



MoHall Commercial  
& Urban Development

# FOR SALE: 13 ACRE LAND

@properties

CHRISTIE'S  
INTERNATIONAL REAL ESTATE

**Seize the opportunity to craft the future of business in Aurora.**







MoHall Commercial  
& Urban Development

@properties

CHRISTIE'S  
INTERNATIONAL REAL ESTATE

---

Dear Buyer,

All information has been obtained from sources deemed reliable by the listing team from municipality resources, engineering and environmental agencies. However, the accuracy of this information is not guaranteed or warranted by either @properties Christie's International Real Estate, MoHall Commercial & Urban Development, it's agents, or the sellers. Prospective buyers are charged with making and are expected to conduct their own independent Investigation of the contained herein





MoHall Commercial  
& Urban Development

## About the property

1900 East New York Street Aurora IL 60505

@properties

CHRISTIE'S  
INTERNATIONAL REAL ESTATE



Discover the immense potential of this prime 13-acre land parcel situated at the historic address of 1900 E New York St, Aurora, IL 60502—a city pulsating with growth and opportunity. This expansive property, divided into three parcels, offers a unique opportunity for visionary developers to tap into a market ripe with commercial promise and steeped in rich local history. Aurora, known as the “City of Lights,” was one of the first in the U.S. to implement an all-electric street lighting system in the early 1880s, highlighting the city’s longstanding embrace of innovation and progress. Ideal for a variety of high-impact projects, this site could be transformed into a bustling distribution hub, a large-scale retail complex, or a cutting-edge business park, leveraging Aurora’s historical significance as a hub of commerce and industry. With its high visibility on New York Street, which sees daily traffic counts of approximately 13,000 vehicles, the location offers unparalleled exposure and accessibility. Situated near Route 59 and multiple thriving shopping centers, any development here would be perfectly placed at the vortex of consumer activity, benefiting from the extensive footfall and vehicular traffic essential for any burgeoning enterprise.

The surrounding area is buoyed by robust residential growth, ensuring a steady demand for new services and products, which makes this site an ideal ground for creating Aurora’s next landmark commercial development. The land’s zoning as B-3 Business and Wholesale District, with allowances for special use permits, provides a flexible canvas for developers looking to innovate or diversify.

Seize the opportunity to shape the future of Aurora by developing this land into a cornerstone of community and commerce, echoing the city’s pioneering spirit and bright future. Act now to anchor your venture in one of Illinois’s most dynamic and historically rich locales.



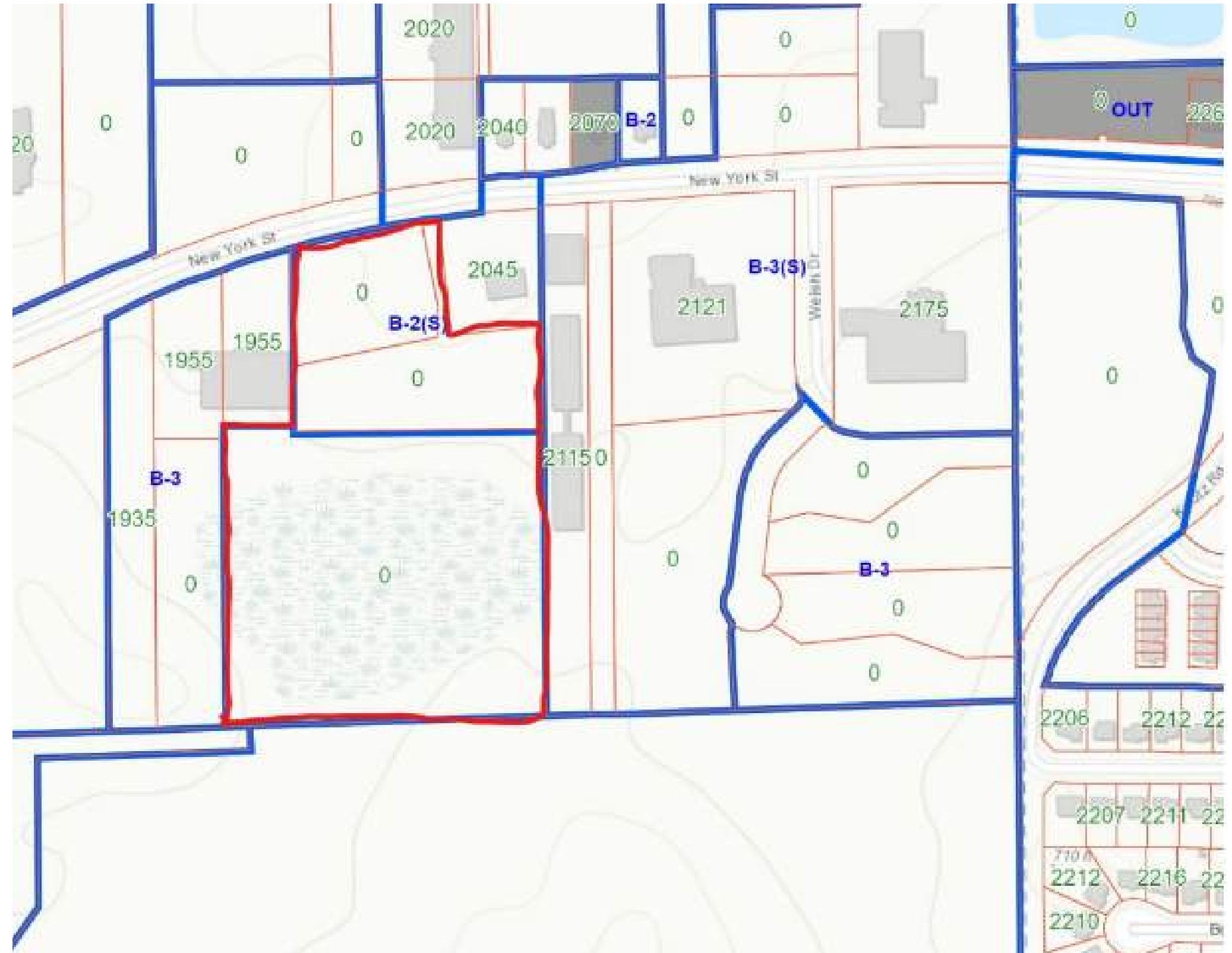


# Details- Sizing and Zoning

1900 East New York Street Aurora IL 60505 Offered at \$1,750,000

## 1900 East New York Street Aurora IL 60505

- Zone name Business District General Retail Special Use
- Zone type Mixed
- Zone code B-2(S)
- PIN: 15-24-451-042
  - zoned B-2(C), Business District – General Retail with Conditional Use Planned Development
  - **1.7 ACRE**
- PIN: 15-24-451-044
  - zoned B-2(C), Business District – General Retail with Conditional Use Planned Development
  - **2.12 ACRE**
- PIN: 15-24-451-045
  - zoned P(C), Park and Recreation District with a Conditional Use Planned Development
  - **9.18 ACRE**
  - wetland bank credits can be considered or wetland mitigation bank (likely 1:1 rate)









# Services

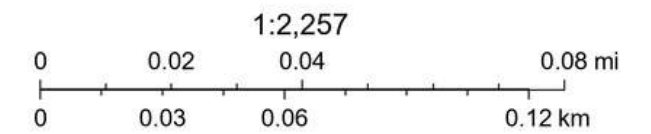
1900 East New York Street Aurora IL 60505 Offered at \$1,750,000

## Engineering Final Atlas



11/21/2023, 12:19:44 PM

Centerlines	Oswego	Fox River	City of Yorkville Sanitary Structures	Village of Sugar Grove Sanitary Structures	Lateral	Village of North Aurora Sanitary Sewer
City Limits	Sugar Grove	Parcels	Cleanout	Cleanout	Siphon	Force Main
Batavia	Unincorporated	COA Owned Parcels	San Manhole	San Manhole	Village of Oswego Sanitary Structures	Lateral
City of Aurora	Warrenville	City of Yorkville Sanitary Sewer	Village of Sugar Grove Sanitary Sewer	Village of Oswego Sanitary Sewer	Cleanout	Service
Montgomery	Yorkville	Force Main	Force Main	<all other values>	San Manhole	Siphon
Naperville	Flood Plain 100yr	Lateral	Lateral	Force Main	San Syphon	Village of North Aurora Sanitary Structures
North Aurora		Service	Service	Interceptor		Cleanout



FEMA, Copyright nearmap 2015, County of Will, Kane County, IL/ EagleView, Maxar, The City of Aurora GIS and Engineering Department.



