

**743 W. North Ave.
Villa Park, IL 60181**

\$749,000 ASKING PRICE

SITE # 743

**AVAILABLE SPACE:
LAND - 18,000 SF**

**RE TAXES:
\$8,964.72 (2011)**

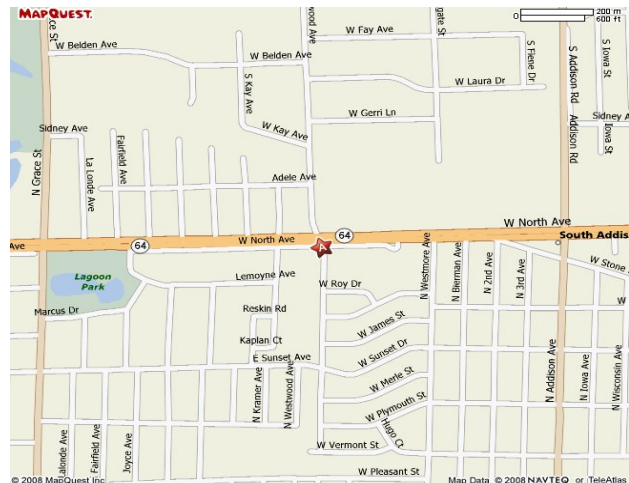


PROPERTY HIGHLIGHTS:

- TIF property for the Village of Villa Park
- Catches East Bound traffic at a lighted intersection
- Heavy traffic count
- Currently Vacant Land

LOCATION:

- SOUTH EAST Corner of North Ave. and Lincoln Ave.
- Inbetween I355 & Rout 83



Radius:	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:	13,307	106,429	283,800
Avg. Income:	\$59,921	\$68,569	\$69,142

TRAFFIC:

- 50,450 vehicles per day

CIMA DEVELOPERS, INC.
381 E. St. Charles Rd, Carol Stream, IL 60188
O: 630.653.1700 F: 630.653.2335

Philip Brasse, Asset Manager
pbrasse@cimadevelopers.org
www.cimadevelopers.org

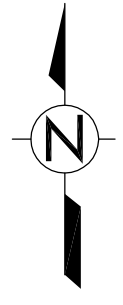
PLAT OF SURVEY

LEGEND

- | | |
|------------------------|----------------------|
| ■ CONCRETE MONUMENT | □ MAIL BOX |
| ▲ CONTROL POINT | ● POST |
| == CULVERT | ○ POWER POLE |
| □ ELECTRIC METER | △ SIGN |
| △ ELECTRIC TRANSFORMER | ⊕ SANITARY MANHOLE |
| ⊕ FLARED END SECTION | ⊕ STORM MANHOLE |
| ⊕ FIRE HYDRANT | ⊕ PAY PHONE PEDISTAL |
| ⊕ FLAG POLE | ⊕ TELEPHONE PEDISTAL |
| ⊕ GAS METER | ⊕ TREE DISHBOOS |
| ⊕ GAS VALVE | ⊕ TREE CONE |
| ⊕ GUY WIRE | ⊕ WELL |
| ⊕ CATCH BASIN | ⊕ WATER VALVE BOX |
| ⊕ INLET | ⊕ WATER VALVE VAULT |
| ⊕ LIGHT POLE | ⊕ WATER B-BOX |
| ⊕ STREET LIGHT | |
| ⊕ PARKING SPACE COUNT | |
-
- | | |
|--------------------|-------|
| — CURB & GUTTER | — W — |
| — WATER | — G — |
| — GAS | — S — |
| — SANITARY SEWER | — C — |
| — STORM SEWER | — F — |
| — MANHOLE | — A — |
| — CATCH BASIN | — E — |
| — INLET | — V — |
| — VALVE VAULT | — B — |
| — VALVE & BOX | — R — |
| — BUFFALO BOX | — H — |
| — GAS VALVE | — I — |
| — HYDRANT | — J — |
| — HANDICAPPED RAMP | — K — |
| — FILL STRUCTURE | — L — |
| — ADJUST STRUCTURE | — M — |
| — ELEVATION | — N — |
| — CONTOUR | — O — |
| — FLOW | — P — |

OF LOT 1 IN RESKIN'S RESUBDIVISION OF PART OF LOT 18 IN BLOCK 2 IN C.G. RESKIN'S FIRST ADDITION TO VILLA PARK, A SUBDIVISION IN THE WEST HALF OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 983694, AND ALSO THAT PART OF SAID LOT 18 IN BLOCK 2, IN C.G. RESKIN'S FIRST ADDITION TO VILLA PARK, A SUBDIVISION IN THE WEST HALF OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 831069, IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1 IN RESKIN'S RESUBDIVISION OF PART OF LOT 18, ABOVE DESCRIBED THENCE, THENCE RUNNING SOUTH ALONG THE EAST LINE OF SAID LOT 1 TO THE SOUTHEAST CORNER THEREOF, THENCE EAST ALONG A LINE WHICH IS A PROLONGATION OF THE SOUTH LINE OF SAID LOT 1, EXTENDED EAST A DISTANCE OF 5.0 FEET; THENCE NORTH ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID LOT 1 TO THE NORTH LINE OF SAID LOT 18; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 18, 5 FEET MORE OR LESS, TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

