

## St. Charles Outlots & Development Land | St. Charles, IL

For Sale | From \$7.00/sf to \$16.00/sf



### Offering Highlights

- Multiple-Parcel Development Opportunity
- Excellent Main Street (Rt 64) Location
- Parcels From 1 to 12 Acres
- Adjacent to Hilton Garden Inn, DuPage Expo
- Close to Pheasant Run, DuPage Airport

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## Disclaimer | Confidentiality

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of Sperry Van Ness or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is the Sperry Van Ness Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to Sperry Van Ness.

Neither the Sperry Van Ness Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by Sperry Van Ness with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the Sperry Van Ness Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations

and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the Sperry Van Ness Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the Sperry Van Ness Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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## 1 PROPERTY OVERVIEW

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- › Executive Summary
- › Available Parcels
- › Site Plan

## St. Charles Outlots & Development Land

4060 E Main Street • St. Charles, IL 60174



### Investment Overview

Sale Price:	\$7.00-16.00/sf
Lot Size:	1.04 - 17.34 Acres
Zoning:	BR - Business Regional
Market:	Chicago MSA
Sub Market:	Chicago - Far West
Cross Streets:	Pheasant Run Dr

### Property Overview

<b>Property</b>	Development land. Multiple parcels ranging in size from 1 to 12 acres. Four individual outlots ranging from 1 to 1.4 acres, most with with prime Main St. (Rt 64) frontage, and ideal for fast-casual restaurants and destination retail. The rear 12-acre parcel is an excellent location for fitness, sports and entertainment uses as well as hospitality or religious uses. Potential for multi-family development subject to rezoning.
<b>Location</b>	The property is positioned directly across from Pheasant Run Resort on the east side of St Charles IL, an upscale western suburb of Chicago. Adjacent uses include Hilton Garden Inn, DuPage Expo Center and Culvers restaurant. The site offers excellent regional access via Main St (Rt 64 / North Ave), Kirk Rd (Farnsworth Ave), and Rt 59. Traffic Counts: 35,700 VPD.  Other immediate area influencers include DuPage County Airport, East Gate Industrial Park, and strong retail generators including The Quad St. Charles (Charlestown Mall Redevelopment), Super Target, Walmart Supercenter, Jewel-Osco, and Butera Market.

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**LOT A** **1.43 Acres (62,291 sf)** **\$10.00/sf (\$622,910)**

219' x 280' parcel adjacent to Hilton Garden Inn. Full access to Main St. via Pheasant Run Drive

**LOT B** **1.42 Acres (61,855 sf)** **\$16.00/sf (\$989,680)**

Hard corner parcel offers 220' of frontage on Main St. at signalized intersection of Main St & Pheasant Run Drive. Parcel is adjacent to newly constructed Culver's.

**LOT C** **1.49 Acres (64,904 sf)** **\$14.00/sf (\$908,656)**

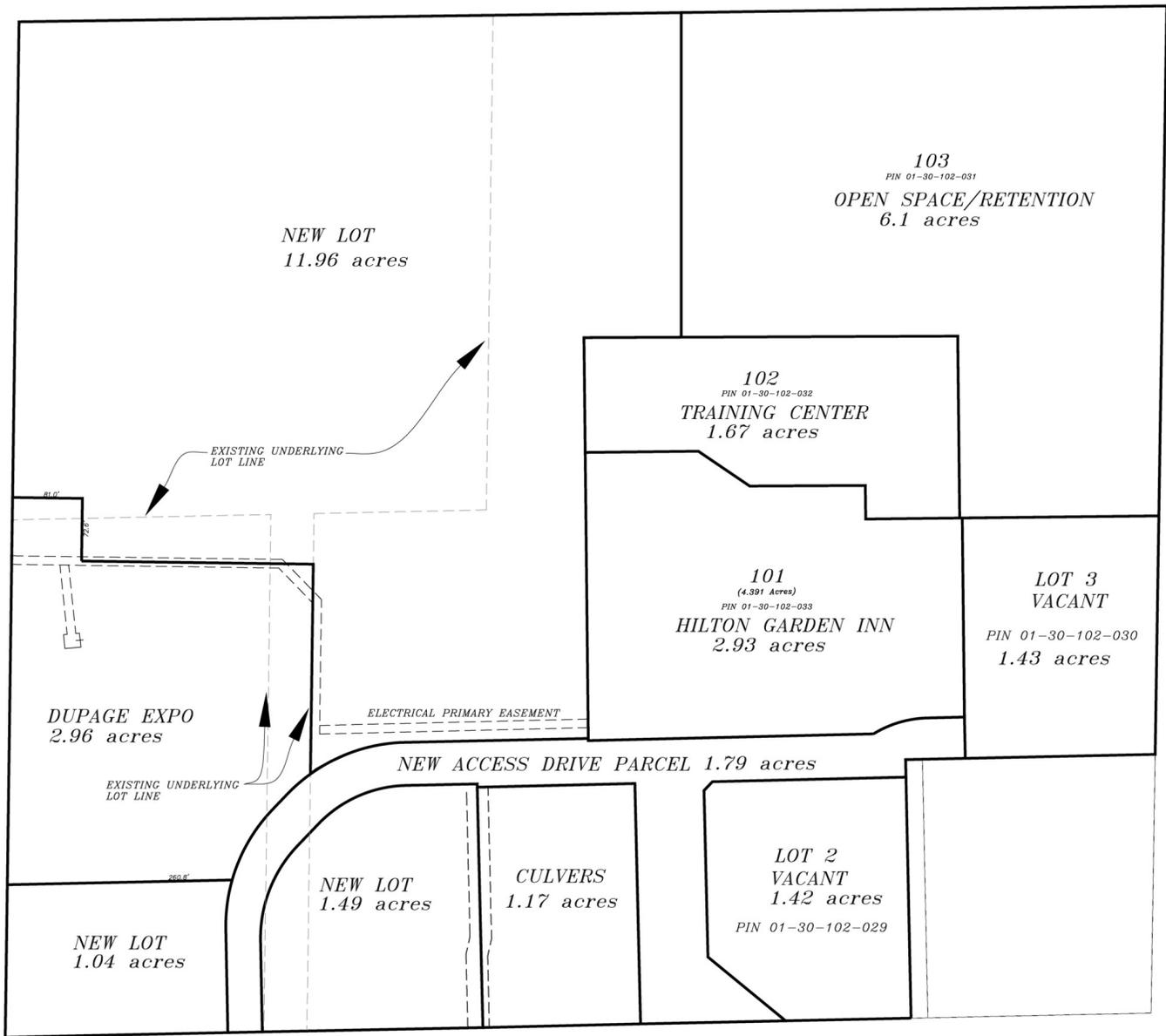
Parcel offers 262' of frontage on Main St adjacent to newly constructed Culver's. Right-in, right-out on Main St., and full access via signalized intersection of main St & Pheasant Run Drive.