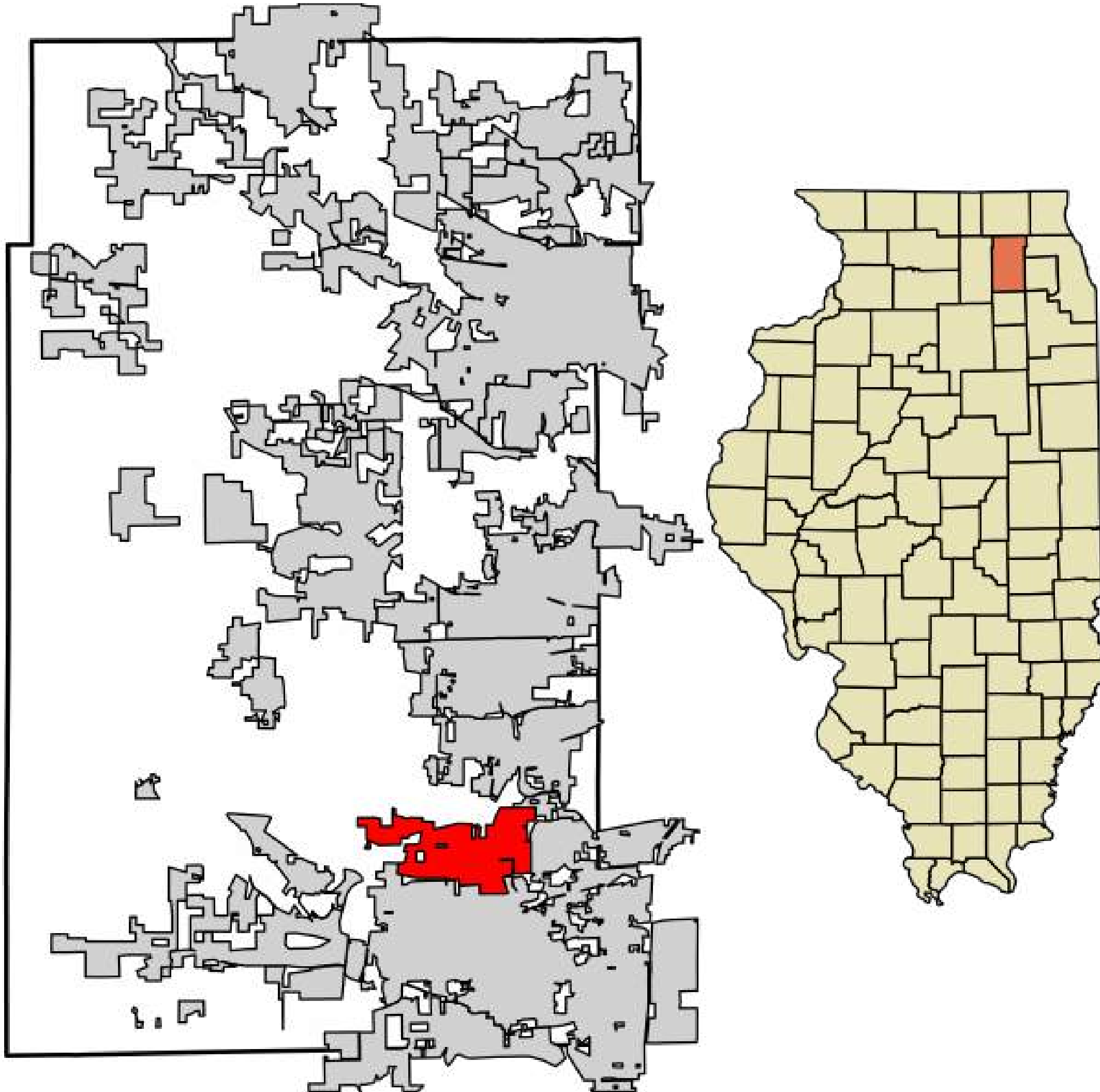


MoHall Commercial  
& Urban Development

1900 East New York Street Aurora IL 60505 Offered at \$1,750,000

@properties

CHRISTIE'S  
INTERNATIONAL REAL ESTATE





# Aurora illinois Economic Overview

1900 East New york Street Aurora IL 60505 Offered at \$1,750,000

## Demographic Profile

The population in the Aurora city, IL was 199,326 per American Community Survey data for 2016-2020.

The region has a civilian labor force of 108,450 with a participation rate of 72.2%. Of individuals 25 to 64 in the Aurora city, IL, 34.0% have a bachelor's degree or higher which compares with 34.3% in the nation.

The median household income in the Aurora city, IL is \$74,659 and the median house value is \$194,100.



	Aurora city, IL	Illinois	USA	Aurora city, IL	Illinois	USA
<b>Demographics</b>						
Population (ACS)	—	—	—	199,326	12,716,164	326,569,308
Male	49.7%	49.1%	49.2%	98,991	6,247,083	160,818,530
Female	50.3%	50.9%	50.8%	100,335	6,469,081	165,750,778
Median Age <sup>2</sup>	—	—	—	34.4	38.3	38.2
Under 18 Years	28.2%	22.5%	22.4%	56,126	2,855,433	73,296,738
18 to 24 Years	9.6%	9.2%	9.3%	19,188	1,174,031	30,435,736
25 to 34 Years	12.9%	13.9%	13.9%	25,805	1,763,829	45,485,165
35 to 44 Years	16.1%	12.9%	12.7%	32,156	1,638,700	41,346,677
45 to 54 Years	13.9%	12.9%	12.7%	27,774	1,636,992	41,540,736
55 to 64 Years	9.4%	13.0%	12.9%	18,656	1,656,753	42,101,439
65 to 74 Years	6.2%	9.0%	9.4%	12,294	1,146,641	30,547,950
75 Years and Over	3.7%	6.6%	6.7%	7,327	843,785	21,814,867
Race: White	56.4%	69.8%	70.4%	112,354	8,874,067	229,960,813
Race: Black or African American	10.5%	14.1%	12.6%	20,901	1,796,660	41,227,384
Race: American Indian and Alaska Native	0.6%	0.3%	0.8%	1,218	33,972	2,688,614
Race: Asian	9.3%	5.6%	5.6%	18,468	709,567	18,421,637
Race: Native Hawaiian and Other Pacific Islander	0.3%	0.0%	0.2%	520	5,196	611,404
Race: Some Other Race	14.7%	6.0%	5.1%	29,322	757,150	16,783,914
Race: Two or More Races	8.3%	4.2%	5.2%	16,543	539,552	16,875,542
Hispanic or Latino (of any race)	42.7%	17.2%	18.2%	85,136	2,190,696	59,361,020





