

DEVELOPMENT SITE

27W270 Jefferson Street, West Chicago 60185

FOR SALE



IDEAL FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENT



Baird & Warner
Mr. Tom Zimka
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Email: tom.zimka@bairdwarner.com

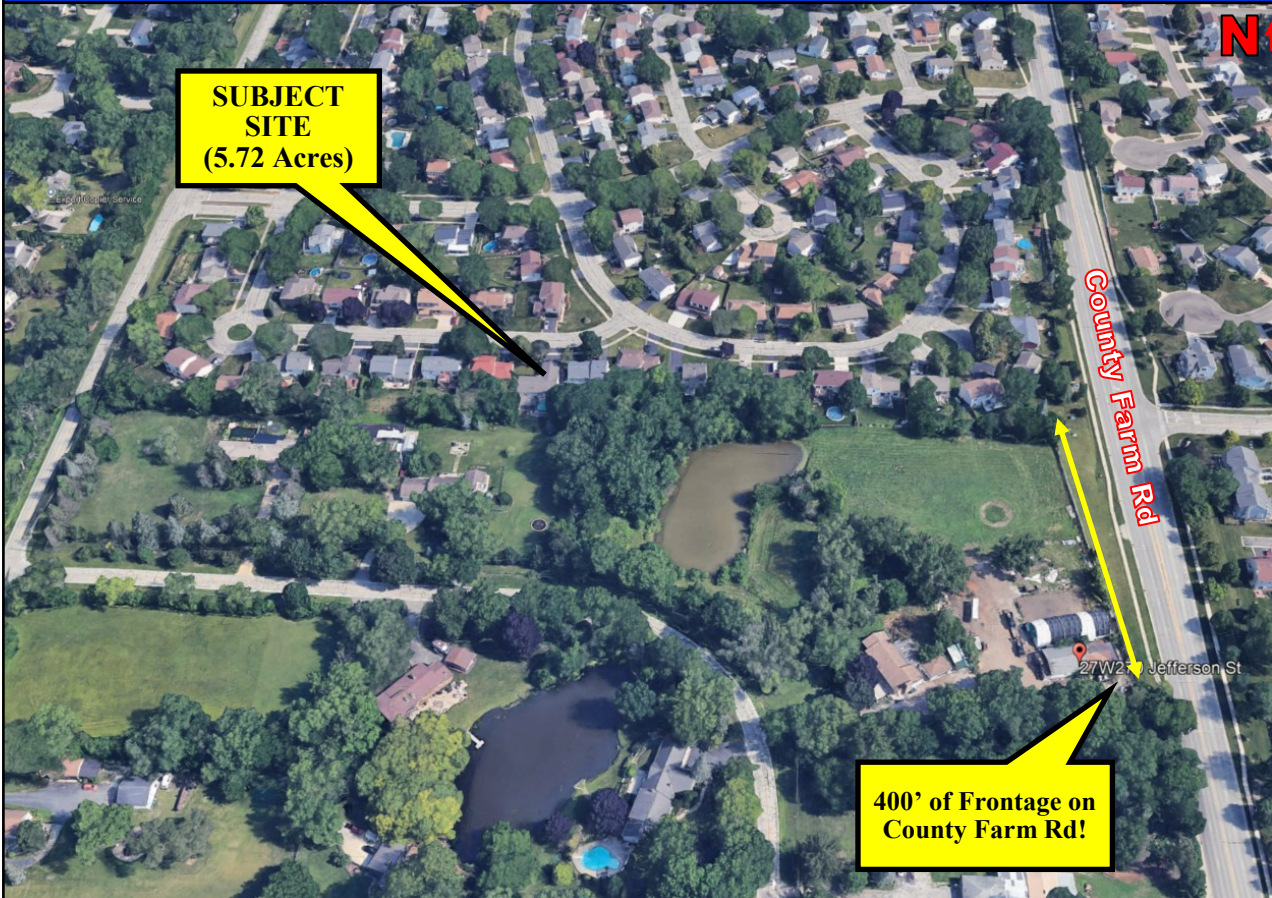


Blue Chip Commercial Real Estate, LLC
Mr. Tim Billimack | Managing Broker
Phone: 815.355.0196
Email: billimack@gmail.com

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PROPERTY HIGHLIGHTS



PROPERTY SPECIFICATIONS

OFFERING :	Proposed Residential Development Site
PRICING:	\$1,150,000
ACRES:	5.72 (+/-) Acres
DIVISIBLE:	No
ZONING:	R-2
UTILITIES:	Water to Site
TRAFFIC:	13,900 VPD
ACCESS:	Existing Curb Cut—County Farm Rd
RE TAXES:	\$41.34 (2023)



