

THE CORPORATE RESERVE OF ST CHARLES

Divisible Land Parcels Available for Sale

ST CHARLES ILLINOIS

MEDICAL | OFFICE | RETAIL | ASSISTED LIVING | SHOPPING CENTERS



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LAND SITES
AVAILABLE

10.42

TOTAL ACRES
AVAILABLE FOR
DEVELOPMENT



16,300

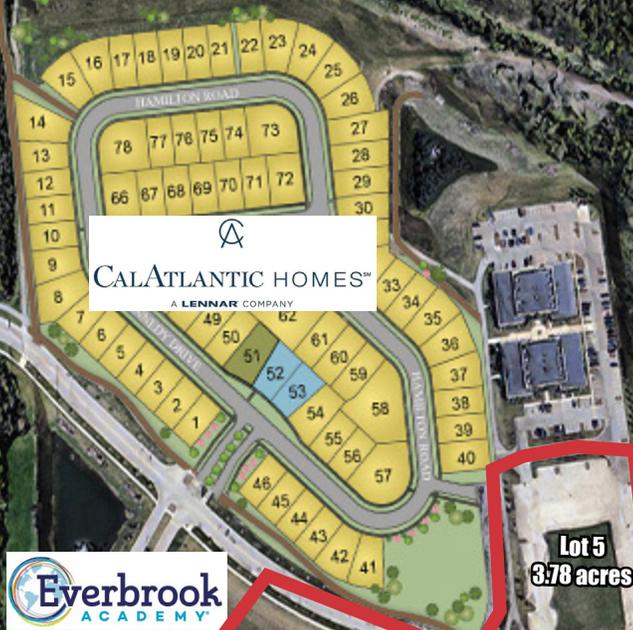
VEHICLES PER DAY
ON MAIN STREET

PROPERTY HIGHLIGHTS

- Available Parcels:
 - Lot 2B - 2.88 Acres (divisible to 1.44 Acres) | BC Zoning
 - Lot 3 - 3.78 Acres (divisible to 1.75 Acres) | BC Zoning
 - Lot 5 - 3.78 Acres | Zoning OR
- CalAtlantic Homes is constructing an adjacent single-family subdivision with up to 78 home sites
- Everbrook Academy is under construction on an adjacent parcel, with a daycare and preschool location for working families in the area - set to open Summer 2018
- Retention ponds in place
- Utilities to site
- Located less than a mile to Randall Road and its amenities and less than 2 miles from downtown St. Charles
- Medical, office, retail
- Lot 5 approved for 45,000 SF office or medical use

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Land Parcels Available For Sale




CALATLANTIC HOMES™
A LENNAR COMPANY

 **Everbrook**
ACADEMY

Lot 2B
2.88 acres
(divisible to
1.44 acres)

Lot 3
3.78 acres
(divisible to
1.75 acres)

Lot 5
3.78 acres

 **NAHiffman**



AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,814	43,821	102,618
AVERAGE HOUSEHOLD INCOME	\$98,148	\$111,283	\$119,103
MEDIAN AGE	34.4	38.4	39.5
POPULATION GROWTH 2018-2023	2.55%	1.87%	1.57%



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