**MoHall Commercial**  
& Urban Development

# Aurora illinois Economic Overview

1900 East New york Street Aurora IL 60505 Offered at \$1,750,000



**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

<b>Economic</b>						
Labor Force Participation Rate and Size (civilian population 16 years and over)	72.2%	65.2%	63.2%	108,450	6,631,897	164,759,496
Prime-Age Labor Force Participation Rate and Size (civilian population 25-54)	85.6%	84.5%	82.4%	73,335	4,248,307	105,137,520
Armed Forces Labor Force	0.1%	0.2%	0.4%	90	18,136	1,143,342
Veterans, Age 18-64	2.5%	3.2%	4.5%	3,053	252,020	8,920,267
Veterans Labor Force Participation Rate and Size, Age 18-64	90.6%	78.6%	76.8%	2,765	198,104	6,853,673
Median Household Income <sup>2</sup>	—	—	—	\$74,659	\$68,428	\$64,994
Per Capita Income	—	—	—	\$32,537	\$37,306	\$35,384
Mean Commute Time (minutes)	—	—	—	29.2	29.0	26.9
Commute via Public Transportation	4.4%	8.8%	4.6%	4,347	539,825	7,044,886
<b>Educational Attainment, Age 25-64</b>						
No High School Diploma	19.5%	9.3%	10.5%	20,327	620,914	17,929,220
High School Graduate	20.9%	23.5%	25.4%	21,772	1,575,707	43,289,555
Some College, No Degree	18.8%	20.5%	20.5%	19,583	1,369,868	34,959,338
Associate's Degree	7.0%	8.8%	9.3%	7,266	590,424	15,776,790
Bachelor's Degree	21.2%	23.5%	21.6%	22,170	1,574,263	36,888,244
Postgraduate Degree	12.7%	14.4%	12.7%	13,273	965,098	21,630,870
<b>Housing</b>						
Total Housing Units	—	—	—	68,523	5,373,385	138,432,751





# Aurora illinois Economic Overview

1900 East New york Street Aurora IL 60505 Offered at \$1,750,000

	Percent			Value		
	Aurora city, IL	Illinois	USA	Aurora city, IL	Illinois	USA
Median House Value (of owner-occupied units) <sup>2</sup>	—	—	—	\$194,100	\$202,100	\$229,800
Homeowner Vacancy	0.9%	1.6%	1.4%	379	54,230	1,129,755
Rental Vacancy	4.8%	5.9%	5.8%	1,157	105,072	2,704,553
Renter-Occupied Housing Units (% of Occupied Units)	34.9%	33.7%	35.6%	22,732	1,646,283	43,552,843
Occupied Housing Units with No Vehicle Available (% of Occupied Units)	4.3%	10.7%	8.5%	2,824	524,625	10,344,521
<b>Social</b>						
Poverty Level (of all people)	10.6%	12.0%	12.8%	20,911	1,488,670	40,910,326
Households Receiving Food Stamps/SNAP	14.8%	12.4%	11.4%	9,671	605,910	13,892,407
Enrolled in Grade 12 (% of total population)	1.6%	1.4%	1.3%	3,142	174,329	4,358,865
Disconnected Youth <sup>3</sup>	1.1%	2.5%	2.5%	146	16,883	433,164
Children in Single Parent Families (% of all children)	31.0%	33.4%	34.0%	16,843	914,429	23,628,508
Uninsured	10.7%	6.8%	8.7%	21,164	854,433	28,058,903
With a Disability, Age 18-64	6.7%	8.7%	10.3%	8,241	677,339	20,231,217
With a Disability, Age 18-64, Labor Force Participation Rate and Size	51.5%	45.1%	43.2%	4,241	305,215	8,740,236
Foreign Born	25.6%	13.9%	13.5%	51,009	1,773,067	44,125,628
Speak English Less Than Very Well (population 5 yrs and over)	16.8%	8.4%	8.2%	31,226	1,010,416	25,312,024

Source: [JobsEQ®](#)

1. American Community Survey 2016-2020, unless noted otherwise

2. Median values for certain aggregate regions (such as MSAs) may be estimated as the weighted averages of the median values from the composing counties.

3. Disconnected Youth are 16-19 year olds who are (1) not in school, (2) not high school graduates, and (3) either unemployed or not in the labor force.

4. Census Population Estimate for 2020, annual average growth rate since 2010.



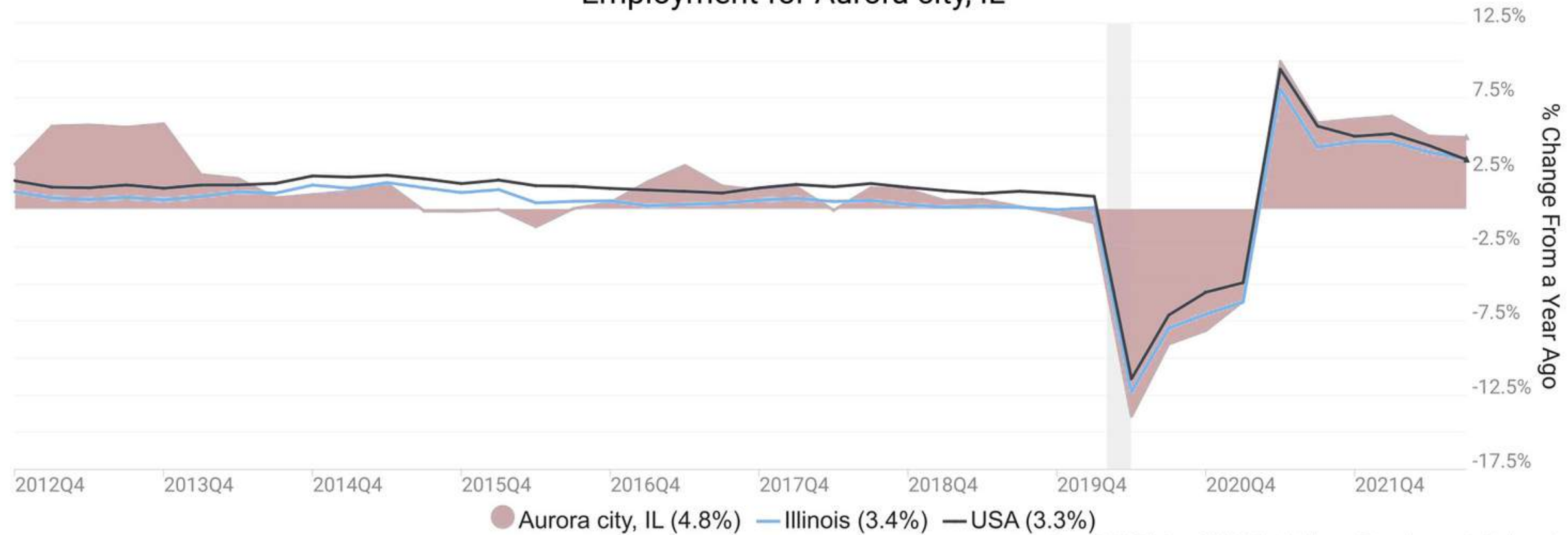


# Employment Trends

1900 East New York Street Aurora IL 60505 Offered at \$1,750,000

As of 2022Q3, total employment for the Aurora city, IL was 69,616 (based on a four-quarter moving average). Over the year ending 2022Q3, employment increased 4.8% in the region.

Employment for Aurora city, IL



Employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2022Q2 with preliminary estimates updated to 2022Q3.



