



Lot 702 - 6.96+/- Acres

4060 E. MAIN STREET, SAINT CHARLES, IL 60174

SALE BROCHURE

Your Vision. Our Dedication. Your Partner.

MURRAY COMMERCIAL

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LAND FOR SALE



OFFERING SUMMARY

Sale Price:	Negotiable
Lot Size:	6.96 Acres
Zoning:	BR - Regional Business
Traffic Count:	32,900

PROPERTY OVERVIEW

SUBJECT TO OFFER 6.96 AC lot adjacent to the Hilton Garden Inn and the Volkswagen Dealership.

Ideal for multiple uses such as self storage, independent senior housing, multi-family housing. Zoned BR - Regional Business District which allows a wide variety of retail, institutional, and general uses.

Silverado Memory Care recently developed adjacent and east side of Lot 702 adjacent to the HGI.

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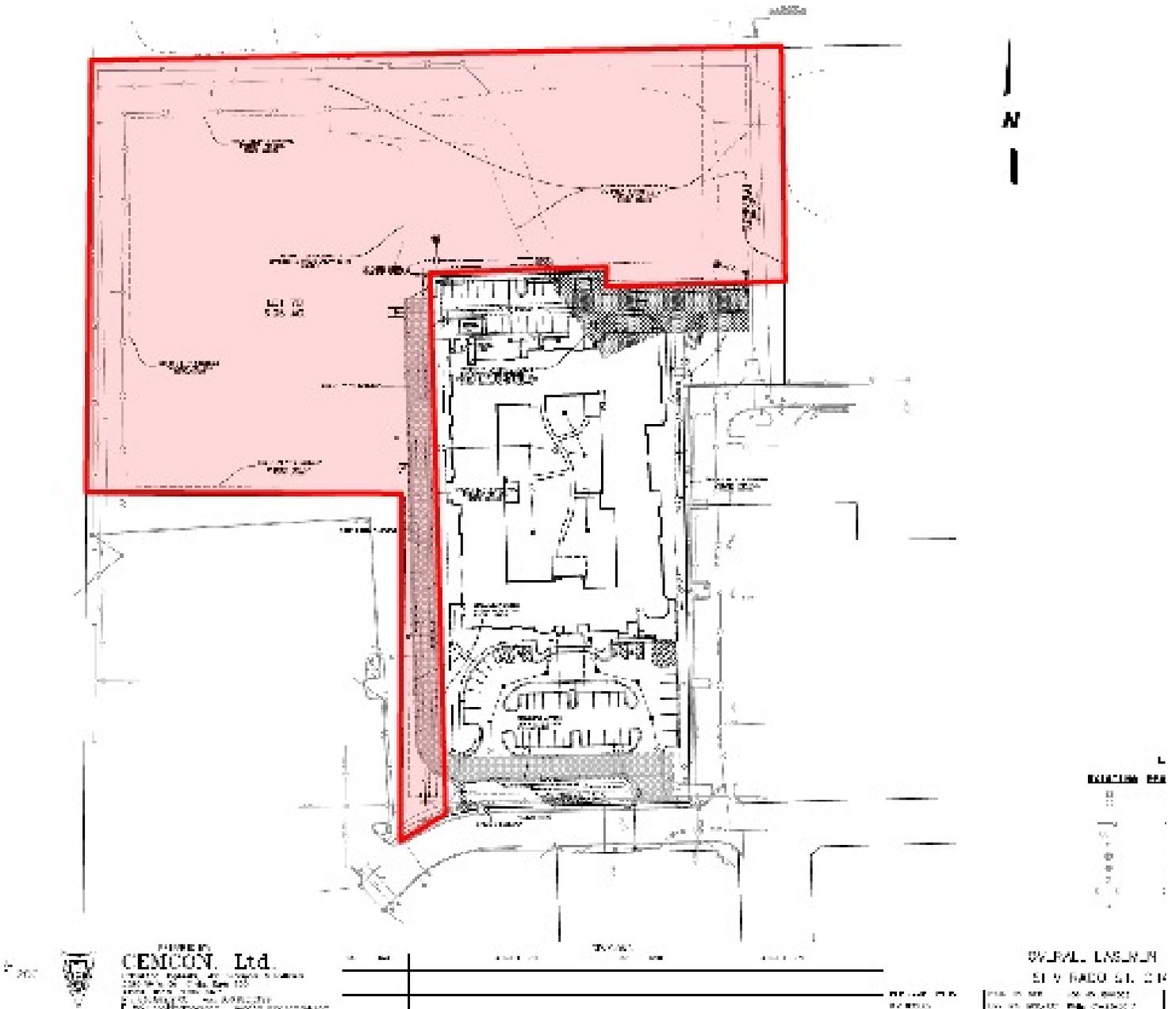
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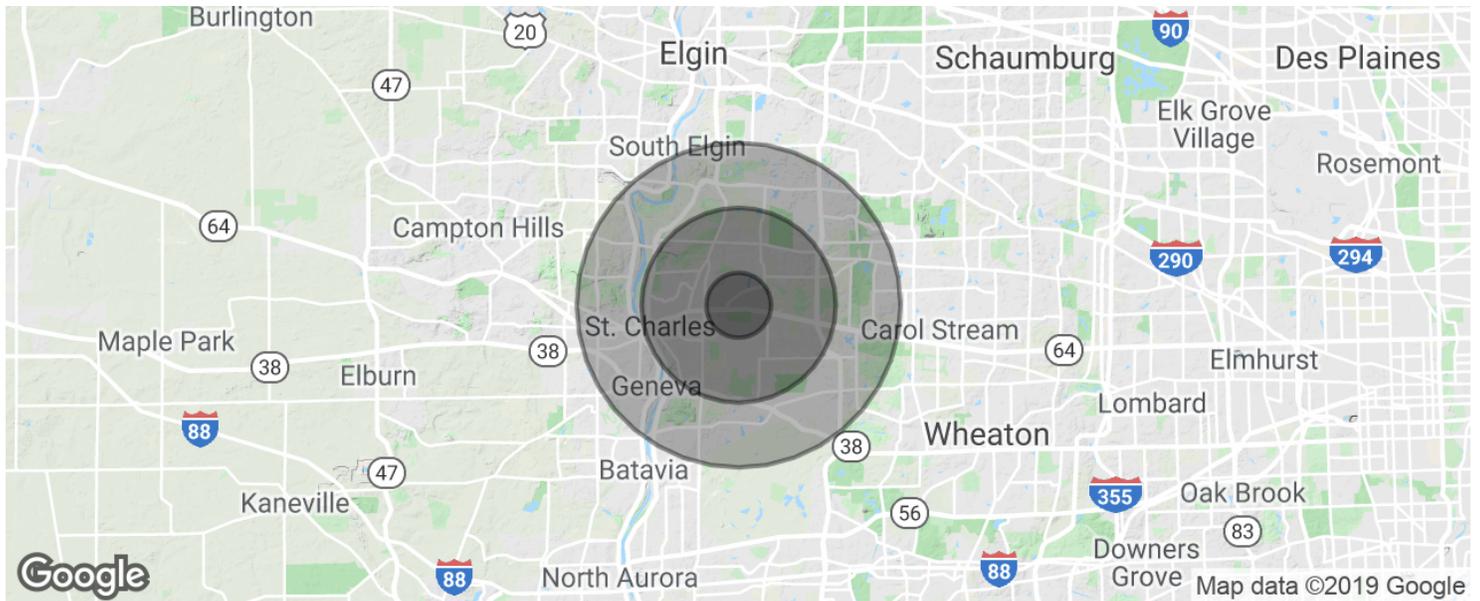
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	3,775	36,096	95,450
Median age	38.1	38.1	37.9
Median age (Male)	36.8	36.4	36.8
Median age (Female)	40.0	40.2	39.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,257	12,149	32,930
# of persons per HH	3.0	3.0	2.9
Average HH income	\$112,321	\$114,054	\$105,403
Average house value	\$440,825	\$412,107	\$386,528

