



data delineated herein,
rs are compiled from
nd only contains
cuments for more

1120 W Spring St

SOUTH ELGIN, IL 60177

LAND FOR SALE

Your Vision. Our Dedication. Your Partner.

MURRAY COMMERCIAL

2035 Foxfield Road, Suite 203
St. Charles, IL 60174
630.513.0173 | murraycommercial.com

JACE MURRAY

President/Managing Broker
630.244.3272
jace@murraycommercial.com

LAND FOR SALE



OFFERING SUMMARY

Sale Price:	\$650,000
Lot Size:	2.76 Acres
Zoning:	B-2
Price / SF:	\$5.41
2025 Pay 2026 R.E. Taxes:	\$8,114

PROPERTY OVERVIEW

Discover a prime investment opportunity with this property located in South Elgin, IL. Boasting B-2 zoning, this site offers extensive potential for a range of commercial and multifamily developments.

With favorable zoning regulations and a prime location in a high-demand area, this property offers a fantastic opportunity for those looking to establish or expand their presence in a thriving community.

Take advantage of the endless possibilities that this prime B-2 zoned property in South Elgin has to offer.

PROPERTY HIGHLIGHTS

- 2.76 +/- acres
- Zoned B-2 for versatile development opportunities
- Strategic location in the thriving South Elgin area
- Favorable zoning regulations for ease of development
- High-demand market for potential investment growth

