

# MULTI-FAMILY/INVESTMENT OPPORTUNITIES

3271 US Highway 20, Elgin, IL 60124



**BILL CATON**

815-370-1236

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**CATON**  
COMMERCIAL  
REAL ESTATE GROUP

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Caton Commercial Real Estate Group in compliance with all applicable fair housing and equal opportunity laws.

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## INVESTMENT SUMMARY

Price:	Contact Broker
Site Size:	4.5 Acres
PINs:	06-18-225-004, 06-18-225-005
Taxes (2023):	\$44,631.84
County:	Kane
Zoning:	Multi-Family PAB



## PROPERTY HIGHLIGHTS

- Zoning is approved for 64 townhome development
- Previously approved for assisted living, the city prefers multi-family development for the site
- Nearly 2 million in site improvements completed, including storm water catch basin and retention pond, access to road and signage
- Sanitation sewer and water are to site
- Sidewalks, curbs, grading, removal of black dirt and landscaping complete
- Preliminary plans for 64 town homes available
- Seller completion available
- Seller was contracted to build at this site, open to sale or Joint Venture
- 60-90 days to pull permits
- 16-18 months to complete construction

## LOCATION HIGHLIGHTS

- Located on U.S Grant Hwy 1.5 miles west of Randall Rd.
- Approximately 10 minutes south of I-90
- Convenient to downtown Elgin with unique dining, shopping and entertainments opportunities along the Fox River
- Elgin is the seventh-largest city in Illinois located just 35 miles northwest of Chicago