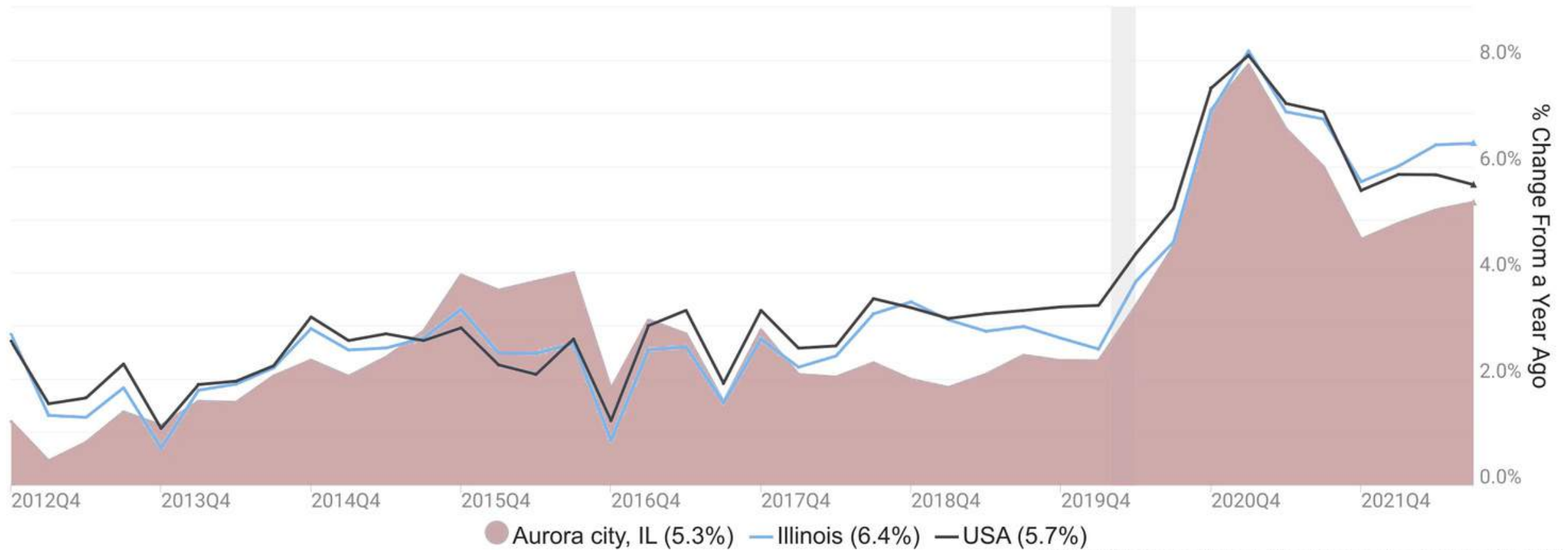


# Wage Trends

1900 East New York Street Aurora IL 60505 Offered at \$1,750,000

The average worker in the Aurora city, IL earned annual wages of \$64,925 as of 2022Q3. Average annual wages per worker increased 5.3% in the region over the preceding four quarters. For comparison purposes, annual average wages were \$68,132 in the nation as of 2022Q3.

### Average Annual Wages for Aurora city, IL



Annual average wages per worker data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2022Q2 with preliminary estimates updated to 2022Q3.





# Cost of Living Index

1900 East New York Street Aurora IL 60505 Offered at \$1,750,000

The Cost of Living Index estimates the relative price levels for consumer goods and services. When applied to wages and salaries, the result is a measure of relative purchasing power. The cost of living is 19.2% higher in Aurora city, IL than the U.S. average.

### Cost of Living Information

	Annual Average Salary	Cost of Living Index (Base US)	US Purchasing Power
Aurora city, IL	\$64,925	119.2	\$54,463
Illinois	\$71,007	107.0	\$66,349
USA	\$68,132	100.0	\$68,132

Source: [JobsEQ](#)

Data as of 2022Q3

Cost of Living per [COLI](#), data as of 2022Q3, imputed by Chmura where necessary.



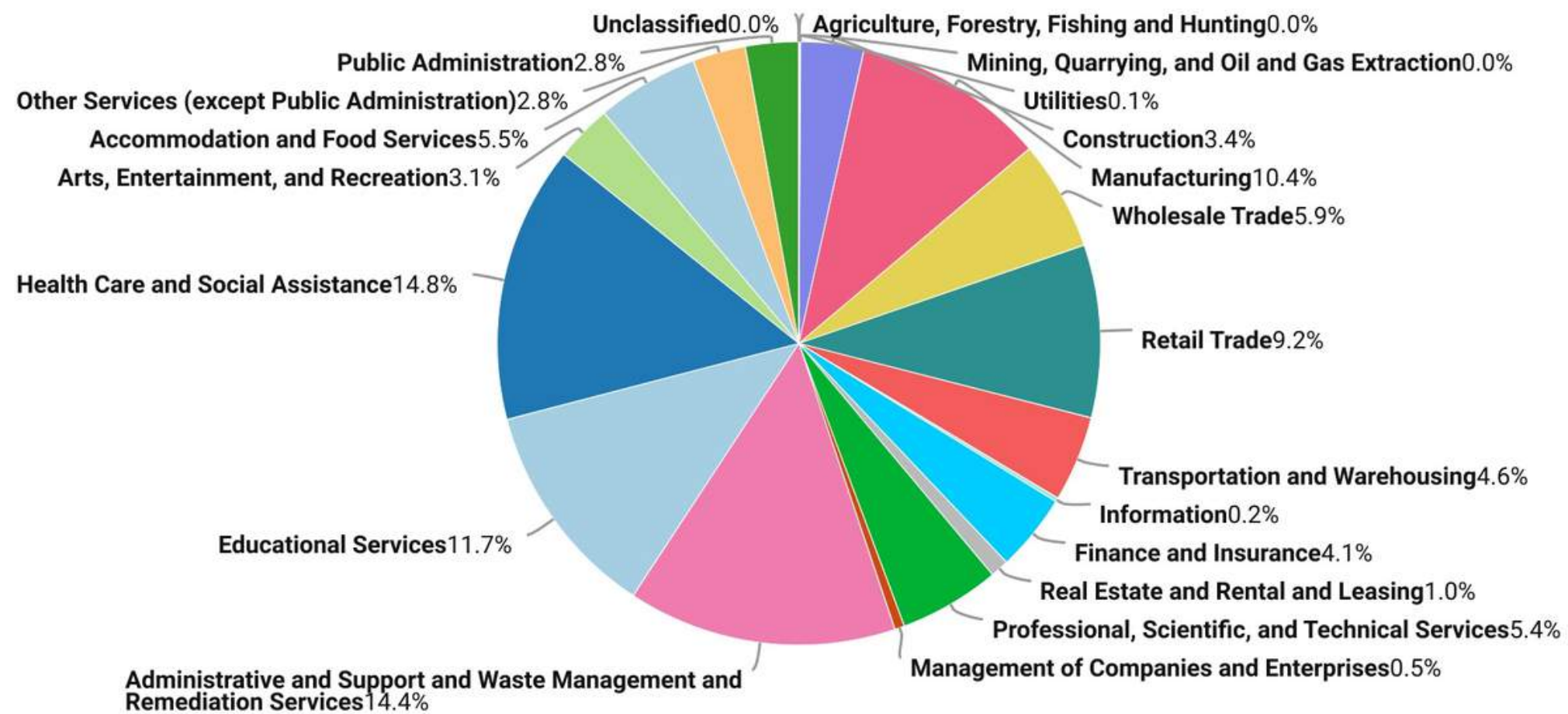


# Industry Snapshot

1900 East New York Street Aurora IL 60505 Offered at \$1,750,000

The largest sector in the Aurora city, IL is Health Care and Social Assistance, employing 10,322 workers. The next-largest sectors in the region are Administrative and Support and Waste Management and Remediation Services (10,046 workers) and Educational Services (8,129). High location quotients (LQs) indicate sectors in which a region has high concentrations of employment compared to the national average. The sectors with the largest LQs in the region are Administrative and Support and Waste Management and Remediation Services (LQ = 2.22), Arts, Entertainment, and Recreation (1.60), and Wholesale Trade (1.57).

Total Workers for Aurora city, IL by Industry



Source: JobsEQ® Data as of 2022Q3

Employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2022Q2 with preliminary estimates updated to 2022Q3.





