

SEC Ogden Ave and Ridge Ave

Aurora, IL 60504

LAND FOR SALE

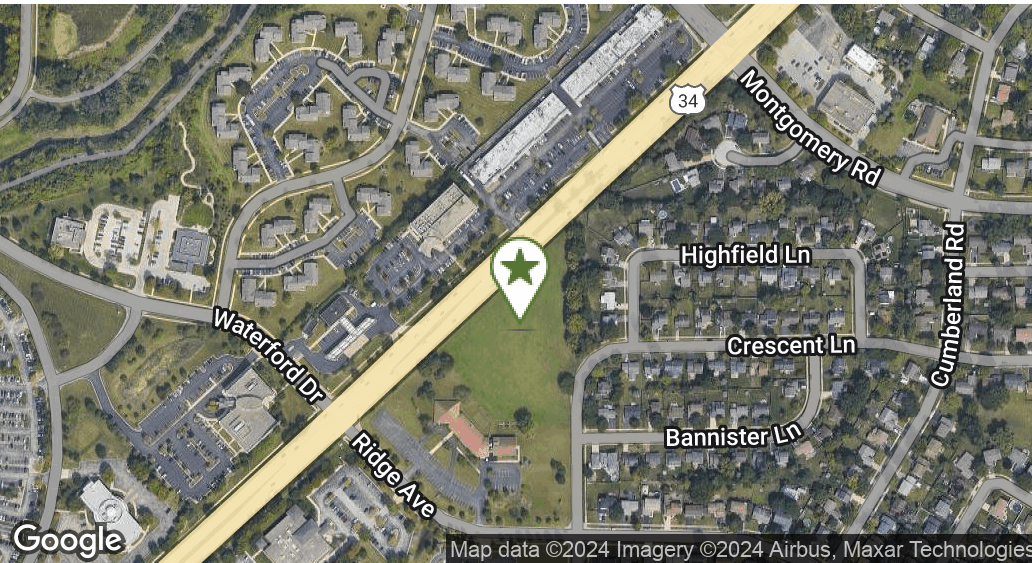


john
greene
REAL ESTATE

SEC Ogden Ave and Ridge Ave | Aurora, IL 60504

LAND FOR SALE

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



PROPERTY OVERVIEW

3.47± AC lot along Ogden Ave, located at the southeast corner of Ridge Ave in Aurora with 600± feet of frontage along Ogden Ave. Site is located in an opportunity zone, and within Oswego Community Unit School District 308.

PROPERTY HIGHLIGHTS

- 600± feet of frontage on Ogden Ave
- Located within an Opportunity Zone
- Located within Oswego Community Unit School District 308
- 32,100 VPD exposure on Ogden Ave.

OFFERING SUMMARY

Sale Price:	\$1,099,000
Lot Size:	3.47± Acres
Zoning:	Planned Development District (City of Aurora)
Taxes:	\$1,693 (2023)
VPD:	32,100 (Ogden Ave.)

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	314	1,231	5,173
Total Population	1,036	3,993	16,601
Average HH Income	\$70,156	\$79,653	\$94,508

Shamus Conneely

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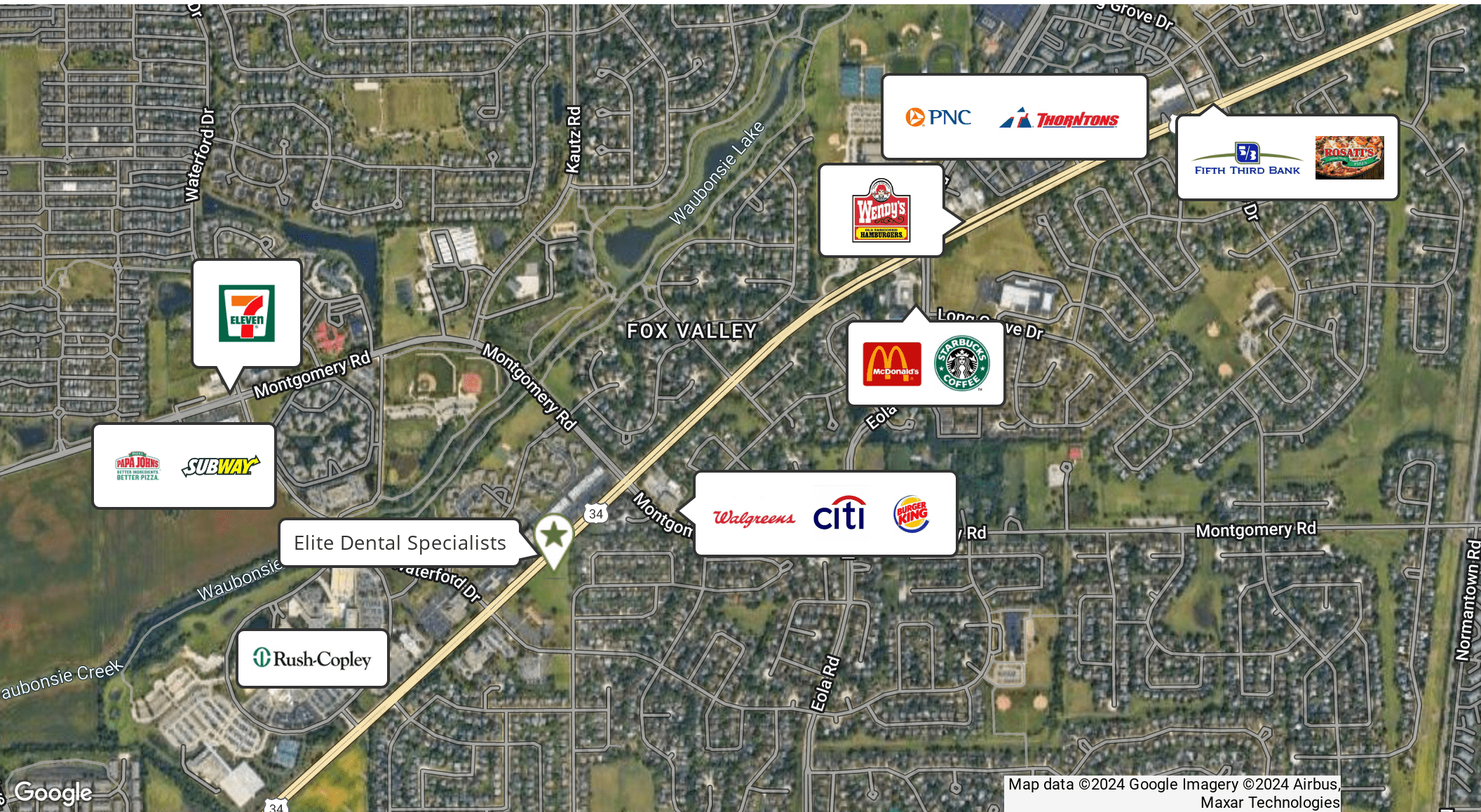
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