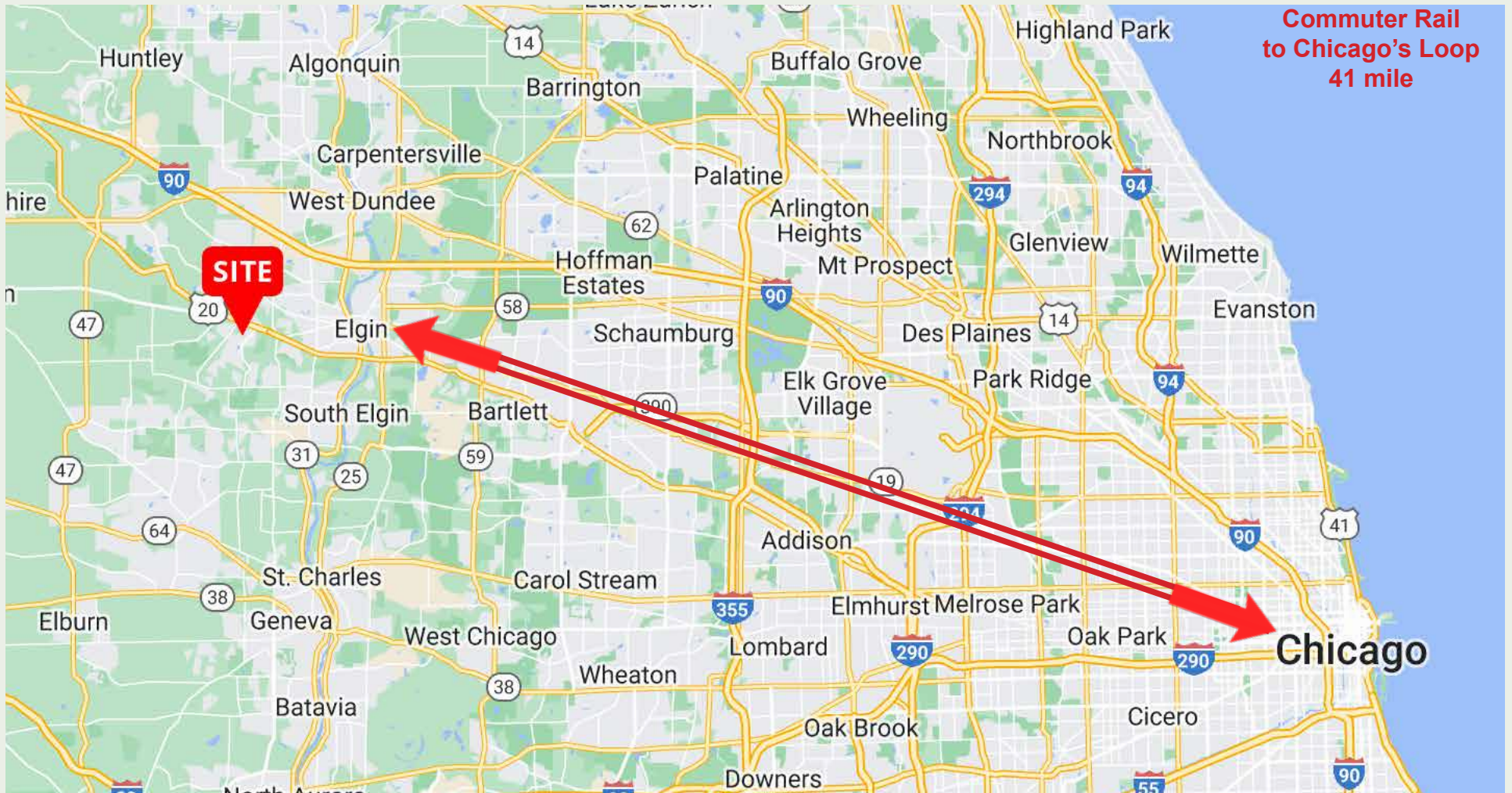
## EXECUTIVE SUMMARY

Caton Commercial Real Estate has been retained to exclusively offer for sale 4.5 acres with improvements at 3271 US Highway 20, Elgin. Zoned Multifamily with all the mass earth work, detention completed. Access road completed, sidewalks and all utilities to the site. The improvements on the site are valued in today's dollars at about \$4,000,000.

- All Multifamily entitlements are complete. 2 months to complete the final drawings. 2 weeks for building permits.
- The seller was the contracted builder and is willing to sell, Joint Venture or complete the project for another