MoHall Commercial  
& Urban Development

## Industry Snapshot

1900 East New York Street Aurora IL 60505 Offered at \$1,750,000

@properties

CHRISTIE'S  
INTERNATIONAL REAL ESTATE

Sectors in the Aurora city, IL with the highest average wages per worker are Management of Companies and Enterprises (\$131,443), Finance and Insurance (\$108,041), and Public Administration (\$105,704). Regional sectors with the best job growth (or most moderate job losses) over the last 5 years are Administrative and Support and Waste Management and Remediation Services (+952 jobs), Manufacturing (+579), and Transportation and Warehousing (+508).

Over the next 1 year, employment in the Aurora city, IL is projected to contract by 73 jobs. The fastest growing sector in the region is expected to be Accommodation and Food Services with a +0.8% year-over-year rate of growth. The strongest forecast by number of jobs over this period is expected for Health Care and Social Assistance (+39 jobs), Accommodation and Food Services (+31), and Professional, Scientific, and Technical Services (+17).



# Industry Snapshot

1900 East New York Street Aurora IL 60505 Offered at \$1,750,000

## Aurora city, IL, 2022Q3<sup>1</sup>

NAICS	Industry	Empl	Current	5-Year History			1-Year Forecast			Ann % Growth	
			Avg Ann Wages	LQ	Empl Change	Ann %	Total Demand	Exits	Transfers		Empl Growth
62	Health Care and Social Assistance	10,322	\$64,471	1.03	-488	-0.9%	1,102	489	573	39	0.4%
56	Administrative and Support and Waste Management and Remediation Services	10,046	\$40,920	2.22	952	2.0%	1,195	494	722	-21	-0.2%
61	Educational Services	8,129	\$56,812	1.47	210	0.5%	795	380	420	-6	-0.1%
31	Manufacturing	7,208	\$77,042	1.28	579	1.7%	730	290	493	-53	-0.7%
44	Retail Trade	6,438	\$38,710	0.91	-606	-1.8%	853	391	516	-54	-0.8%
42	Wholesale Trade	4,101	\$97,340	1.57	79	0.4%	438	168	287	-17	-0.4%
72	Accommodation and Food Services	3,817	\$26,022	0.65	-119	-0.6%	699	302	366	31	0.8%
54	Professional, Scientific, and Technical Services	3,772	\$96,201	0.74	-115	-0.6%	356	125	214	17	0.4%
48	Transportation and Warehousing	3,204	\$59,584	0.93	508	3.5%	384	156	228	0	0.0%
52	Finance and Insurance	2,878	\$108,041	1.02	-186	-1.2%	258	102	168	-12	-0.4%
23	Construction	2,358	\$74,848	0.57	285	2.6%	224	83	148	-6	-0.3%
71	Arts, Entertainment, and Recreation	2,131	\$29,329	1.60	-190	-1.7%	323	133	183	7	0.3%
81	Other Services (except Public Administration)	1,980	\$40,183	0.66	-230	-2.2%	248	101	139	8	0.4%
92	Public Administration	1,971	\$105,704	0.61	-17	-0.2%	188	81	115	-8	-0.4%
53	Real Estate and Rental and Leasing	687	\$69,797	0.56	-34	-1.0%	68	32	39	-3	-0.5%
55	Management of Companies and Enterprises	356	\$131,443	0.34	-3	-0.2%	32	12	21	-1	-0.3%





MoHall Commercial  
& Urban Development

# Industry Snapshot

1900 East New York Street Aurora IL 60505 Offered at \$1,750,000



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

51	Information	148	\$95,444	0.10	-70	-7.4%	14	5	9	0	-0.2%
22	Utilities	38	\$101,824	0.11	-29	-10.8%	3	1	2	0	-1.1%
11	Agriculture, Forestry, Fishing and Hunting	23	\$65,474	0.03	-2	-1.7%	3	1	2	0	-0.5%
21	Mining, Quarrying, and Oil and Gas Extraction	4	\$96,974	0.02	0	-0.6%	0	0	0	0	-0.3%
99	Unclassified	4	\$57,801	0.03	-46	-41.2%	0	0	0	0	-0.1%
	<b>Total - All Industries</b>	<b>69,616</b>	<b>\$64,925</b>	<b>1.00</b>	<b>478</b>	<b>0.1%</b>	<b>7,947</b>	<b>3,353</b>	<b>4,667</b>	<b>-73</b>	<b>-0.1%</b>



## Occupation Snapshot

1900 East New York Street Aurora IL 60505 Offered at \$1,750,000

The largest major occupation group in the Aurora city, IL is Office and Administrative Support Occupations, employing 8,627 workers. The next-largest occupation groups in the region are Transportation and Material Moving Occupations (8,479 workers) and Sales and Related Occupations (6,160). High location quotients (LQs) indicate occupation groups in which a region has high concentrations of employment compared to the national average. The major groups with the largest LQs in the region are Educational Instruction and Library Occupations (LQ = 1.55), Transportation and Material Moving Occupations (1.39), and Production Occupations (1.35).

Occupation groups in the Aurora city, IL with the highest average wages per worker are Management Occupations (\$128,900), Legal Occupations (\$123,500), and Computer and Mathematical Occupations (\$97,900). The unemployment rate in the region varied among the major groups from 1.4% among Healthcare Practitioners and Technical Occupations to 8.8% among Food Preparation and Serving Related Occupations.

Over the next 1 year, the fastest growing occupation group in the Aurora city, IL is expected to be Healthcare Support Occupations with a +0.7% year-over-year rate of growth. The strongest forecast by number of jobs over this period is expected for Food Preparation and Serving Related Occupations (+24 jobs) and Healthcare Support Occupations (+17). Over the same period, the highest separation demand (occupation demand due to retirements and workers moving from one occupation to another) is expected in Transportation and Material Moving Occupations (1,165 jobs) and Office and Administrative Support Occupations (1,011).





# Occupation Snapshot

1900 East New York Street Aurora IL 60505 Offered at \$1,750,000

## Aurora city, IL, 2022Q3<sup>1</sup>

SOC	Occupation	Empl	Mean Ann Wages <sup>2</sup>	Current			Online Job Ads	5-Year History		Total Demand	1-Year Forecast			
				LQ	Unempl	Unempl Rate		Empl Change	Ann %		Exits	Transfers	Empl Growth	Ann % Growth
43-0000	Office and Administrative Support	8,627	\$46,700	1.00	484	4.3%	n/a	-936	-2.0%	923	456	555	-88	-1.0%
53-0000	Transportation and Material Moving	8,479	\$42,900	1.39	1,091	7.3%	n/a	704	1.7%	1,163	434	731	-1	0.0%
41-0000	Sales and Related	6,160	\$51,200	0.94	533	5.9%	n/a	-611	-1.9%	755	342	456	-42	-0.7%
25-0000	Educational Instruction and Library	5,749	\$62,400	1.55	151	2.9%	n/a	71	0.2%	520	253	264	3	0.1%
51-0000	Production	5,321	\$45,800	1.35	571	6.0%	n/a	21	0.1%	555	225	373	-44	-0.8%
29-0000	Healthcare Practitioners and Technical	4,734	\$94,500	1.18	62	1.4%	n/a	117	0.5%	288	143	133	11	0.2%
11-0000	Management	4,508	\$128,900	0.95	160	2.6%	n/a	459	2.2%	382	117	256	10	0.2%
35-0000	Food Preparation and Serving Related	4,244	\$31,000	0.77	934	8.8%	n/a	-172	-0.8%	820	367	429	24	0.6%
13-0000	Business and Financial Operations	3,769	\$85,900	0.84	131	2.6%	n/a	541	3.1%	337	113	222	3	0.1%
31-0000	Healthcare Support	2,486	\$36,300	0.81	172	4.8%	n/a	0	0.0%	376	154	205	17	0.7%
37-0000	Building and Grounds Cleaning and Maintenance	2,375	\$37,300	1.03	357	6.4%	n/a	77	0.7%	314	143	174	-3	-0.1%
49-0000	Installation, Maintenance, and Repair	2,124	\$58,600	0.79	112	3.4%	n/a	-7	-0.1%	204	79	127	-1	-0.1%
15-0000	Computer and Mathematical	2,112	\$97,900	0.88	50	1.7%	n/a	425	4.6%	163	47	103	13	0.6%
47-0000	Construction and Extraction	2,073	\$74,400	0.66	432	7.1%	n/a	91	0.9%	198	71	130	-3	-0.1%
39-0000	Personal Care and Service	1,724	\$38,600	1.02	170	7.5%	n/a	-161	-1.8%	319	123	186	10	0.6%
33-0000	Protective Service	1,403	\$62,800	0.95	62	4.1%	n/a	-7	-0.1%	169	82	90	-2	-0.2%
21-0000	Community and Social Service	1,136	\$53,800	0.93	27	2.2%	n/a	-91	-1.5%	119	45	66	7	0.6%



