

FOR  
SALE

# DEVELOPMENT OPPORTUNITY NWC OF WOODWARD AND CARDINAL ST CHARLES, ILLINOIS



## PROPERTY HIGHLIGHTS

- :: Lot 8: ±22.629 Acres, 09-29-326-001  
Final platted for 78 single family units (Not yet recorded) with Minimum Lots Sizes of 52' x 100'
- Lot 2: ±4.49 Acres  
09-29-331-001, Zoned Community Business PUD
- Lot 3: ±3.53 Acres  
09-29-384-001, Zoned Community Business PUD
- Lot 5: ±3.67 Acres  
09-29-326-004, Zoned Office Research PUD

:: St Charles Community Unit School District 303

:: Great access and visibility off of Route 64

:: Rare in-fill location

:: 22,400 vehicles per day on Route 62

:: Demographic Report:

Estimated Population

3 miles: 42,086

5 miles: 104,696

7 miles: 171,316

Estimated Household Income

3 miles: \$115,867

5 miles: \$119,983

7 miles: \$114,260

Estimated Average Age

3 miles: 39.1

5 miles: 38.6

7 miles: 38.2

:: Please call for additional information regarding this opportunity

FOR MORE  
INFORMATION  
PLEASE  
CONTACT

### Tony Gange

Executive Vice President

+1 630 573 7030

tony.gange@cbre.com

### Matt Ishikawa

First Vice President

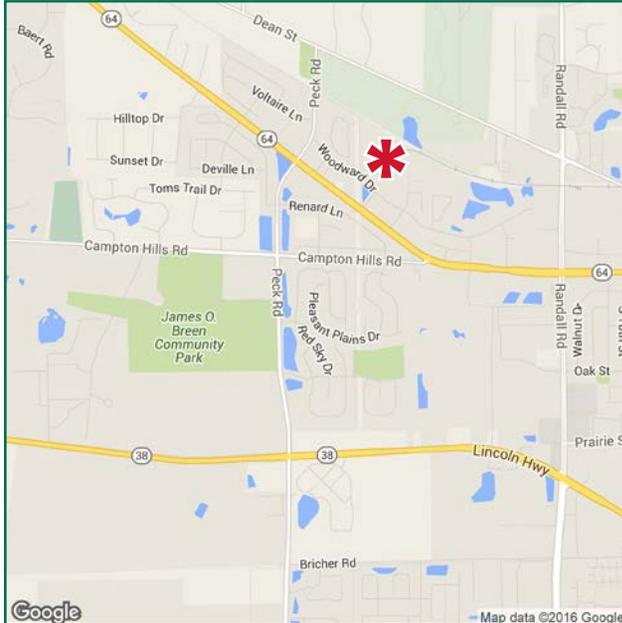
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## LOCATION MAP



## CONCEPTUAL SITE PLAN



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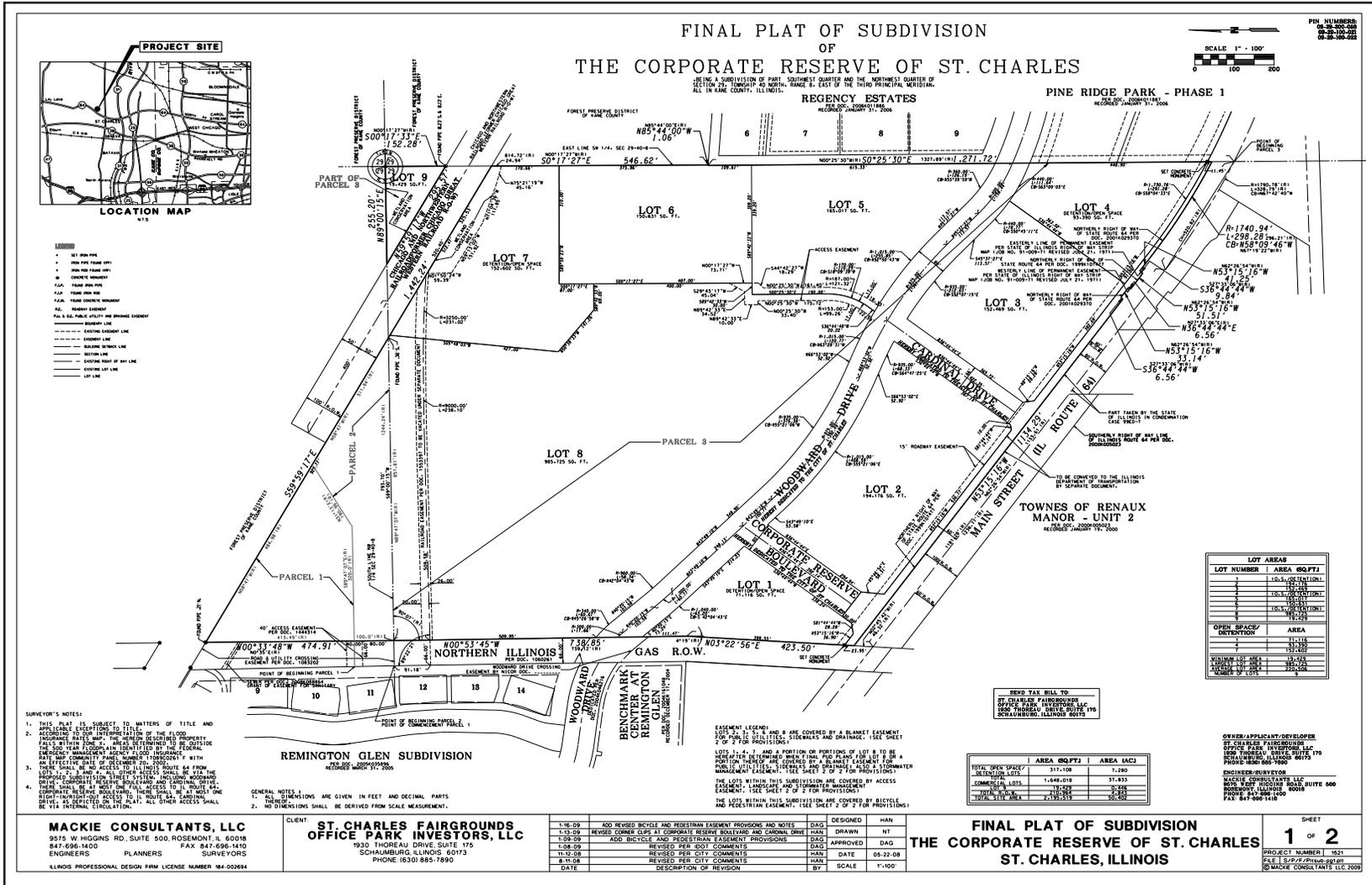
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# DEVELOPMENT OPPORTUNITY

## NWC OF WOODWARD AND CARDINAL

### ST CHARLES, ILLINOIS

#### FINAL PLAT OF SUBDIVISION



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