

Fox River Grove, IL

19.2 ACRES FOR SALE



19.2 Acre Prime Development Site situated directly in front of a 180,000 sq. ft. shopping center. The site features a proposed 7.75-acre Multi-Family and a 4.25-acre Commercial development.

Multi-Family Development
Commercial Development

Area Demographics:

	1 Mile	3 Miles	5 Miles
Population	6,719	29,532	86,883
Households	2,395	9,982	29,883
Average Income	\$104,990	\$116,270	\$108,660

Ted Wagner
 tewagner@mc.net
 Cell: 847-630-8920



WAGNER COMMERCIAL
www.wagnercommercial.com

Site Details:

- Nearby 180,000 sq. ft. Shopping Center
- Average Daily Traffic of 30,000 cpd
- Intersection of Northwest Highway (US 14) & Route 22
- Convenient Access To All Major Thoroughfares
- Dominick's, Walgreens, Tuesday Morning, Ace Hardware, Panera nearby



Fox River Grove, IL 19.2 ACRES FOR SALE



Multi-Family Development Commercial Development

Ted Wagner
tewagner@mc.net
Cell: 847-630-8920



WAGNER COMMERCIAL
www.wagnercommercial.com

Site Details:

- Nearby 180,000 sq. ft. Shopping Center
- Average Daily Traffic of 30,000 cpd
- Intersection of Northwest Highway (US 14) & Route 22
- Convenient Access To All Major Thoroughfares
- Dominick's, Walgreens, Tuesday Morning, Ace Hardware, Panera nearby



BASES OF BEARINGS:
EAST LINE OF THE SE 1/4 OF THE SW 1/4 SECTION 17,
TOWNSHIP 43 NORTH, RANGE 9 EAST



PLAT OF SURVEY

SCHOOL STREET

N 83°51'17" E 37.73'
N 85°30'58" E 37.82' (R)

AREA TABLE

WEST PARCEL (TRACT 4)	10.09552 ACRES INCLUDING R.O.W. SKI HILL ROAD 9.88282 ACRES EXCLUDING R.O.W. SKI HILL ROAD
EAST PARCEL	9.50542 ACRES
TOTAL	19.60094 ACRES INCLUDING R.O.W. 19.38824 ACRES EXCLUDING R.O.W.

STATE OF ILLINOIS
COUNTY OF MOHENEY) S.S.

I, JAMES E. SCHROEDER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. DIMENSION ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.



ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3287 APRIL 7, 2008

Norge Property

TRACT 4 OF THE PLAT OF SURVEY OF SKI CLUB MOHENEY, A SUBDIVISION OF PART OF SECTIONS 17 AND 20 IN TOWNSHIP 43 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 15, 1925 IN BOOK 5 OF PLATS, PAGE 37, IN MOHENEY COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART DESIGNATED FOR ROAD PURPOSES ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 788543 IN MOHENEY COUNTY, ILLINOIS.

LEGAL DESCRIPTION FROM MORTGAGE DOCUMENT NO. 888951 - PARCEL 3

THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF TRACT NO. 4 AS SHOWN BY THE PLAT OF SKI CLUB MOHENEY, SAID PLAT BEING RECORDED IN THE RECORDER'S OFFICE OF MOHENEY COUNTY, ILLINOIS IN BOOK 5 OF PLATS ON PAGE 37; THENCE S 82°27'30", ALONG THE CENTERLINE OF CARRY ROAD, 41.59 FEET TO AN INTERSECTION WITH A LINE 40 FEET EASTERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID TRACT NO. 4; THENCE N 5°38', ALONG SAID LINE 40 FEET EASTERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID TRACT NO. 4, 141.0 FEET; THENCE N 62°20'30", 165.0 FEET; THENCE N 62°20'30", 108.55 FEET; THENCE S 87°52'30", 138.87 FEET TO A POINT ON THE EAST LINE OF AND 398.0 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20; THENCE N 77°07'30", ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, 752.20 FEET, MORE OR LESS TO A POINT 43 FEET SOUTH OF THE SOUTHWEST CORNER OF LOT 13 IN BLOCK 2 IN OAK HILLS ADDITION TO FOX RIVER GROVE; THENCE WESTERLY ALONG A LINE 43 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 13, 200.68 FEET MORE OR LESS TO THE INTERSECTION OF THE SOUTH LINE OF OAK STREET AND THE EASTERLY LINE OF NORTH AVENUE AS Laid OUT IN SAID OAK HILLS ADDITION; THENCE S 80°28'W, ALONG THE SOUTH LINE OF OAK STREET 292.50 FEET TO AN ANGLE CORNER; THENCE N 43°00'W, ALONG THE SOUTHERLY LINE OF OAK STREET 16.0 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF SAID TRACT NO. 4 OF SKI CLUB MOHENEY; THENCE S 5°38'W, ALONG THE EASTERLY LINE OF SAID TRACT NO. 4, 1050.60 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

EAST LINE OF TRACT 4 OF THE PLAT OF SURVEY OF SKI CLUB MOHENEY
N 0°00'00" E 1023.67'
N 5°38' E 1050.60 (RECORDED) (MEAS) 1050.60 (M)

ASPEN SUBDIVISION

(R) = RECORDED OR RECORDED DIMENSION
(M) = MEAS DIMENSION
(M) = MEASURED DIMENSION

www.wagnercommercial.co...
WAGNER COMMERCIAL
847-630-8920

STATE