

# Church Rd & Grant Hwy

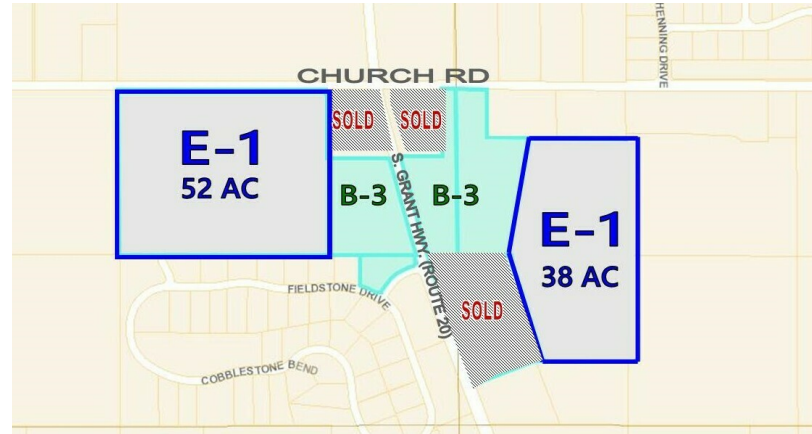
Marengo, IL 60152

# For Sale

MLS #12107441

E 1 ZONED DEV. LAND

VIEW VIDEO



E 1 ZONED DEV. LAND 90 ACRES

\$2,250,000

### E-1 Zoned Development Land

± 90 acres of E-1 zoned development land along Grant Highway (Route 20) in unincorporated Marengo.

The **EAST** side of Grant Highway has ±38 acres zoned E-1 that is wooded with pond and is an ideal location for residential development with magnificent views of the surrounding area from atop the hill. Potential for an easement access road from Grant Highway and/or Church Road (see Sketch) \$950,000.

The **WEST** side of Grant Highway has ±52 acres zoned E-1 flat land ideal for a subdivision with access from Church Road or from Cornerstone Way. \$1,300,000.

See zoning link for potential uses.

<https://codelibrary.amlegal.com/codes/mchenrycounty/latest/mchenr0-35979>

Note: The same ownership has an additional ±25 acres of B-3 zoned land adjacent to the parcels to the East and West. Contact broker for additional information.

\*AC is approximate until a plat of survey is provided.

### Specifications

Description:	E 1 Zoned Dev. Land - Office
Land Size:	±90 Acres (3,920,400 SF)
Topography:	Varies per Parcel
Environmental Status:	TBD AG Land
Utilities:	Nearby
Sewer/Water:	Required
Frontage Dimensions:	1,600 (Church Rd)
Zoning:	E-1
Taxes:	TBD
PIN #:	17-27-300-013 17-27-300-002 17-28-400-008

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VP / Designated Managing Broker

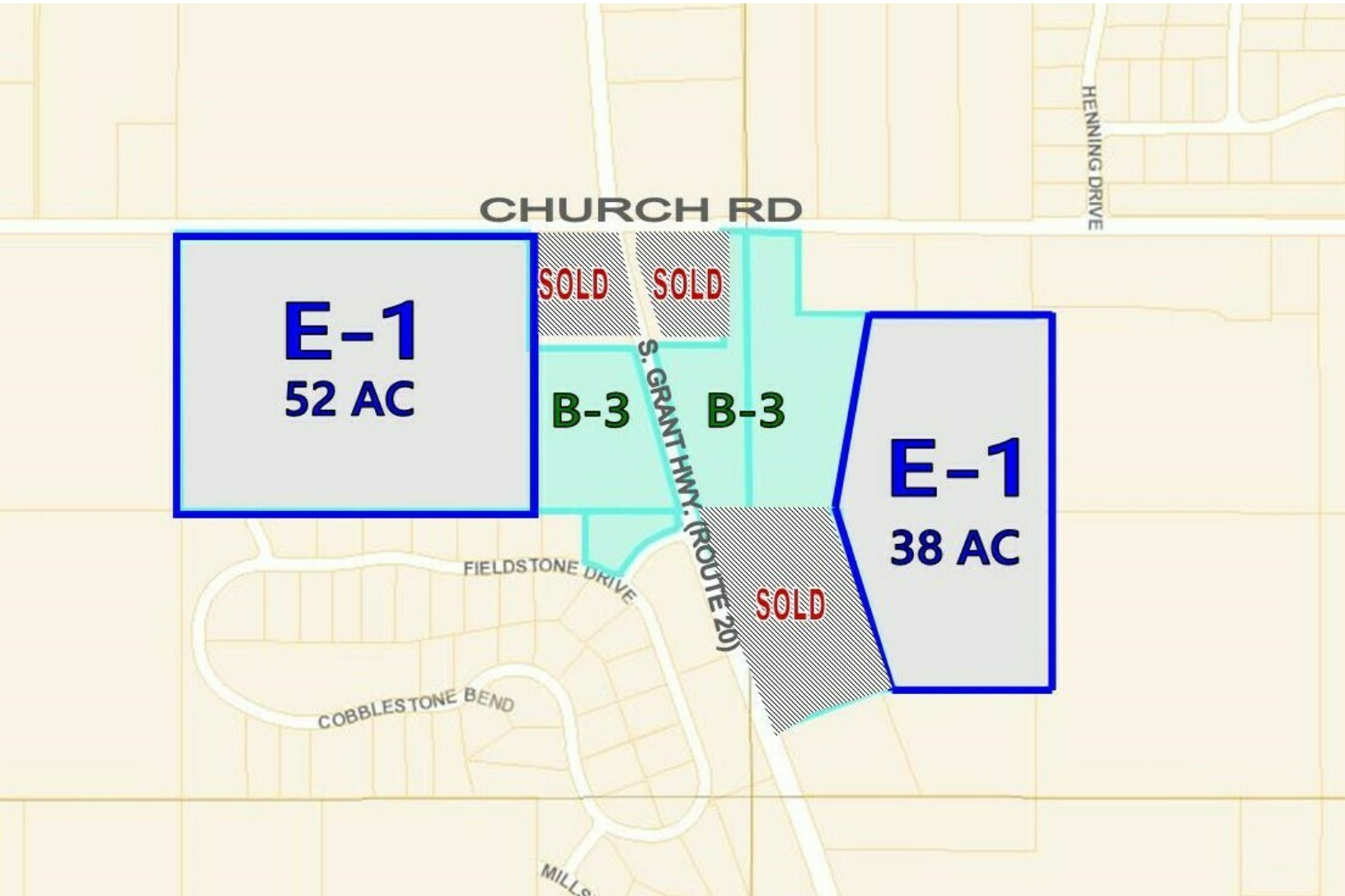
**Heather Schweitzer**

HeatherS@PremierCommercialRealty.com

O: 847.854.2300 x15 C: 815.236.9816

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