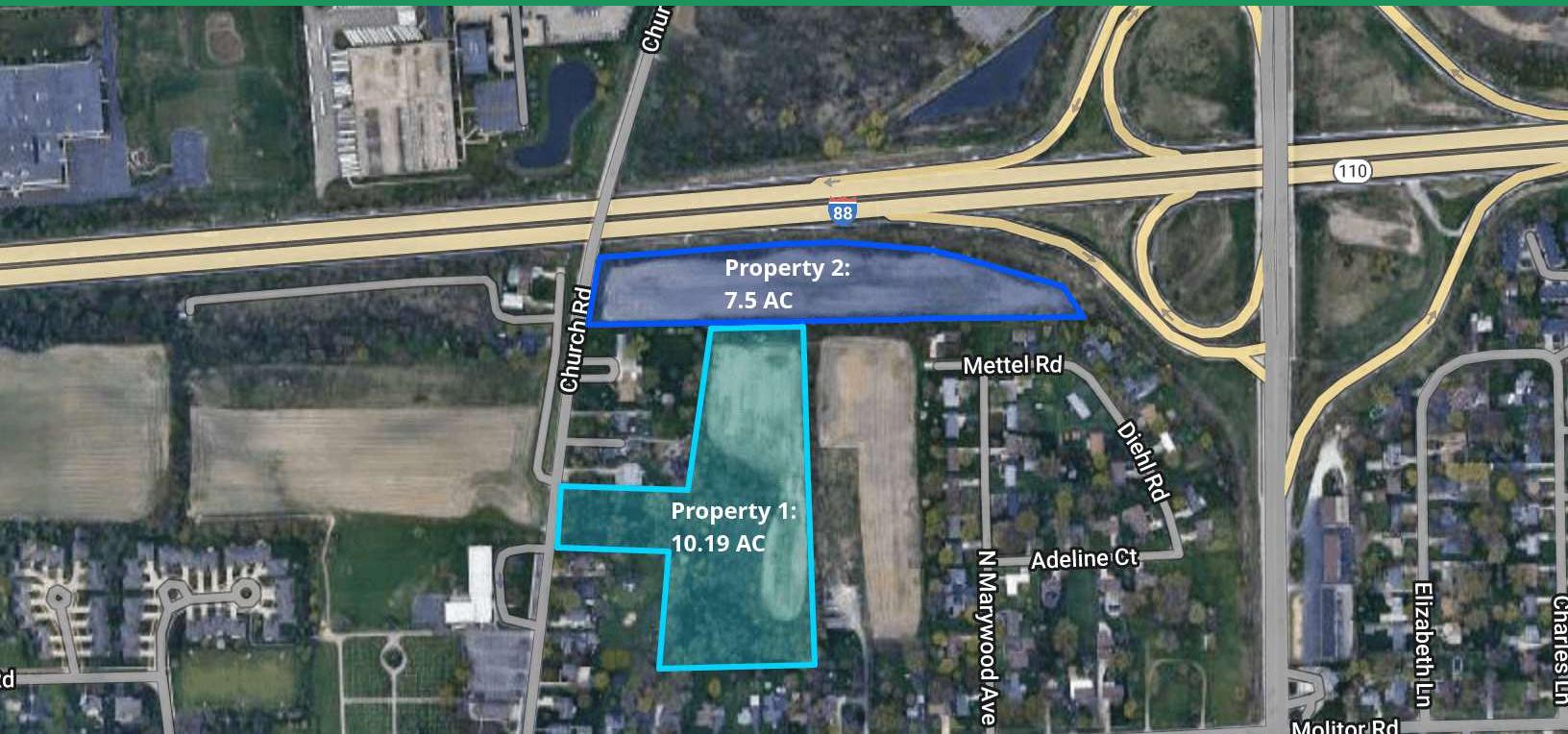


For Sale

Two Parcels Of Land - Marywood, Kane County, IL

1925 Church Rd - Interstate 88 And Church Rd, Aurora, IL 60505



Location Description

Located on the far northeast section of Aurora near the I-88/Farnsworth Ave interchange.

Property Highlights

- Both properties are in Unincorporated Aurora (Marywood, Kane County, IL)
- Both properties are shown as low-density residential (0-5DUS/Acres) on the City of Aurora Comprehensive Plan
- Parcels could be developed together as Residential
- Other potential use: Senior Independent Living, Assisted Living, or Congregate Senior Care Facilities would be considered by the City of Aurora Planning Department upon Zoning Approvals
- Properties are located directly 0.8 miles southwest of the I-88/Farnsworth Interchange
- The 430,000 SF Chicago Premium Outlet Mall and the proposed \$360 million Hollywood Casino-Hotel/Resort are within a mile from the properties
- Broker has ownership interest in this property

Offering Summary

Sale Price:	\$55,000 / Acre
Lot Size Available:	7.5 +/- acres 10.19 +/- acres
PIN's:	Property 1: 15-11-202-007 Property 2: 15-02-477-001
Taxes (2022):	Property 1: \$87.08 Property 2: \$143.80

Demographics	1 Mile	5 Miles	10 Miles
Total Households	4,463	86,733	229,668
Total Population	11,478	243,655	639,382
Average HH Income	\$71,204	\$90,931	\$117,596

Daniel T. Dolan

630.774.8523

dtdolan@dolanmurphy.com

Dolan & Murphy, Inc. | 630.801.8800 | 765 Orchard Avenue, Aurora, IL 60506

The information herein has been obtained from sources deemed reliable but is subject to verification, change, withdrawal without notice, and is submitted without any warranty as to accuracy.