1120 W Spring St

SOUTH ELGIN, IL 60177

LAND FOR SALE



MURRAY COMMERCIAL

2035 Foxfield Road, Suite 203, St. Charles, IL 60174
630.513.0173 | murraycommercial.com

JACE MURRAY

630.244.3272
jace@murraycommercial.com

1120 W Spring St

SOUTH ELGIN, IL 60177

LAND FOR SALE



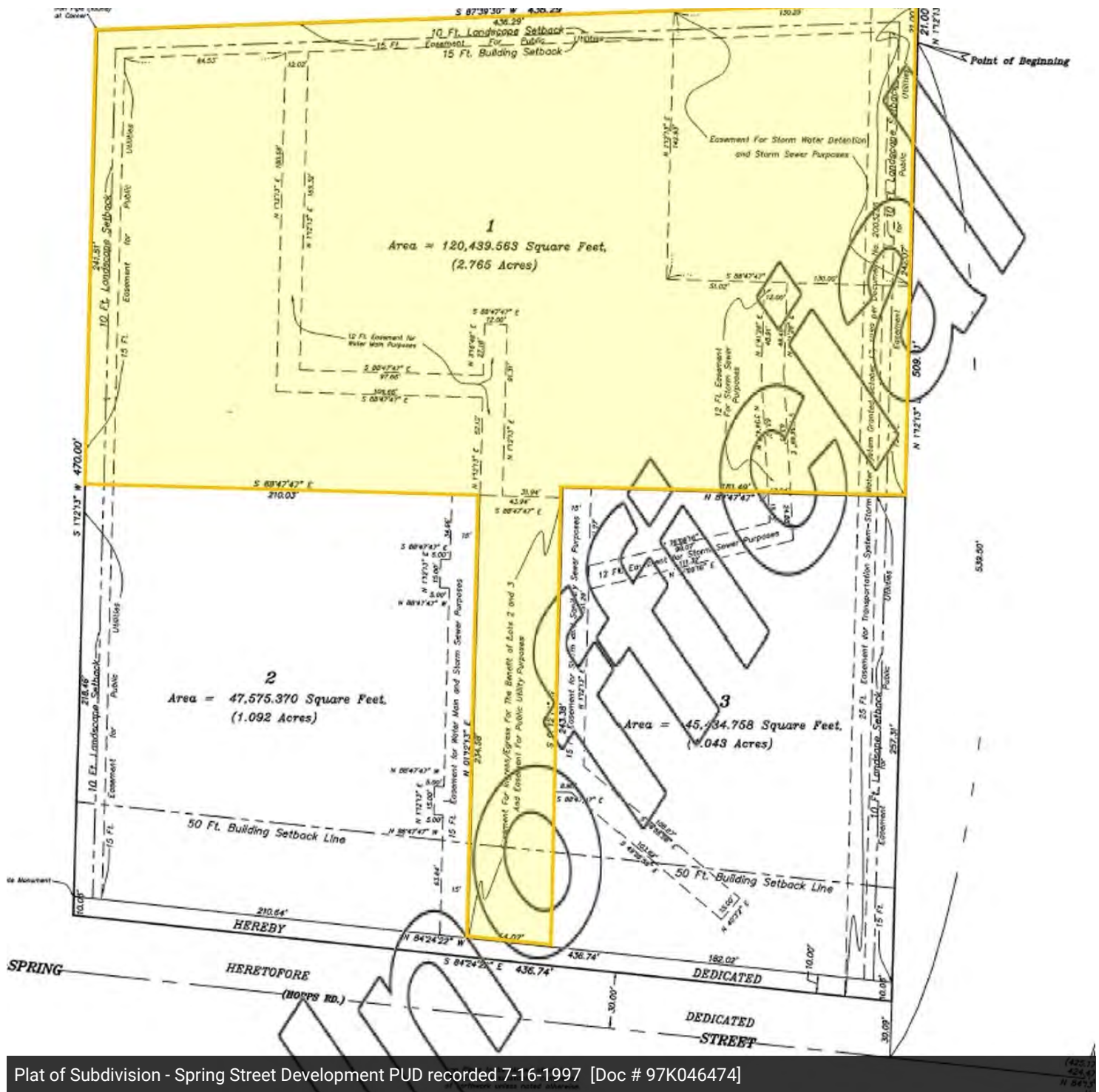
MURRAY COMMERCIAL

2035 Foxfield Road, Suite 203, St. Charles, IL 60174
630.513.0173 | murraycommercial.com

JACE MURRAY

630.244.3272
jace@murraycommercial.com

PLAT OF SUBDIVISION

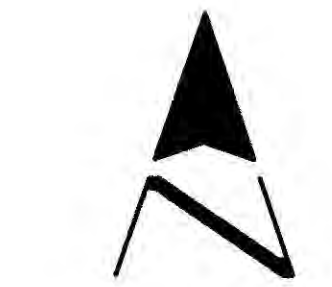


Plat of Subdivision - Spring Street Development PUD recorded 7-16-1997 [Doc # 97K046474]