TRAFFIC COUNTS

32,900/day

* Demographic data derived from 2010 US Census

LAND FOR SALE

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EXCLUSIVE BROKER



JACE MURRAY

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PROFESSIONAL BACKGROUND

With over 20 years of Commercial Real Estate Experience, Jace continues to exceed expectations with his client focused approach and dedication to building lasting relationships with his clients. While working with investors and clients within the commercial real estate industry, Jace has developed a unique and diversified skill set to assist clients and maximize their objectives.

His multidisciplinary commercial real estate background has provided consultative and real estate brokerage services ranging from complex land assemblage assignments, development, 1031 tax deferred exchanges, acquisition and syndication of commercial properties, and structuring a firm dedicated to providing client centered commercial real estate brokerage services and full service asset management and property management services.

EDUCATION

As a graduate of Purdue University and The Krannert School of Business, achieving a bachelor of science degree in Management & Finance, Jace initially pursued his sales and management interests within the financial world with Prudential Preferred Financial Services, specializing in estate planning and small business planning. This established his passion for client interaction and desire to help others achieve their financial goals. He then turned to the real estate arena and joined his father in the mid 1990's, to further his career and begin the evolution of Murray Commercial. As the firm has evolved to become a full service real estate brokerage and asset management company, he has been instrumental in enhancing the firms' ability to provide best of class services within the commercial real estate industry.

MEMBERSHIPS

Active throughout the community and a lifetime resident of the St. Charles area, Jace continues to be active in many volunteer activities and philanthropic support of our communities. He is currently an active board member of the Northwestern Memorial Foundation and past board member of the Delnor Health System.