



RETAIL/COMMERCIAL DEVELOPMENT SITE

24.6 ACRES VACANT LAND

SEC ROUTE 59 & ROUTE 64 (NORTH AVENUE), WEST CHICAGO, IL

**Retail/Commercial Development Site
24.6 Acres Vacant Land
SEC Route 59 & Route 64 (North Avenue), West Chicago, Illinois**

Location: This extraordinary 24.6 acre development site property is located on the southeast corner of North Avenue (State route 64) and State Route 59 in DuPage County, West Chicago, Illinois. This property is perfect for retail, commercial and/or residential development. This is an area that has been exploding with development and is only 40 miles west of Chicago. The area has experienced substantial growth in population from 16,349 in 1995 to 25,573 in 2004. The property has fantastic frontage with 1,055.50 feet on the south side of North Avenue (State Route 64) and 2,789.93 feet on the east side of State Route 59. The city of Chicago and its surrounding suburbs are easily accessible by many roads including both Route 64 and 59, and the interstate system via I-88 and I-290. Quality of life is enhanced with the property being within a mile of the St. Andrews Golf Course, the Old Wayne Golf Club, Timber Ridge Forrest Preserve and the Pratts Wayne Woods Forest Preserve.

This property is a unique and outstanding development opportunity with major frontage along two major regional corridors.

Price: For price and other information, contact Robert Kohl Company at 312-337-1177.