**LOT D** **11.96 Acres (520,978 sf)** **\$7.00/sf (\$3,646,846)**

Development parcel adjacent to Hilton Garden Inn & DuPage Expo Center. Excellent location for fitness, sports, entertainment, hospitality, and religious uses. Multi-family development potential with rezoning.

**LOT E** **1.04 Acres (45,302 sf)** **\$14.00/sf (\$634,228)**

Parcel offers 230' of frontage on Main St in front of DuPage Expo Center. Right-in, right-out on Main St., and full access via signalized intersection of Main St. & Pheasant Run Drive.



NORTH AVE. (STATE ROUTE 64)

## 2 LOCATION OVERVIEW

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- › Aerial Image of Area
- › Location Maps
- › Regional Map

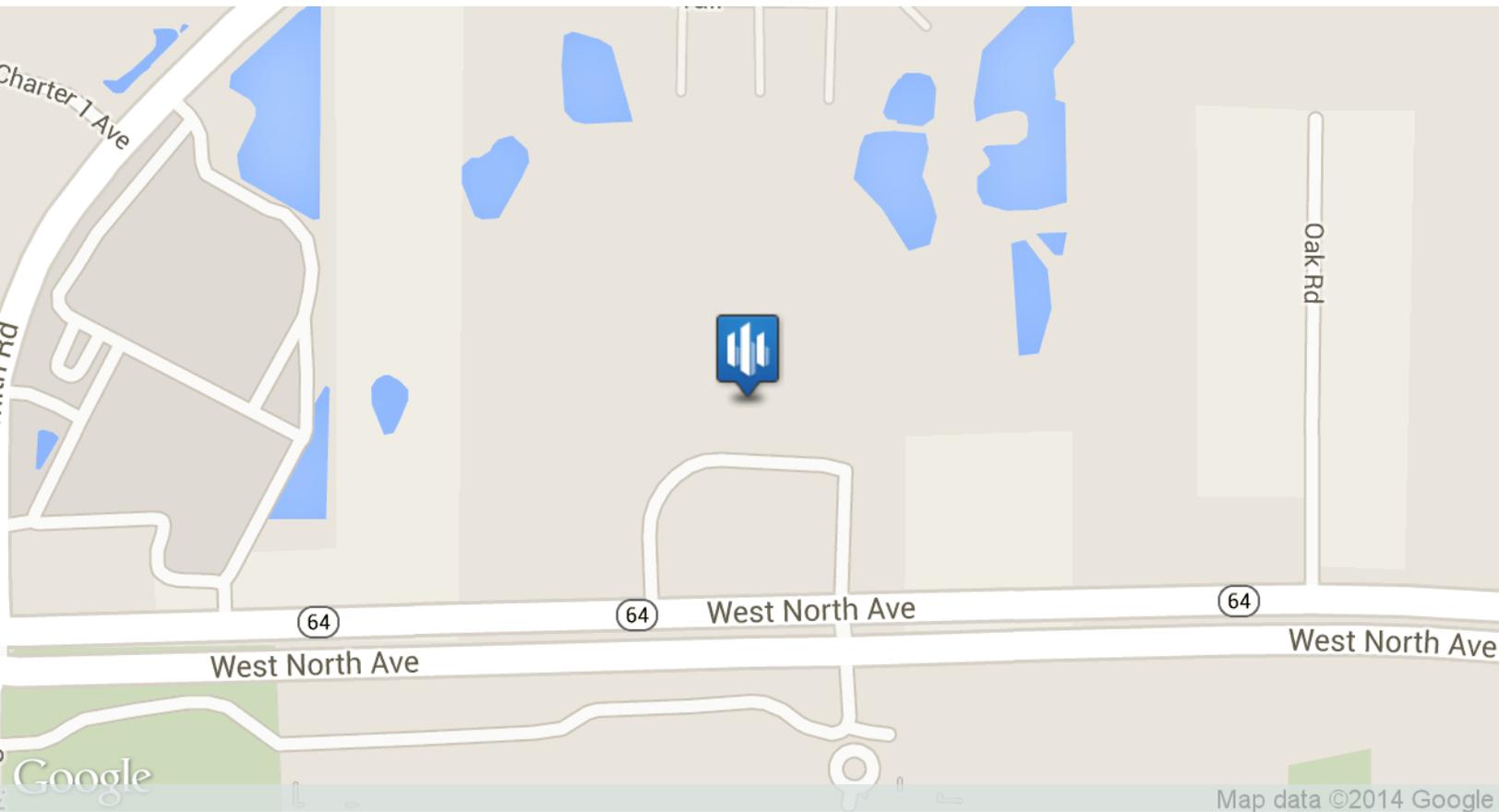
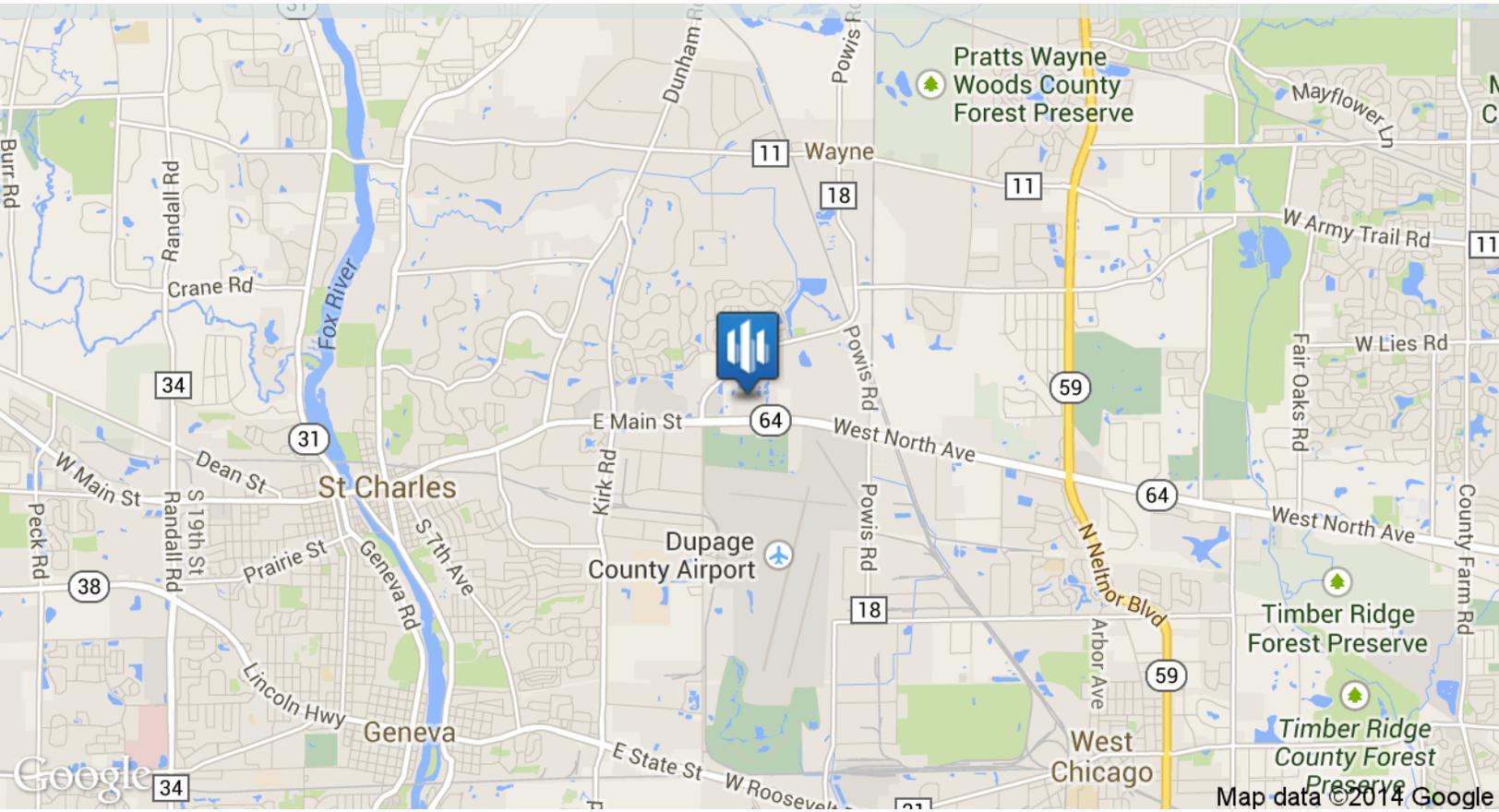