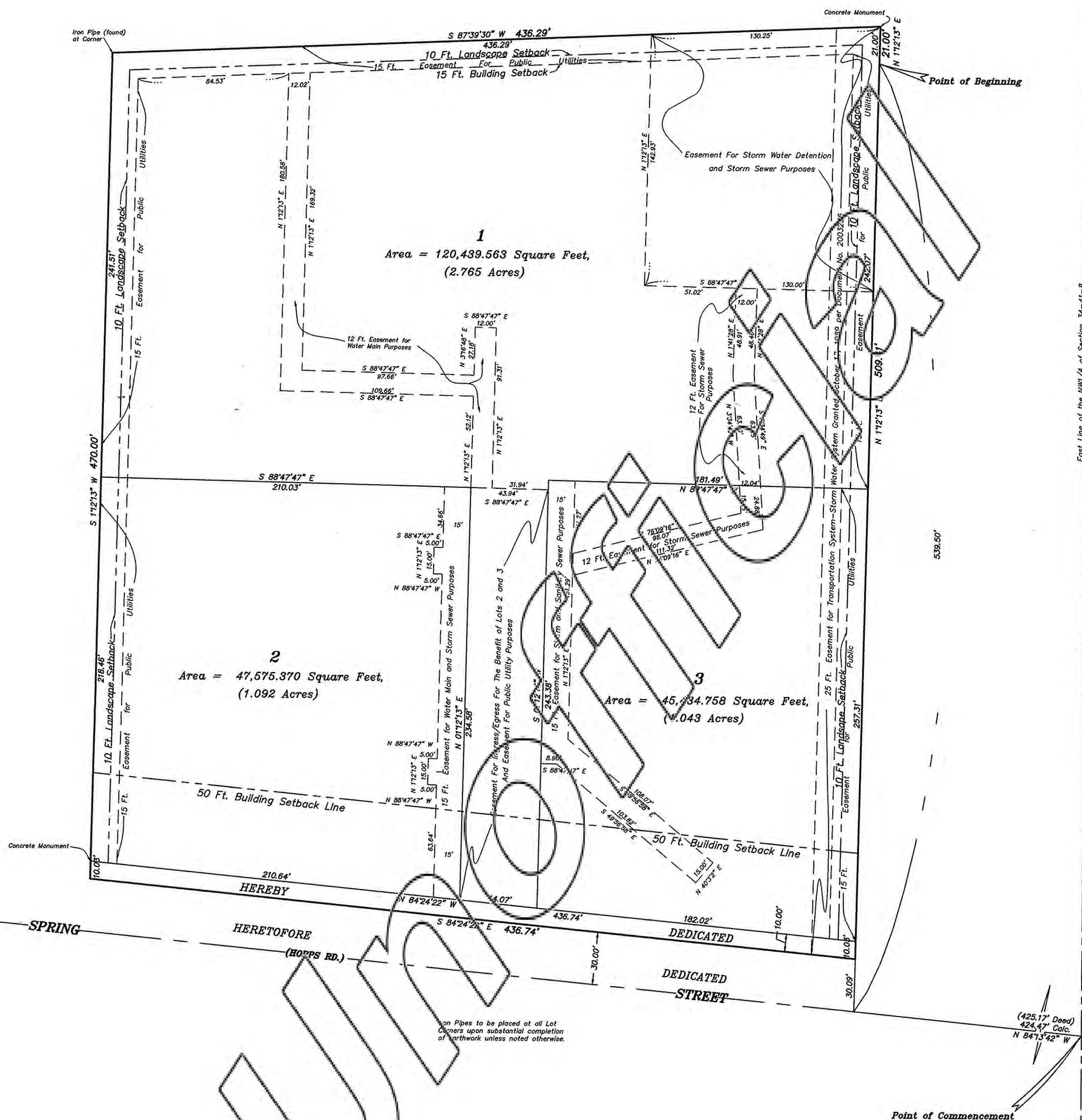
SPRING STREET DEVELOPMENT

A PLANNED UNIT DEVELOPMENT

Being a subdivision of part of the Northwest Quarter of Section 34, Township 41 North, Range 8 East of the Third Principal Meridian in the Village of South Elgin, Kane County, Illinois.



0' 40' 80'
20'



State of Illinois } s.s.
County of Kane }

SURVEY SYSTEMS OF AMERICA, INC., Illinois Professional Land Surveyors, hereby certifies that the survey and subdivision of the following described property, to wit :

That part of the Northwest Quarter of Section 34, Township 41 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at the intersection of the East line of said Northwest Quarter with the center line of Hopps Road; thence North 84 degrees 13 minutes 42 seconds West along said center line 425.17 feet; thence North 1 degree 12 minutes 13 seconds East 539.50 feet to the point of beginning; thence North 1 degree 12 minutes 13 seconds East 21 feet; thence South 87 degrees 39 minutes 30 seconds West 436.29 feet; thence South 1 degree 12 minutes 13 seconds West 470 feet to the Northerly line of said Hopps Road; thence South 84 degrees 24 minutes 22 seconds East along said Northerly line 436.74 feet to a line South 1 degree 12 minutes 13 seconds West from the point of beginning; thence North 1 degree 12 minutes 13 seconds East 509.41 feet to the point of beginning, in the Village of South Elgin, Kane County, Illinois.

... has been prepared by an Illinois Professional Land Surveyor and that the plat hereon drawn is a correct representation of said survey and subdivision.

All distances are shown in feet and decimal parts thereof and are corrected to a temperature of 68 degrees Fahrenheit. Distance shown on curved lines are arc measurements.

It is further certified that the property shown hereon lies within the corporate limits of the Village of South Elgin, which has adopted a City Plan and is exercising the special powers authorized by Division 12 of Article 11 of the Illinois Municipal Code, as now or hereafter amended.

It is further certified that, to the best of our knowledge, all regulations enacted by the Board of Trustees of the Village of South Elgin relative to plats and subdivisions have been complied with in the preparation of this plat.

It is also certified that the property covered by this subdivision falls within Zone "C" as identified by the National Flood Insurance Program, Flood Insurance Rate Map, Community Panel No. 170332 0001 C, effective date: July 16, 1981.