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PHOTOS



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PROPOSED SITE PLAN



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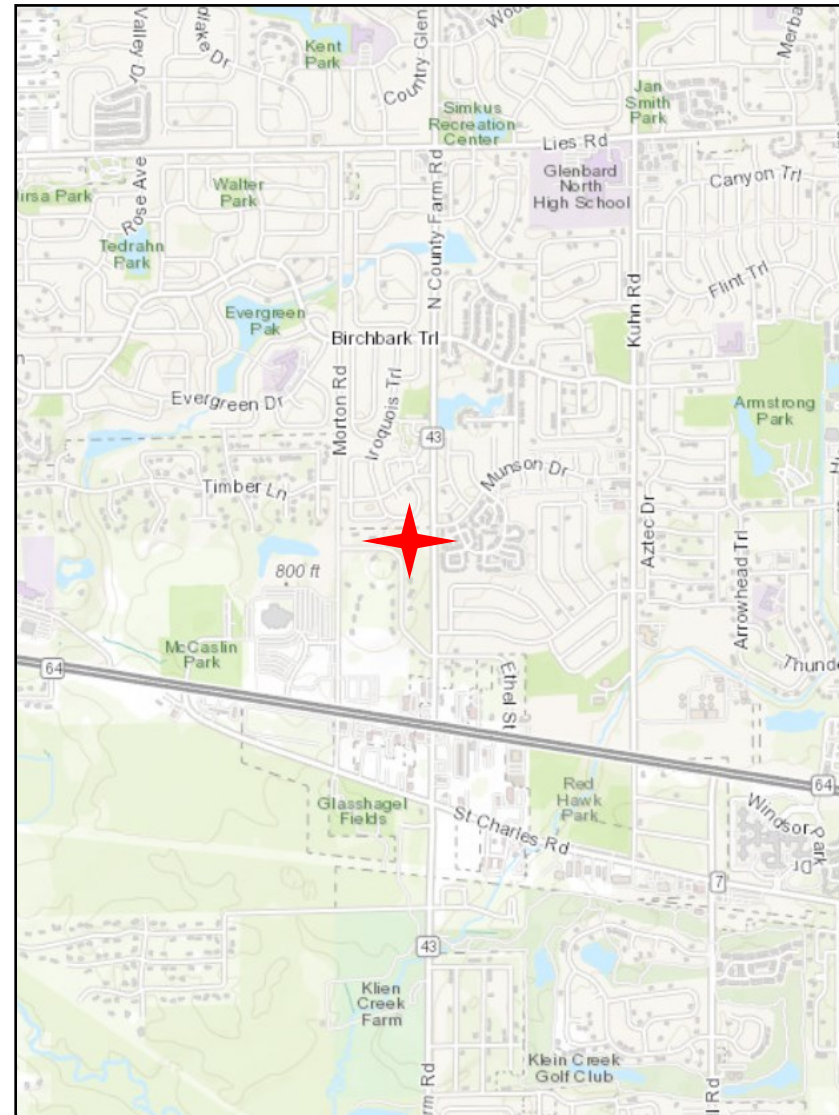
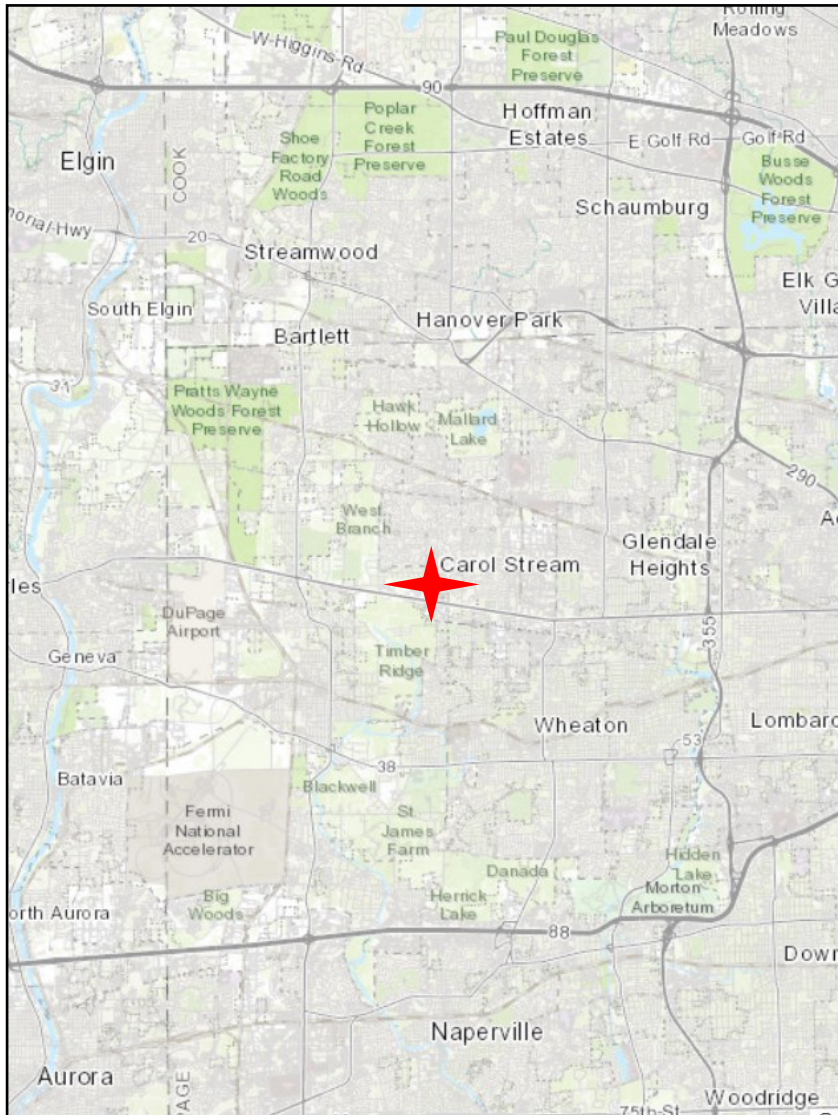


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STREET MAP



Disclaimer: Blue Chip Commercial Real Estate, LLC and Murray Commercial are the owner's designated agent and makes no warranties or representations as to the accuracy or completeness of this information contained herein. The information has been obtained through sources deemed reliable; however, it is up to the purchaser to conduct due diligence prior to sale or lease.