

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

\$549,000 ASKING PRICE

SITE # 743

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

**RE TAXES:
\$3,227.52 (2016)**

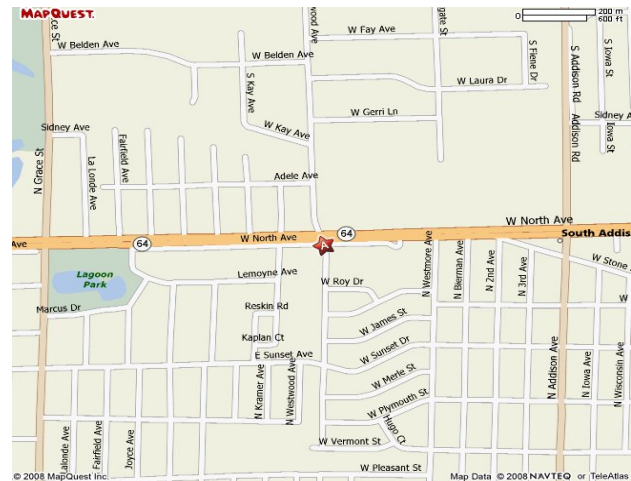


PROPERTY HIGHLIGHTS:

- TIF property for the Village of Villa Park
- Catches East Bound traffic at a lighted intersection
- Across from newly built **McDonalds**
- Next door to **Portillos**
- Heavy traffic count
- Currently Vacant Land

LOCATION:

- SOUTH EAST Corner of North Ave. and Lincoln Ave.
- In between I-355 & Route 83



Radius:	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:	12,254	102,990	287,427
Avg. Income:	\$80,325	\$88,230	\$93,814

TRAFFIC:

- 42,250 vehicles per day

CIMA DEVELOPERS, LP.
30 W 180 Butterfield Rd., Warrenville, IL 60555
O: 630.653.1700 F: 630.791.8283

Dan Soltis
dsoltis@CIMADevelopers.org
www.CIMADevelopers.org

PLAT OF SURVEY

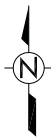
LEGEND

▲ CONCRETE ENCLOSURE	○ SINK HOLE
▲ CONTROL POINT	○ POLE
⊖ 100 100 CURB CUT	○ POWER POLE
⊖ ELECTRIC METER	○ SIGN
⊖ ELECTRIC TRANSDUCER	○ SHORTCUT HANDHOLE
⊖ PLUMBING CONNECTION	○ JOINT BOX/ENCLOSURE
⊖ HYDRANT	⊖ FAN FLOOR PENETRATION
⊖ FLOOD POLE	⊖ TELEPHONE PENETRATION
⊖ GAS METER	○ TREE ENDICING
⊖ GAS VALVE	○ TREE ENDHOLE
⊖ CITY WIRE	○ WALK
○ CATCH BASIN	● WATER VALVE BOX
○ INLET	● WATER VALVE VAULT
○ LIGHT POLE	● WATER BARGE
○ STREET LIGHT	
○ PARKING SPACE CENTER	

CURB & OUTLET	=====
WATER	~~~~~
GAS	-----
UTILITY CENTER	-----
STORM DRAIN	-----
MANHOLE	○
CATCH BASIN	○
INLET	○
VALVE/POST	○
WATER BOX	○
HYDRANT	○
OS VALVE	○
HYDRANT	○
HANDICAPPED RAMP	○
HILL STRUCTURE	○
ADJUT STRUCTURE	○
ELEVATION	xxx
CONTOUR	xxx
FLOW	→

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 883694, 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