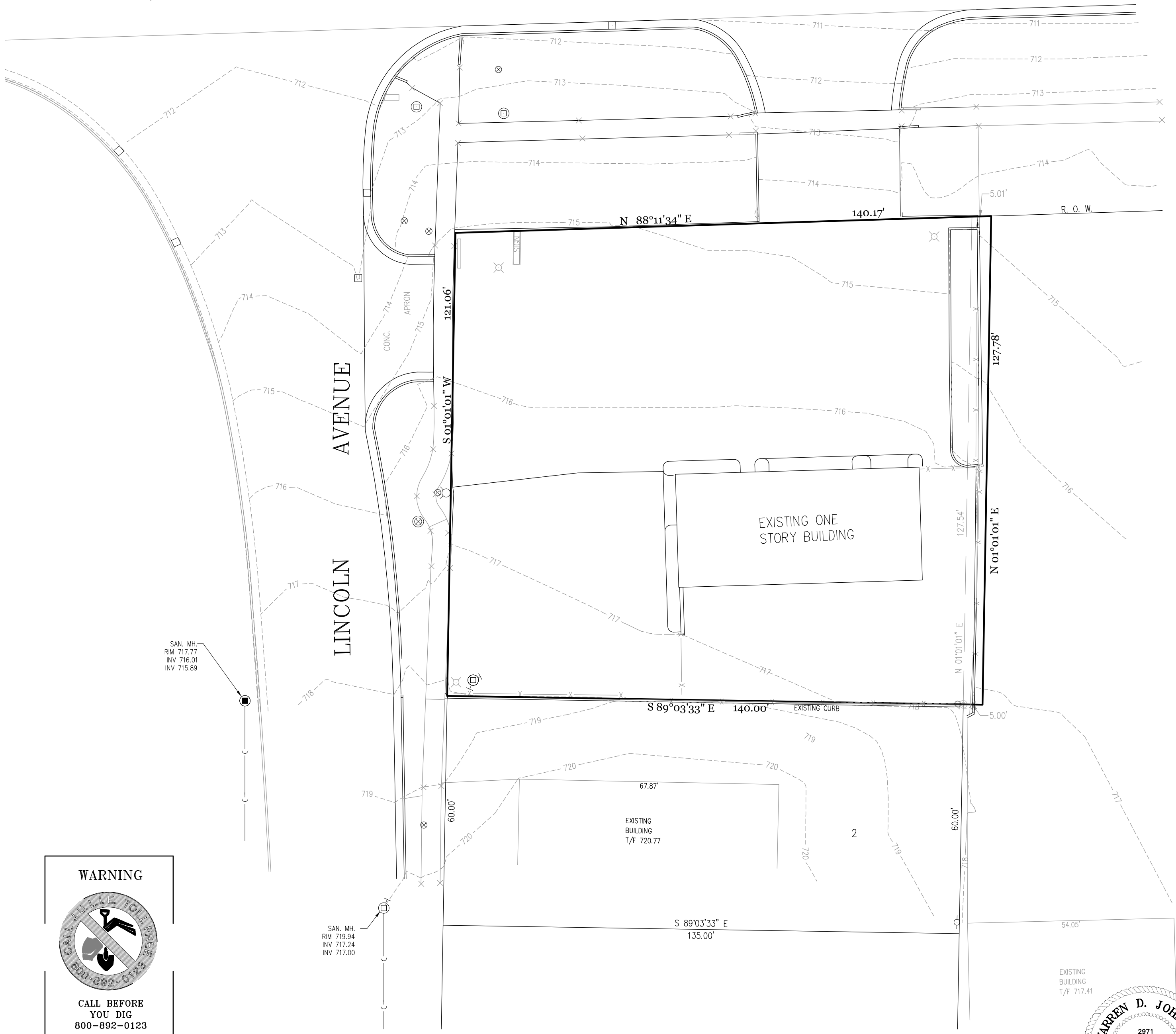
#743 W. NORTH AVENUE, VILLA PARK, IL



SCALE: 1 IN. = 20 FT.

BENCHMARK: TOP CENTER ON THE FIRST HYDRANT SOUTH OF NORTH AVENUE ON THE EAST SIDE OF LINCOLN AVENUE.
ELEVATION: 717.94 NAVD'88

ILLINOIS ROUTE 64 — NORTH AVENUE
(EAST-BOUND LANES)



WARNING

CALL BEFORE YOU DIG
800-892-0123

ORDER NO.: 2387

DJA CIVIL ENGINEERS & SURVEYORS
Dave Johnson and Associates, Ltd.
312 S. Hale Street
Wheaton, Illinois 60187
ph. 630 752 8600 fax. 630 752 9556
e-mail: DJA@DJAonline.net

SURVEYORS NOTE:
CHECK LEGAL DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCY IMMEDIATELY. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND REPORT ANY DISCREPANCY AT ONCE. BUILDING LINES, IF ANY, SHOWN HEREON ARE BUILDING LINES SHOWN ON THE RECORDED SUBDIVISION PLAT. CONSULT LOCAL AUTHORITIES FOR BUILDING LINES ESTABLISHED BY LOCAL ORDINANCES.

File Name: p:\projects\2387-743NorthAv_VP\2387-743NorthAv.dwg



STATE OF ILLINOIS
COUNTY OF DUPAGE) S.S.

I, WARREN D. JOHNSON, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED AT WHEATON, ILL. THIS 12TH. DAY OF APRIL, A.D. 2006.

ILLINOIS REGISTERED LAND SURVEYOR NO. 2971