



Land

Status: **ACTV**
 List Price: **\$3,750,000**
 Rent Price: **\$0**
 Rental Unit:
 Address: **1092 W Dresser Road, DeKalb 60115**
 Directions: **Annie Glidden North to Dresser Road.**
 Sold by:
 Off Mkt Date:
 Closed Date:
 Owner: **Fee Simple**
 Frnt Footage: **1003**
 Corp Limits: **Unincorporated**
 Township: **DeKalb**
 Rooms:
 Fireplaces:
 Basement:

MLS #: **07065886**
 List Date: **11/04/2008**
 Orig List Price: **\$3,750,000**
 Orig Rnt Price: **\$0**
 Lease Type:
 Finance Code:
 Subdivision:
 Dimensions: **1003 X 795**

Area: **115**
 List Dt Rec: **11/04/2008**
 Sold Price:
 Rented Price:
 Actual Zoning: **Agriculture**
 Contingency:
 List Mkt Time: **632**
 Points:
 Census Tract:
 Subdvn Lot #:
 County: **De Kalb**

School Data

Elementary: **(428)**
 Junior High: **(428)**
 High School: **(428)**
 Other:

Coordinates

North: **0**
 South: **0**
 West: **0**
 East: **0**

Tax

Amount: **\$217**
 PIN: **0000000000**
 Mult PINs: **No**
 Tax Year: **2008**
 Tax Exmps:

Miscellaneous

Waterfront: **No**
 Acreage:
 Special: **No**
 Loans:
 Equity:
 Backup Package: **No**
 Appx Land Sq Ft:
 Tot Lots Avail:
 Min Req/Sq Ft (1):
 Min Req/Sq Ft (2):
 Other Min Req Sq Ft:

Air Cond:
 Land Amenities:
 Backup Info:
 Basement:
 Bldg Improvements:
 Client Needs:
 Client Will:
 Construction:
 Current Use: **Agricultural/Land Only**
 Exterior:

Foundation:
 Farms Type:
 Features: **Other**
 Heat/Fuel:
 Oth Info: **School Bus Service**
 Known Existing Liens:
 Land Description:
 Location:
 Lot Size: **10.0-24.99 Acres**
 Ownership Type:

Potential Use:
 Possession: **Closing**
 Road Surface: **Other**
 Rail Availability:
 Style:
 Tenant Pays:
 Type:
 Sale Terms:
 Utilities: **Electric to Site, Gas to Site**

Remarks: **New DeKalb Hotspot! Excellent location between Northern Illinois U.(1 mile) and new DeKalb HS. (1/2 mile) The I-88 tollway is less than 3 miles from site. Call now to be a part of the new growth! Well located level 20+ acres suited for hotel, grocery, housing, and commercial outlots. Currently in communication with major consumer chains. See attached ariels.**

Agent Remarks: **Great possibilities for commercial strip center, hotel, possible multi-family.**

Internet Listing: All

VOW AVM: **Yes**
 Listing Type: **Exclusive Agency**
 Coop Comp: **2-150**
 Showing Inst: **Drive by property any time.**

Remarks on Internet?: **Yes**
 VOW Comments/Reviews: **Yes**
 Holds Earnest Money: **Yes**
 Special Comp Info: **None**

Addr on Internet?: **Yes**

Lock Box:

Owner: **OOR**
 Broker: **RE/MAX Experience (93084)**
 List Agent: **Tom Skora (930228)**
 Co-lister:

