

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

## \$499,000 ASKING PRICE

**SITE # 743**

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

**RE TAXES (2018): \$3,333.10**

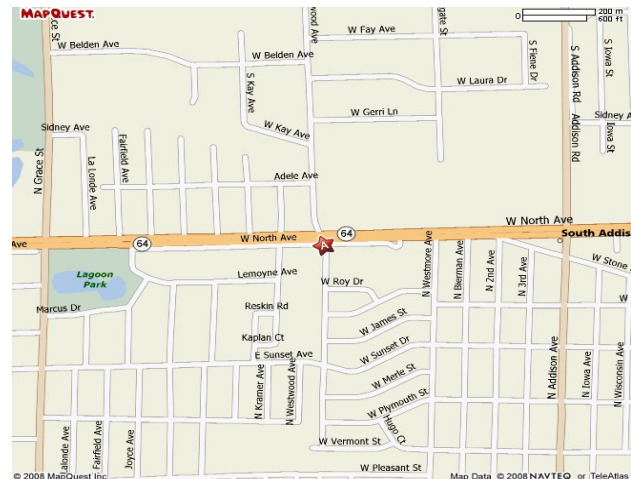


### PROPERTY HIGHLIGHTS:

- 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



<b>Radius:</b>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
<b>Population:</b>	12,374	102,211	284,623
<b>Avg. Income:</b>	\$77,010	\$88,238	\$91,424

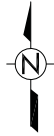
### TRAFFIC:

- 47,310 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



SCALE: 1 IN. = 20 FT.

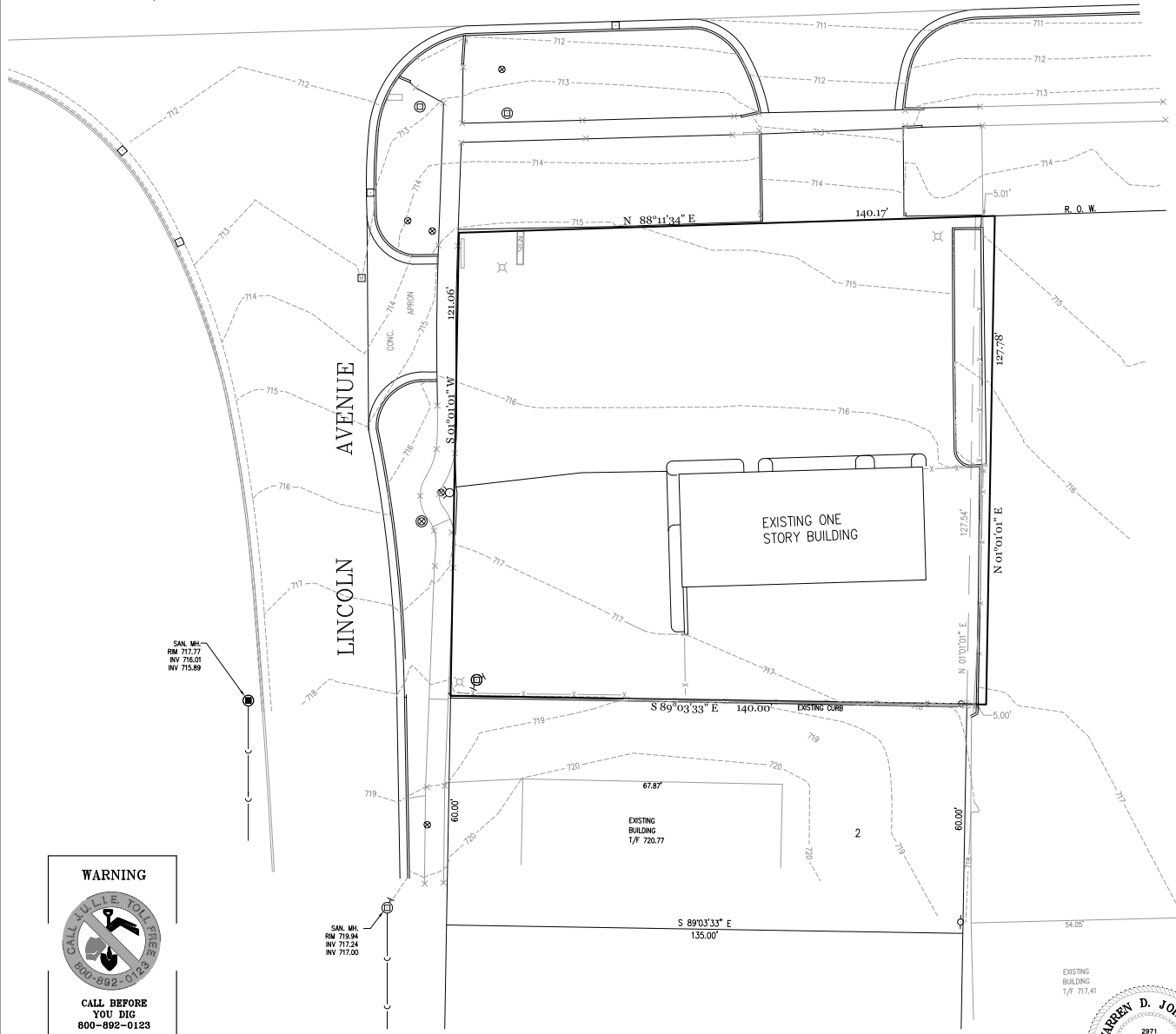
OF LOT 1 IN RESKIN'S RESUBDIVISION OF PART OF LOT 18 IN BLOCK 2 IN C.G. RESKIN'S FIRST ADDITION TO VILLA PARK, A SUBDIVISION IN THE WEST HALF OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 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

LEGEND	
▲	CONCRETE ENCLOSURE
▲	CONTROL POINT
⊖	CONCRETE CURB
⊖	ELECTRIC METER
⊖	ELECTRIC TRANSDUCER
⊖	PLUMBING CONNECTION
⊖	HYDRANT
⊖	FLAP POLE
⊖	GAS METER
⊖	GAS VALVE
⊖	SEWER VALVE
⊖	CATCH BASIN
⊖	INLET
⊖	VAULT/POST
⊖	WATER BOX
⊖	HYDRANT
⊖	MANHOLE
⊖	CAST IRON MANHOLE
⊖	CONCRETE MANHOLE
⊖	CONCRETE
⊖	PAVING
⊖	CONCRETE
⊖	WATER BOX
⊖	POST
⊖	POWER POLE
⊖	SILO
⊖	SHORTCUT HANDHOLE
⊖	JOINT BOX/ENCLOSURE
⊖	PAY PHONE PRESENCE
⊖	TELEPHONE PRESENCE
⊖	TRIPLE ENDING
⊖	TRIPLE ENDING
⊖	WALL
⊖	WATER VALVE BOX
⊖	WATER VALVE VAULT
⊖	WATER BOX
⊖	PARKING SPACE CENTER
⊖	CURB & OUTLET
⊖	WATER
⊖	GAS
⊖	SEWER
⊖	STORM SEWER
⊖	MANHOLE
⊖	CATCH BASIN
⊖	INLET
⊖	VAULT/POST
⊖	WATER BOX
⊖	HYDRANT
⊖	MANHOLE
⊖	CAST IRON MANHOLE
⊖	CONCRETE MANHOLE
⊖	CONCRETE
⊖	PAVING

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

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.

*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

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