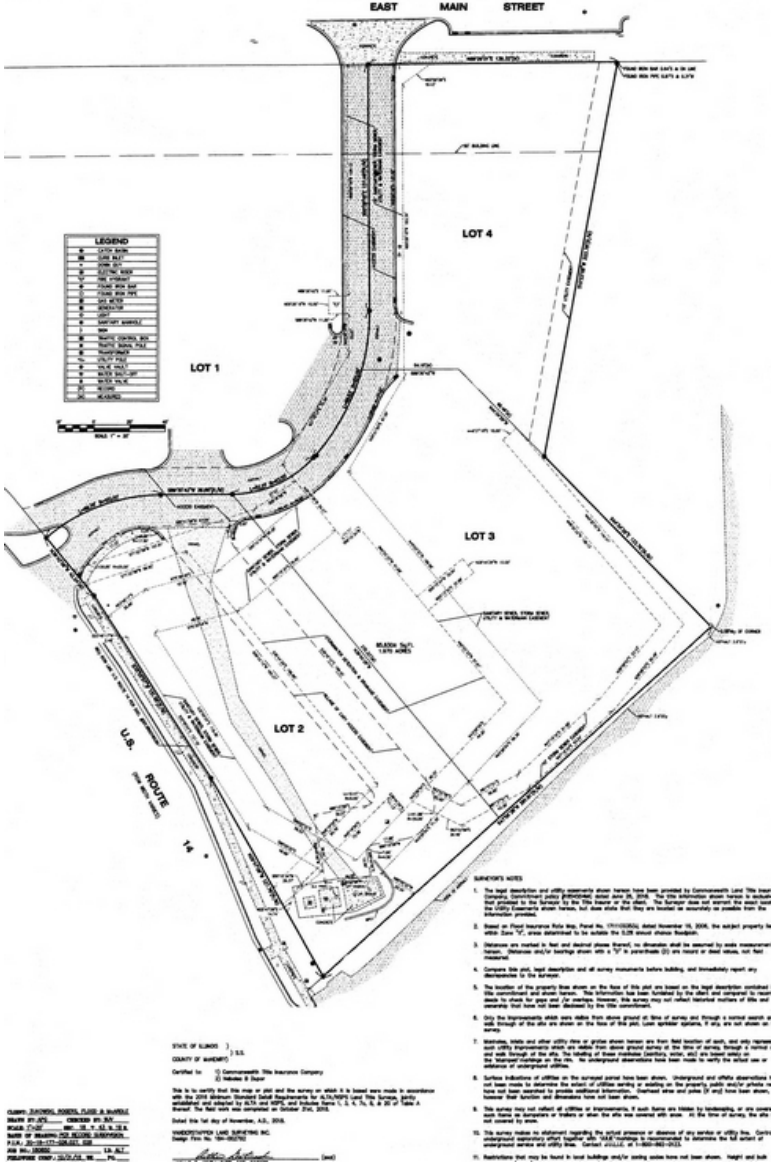


CONCEPT 3



ALTA SURVEY LAND TITLE SURVEY

Lots 2, 3 and 4 in the First Part of Block 66, a Subdivision of part of the Township of Cary, Co. DuPage, Ill. County, DuPage, State of Illinois, as shown on the plat recorded in the office of the DuPage County Clerk under the name of the DuPage County Clerk, Book 20, Page 151, at the City of Chicago, Illinois, to the effect herein.



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