# Occupation Snapshot

1900 East New York Street Aurora IL 60505 Offered at \$1,750,000

## Aurora city, IL, 2022Q3<sup>1</sup>

SOC	Occupation	Empl	Mean Ann Wages <sup>2</sup>	Current		Unempl Rate	Online Job Ads	5-Year History		Total Demand	1-Year Forecast			
				LQ	Unempl			Empl Change	Ann %		Exits	Transfers	Empl Growth	Ann % Growth
27-0000	Arts, Design, Entertainment, Sports, and Media	953	\$61,200	0.78	81	6.2%	n/a	-28	-0.6%	106	43	60	4	0.4%
17-0000	Architecture and Engineering	834	\$91,100	0.73	27	2.3%	n/a	-6	-0.2%	60	23	38	-1	-0.1%
19-0000	Life, Physical, and Social Science	424	\$81,200	0.69	18	3.0%	n/a	47	2.4%	38	10	28	1	0.1%
23-0000	Legal	327	\$123,500	0.55	11	1.9%	n/a	-56	-3.1%	23	10	12	2	0.5%
45-0000	Farming, Fishing, and Forestry	53	\$39,500	0.12	35	6.9%	n/a	2	0.6%	8	3	6	0	-0.5%
<b>Total - All Occupations</b>		<b>69,616</b>	<b>\$61,300</b>	<b>1.00</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>478</b>	<b>0.1%</b>	<b>7,850</b>	<b>3,282</b>	<b>4,641</b>	<b>-73</b>	<b>-0.1%</b>



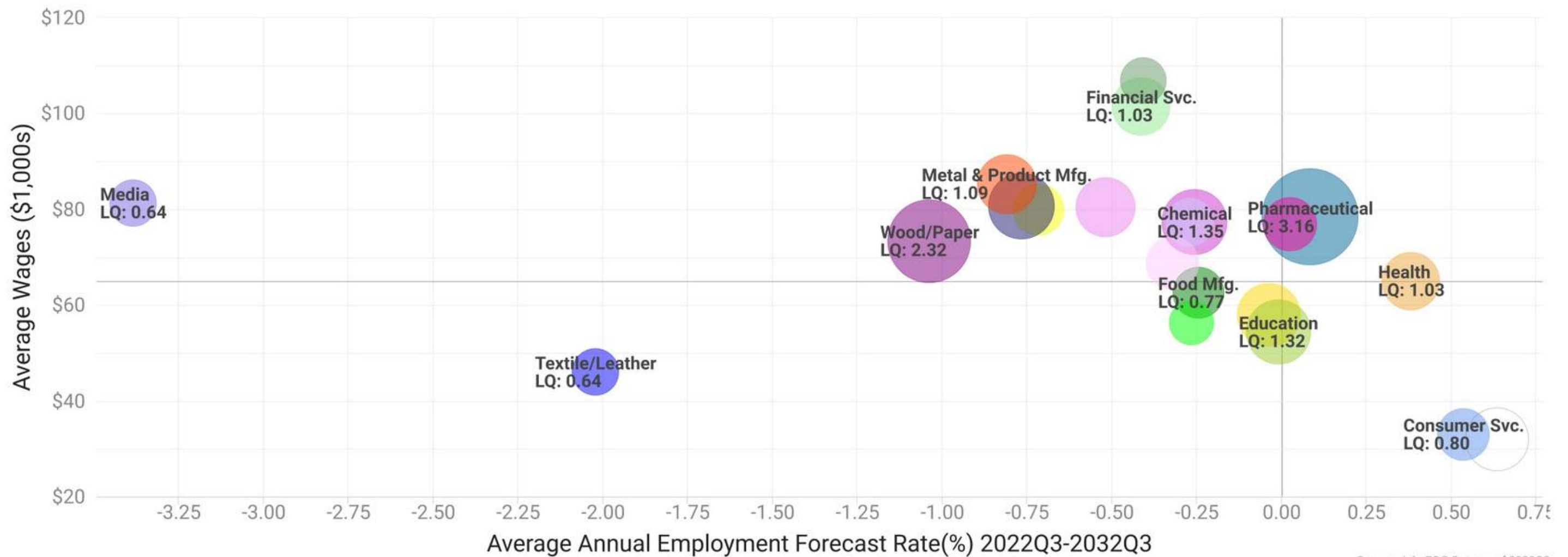


# Industry Clusters

1900 East New York Street Aurora IL 60505 Offered at \$1,750,000

A cluster is a geographic concentration of interrelated industries or occupations. The industry cluster in the Aurora city, IL with the highest relative concentration is Pharmaceutical with a location quotient of 3.16. This cluster employs 472 workers in the region with an average wage of \$78,371. Employment in the Pharmaceutical cluster is projected to expand in the region about 0.1% per year over the next ten years.

Industry Clusters for Aurora city, IL as of 2022Q3



Source: JobsEQ@, Data as of 2022Q3

Location quotient and average wage data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics, imputed where necessary, and updated through 2022Q2 with preliminary estimates updated to 2022Q3. Forecast employment growth uses national projections from the Bureau of Labor Statistics adapted for regional growth patterns.