## Location Description

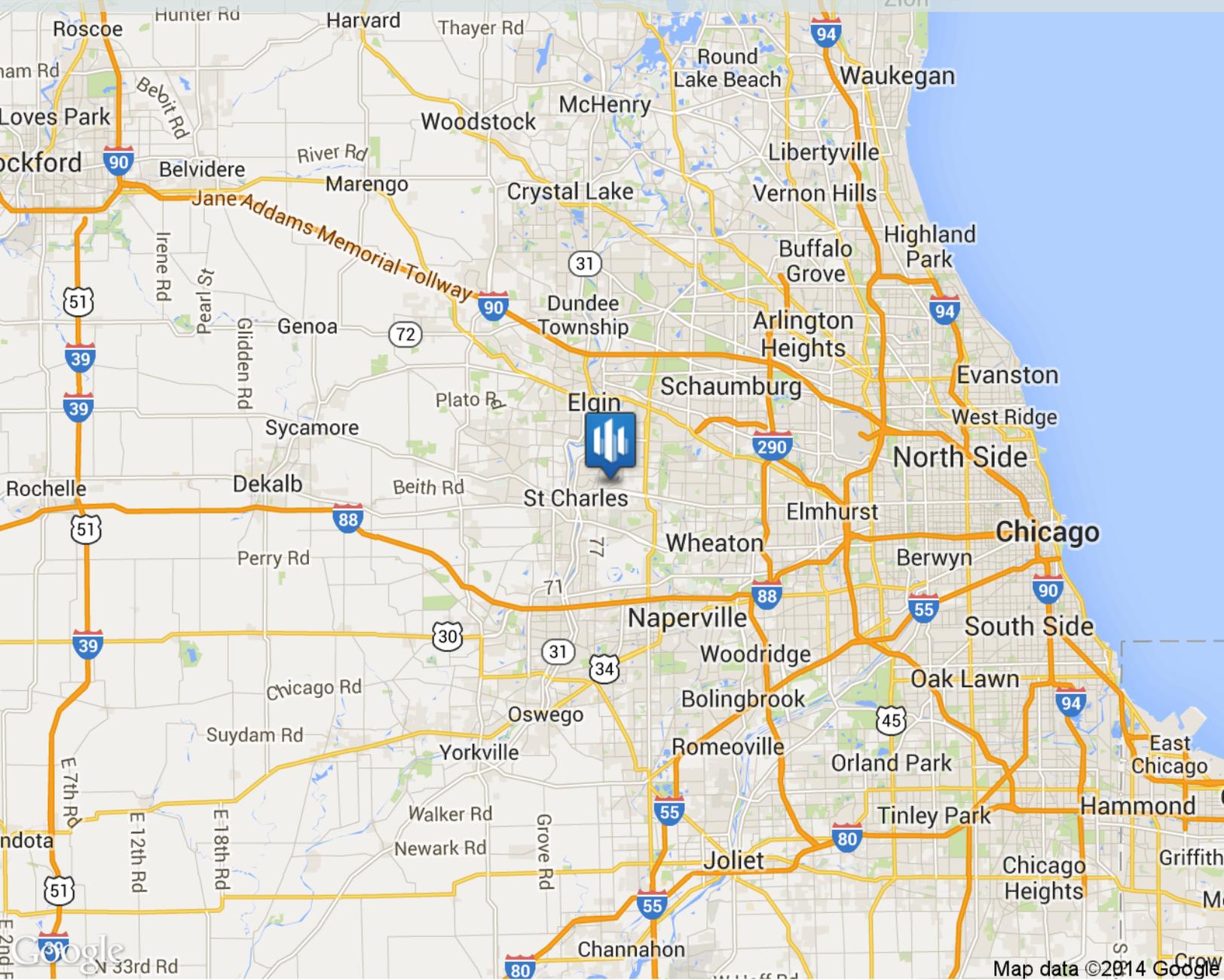
The property is positioned directly across from Pheasant Run Resort on the east side of St Charles IL, an upscale western suburb of Chicago. Adjacent uses include Hilton Garden Inn, DuPage Expo Center and Culvers restaurant. The site offers excellent regional access via Main St (Rt 64 / North Ave), Kirk Rd (Farnsworth Ave), and Rt 59. Traffic Counts: 35,700 VPD.