For Sale

Two Parcels Of Land - Marywood, Kane County, IL

1925 Church Rd - Interstate 88 And Church Rd, Aurora, IL 60505



Daniel T. Dolan

630.774.8523

dtdolan@dolanmurphy.com

Dolan & Murphy, Inc. | 630.801.8800 | 765 Orchard Avenue, Aurora, IL 60506

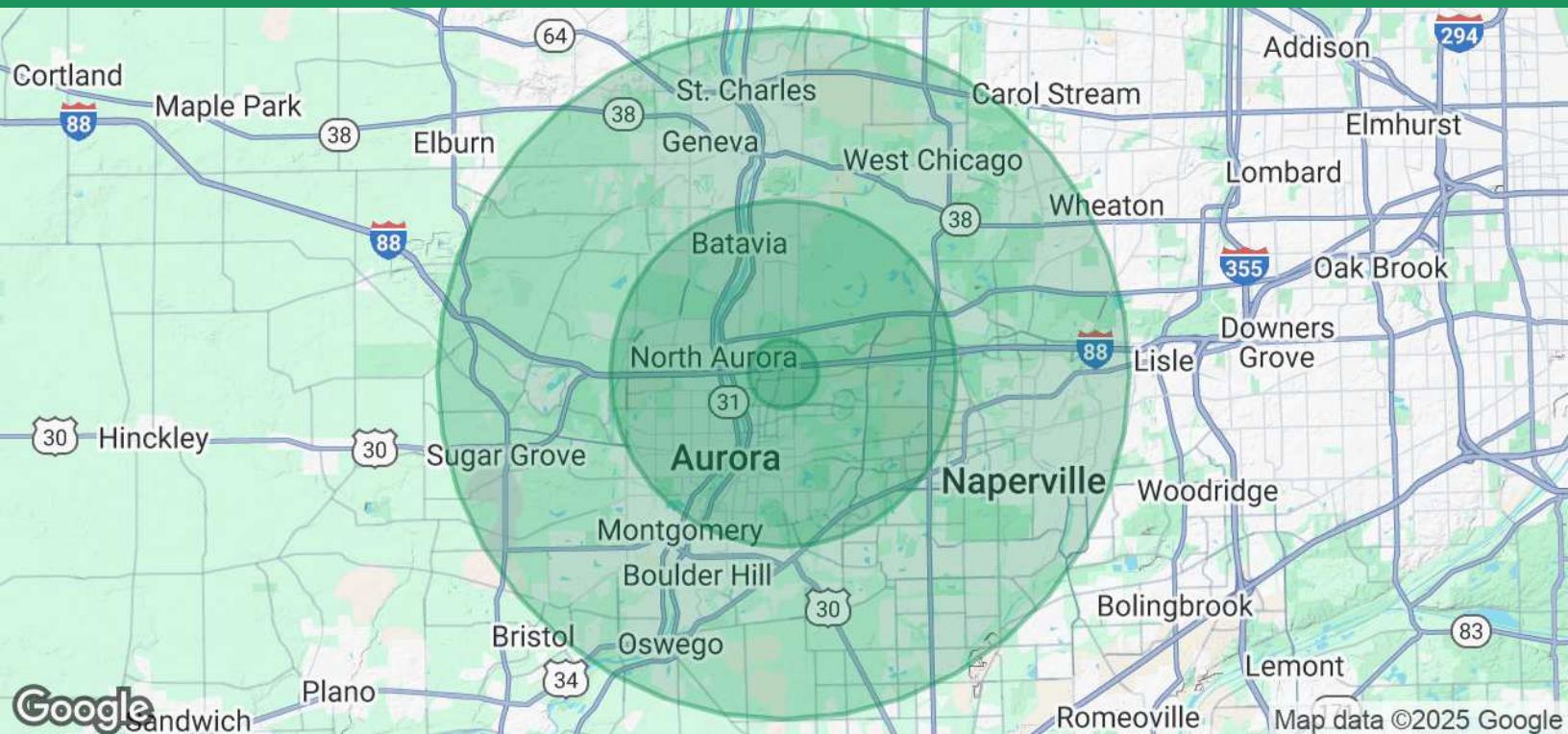
The information herein has been obtained from sources deemed reliable but is subject to verification, change, withdrawal without notice, and is submitted without any warranty as to accuracy.



For Sale

Two Parcels Of Land - Marywood, Kane County, IL

1925 Church Rd - Interstate 88 And Church Rd, Aurora, IL 60505



Population

	1 Mile	5 Miles	10 Miles
Total Population	11,478	243,655	639,382
Average Age	37.2	35.2	37.7
Average Age (Male)	37.8	33.9	36.8
Average Age (Female)	37.6	36.3	38.5

Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	4,463	86,733	229,668
# of Persons per HH	2.6	2.8	2.8
Average HH Income	\$71,204	\$90,931	\$117,596
Average House Value	\$175,922	\$206,917	\$289,855

2020 American Community Survey (ACS)

Daniel T. Dolan

630.774.8523

dtdolan@dolanmurphy.com

Dolan & Murphy, Inc. | 630.801.8800 | 765 Orchard Avenue, Aurora, IL 60506

The information herein has been obtained from sources deemed reliable but is subject to verification, change, withdrawal without notice, and is submitted without any warranty as to accuracy.

