

# Prairie Glen Phase 2

SWC Municipal Drive and Hwy 30, Sugar Grove, IL 60554

RESIDENTIAL LAND FOR SALE



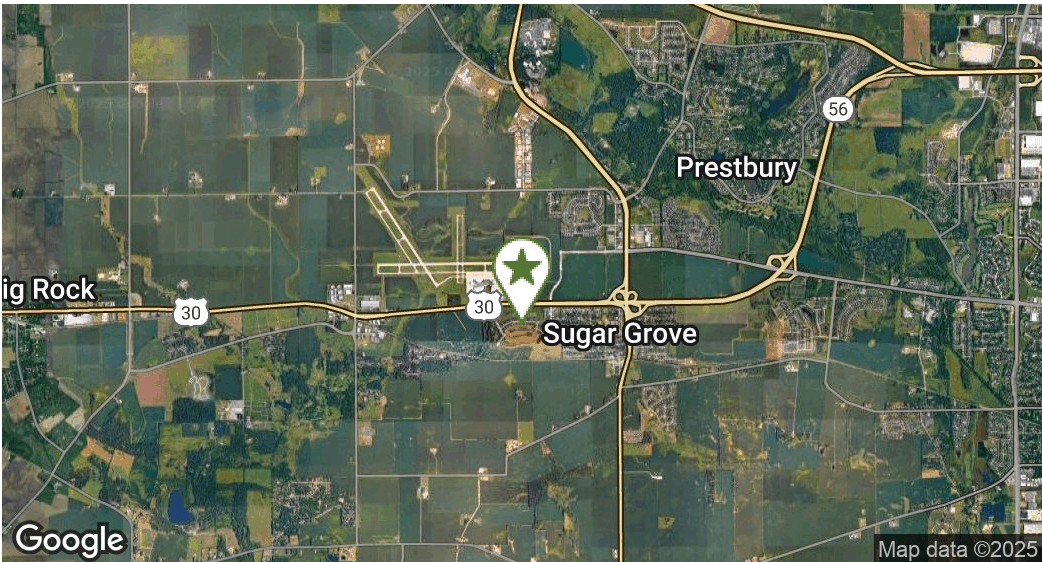
john  
greene  
REAL ESTATE



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RESIDENTIAL LAND FOR SALE

john greene Real Estate | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



## OFFERING SUMMARY

Sale Price:	\$5,220,000
Lot Size:	59.8 Acres
Zoning:	R-2 PUD, Village of Sugar Grove
County:	Kane

## PROPERTY OVERVIEW

Phase 2 of the Prairie Glen Subdivision encompasses 59.8± acres adjacent to the completed Phase 1. Zoned R-2 PUD within the Village of Sugar Grove, the property is fully platted for 170 residential units, comprised of 122 single-family lots and 48 townhome lots.

## LOCATION OVERVIEW

Conveniently located between Municipal Drive and Indigo Drive, just south of Route 30 and west of Route 47, the property provides easy access to I-88 and nearby community amenities, including the Sugar Grove Public Library and Park District.

**Shamus Conneely**

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**Scott Parker**

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The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019