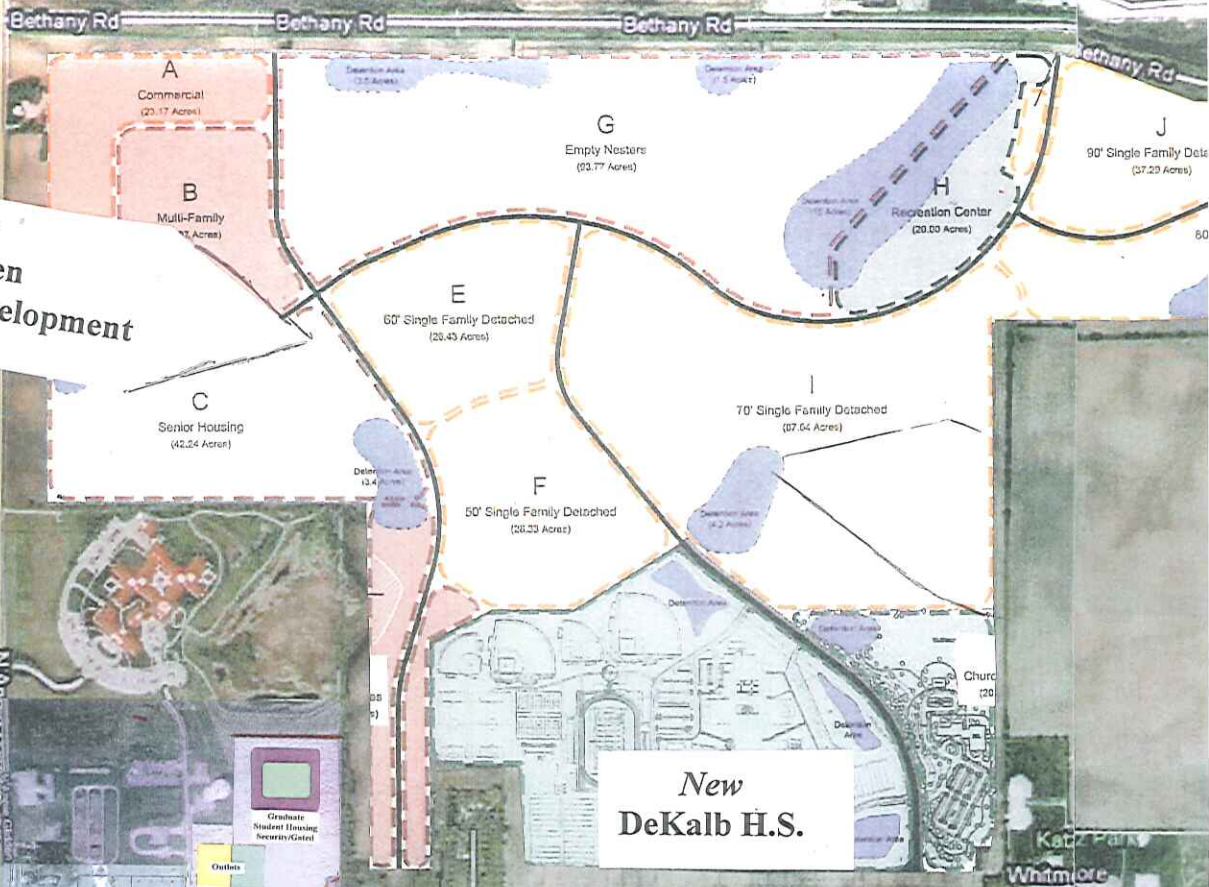
Ph #:
 Ph #: **(815) 895-8900**
 Ph #:
 Ph #:

Agent Owned/Interest?: **No**
 Team:
 Email: **tom.skora@comcast.net**
 More Agent Contact Info:

Copyright 2010 MRED LLC - INFORMATION NOT GUARANTEED, CHECK FLOOD INSURANCE, ROOM SIZES ROUNDED TO THE NEAREST FOOT

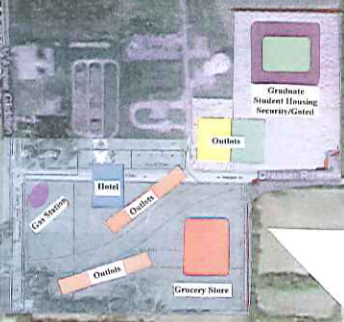
Prepared By: Tom Skora - RE/MAX Experience 07/28/2010 04:31 PM