Other immediate area influencers include DuPage County Airport, East Gate Industrial Park, and strong retail generators including The Quad St. Charles (Charlestown Mall Redevelopment), Super Target, Walmart Supercenter, Jewel-Osco, and Butera Market.

# ST. CHARLES OUTLOTS & DEVELOPMENT LAND



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## 3 ADDITIONAL INFORMATION

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- › Adjacent Use Photos
- › Zoning Map
- › Zoning Use Table

# ST. CHARLES OUTLOTS & DEVELOPMENT LAND

Adjacent Use Photos



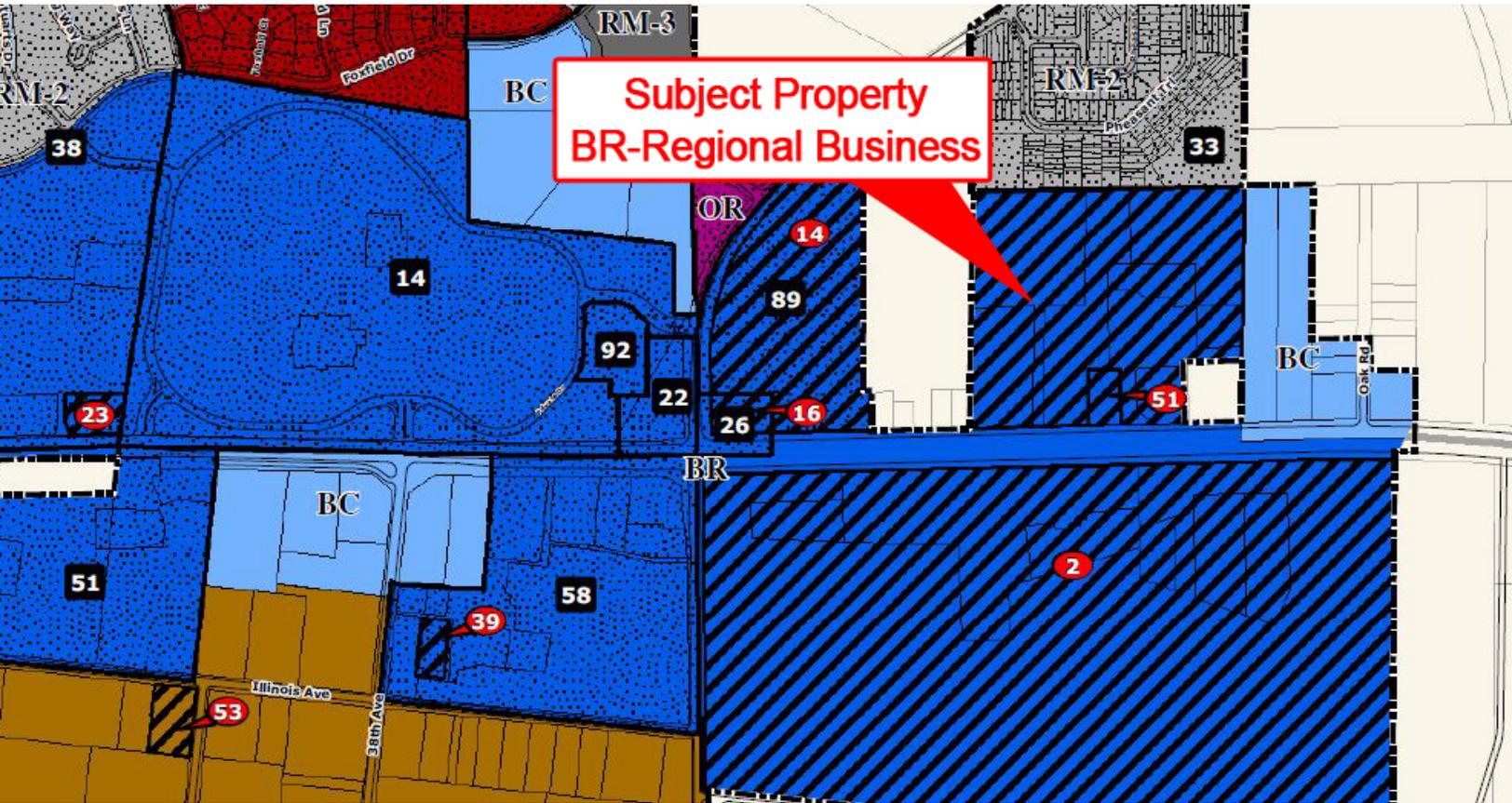


TABLE 17.14-1 PERMITTED AND SPECIAL USES								
P=Permitted Use S=Special Use A=Permitted Accessory Use SA=Special Use, Accessory Only	ZONING DISTRICT							SPECIFIC USE STANDARDS
	BL	BC	BR	CBD-1	DOWNTOWN OVERLAY FIRST FLOOR		CBD-2	
					CBD1	CBD2		
<b>RESIDENTIAL USES</b>								
Artist Live/Work Space				P			P	Section 17.20.030
Assisted Living Facility		S		S			P	
Dwelling, Upper Level	P			P			P	
Dwelling Unit, Auxiliary							P	Section 17.20.030
Dwelling, Multi-Family				P			P	
Dwelling, Townhouse							P	
Dwelling, Two-Family							P	
Dwelling, Single-Family	P						P	
Group Home, Large							P	Section 17.20.030
Group Home, Small							P	Section 17.20.030
Independent Living Facility							P	
<b>CULTURAL, RELIGIOUS, RECREATIONAL AND ENTERTAINMENT USES</b>								
Art Gallery/Studio	P	P	P	P	P	P	P	
Carnival (as temporary use)		P	P	P				Section 17.20.040, 050
Cultural Facility		P	P	P	P	S	S	
Indoor Recreation and Amusement		P	P	P	P	S	S	
Live Entertainment		P	P	P	P			
Lodge or Private Club	P	P	P	P				
Outdoor Amusement			S					
Outdoor Recreation		P	P					
Park, Neighborhood	P			P	P	P	P	
Place of Worship	P	P	P	P			P	
Public Plaza	A	A	A	P	P	P	P	
Temporary Outdoor Entertainment	A	A	A	P	P			Section 17.20.030
Theater		P	P	P	P	P		
<b>GOVERNMENTAL AND INSTITUTIONAL USES</b>								
College/University		P	P	S				
Emergency Medical Center			P					
Fairground			S					
Golf Course			S					
Homeless Shelter				S			S	
Hospice							S	
Hospital			P					
Library				P			P	
Office, Government		P		P			P	
Post Office		P	P	P			P	
