

# FARNSWORTH CENTER FOR BUSINESS

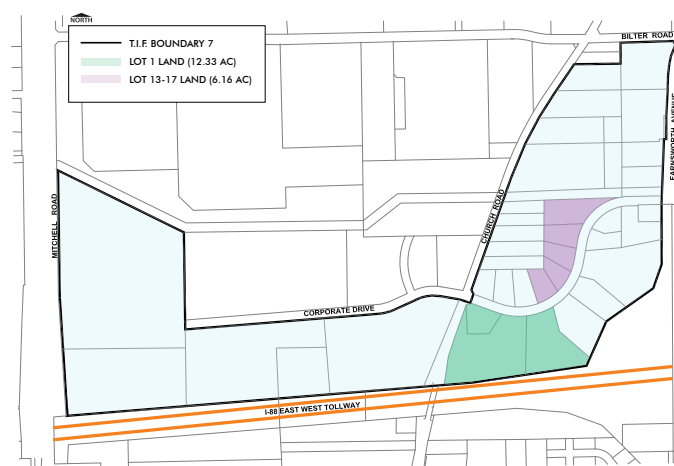
AVAILABLE LOTS  
±1 ACRE TO ±12 ACRES

LOTS 1, 13-17 | AURORA, IL

## LOT 1, LOT 13-17



## CITY OF AURORA T.I.F. #7



LOT #	SIZE (ACRE)	PRICE PSF
LOT #1	12.33	\$10.00
LOT #13	1.012	\$7.00
LOT #14	.813	\$7.00
LOT #15	1.012	\$7.00
LOT #16	1.162	\$7.00
LOT #17	2.164	\$700

### PARCELS ARE PART OF A NEWLY CREATED TIF DISTRICT!

Proposed TIF 7 Plan Budget Items include:

- Land Acquisition and Relocation
- Site Preparation
- Utility Improvements
- Professional Services Expenses



# LOT 1 ±12.33 ACRES PROPERTY HIGHLIGHTS

<b>NEW PROPOSED ACCESS:</b>	Rerouting of Corporate Blvd. to signalized intersection at Premium Outlet Blvd.
<b>COUNTY:</b>	Kane County (Lower Real Estate Taxes)
<b>SIZE:</b>	+/- 12.33 Acres
<b>LOCATION:</b>	SEC of Church Rd. & Corporate Blvd.
<b>LAND USE:</b>	Office/Research/Light Industrial (ORI)
<b>TRAFFIC COUNTS:</b>	101,200 VPD (from the East) / 79,600 VPD (from the West)
<b>UTILITIES:</b>	To Site
<b>ACCESS TO SITE:</b>	Access from Farnsworth to Corporate Blvd. or from Church Rd.
<b>CONNECTIVITY:</b>	High Speed Fiber Connection Available
<b>ASKING PRICE:</b>	\$10.00 PSF





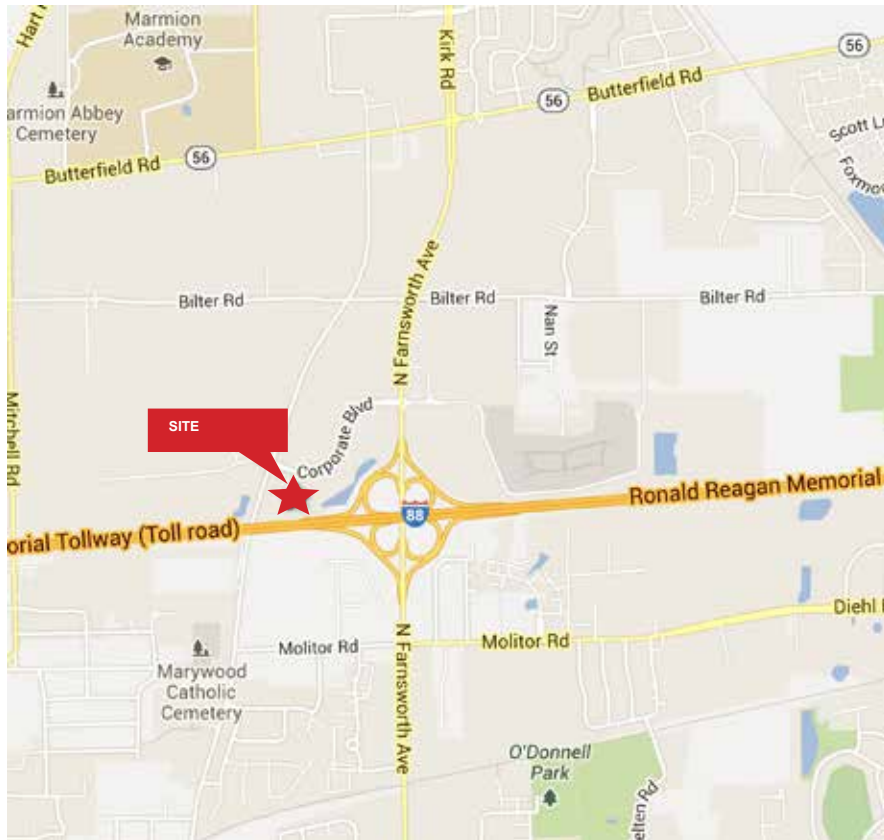
# LOT 13-17 ±4.4 ACRES - ±6.6 ACRES PROPERTY HIGHLIGHTS

<b>NEW PROPOSED ACCESS:</b>	Rerouting of Corporate Blvd. to signalized intersection at Premium Outlet Blvd.
<b>COUNTY:</b>	Kane County (Lower Real Estate Taxes)
<b>SIZE:</b>	+/- 6.16 Acres (Divisible)
<b>LOCATION:</b>	Corporate Blvd. & Farnsworth Ave.
<b>LAND USE:</b>	Office/Research/Light Industrial (ORI)
<b>TRAFFIC COUNTS:</b>	101,200 VPD (from the East) / 79,600 VPD (from the West)
<b>UTILITIES:</b>	To Site
<b>ACCESS TO SITE:</b>	Access from Farnsworth to Corporate Blvd. of from Church Rd.
<b>CONNECTIVITY:</b>	High Speed Fiber Connection Available
<b>ASKING PRICE:</b>	\$7.00 PSF





## LOCATION MAP



## CONTACT US

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