## REGIONAL MAP



**SURVEY**



VICINITY MAP



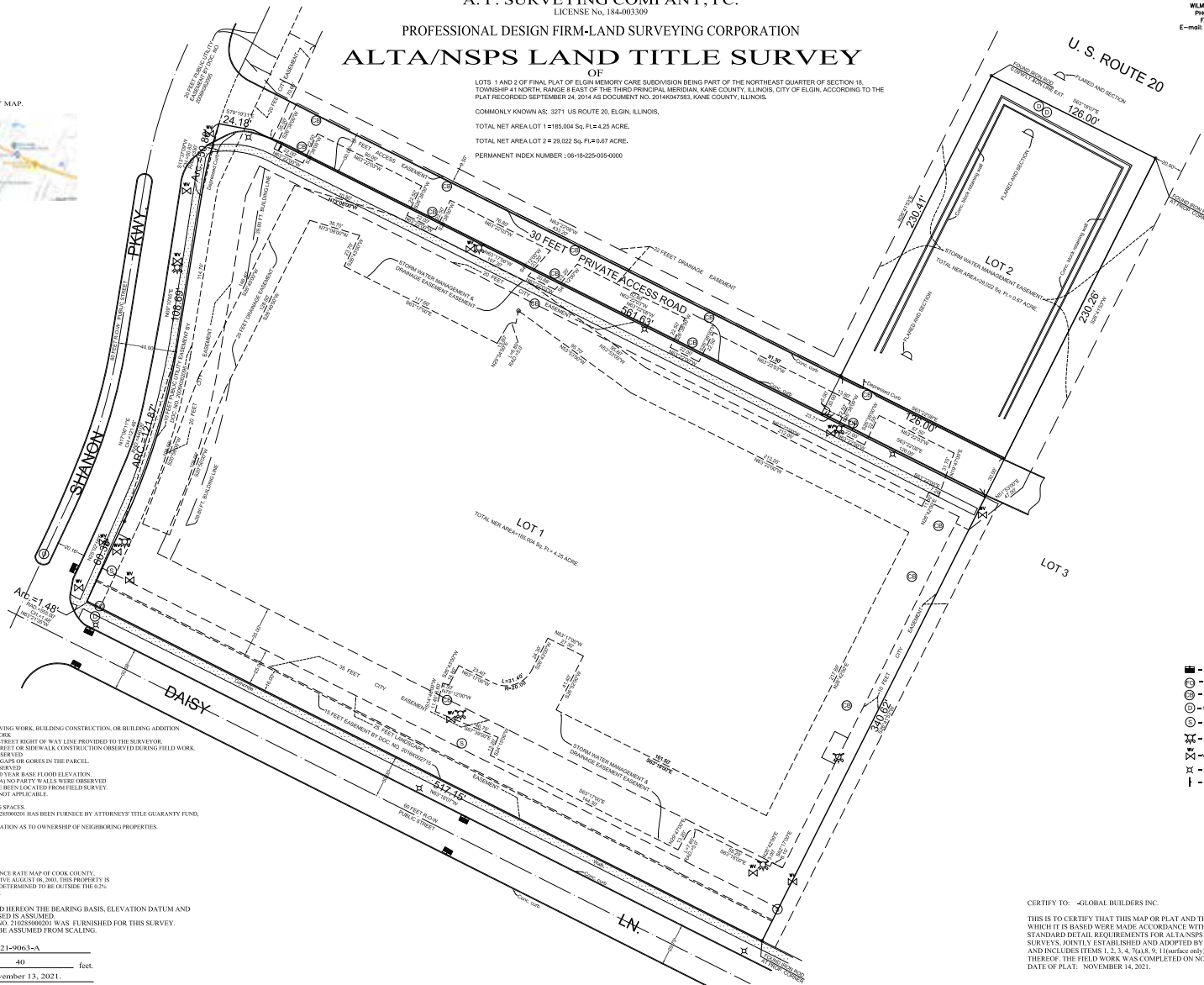
A. P. SURVEYING COMPANY, PC.  
LICENSE No. 184-003309

PROFESSIONAL DESIGN FIRM-LAND SURVEYING CORPORATION  
**ALTA/NSPS LAND TITLE SURVEY**

LOTS 1 AND 2 OF FINAL PLAT OF ELGIN MEMORY CARE SUBDIVISION BEING PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS, CITY OF ELGIN, ACCORDING TO THE PLAT RECORDED SEPTEMBER 24, 2014 AS DOCUMENT NO. 20140547563, KANE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 3271 US ROUTE 20, ELGIN, ILLINOIS.  
TOTAL NET AREA LOT 1 = 185,004 Sq. Ft. = 4.25 ACRE.  
TOTAL NET AREA LOT 2 = 28,022 Sq. Ft. = 0.67 ACRE.  
PERMANENT INDEX NUMBER: 06-18-225-005-0000

2121 PARKVIEW COURT  
WILMETTE, ILLINOIS 60091  
PHONE: 847.853.9364  
FAX: 847.853.9391  
E-mail: apsurveying@yahoo.com



NOTES:

1. NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITION OBSERVED DURING FIELD WORK.
2. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINE PROVIDED TO THE SURVEYOR.
3. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OBSERVED DURING FIELD WORK.
4. NO WELL LANDS MARKING OBSERVED.
5. THERE WERE NO OBSERVED CURBS OR GORES IN THE PARCEL.
6. ENCROACHMENTS NONE OBSERVED.
7. ZONING LIES ABOVE THE 100-YEAR BASE FLOOD ELEVATION.
8. REGARDING TABLE ITEM 10(A) NO PARTY WALLS WERE OBSERVED.
9. THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY.
10. CONDOMINIUM AIR RIGHTS NOT APPLICABLE.
11. NO REFERENCE REQUIRED.
12. NO GROUND LEVEL PARKING SPACES.
13. TITLE COMMITMENT NO. 2105080020 HAS BEEN FURNISHED BY ATTORNEY'S TITLE GUARANTEE FUND, INC.
14. SURVEYOR HAS NO INFORMATION AS TO OWNERSHIP OF NEIGHBORING PROPERTIES.