Public Service Facility		P	P	S				
School, Specialized Instructional	P	P	P	P			P	
School, Primary or Secondary							P	
<b>RETAIL AND SERVICE USES</b>								
Bank	P	P	P	P	P*	P*	P	Section 17.20.030 *Section 17.14.020
Bed and Breakfast				P			P	Section 17.20.030
Car Wash		S	P					Section 17.24.100
Currency Exchange		P	P	S				
Day Care Center	P	P	P	S			P	
Drive-Through Facility	S	S	S	SA			SA	Section 17.24.100
Financial Institution	P	P	P	P	P*	P*	P	*Section 17.14.020
Gas Station		P	P					Section 17.20.030
Heavy Retail and Service		P	S					

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	BL	BC	BR	CBD-1	DOWNTOWN OVERLAY FIRST FLOOR		CBD-2	
					CBD1	CBD2		
Home Improvement Center		P	P					
Hotel/Motel		P	P	P	P			
kennel		S	S					Section 17.20.030
Medical/Dental Clinic	P	P	P	P	P*	P*	P	*Section 17.14.020
Motor Vehicle Rental	P	P	P				P	
Motor Vehicle Service and Repair, Minor	P	P	P					Section 17.20.030
Motor Vehicle Sales and Leasing		P	P					Section 17.20.030
Office, Business and Professional	P	P	P	P	P*	P*	P	*Section 17.14.020
Outdoor Sales, Permanent	SA	SA	SA	S	S			Section 17.20.030
Outdoor Sales, Temporary	A	A	A	A	A		A	Section 17.20.040, 050
Pawn Shop			S					
Personal Services	P	P	P	P	P	P	P	
Coffee or Tea Room	A	P	P	P	P	A	A	
Restaurant	S	P	P	P	P			
Retail Sales	P	P	P	P	P	P	P	
Tattoo Parlor			S					
Tavern/Bar	S	P	P	P	P			
Theater		P	P	P	P			
Veterinary Office/Animal Hospital		P	P					
INDUSTRIAL/STORAGE USES								
Mini-Warehouse		P	P					
Temporary Motor Vehicle Storage		P	P					Section 17.20.030
OTHER USES								
Accessory Uses	A	A	A	A	A	A	A	Chapter 17.20, 17.22
Parking Garage/Structure			A	S	S	S	SA	Chapter 17.24
Parking Lot, Private	A	A	A	A	A	A	A	Chapter 17.24
Parking Lot, Public				P	P	P	P	Chapter 17.24
Planned Unit Development	S	S	S	S	S	S	S	Chapter 17.04
Transportation Operations Facility		S	P	S				
Communication Tower		S	S					Section 17.22.020
Communication Antenna	P	P	P	P			P	Section 17.22.020
Utility, Community/Regional		S	S				S	
Utility, Local	P	P	P	P	P	P	P	
Wind Turbine, Structure Mounted	A	A	A					Section 17.22.020.G
Wind Turbine, Tower Mounted		S	S					Section 17.22.020.H