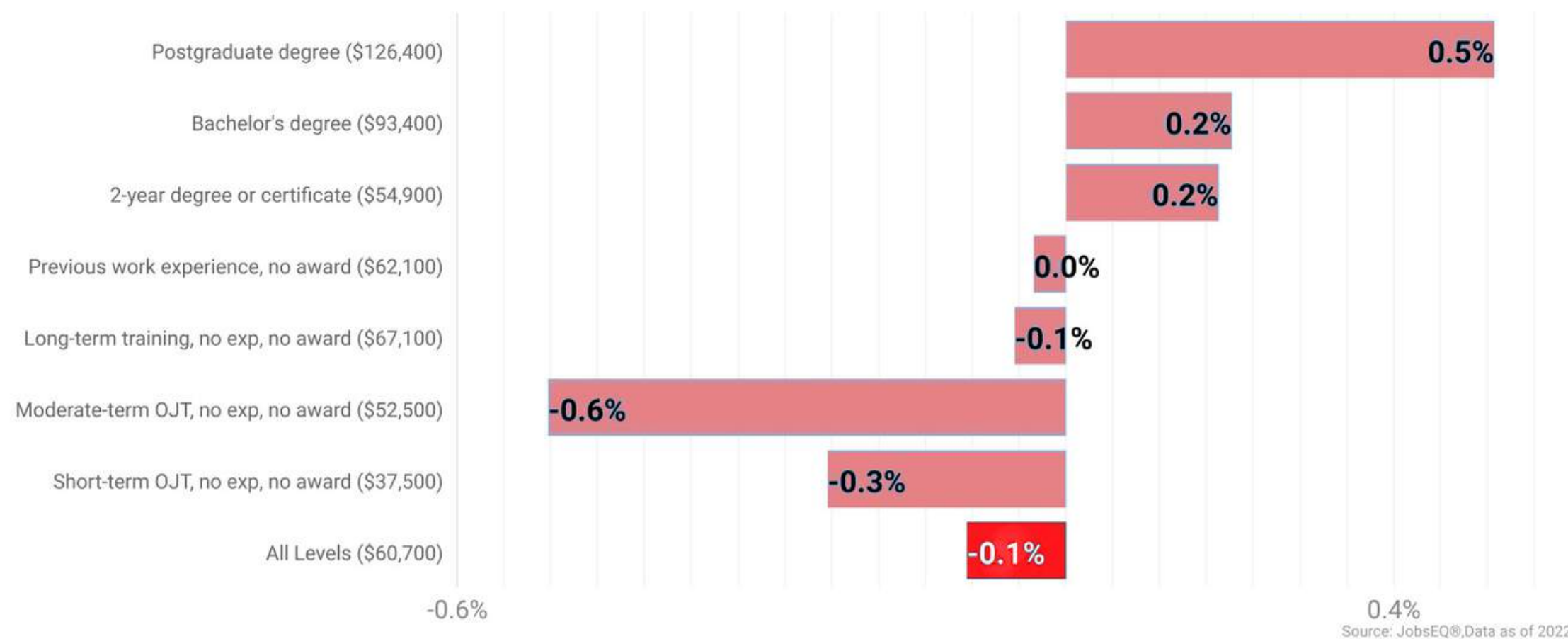


# Education Levels

1900 East New York Street Aurora IL 60505 Offered at \$1,750,000

Expected growth rates for occupations vary by the education and training required. While all employment in the Aurora city, IL is projected to contract 0.1% over the next ten years, occupations typically requiring a postgraduate degree are expected to grow 0.5% per year, those requiring a bachelor's degree are forecast to grow 0.2% per year, and occupations typically needing a 2-year degree or certificate are expected to grow 0.2% per year.

### Annual Average Projected Job Growth by Training Required



Employment by occupation data are estimates as of 2022Q3. Education levels of occupations are based on BLS assignments. Forecast employment growth uses national projections from the Bureau of Labor Statistics adapted for regional growth patterns.





# Recent Residential Sales Trend

1900 East New York Street Aurora IL 60505 Offered at \$1,750,000

## All Residential Property Types

	Current Period Jan 2024	Last Month Dec 2023	Change From Last Month	Last Year Jan 2023	Change From Last Year
<b>Homes Sold</b>	67	91	▼ 26%	94	▼ 29%
<b>Median Sale Price</b>	\$275,000	\$307,000	▼ 10%	\$256,750	▲ 7%
<b>Median List Price</b>	\$275,000	\$310,000	▼ 11%	\$257,450	▲ 7%
<b>Sale to List Price Ratio</b>	99%	100%	▼ 1%	97%	▲ 2%
<b>Sales Volume</b>	\$19,196,316	\$31,490,676	▼ 39%	\$27,711,463	▼ 31%
<b>Median Days on Market</b>	9 days	8 days	▲ 1 day	19 days	▼ 10 days
<b>Homes Sold Year to Date</b>	67	1,529	▼ 96%	94	▼ 29%