**FLOOD CERTIFICATE:**  
ACCORDING TO FLOOD INSURANCE RATE MAP OF COOK COUNTY, ILLINOIS, EFFECTIVE AUGUST 06, 2010, THIS PROPERTY IS IN A ZONE "X" AREA, WHICH IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

UNLESS OTHERWISE NOTED HEREON THE BEARING BASIS, ELEVATION DATUM AND COORDINATE DATUM IF USED IS ASSUMED.  
THE TITLE COMMITMENT NO. 2105080020 WAS FURNISHED FOR THIS SURVEY.  
DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

Order No. 21-9063-A  
Scale: 1 inch = 40 feet  
Date: November 13, 2021.

- INLET
- ⊕ CABLE OPTIC MANHOLE
- ⊖ CATCH BASIN
- ⊙ STORM MANHOLE
- ⊗ SANITARY MANHOLE
- ⊕ FIRE HYDRANT
- ⊖ WATER VALVE
- ⊙ LIGHT POLE
- ⊗ SIGN

CERTIFY TO: GLOBAL BUILDERS INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, 11 (surface only) AND 14 OF TABLE A. THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER, 11, 2021 DATE OF PLAT: NOVEMBER 14, 2021.

**TOWNHOME CONCEPT PLANS**

**LOT AREAS:**

BUILDING LOT AREA	4.25 ACRES
RETENTION POND LOT AREA	67 ACRES
ALLEYS	19,000 SQFT
REINF SIDEWALKS	2,270 SQFT
DRIVEWAYS	13,500 SQFT
<b>TOTAL</b>	<b>46,170 SQFT</b>

**BLDG AREAS:**

TOTAL BUILDING FOOTPRINT AREA	51,450 SQFT
TOTAL GROSS BUILDING AREA	157,100 SQFT

gross building includes walls, garages, stairwells, but excludes porches and balconies.

EXIST  
RETENTION  
POND

**TOWNHOUSE UNITS:**

3 BED ROOM/ 2 GARAGE	
The Sophia	37 units
The Stanley	27 units
<b>TOTAL UNITS</b>	<b>64 units</b>

BUILDING 1	4 UNITS
BUILDING 2	3 UNITS
BUILDING 3	3 UNITS
BUILDING 4	3 UNITS
BUILDING 5	3 UNITS
BUILDING 6	3 UNITS
BUILDING 7	3 UNITS
BUILDING 8	3 UNITS
BUILDING 9	3 UNITS
BUILDING 10	3 UNITS
<b>TOTAL</b>	<b>34 UNITS</b>



BELLA GARDIN TOWNHOUSES 3271 ROUTE 20 ELGIN, ILLINOIS 60124



GLOBAL BUILDERS INC.  
2003 BUTTERFIELD ROAD, SUITE 300  
CAE BLDG, ELGIN, IL 60120  
1-800-323-3360  
GlobalBuildersInc.com



PROFESSIONAL ARCHITECT INC.