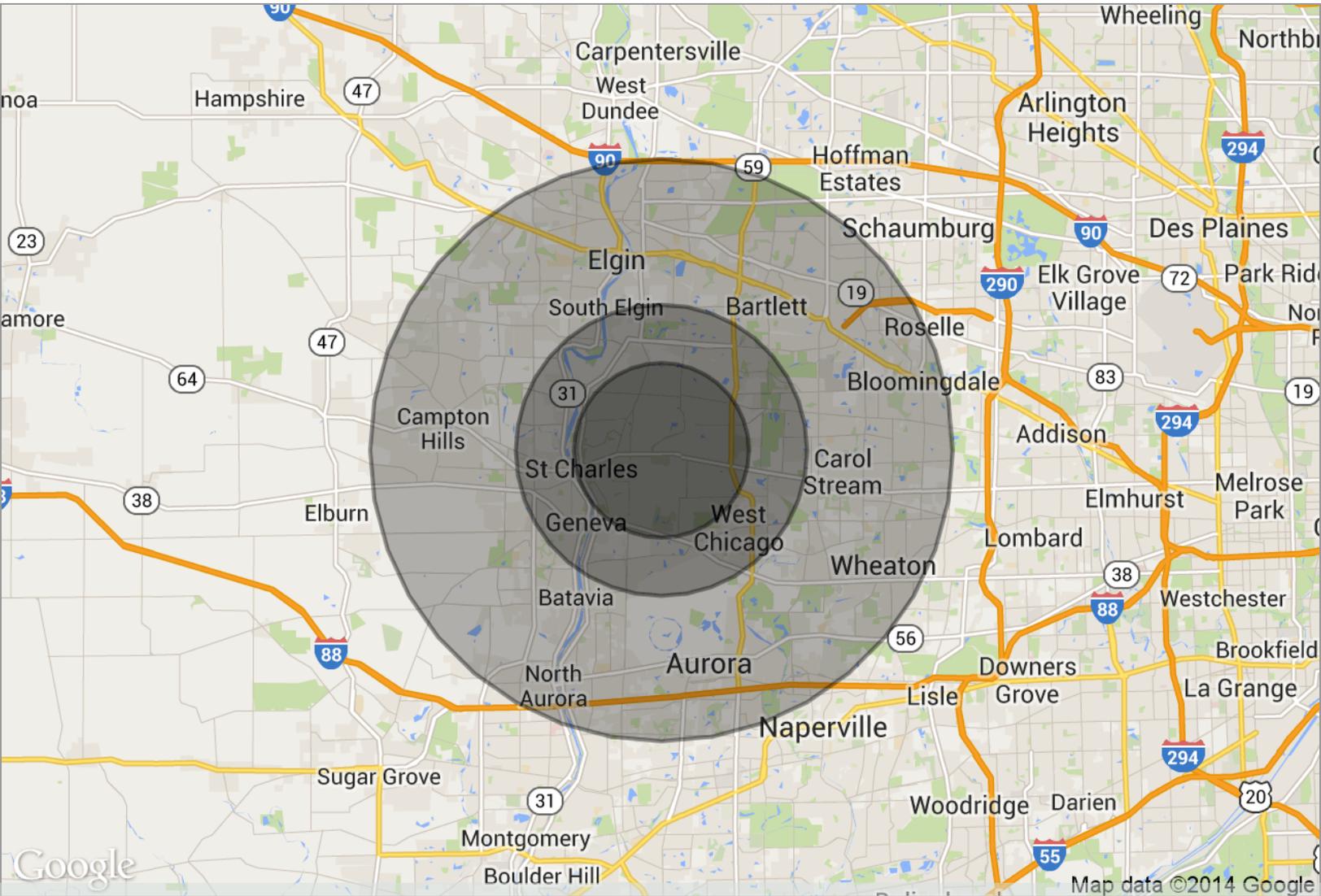
(Ord. 2013-Z-20 § 3; Ord. 2011-Z-11 § 2; Ord. 2008-Z-24 § 4, 5; Ord. 2008-Z-3 § 2; Ord. 2003-Z-13 § 4, 6, 7; Ord. 2001-Z-42 § 1; Ord. 2001-Z-40 § 1; Ord. 2001-Z-11 § 2, 3; Ord. 1999-Z-20 § 1; Ord. 1998-Z-19 § 1; Ord. 1996-Z-12 § 11-13; Ord. 1995-Z-5 § 1; Ord. 1993-Z-19 § 4; Ord. 1993-Z-4 § 1 (B, D); Ord. 1990-Z-7 § 1; Ord. 1989-Z-6 § 1; Ord. 1986-Z-11 § XI; Ord. 1986-Z-4; Ord. 1985-Z-2 § 1; Ord. 1984-Z-6 § 2; Ord. 1984-Z-4 § 1; Ord. 1984-Z-3 § 1; Ord. 1983-Z-9 § 1; Ord. 1982-Z-3 § 1; Ord. 1982-M-16 § 1; Ord. 1981-Z-7 § 2; Ord. 1981-Z-3 § 1; Ord. 1980-Z-13 § 1; Ord. 1980-Z-3 § 1; Ord. 1978-Z-3; Ord. 1976-Z-15 § 2; Ord. 1975-Z-8 § 1; Ord. 1973-Z-1 § 1; Ord. 1972-Z-56 § 1, 2; Ord. 1972-Z-46 (A, B, C (part)); Ord. 1968-31 (part); Ord. 1967-14 (part); Ord. 1966-33 § 1, 2; Ord. 1961-29; Ord. 1960-18 § VIII (E) (2); Ord. 1960-16 § VIII (F) (2, 3); Ord. 1960-16 § VIII (E) (3); Ord. 1960-16 § VIII (D) (2, 3); Ord. 1960-16 § VIII (C) (2, 3); Ord. 1960-16 § VIII (B) (2).)