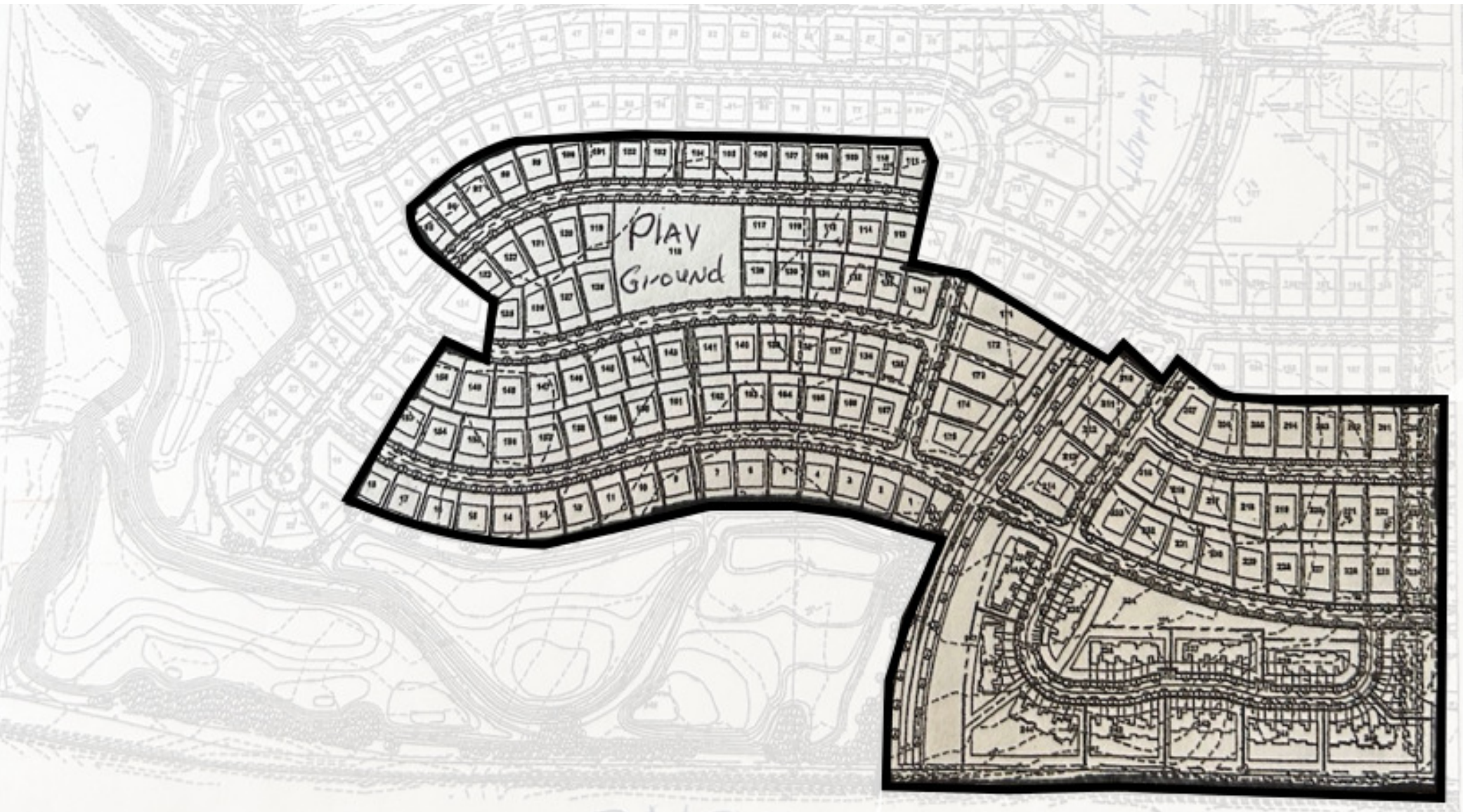




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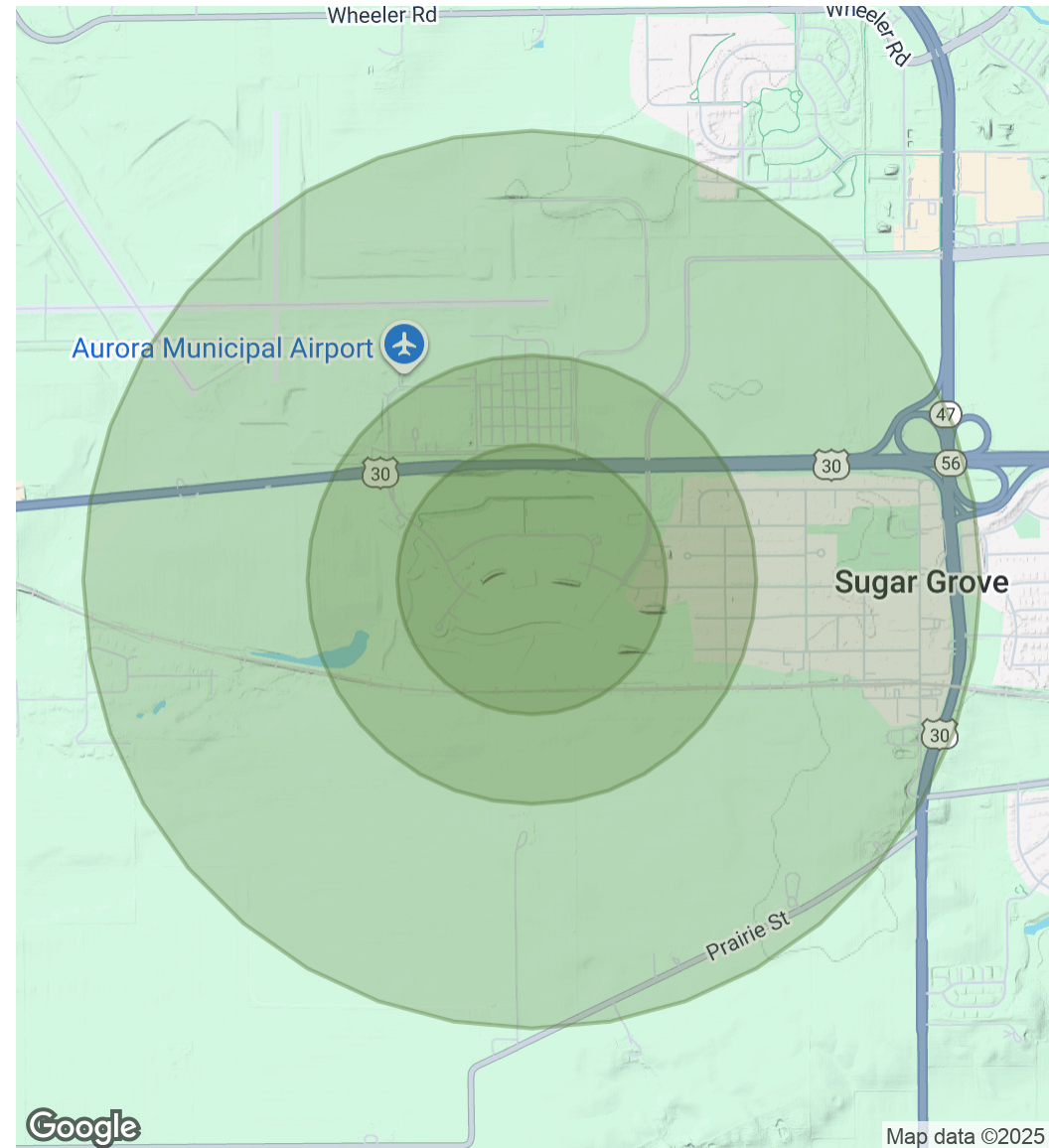
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	125	719	2,242
Average Age	41	41	41
Average Age (Male)	40	40	40
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	49	283	856
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$131,558	\$132,054	\$144,442
Average House Value	\$278,570	\$281,669	\$356,185

*Demographics data derived from AlphaMap*



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