New ShoDeen Residential development

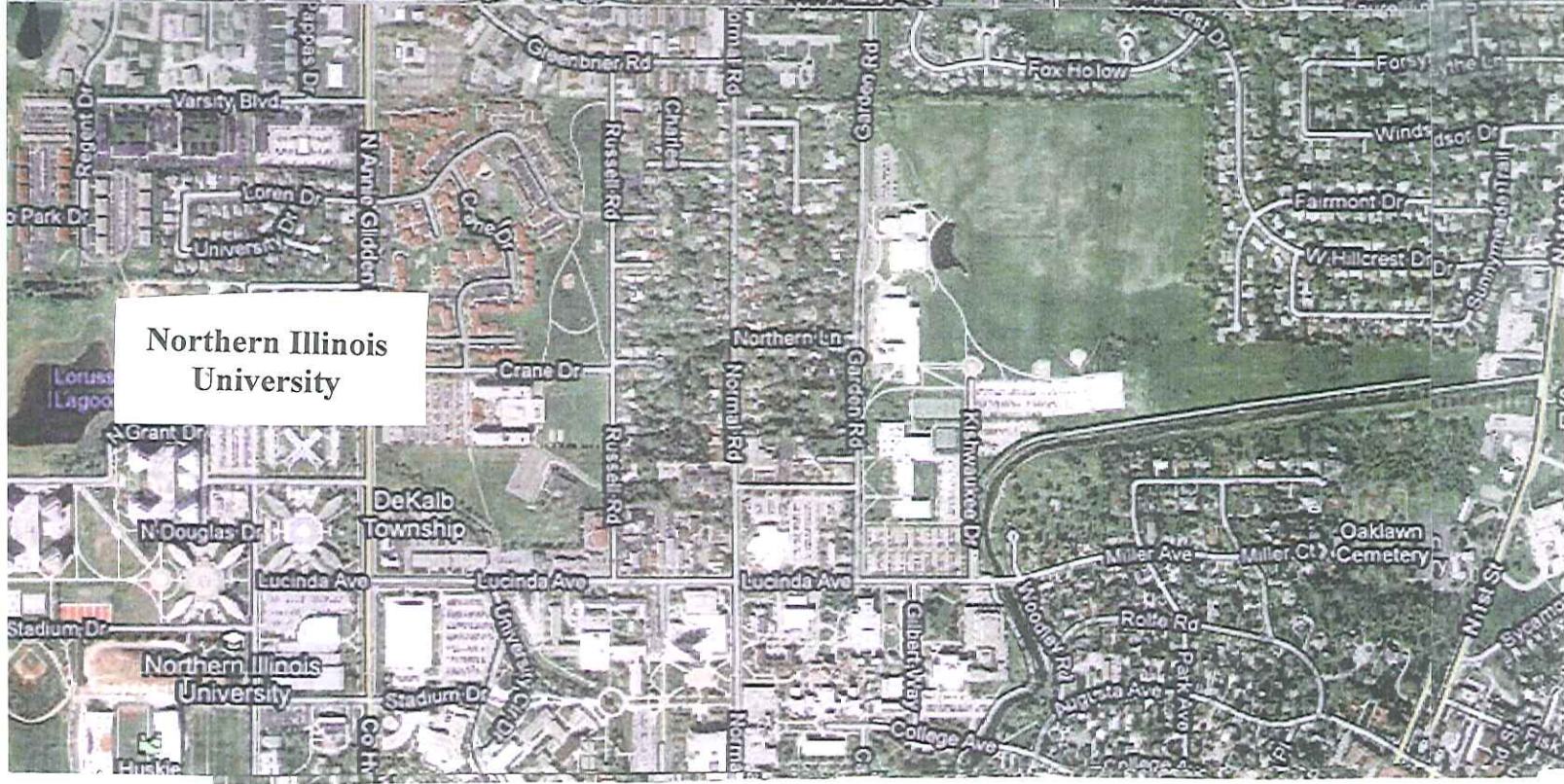


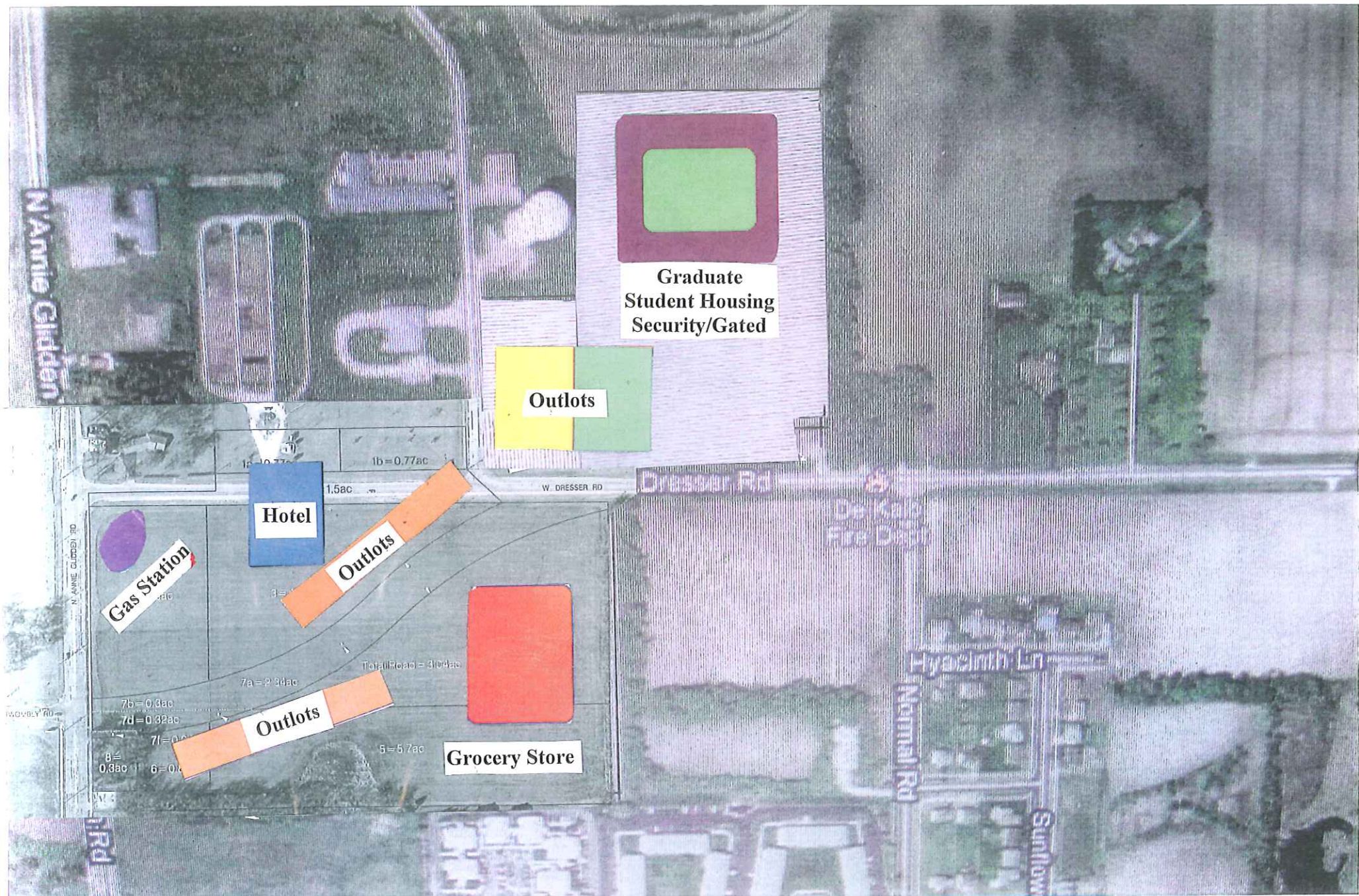
New DeKalb H.S.

30 AC. MOL Commercial Project



Northern Illinois University





Graduate
Student Housing
Security/Gated

Outlots

Hotel

Gas Station

Outlots

Outlots

Grocery Store

DeKalb
Fire Dept

W Annie Glidden

W. Dresser Rd

Hyacinth Ln

Normal Rd

Sunflower

1b = 0.77ac

1.5ac

7a = 2.34ac

Total Road = 3104ac

7b = 0.3ac

7d = 0.32ac

7f = 0.6ac

8 = 0.8ac

6 = 0.1ac

5 = 5.7ac