

# SEC Ogden Ave and Ridge Ave

Aurora, IL 60504

LAND FOR SALE



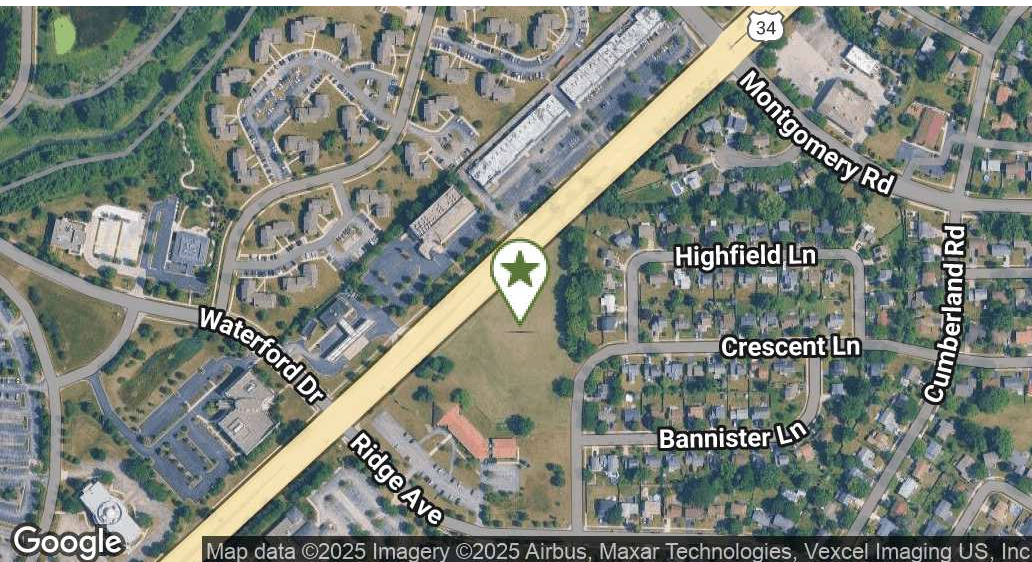
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# SEC Ogden Ave and Ridge Ave | Aurora, IL 60504

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: \$1,750 (2024)

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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