

27.4± AC Burroughs Avenue

Plano, IL 60545

DEVELOPMENT LAND FOR SALE

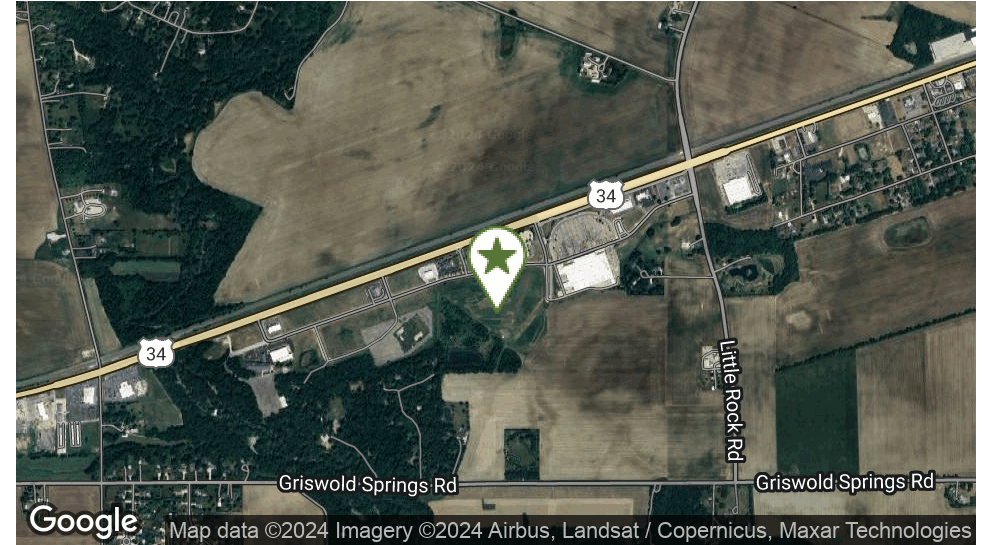


john
greene
COMMERCIAL

27.4± AC Burroughs Avenue | Plano, IL 60545

DEVELOPMENT LAND FOR SALE

john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



OFFERING SUMMARY

Sale Price:	\$780,000
Lot Size:	27.4 Acres
Zoning:	B-5
Traffic Count:	12,500 (Route 34)
2023 Taxes:	\$1,040
PINs:	01-29-426-004, 01-29-426-005

PROPERTY OVERVIEW

27.4± AC Commercial Development parcel adjacent to Walmart, Dunkin Donuts, Aldi; just south of busy Route 34. Annexed to Plano and Zoned B-5 Service Business District permitting the widest range of commercial uses. Perfect for big box retail, grocery, fitness center, vehicle sales or service, restaurants, etc. Water detention on site. Call for more info.

PROPERTY HIGHLIGHTS

- 27.4 Acre Commercial Development parcel
- Adjacent to Walmart, Dunkin Donuts and Aldi
- Annexed to Plano and zoned B-5 Service Business District
- Water detention on site
- Utilities to site