Dundee, Illinois, Dated this 3rd day of July, A.D. 1997.

by: Robert G. Sowka
Robert G. Sowka I.P.L.S. No. 2464

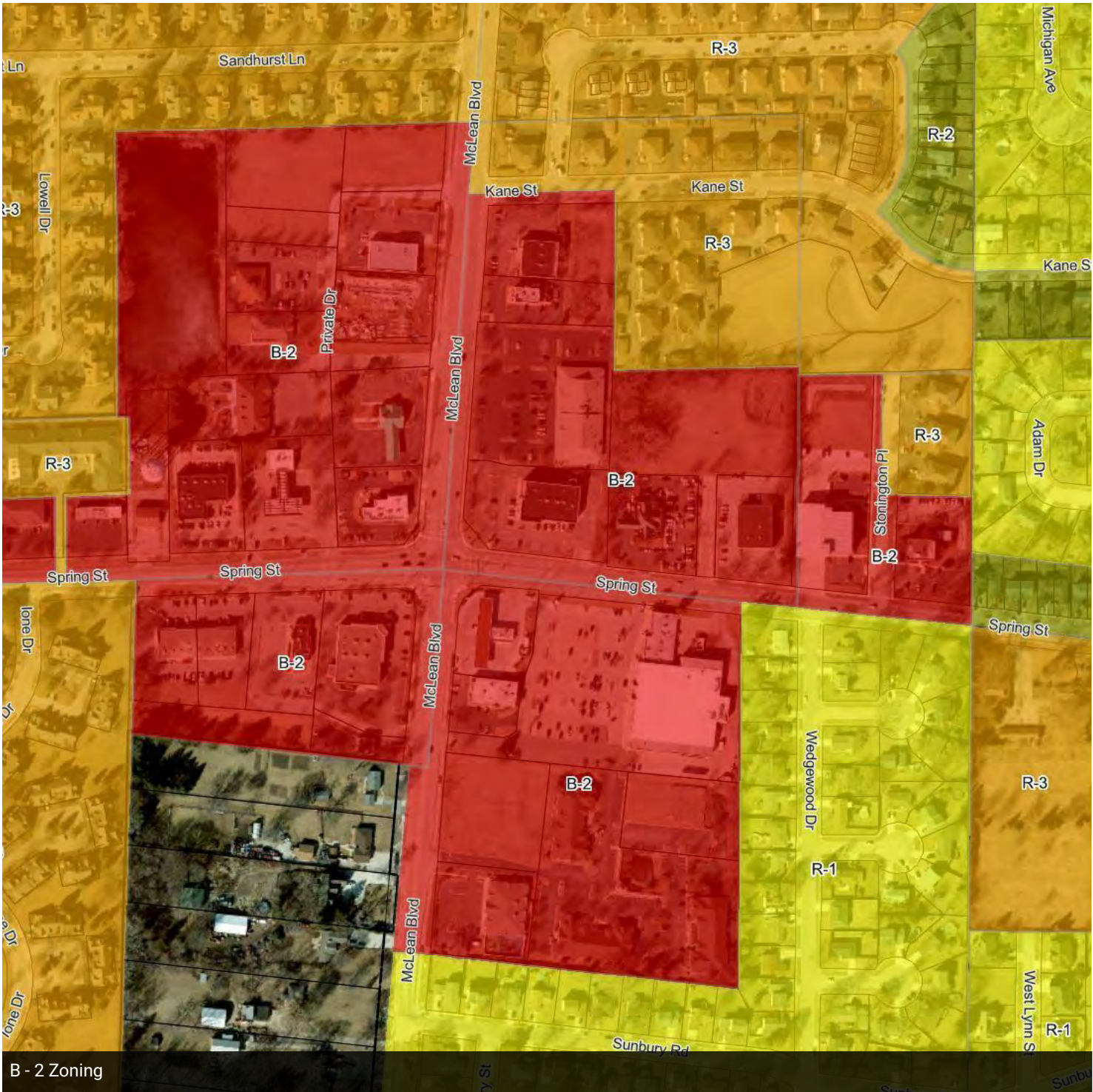


Zoning : B2

Area of Lots: 4.900 Acres
Area of Spring Street
Dedication : 0.100 Acres
Total Area: 5.000 Acres

PREPARED BY:
SURVEY SYSTEMS OF AMERICA, INC.
PROFESSIONAL LAND SURVEYORS
783 S. Eighth St.
Dundee, Illinois 60118
Phone: (847) 428-5775
ORDER NO: 973-1146 PS

