

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

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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.



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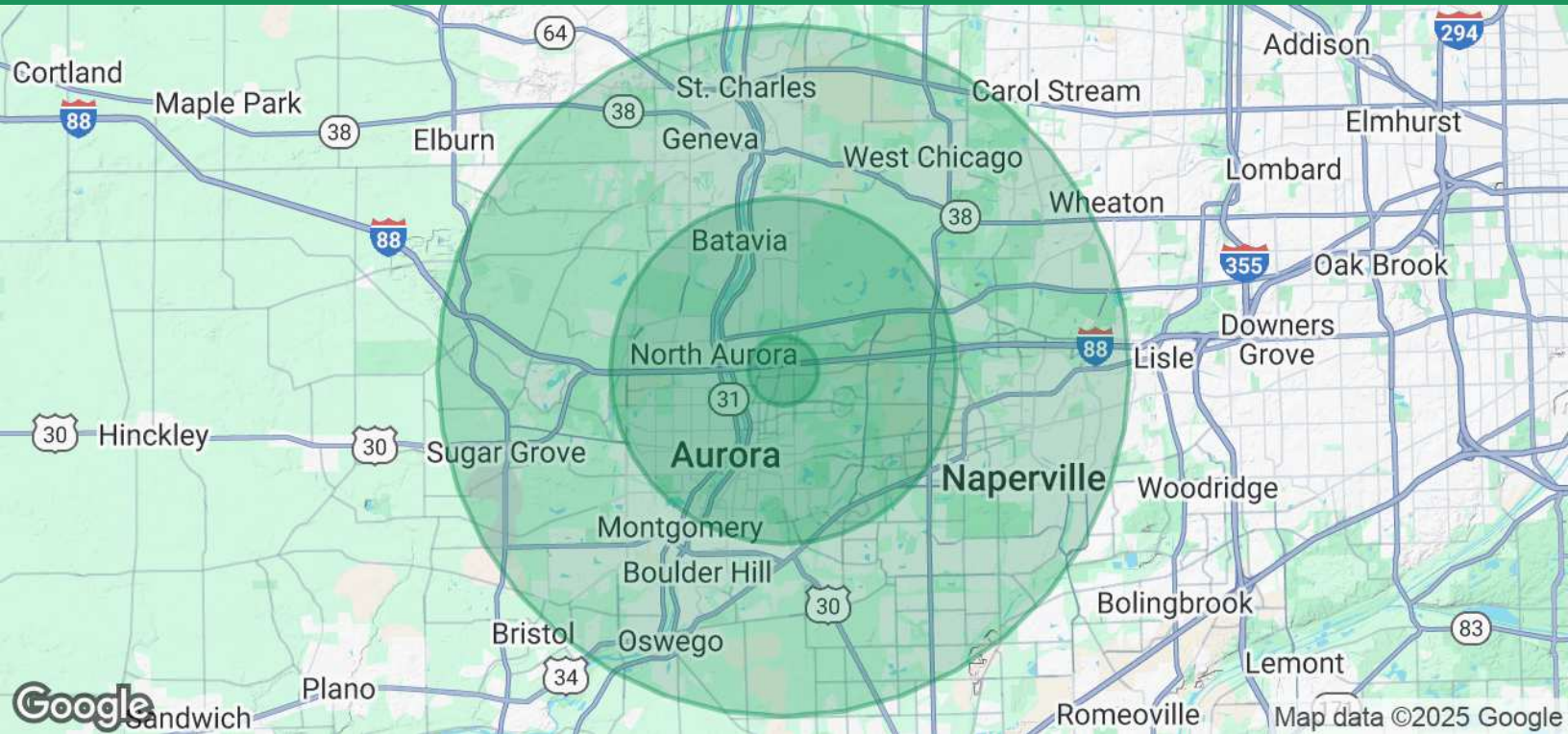
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Population	1 Mile	5 Miles	10 Miles
Total Population	11,478	243,655	639,382
Average Age	37.2	35.2	37.7
Average Age (Male)	37.8	33.9	36.8
Average Age (Female)	37.6	36.3	38.5
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	4,463	86,733	229,668
# 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)

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