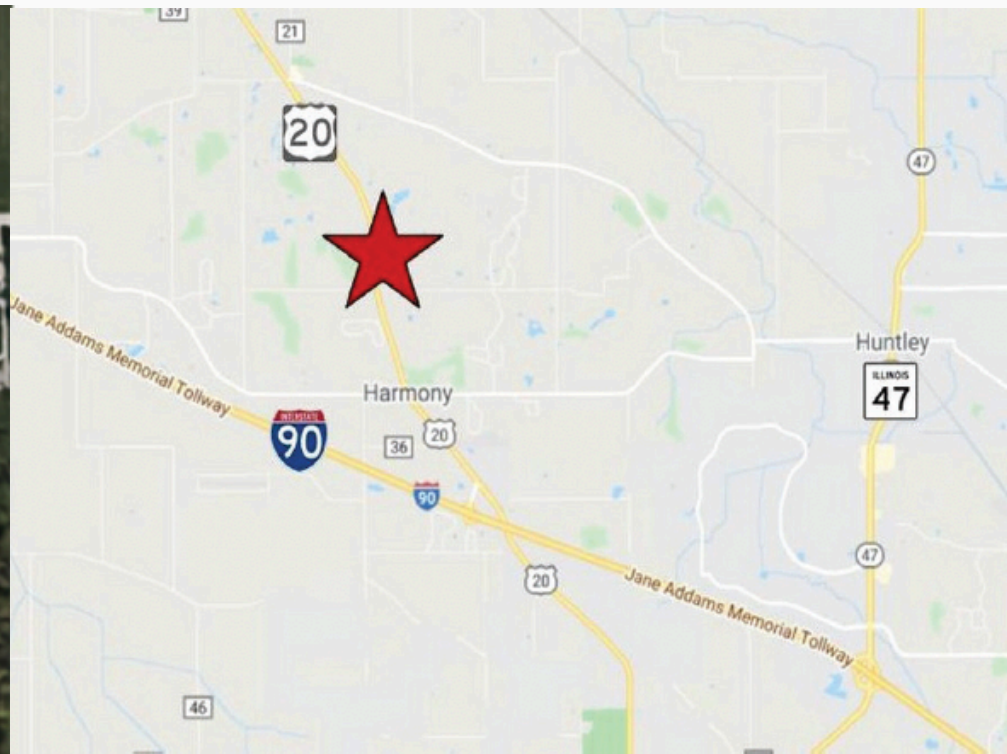


# SEC CHURCH ROAD & SWC GRANT HWY (ROUTE 20)

MARENGO, IL 60152

# LAND FOR SALE



**11.77 ACRES**  
LAND FOR SALE



ASKING PRICE  
**\$1,100,000**



## DESCRIPTION

### 2 Corner Lots Totaling 11.77 Acres (10 Acres Usable)

Two corner lots separated by Grant Highway in Marengo just north of I-90 interchange and south of Church Road.

Lot can be sold in its entirety or separated into two 5-acre parcels (currently one PIN#). Ideal site for retail, gas station, etc.



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	569	2,998	15,689
AVG HOUSEHOLD INCOME	\$98,717	\$93,873	\$94,589



DAILY TRAFFIC COUNTS: 10,400 VPD S. GRANT HIGHWAY

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only.



## SPECIFICATIONS

Description	Two Corner Lots
Land Size	11.77 Acres 10 Acres Usable
Topography	Flat
Environmental Status	TBD AG Land
Utilities	Nearby
Sewer/Water	Well - Required Septic - Required
Frontage Dimensions	SWC ±365' SEC ±517'
Zoning	B3
Real Estate Taxes	\$214 (2024)



**COLDWELL BANKER  
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