ZONING B-2



1120 W Spring St

SOUTH ELGIN, IL 60177

2025 PAY 2026 REAL ESTATE TAX BILL

2025 Real Estate Tax Bill

KANE COUNTY TREASURER
Christopher J. Lauzen CPA, MBA
 719 S. Batavia Ave. Building A
 Geneva, IL 60134
 Phone: 630-232-3555
 Website: treasurer.kane-county.il.gov

PARCEL NUMBER: **06-34-129-001**

TAX BILL INFORMATION			WHO IS TAXING ME?				HOW ARE MY TAXES DETERMINED?	
Mail to: SPRING STREET 1120 MC LLC GARDANT MANAGEMENT SOLUTIONS 4882 N CONVENT ST BOURBONNAIS, IL 60914-1461			Taxing District KANE COUNTY (630)232-5931 0.223558 \$5.25 \$245.57 KANE COUNTY (630)444-1090 0.046510 \$-0.01 \$40.03 KANE FOREST PRESERVE (630)444-1090 0.134440 \$-0.74 \$147.48 KANE FOREST PRESERVE (630)444-1090 0.001714 \$1.75 \$181.50 ELGIN TOWNSHIP (847)741-2045 0.074332 \$3.47 \$311.50 ELGIN TOWNSHIP (847)741-2045 0.054000 \$31.06 \$285.38 ELGIN TOWNSHIP PENSION 0.001701 \$-0.02 \$-1.93 ELGIN TWP ROAD DIST (847)741-4637 0.054456 \$1.75 \$161.02 ELGIN TWP ROAD DIST PENSION 0.001244 \$0.05 \$1.37 SOUTH ELGIN VILLAGE (847)742-5780 0.268177 \$6.50 \$601.07 SOUTH ELGIN VILLAGE PENSION 0.257473 \$11.25 \$1032.43 ELGIN SCH DIST 040 (847)888-5000 4.680940 \$47.30 \$4341.30 ELGIN SCH DIST 040 PENSION 0.074389 \$6.01 \$551.50 ELGIN COLLEGE SCH (847)697-1000 0.301074 \$5.94 \$546.72 ELGIN COLLEGE SCH PENSION 0.000025 \$0.00 \$0.03 GAIL BORDEN LIBRARY (847)742-2411 0.365992 \$7.56 \$693.50 GAIL BORDEN LIBRARY PENSION 0.004810 \$7.32 \$671.16 SOUTH ELGIN FIRE DISTRICT (847)741-2141 0.239005 \$11.14 \$1031.06 SOUTH ELGIN FIRE DISTRICT PENSION 0.101137 \$6.40 \$591.04 FOX RIVER WATER RECLAIM DIST (847)742-2058 0.001254 \$0.08 \$73.08				FAIR CASH VALUE N/A LAND VALUE 109,692 + BUILDING VALUE 0 + HOME IMPROVEMENT / VET. 0 = ASSESSED VALUE 109,692 x STATE MULTIPLIER 1.0000 = EQUALIZED VALUE 109,692 + GENERAL HOMESTEAD 0 - SENIOR HOMESTEAD 0 - SENIOR FREEZE 0 - RETURNING VETERANS 0 - DISABLED PERSON 0 - DISABLED VETERAN 0 + FARM LAND 0 + FARM BUILDING 0 = NET TAXABLE VALUE 109,692 x TAX RATE 7.397322 = CURRENT TAX \$8,114.28 + NON AD VALOREM TAX \$0.00 + SINK TAX / FORESTURE AMOUNT \$0.00 - ENTERPRISE ZONE 0 1ST INSTALLMENT \$4,057.14 2ND INSTALLMENT \$4,057.14 = TOTAL TAX DUE \$8,114.28	
Property location: 1120 SPRING ST SOUTH ELGIN, IL 60177			Township EL Tax Code EL012 Property Class 0060 Acres Sold Taxes Forbidden Taxes					
WHAT IS MY PAYMENT STATUS? FIRST PAYMENT 1 SECOND PAYMENT 2 Paid on 05/07/2026 DUE BY 09/01/2026			Totals 7.397322 \$141.52 \$8,114.28					

Christopher J. Lauzen CPA, MBA - Kane County Treasurer

PARCEL NUMBER: 06-34-129-001



DUPLICATE

2nd
2
0
2
5
 SPRING STREET 1120 MC LLC
 GARDANT MANAGEMENT SOLUTIONS
 4882 N CONVENT ST
 BOURBONNAIS, IL 60914-1461

 Make Checks Payable to: KANE COUNTY TREASURER
 Or pay on-line at: treasurer.kane-county.il.gov