Mike Waseen

mikewaseen@johngreenecommercial.com

630.360.1196

The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019

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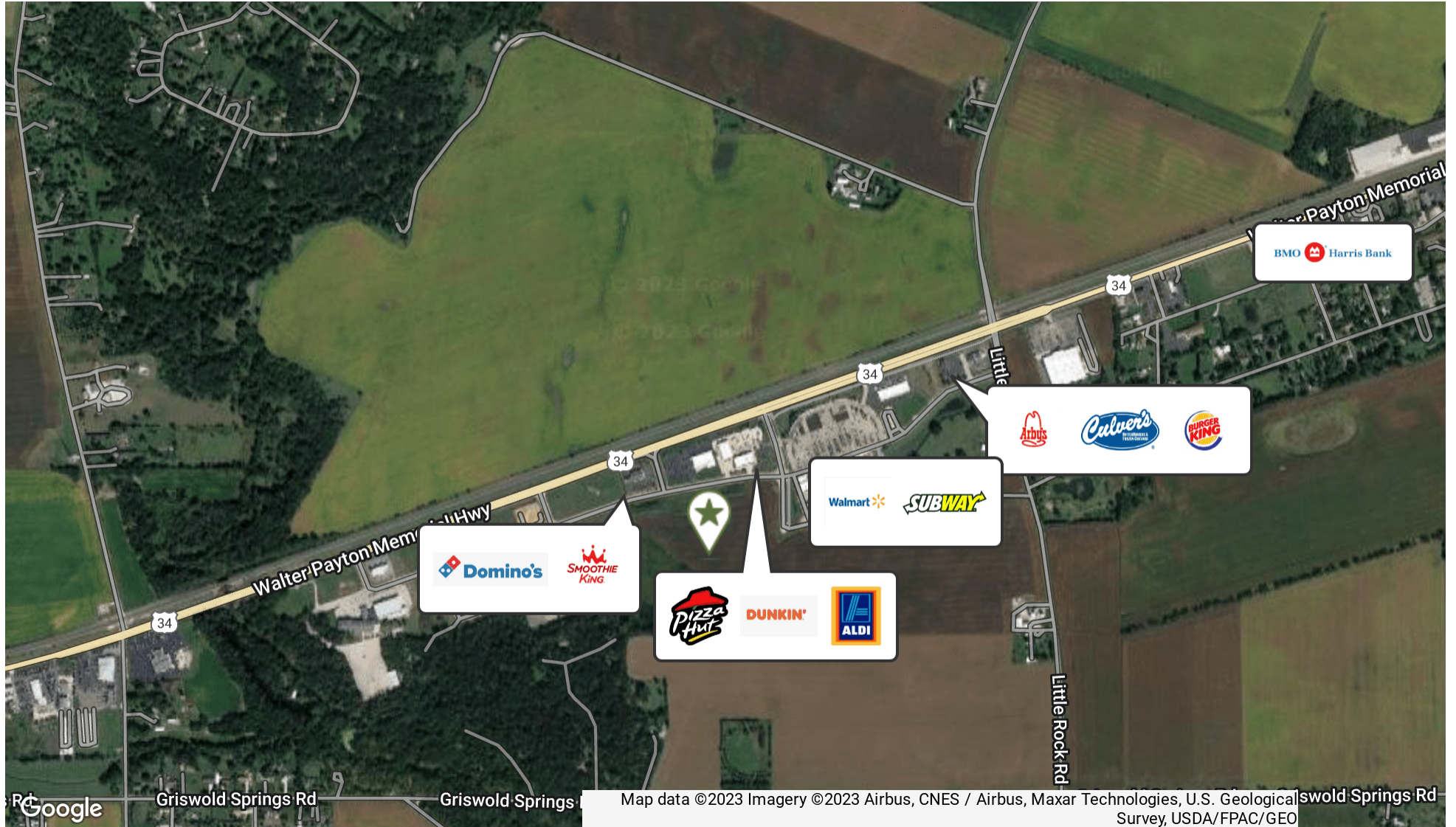
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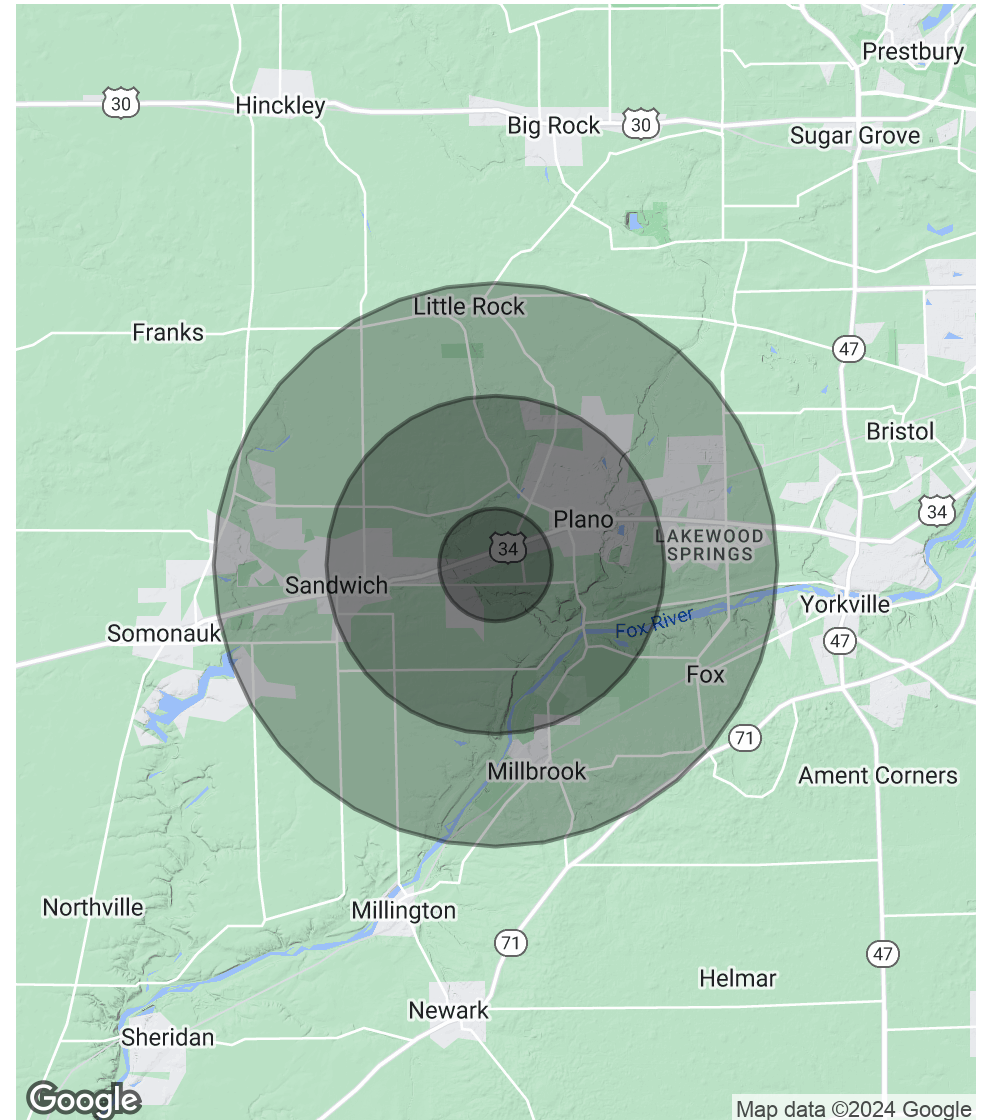
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	731	12,420	25,642
Average Age	38.4	36.0	36.5
Average Age (Male)	38.2	35.0	34.9
Average Age (Female)	36.9	38.1	38.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	222	4,652	9,345
# of Persons per HH	3.3	2.7	2.7
Average HH Income	\$95,687	\$77,639	\$85,717
Average House Value	\$232,907	\$191,148	\$210,579

2020 American Community Survey (ACS)



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