

SWC Galligan Rd & Binnie Rd

Gilberts, IL 60136

For Sale

MLS #12275322

LAND



LAND 6.68 AC & 2.67 AC 9.35 AC TOTAL

\$420,750 (9.35 AC)

\$45K/AC

9.35 ACRES TOTAL 6.68 AC Lot and 2.67 AC Lot

This 9.35 acre offering is 2 parcels located in Gilberts Corporate Center at the SW corner of Galligan and Binnie Road in Kane County.

Lot 3 is 2.67 Acres 462' x 630' with 462' frontage on Galligan Road. Priced at \$120,150.

Lot 2 is 6.68 Acres Priced at \$300,600

Zoned C-1 with city water and sewer.

Great development opportunity priced at \$45K/ac. (\$420,750 for all 9.35 acres)

NOTE: Binnie Rd has not been completed west of Galligan Rd, leaving Lot 2 landlocked. Buyer will be responsible for any public improvements the Village of Gilberts may require for development.

Specifications

Description:	Land - Retail
Land Size:	9.35 AC Total
Topography:	Level
Environmental Status:	TBD
Utilities:	Nearby
Sewer/Water:	City
Frontage Dimensions:	462' on Galligan Rd
Zoning:	C1
Taxes:	Lot 2 \$281.84 Lot 3 \$83.50
PIN #:	02-14-427-001 and 02-14-427-003

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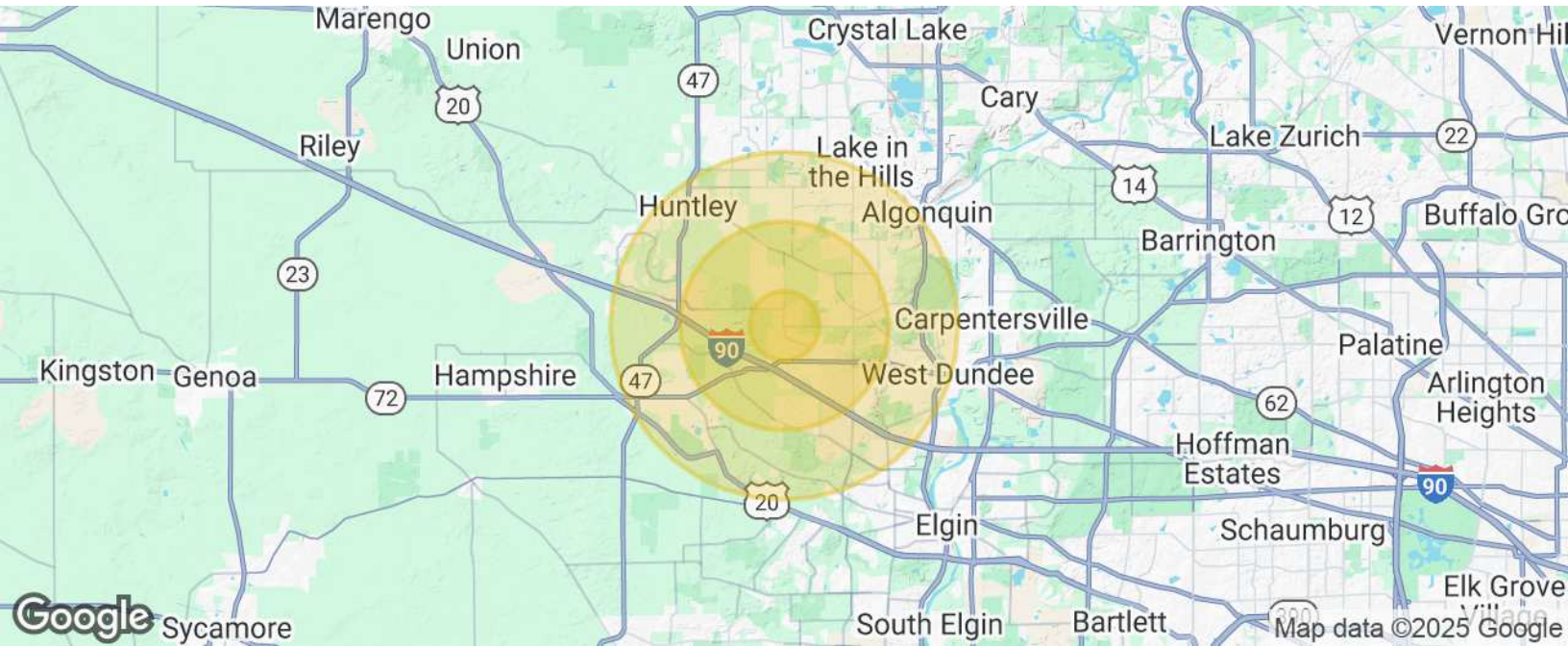
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Population	1 Mile	3 Miles	5 Miles
Total Population	2,070	22,346	103,365
Average Age	39	39	40
Average Age (Male)	39	38	39
Average Age (Female)	40	39	41

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	717	7,565	36,254
# of Persons per HH	2.9	3	2.9
Average HH Income	\$128,339	\$154,105	\$148,659
Average House Value	\$362,428	\$354,686	\$349,675

Demographics data derived from AlphaMap

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