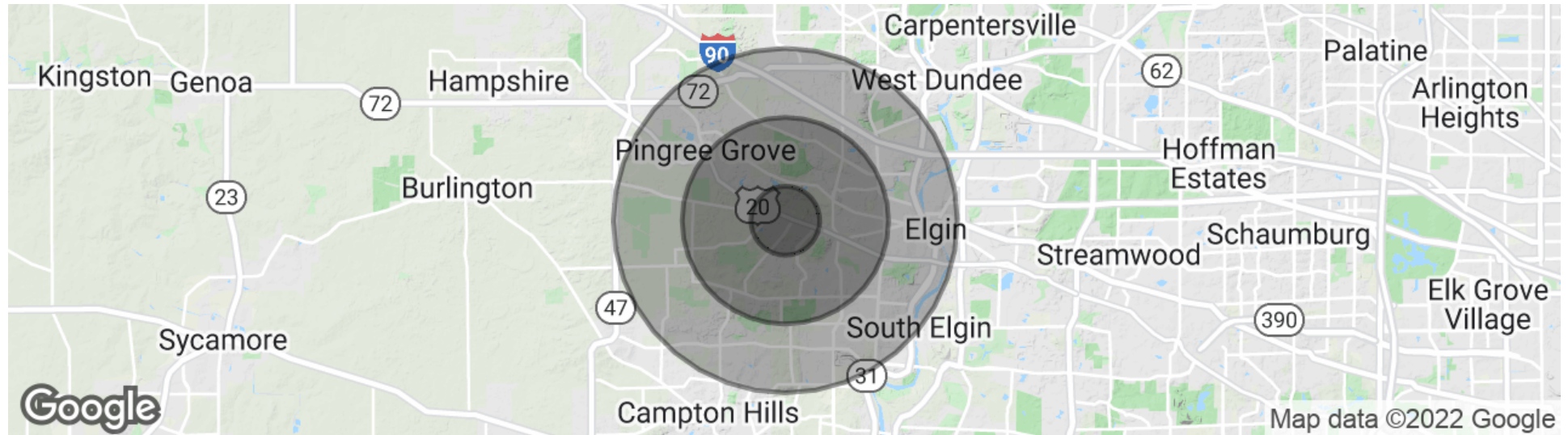
GEORGE TRANEL  
3100 NORTH LAKE DRIVE  
SUITE 200  
ELGIN, IL 60120  
781.975.7266

**AERIAL MAP**





## DEMOGRAPHICS



		1 MILE	3 MILES	5 MILES
<b>POPULATION</b>	Total Population	4,789	31,241	93,713
	Average Age	36.5	37.5	35.8
	Average Age (Male)	36.4	36.2	34.6
	Average Age (Female)	37.8	39.1	37.3
<b>HOUSEHOLDS</b>	Total Households	1,601	10,952	32,427
	# of Persons per HH	3.0	2.9	2.9
	Average HH Income	\$91,405	\$91,104	\$87,232
	Average HH Value	\$320,942	\$314,905	\$302,238

## ELGIN



Elgin is a city located 35 miles northwest of Chicago along the Fox River. It is the sixth-most populous city in the state. The city embodies the phrase “city of choice” as it provides a place for people to live, work, create opportunities, grow businesses, and enjoy visiting year-round.

Elgin has three stations on Metra’s Milwaukee District West Line, which provides daily rail service between Elgin and Chicago Union Station. The city is well-connect with major transportation arteries, including highways I-90, I-88, and Route 20.

The Elgin Symphony Orchestra, Grand Victoria riverboat casino, The Hemmens Cultural Center are a part of the vibrant arts and events scene in Elgin. The city parks include Lords Park, which features the Elgin Public Museum and small zoo featuring a herd of American bison, 121 acre Wing Park, which includes a golf course and outdoor swimming pool. Downtown Elgin is a destination unlike any other where diversity mingles among historic distinction.

### Top Employers

- Elgin Area School District
- J.P. Morgan Chase
- Advocate Sherman Hospital
- Fisher Nuts
- Provena Saint Joseph Hospital

## CONTACT



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Founder of Caton Commercial Real Estate Group, Bill Caton's background in the service industry spans more than 40 years. Bill specializes in commercial development, farmland sales, 1031 exchanges, and commercial and industrial leasing and sales. He lists and sells hotels, commercial land, farms, retail centers, and commercial lots.

Bill has served two terms as President of the Plainfield Rotary, and is a founding member of the Kiwanis Club of Plainfield. Additionally, Bill is an on-going member of the Plainfield Chamber of Commerce for Economic Development Council, a member of the Chicago Farmers Association, Will County Farm Bureau, and the Illinois Society of Professional Farm Managers and Rural Appraisers. He is an investor and past board member of Will County Center for Economic Development Council.