INCLUDE THIS COUPON WITH YOUR PAYMENT

2025 REAL ESTATE TAX BILL

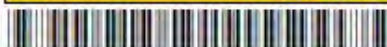
PAY THIS AMOUNT ON OR BEFORE 09/01/2026	\$4,057.14
AMOUNT DUE BETWEEN Sep 2 Thru Sep 15	\$4,119.00
Sep 16 Thru Oct 1	\$4,126.00
Oct 2 Thru Oct 25	\$4,158.85
AMOUNT PAID	\$0.00
BALANCE DUE	\$4,057.14

 Kane County Treasurer
 P.O. Box 4025
 Geneva, IL 60134

0634129001200004057140901266

Christopher J. Lauzen CPA, MBA - Kane County Treasurer

PARCEL NUMBER: 06-34-129-001



DUPLICATE

1st
2
0
2
5
 SPRING STREET 1120 MC LLC
 GARDANT MANAGEMENT SOLUTIONS
 4882 N CONVENT ST
 BOURBONNAIS, IL 60914-1461

 Make Checks Payable to: KANE COUNTY TREASURER
 Or pay on-line at: treasurer.kane-county.il.gov

INCLUDE THIS COUPON WITH YOUR PAYMENT

☐ CHECK HERE IF CHANGING ADDRESS ON THE BACK

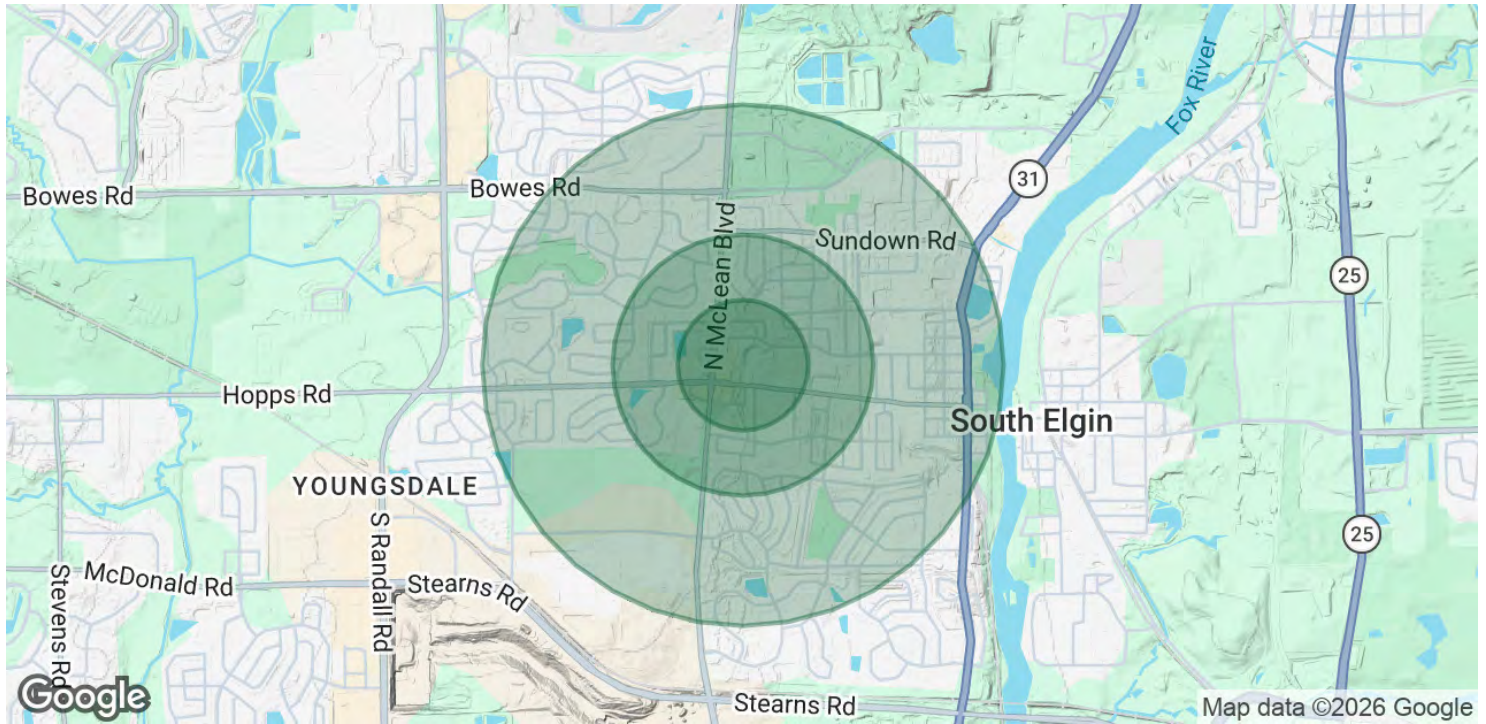
2025 REAL ESTATE TAX BILL

PAY THIS AMOUNT ON OR BEFORE 06/01/2026	\$4,057.14
AMOUNT DUE BETWEEN Jun 2 Thru Jul 1	\$0.00
Jul 2 Thru Aug 1	\$0.00
Aug 2 Thru Sep 1	\$0.00
Sep 2 Thru Oct 1	\$0.00
Oct 2 Thru Oct 25	\$0.00
AMOUNT PAID	\$4,057.14
BALANCE DUE	\$0.00

 Kane County Treasurer
 P.O. Box 4025
 Geneva, IL 60134

06341290011000000000000601266

DEMOGRAPHICS



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,049	3,809	13,496
Average Age	43.6	41.8	39.9
Average Age (Male)	36.7	35.9	37.0
Average Age (Female)	48.8	45.8	42.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	323	1,237	4,619
# of Persons per HH	3.2	3.1	2.9
Average HH Income	\$141,804	\$134,700	\$129,801
Average House Value	\$286,800	\$276,592	\$281,451

2023 American Community Survey (ACS)

LAND FOR SALE



AGENCY DISCLOSURE

Thank you for allowing Murray Commercial the opportunity to share this information and/or show you the above-referenced property. This activity does not result in the Broker/Sales Associate acting as your agent. The Broker/Sales Associate is acting as the Designated Agent for the Owner. As a result, the Broker/Sales Associate will NOT act as a Dual Agent and will NOT be acting as an agent on your behalf.

The information contained herein was obtained from sources believed to be reliable; however, Murray Commercial makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale, lease, or withdrawal without notice.

LAND FOR SALE

**JACE MURRAY**

President/Managing Broker