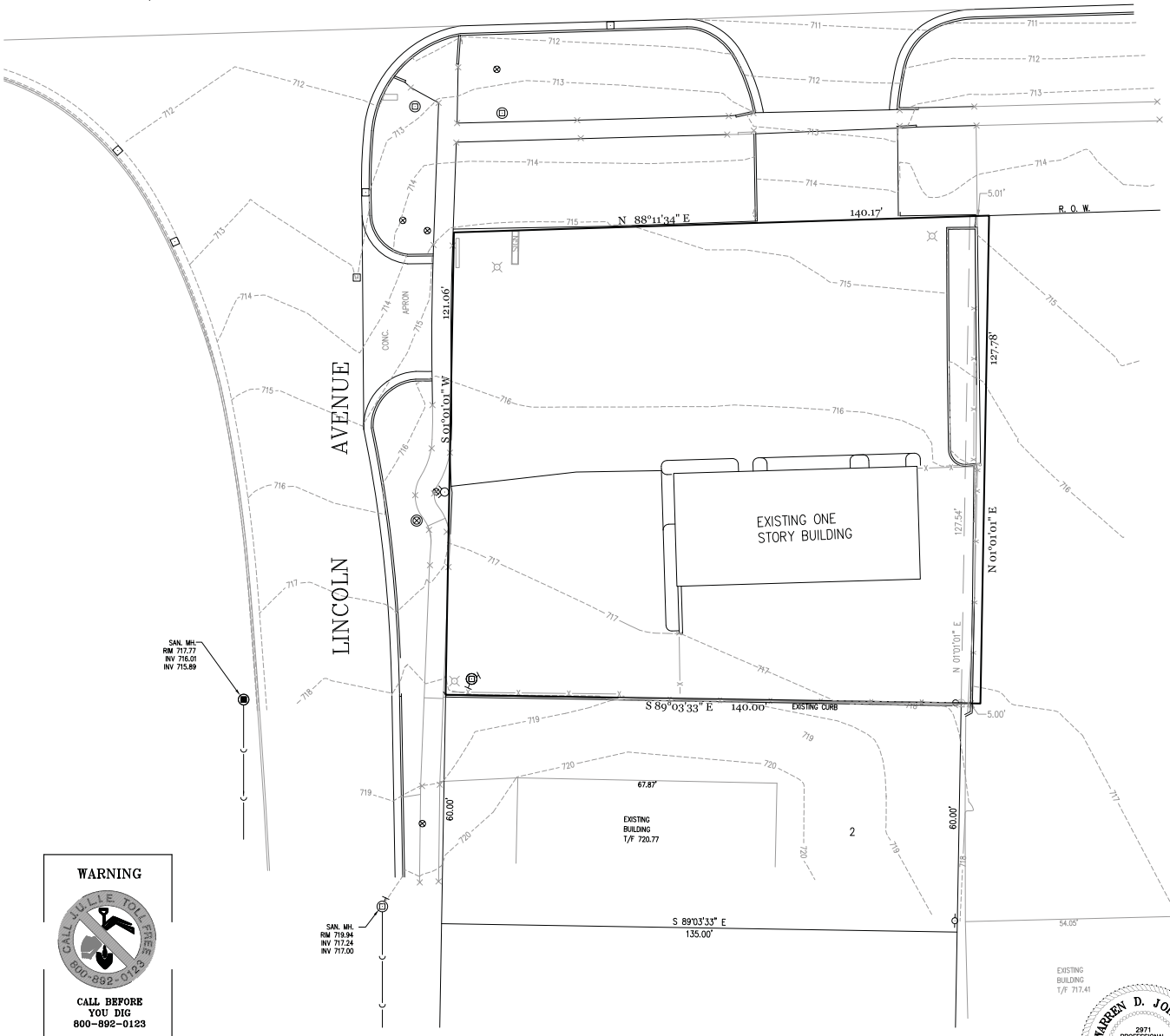


SCALE: 1 IN. = 20 FT.



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
800-692-0123

WARREN D. JOHNSON
2971
PROFESSIONAL
LAND SURVEYOR
STATE OF ILLINOIS
WHEATON, ILLINOIS

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, ILLINOIS, THIS 12TH DAY OF APRIL, A.D. 2006.

Warren D. Johnson

ILLINOIS REGISTERED LAND SURVEYOR NO. 2971

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@DMAonline.net

SUBJECT: 2387
DESCRIPTION: PLAT OF SURVEY WITH DEED AND REPORT ANY DISCREPANCY IMMEDIATELY. COMPARE ALL POINTS BEFORE BEING SET. SHOW AND REPORT ANY DISCREPANCY AT LOCAL BEARING LINES. IF ANY SHOWN RESKIN ARE BEARING LINES SHOWN ON THE RECORDED SUBDIVISION PLAT CONSULT LOCAL AUTHORITIES FOR BEARING LINES ESTABLISHED BY LOCAL ORDINANCES.

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