

1452 Bethany Rd

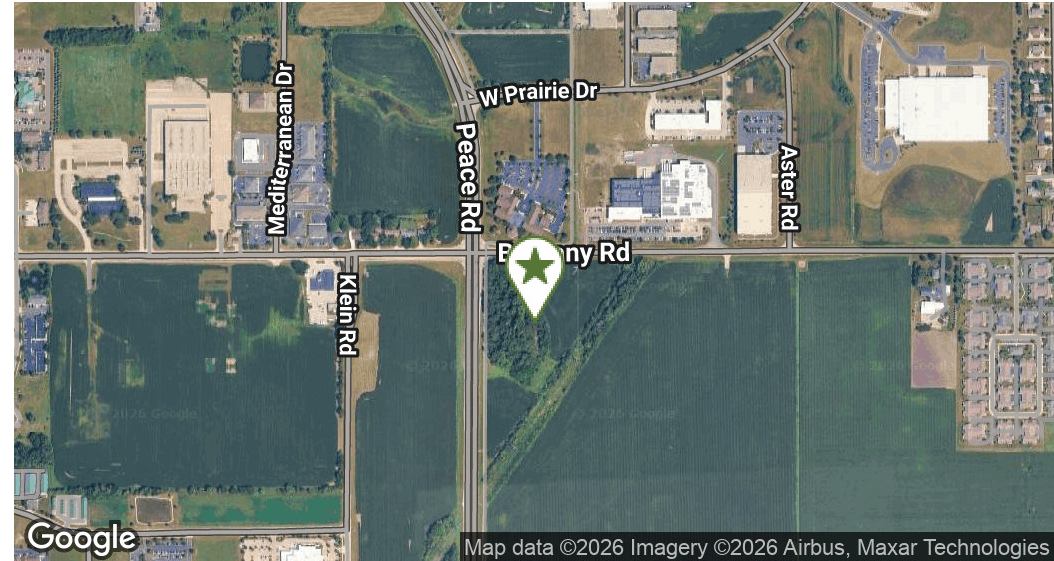
Sycamore, IL 60178

LAND FOR SALE



john
greene
COMMERCIAL

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



OFFERING SUMMARY

Sale Price:	\$85,000 / acre
Lot Size:	11.88 Acres
Zoning:	A-1
Traffic Count:	18,300 (Peace Rd.)
Price / SF:	DeKalb
2025 Taxes:	\$367

PROPERTY OVERVIEW

Prime 11.88± acre development parcel on the southeast corner of highly trafficked Peace and Bethany roads in rapidly growing Sycamore. Ideal for industrial or commercial development with city utilities to site. Adjacent to both heavy and light manufacturing. Averaging 18,300 vehicles per day on Peace Road. Property is adjacent to Sycamore city limits and currently zoned A-1 in unincorporated DeKalb County. Several acres currently farmed with the remainder being wooded.

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 This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice.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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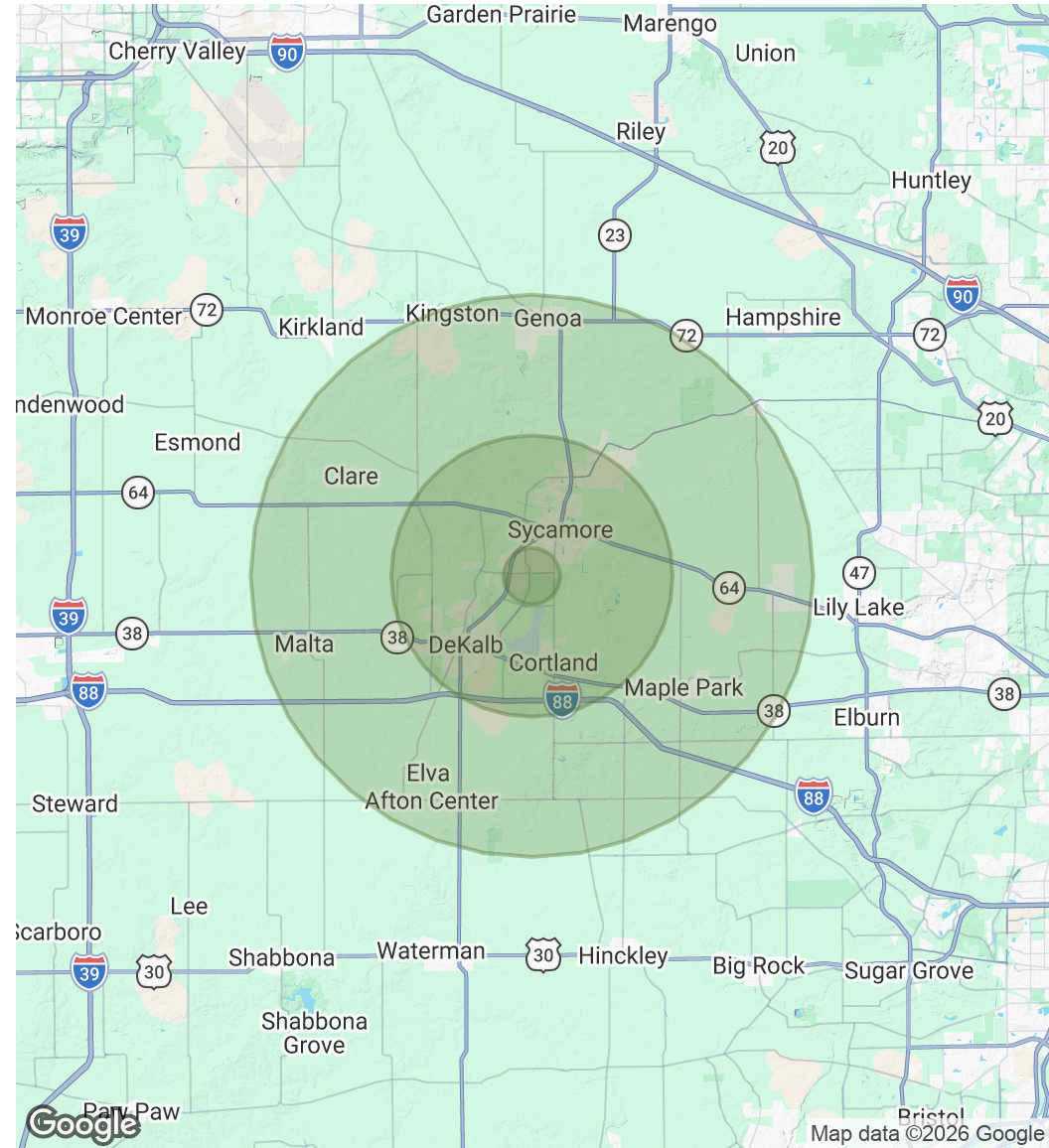
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	409	21,540	84,309
Average Age	43.6	42.5	41.4
Average Age (Male)	44.9	43.5	41.4
Average Age (Female)	43.9	42.0	41.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	129	9,139	36,448
# of Persons per HH	3.2	2.4	2.3
Average HH Income	\$119,057	\$91,097	\$84,348
Average House Value	\$233,610	\$203,047	\$176,673

2020 American Community Survey (ACS)



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