jace@murraycommercial.com

Direct: 630.513.0173 | Cell: 630.244.3272

PROFESSIONAL BACKGROUND

With over 25 years of Commercial Real Estate Experience, Jace continues to exceed expectations with his client focused approach and dedication to building lasting relationships with his clients. While working with investors and clients within the commercial real estate industry, Jace has developed a unique and diversified skill set to assist clients and maximize their objectives.

His multidisciplinary commercial real estate background has provided consultative and real estate brokerage services ranging from complex land assemblage assignments, development, 1031 tax deferred exchanges, acquisition and syndication of commercial properties, and structuring a firm dedicated to providing client centered commercial real estate brokerage services and full service asset management and property management services.

EDUCATION

As a graduate of Purdue University and The Krannert School of Business, achieving a bachelor of science degree in Management & Finance, Jace initially pursued his sales and management interests within the financial world with Prudential Preferred Financial Services, specializing in estate planning and small business planning. This established his passion for client interaction and desire to help others achieve their financial goals. He then turned to the real estate arena and joined his father in the mid 1990's to further his career and begin the evolution of Murray Commercial. As the firm has evolved to become a full service real estate brokerage and asset management company, he has been instrumental in enhancing the firm's ability to provide best of class services within the commercial real estate industry.

MEMBERSHIPS

Active throughout the community and a lifetime resident of the St. Charles area, Jace continues to be active in many volunteer activities and philanthropic support of our communities. He is currently an active board member of the Northwestern Memorial Foundation and past board member of the Delnor Health System.

Murray Commercial
2035 Foxfield Road, Suite 203
St. Charles, IL 60174
630.513.0173



MURRAY COMMERCIAL
2035 Foxfield Road, Suite 203, St. Charles, IL 60174
630.513.0173 | murraycommercial.com

JACE MURRAY
630.244.3272
jace@murraycommercial.com