## 4 DEMOGRAPHICS

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- › Demographics Map
- › Demographics Report

# ST. CHARLES OUTLOTS & DEVELOPMENT LAND



4060 E Main Street | St. Charles, IL 60174

Radius Map

	3 Miles	5 Miles	10 Miles
Total Population	36,124	95,819	637,677
Total Number of Households	12,216	33,138	219,118
Average Household Income	\$114,639	\$106,121	\$91,736
Median Age	38.2	38.1	35.7

\* Demographic information provided by BuildOut, LLC

4060 E Main Street | St. Charles, IL 60174

For Sale | From \$7.00/sf to \$16.00/sf

	3 Miles	5 Miles	10 Miles
Total Population	36,124	95,819	637,677
Total Number of Households	12,216	33,138	219,118
Total Number of Persons per Household	3.0	2.9	2.9
Average House Value	\$413,817	\$387,288	\$323,357
Average Household Income	\$114,639	\$106,121	\$91,736
Median Age	38.2	38.1	35.7
Median Age - Male	36.5	36.9	34.9
Median Age - Female	40.3	39.6	36.7
Total Population - White	30,892	83,541	490,405
Total Percent - White	85.5%	87.2%	76.9%
Total Population - Black	454	1,768	28,571
Total Percent - Black	1.3%	1.8%	4.5%
Total Population - Asian	2,628	5,583	52,143
Total Percent - Asian	7.3%	5.8%	8.2%
Total Population - Hawaiian	4	35	129
Total Percent - Hawaiian	0.0%	0.0%	0.0%
Total Population - Indian	3	35	1,156
Total Percent - Indian	0.0%	0.0%	0.2%
Total Population - Other	1,733	3,931	55,034
Total Percent - Other	4.8%	4.1%	8.6%
Total Population - Hispanic	5,007	13,619	135,948
Total Percent - Hispanic	13.9%	14.2%	21.3%

\* Demographic information provided by BuildOut, Inc.

## 5 ADVISOR BIOS & CONTACT

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## ST. CHARLES OUTLOTS & DEVELOPMENT LAND



### Neil Johnson

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Geneva, IL 60134

## Neil Johnson

### Managing Director

Sperry Van Ness/ Landmark Commercial Real Estate (Neil D. Johnson)

Neil Johnson serves as managing director and broker for Sperry Van Ness / Landmark Commercial Real Estate LLC, specializing in retail, office, and industrial properties - as well as vacant land - in west suburban Chicago.

Johnson has 25+ years of experience in commercial real estate brokerage, investment and land development. He has participated in over 500 sale and lease transactions. 2007-2013 transaction volume has been more than \$55 million. Johnson serves as the Product Chair for Leasing for Sperry Van Ness International.

Prior to joining Sperry Van Ness, Johnson served as lead broker for the commercial division of Miscella Real Estate, focusing on central Kane County, Illinois.

Johnson is active in St. Charles, Geneva and Batavia civic groups including chambers of commerce and Illinois Main Street organizations. He serves on the board of directors for the Geneva Chamber of Commerce. Johnson is also an active member of Batavia Covenant Church.

Johnson earned a masters degree from Loyola University and a bachelor of arts from North Park College. He received the Community Image Award from the St. Charles Chamber of Commerce, and the Richard H. Driehouse Foundation Award from Landmarks Preservation Council of Illinois for building renovation and historic redevelopment in downtown St. Charles.

## ST. CHARLES OUTLOTS & DEVELOPMENT LAND



### Joel Miller

Advisor

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## Joel Miller

### Advisor

Sperry Van Ness/ Landmark Commercial Real Estate (Neil D. Johnson)

Joel Miller serves as Advisor for Sperry Van Ness / Landmark Commercial Real Estate, specializing in the sale and leasing of retail and restaurant properties in Kane, Dupage, and Kendall Counties. Sperry Van Ness / Landmark Commercial Real Estate specializes in the leasing and sale of office, industrial and retail properties, as well as vacant land, in the western suburbs of Chicago.

A native of Batavia, Miller has extensive knowledge of the communities in Kane and Dupage Counties. He also has nine years of experience in real estate brokerage, marketing, market research and client services.

Prior to joining Sperry Van Ness in 2005, Miller served as director of marketing and client management for Telesis Realty in Chicago.

Miller is board vice chair and treasurer at Bright Community Services, and director of teacher training and development for the intermediate level at River City Community Church's Community ESL program. He also is an active member of Covenant Presbyterian Church.

Miller earned a bachelor of arts from Moody Bible Institute in Chicago. He is a current member of the International Council of Shopping Centers (ICSC).



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