MoHall Commercial  
& Urban Development

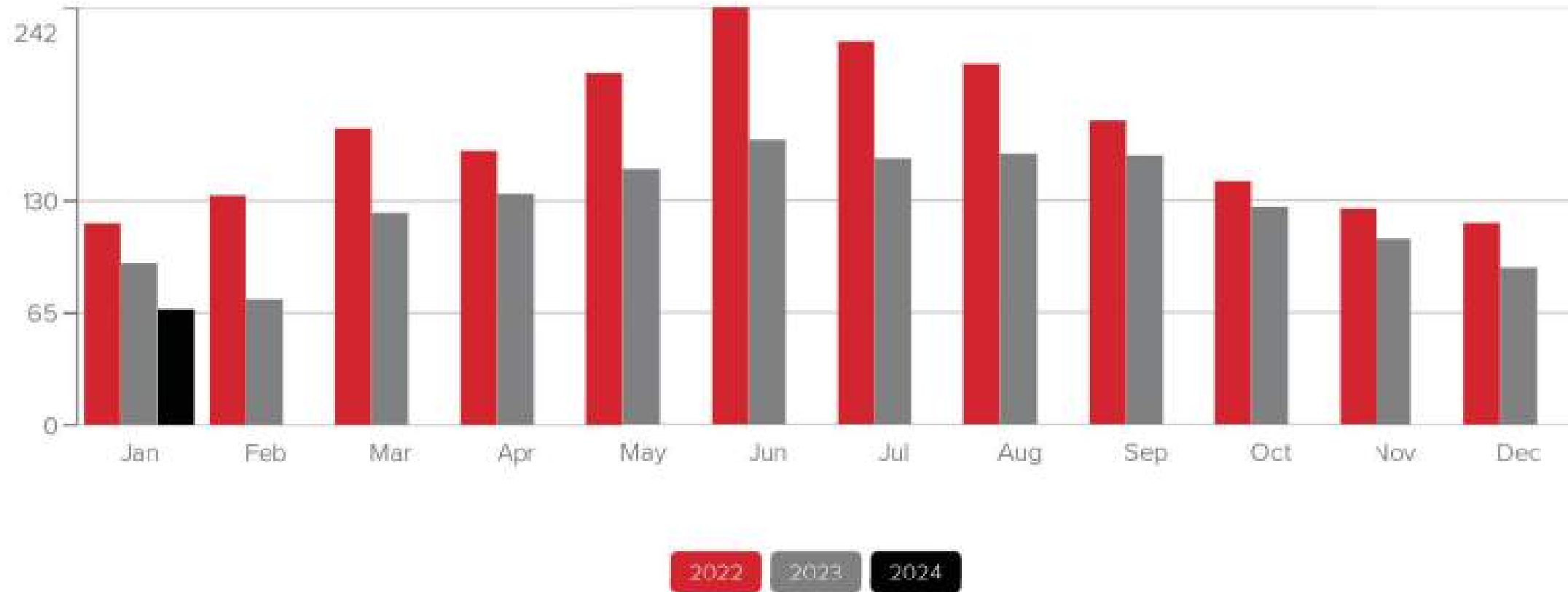
# Recent Residential Sales Trend

1900 East New York Street Aurora IL 60505 Offered at \$1,750,000



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

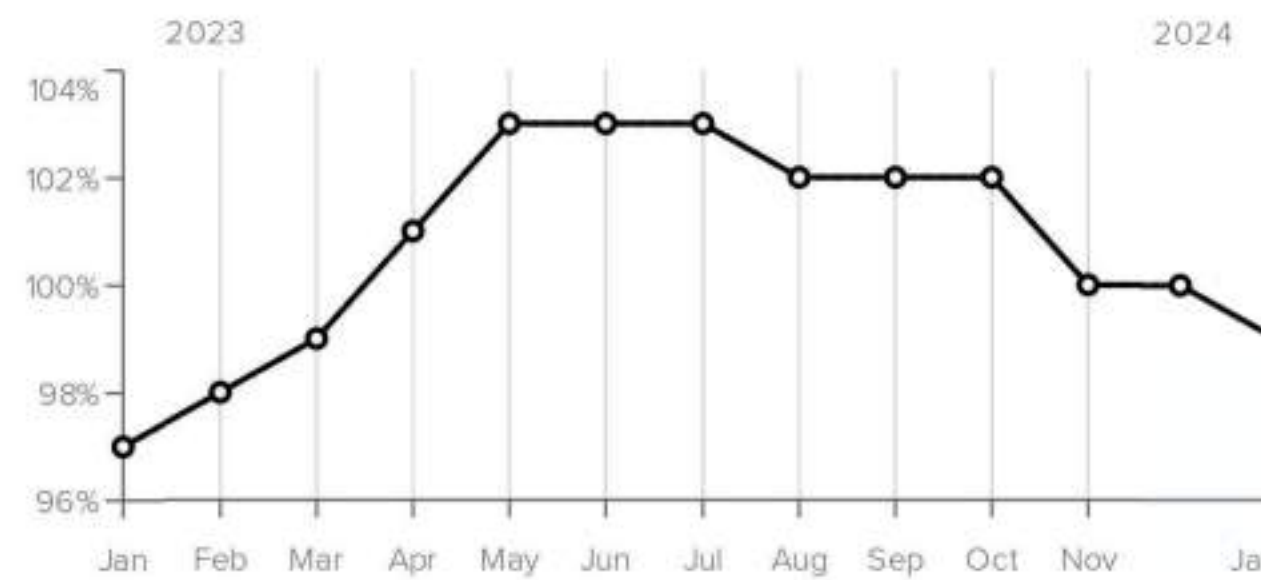
## Homes Sold



## Sale to List Price Ratio



**99%**  
Average Sale to List  
Price Ratio  
January 2024







MoHall Commercial  
& Urban Development

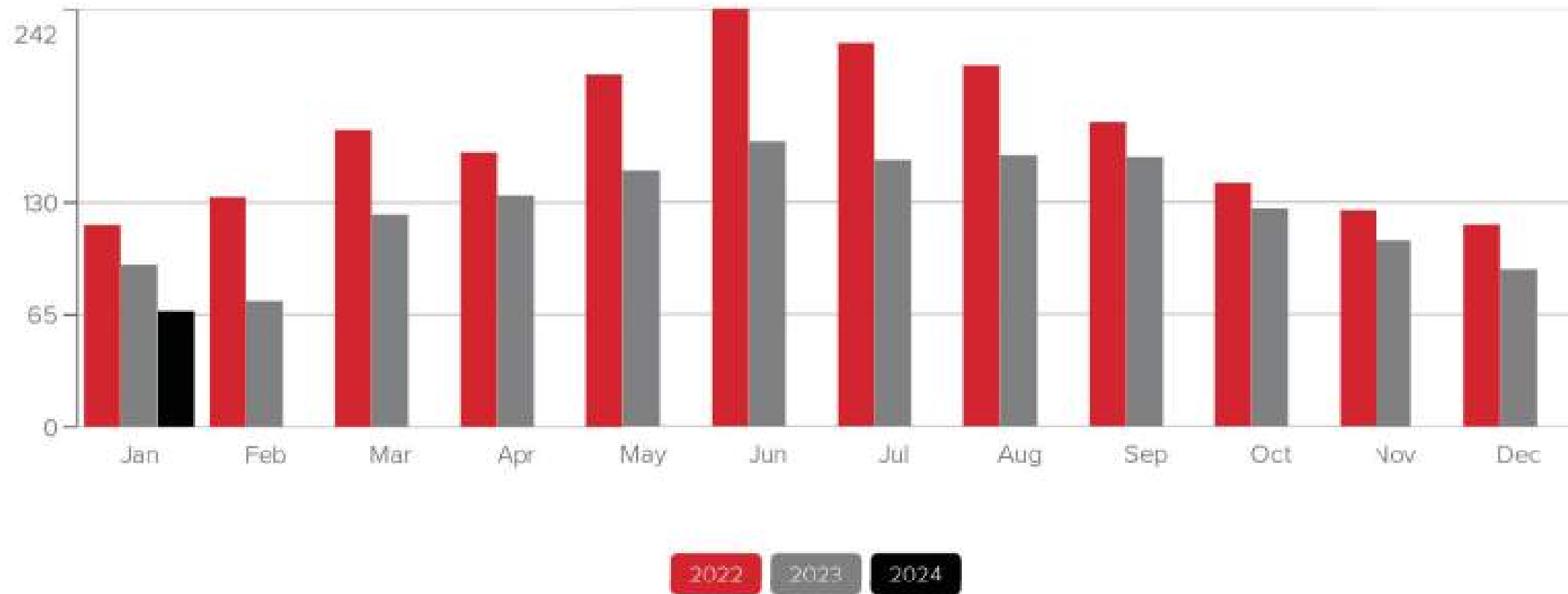
# Recent Residential Sales Trend

1900 East New York Street Aurora IL 60505 Offered at \$1,750,000

@properties

CHRISTIE'S  
INTERNATIONAL REAL ESTATE

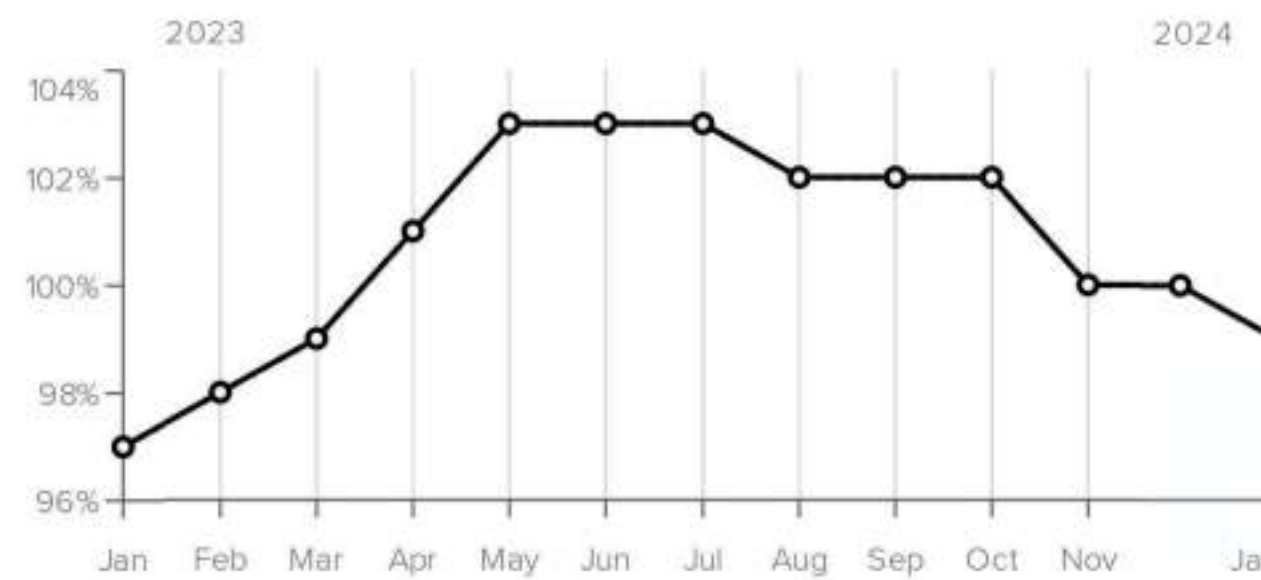
## Homes Sold



## Sale to List Price Ratio



**99%**  
Average Sale to List  
Price Ratio  
January 2024



Data provided by Midwest Real Estate Data Inc. All information is deemed reliable but not guaranteed.



# Current Market

1900 East New York Street Aurora IL 60505 Offered at \$1,750,000

## Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of February 4, 2024. Median days on market is a good indicator of the average length of time the current inventory has been on the market. The high price, low price, and median price provide context for the prices buyers and sellers can expect to encounter in this area.

**66**

Homes for Sale

**\$312,000**

Median List Price

**12**

Median Days on Market

**107**

Homes Under Contract

**\$1,350,000**

High Price

**\$139,000**

Low Price





### Traffic Count Report as of Feb. 4, 2024

#### Traffic Count Report



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	E New York St	Eastern Ave	0.18 SW	2022	12,786	MPSI	.12
2	E New York St	Eastern Ave	0.18 SW	2021	12,907	MPSI	.12
3	Liberty St	Sartor Ln	0.08 W	2020	4,682	MPSI	.27
4	Liberty St	Sartor Ln	0.08 W	2022	4,169	MPSI	.27
5	Liberty St	Crane Ave	0.08 SW	2015	5,329	MPSI	.31
6	E New York St	Parkside Ave	0.03 SW	2015	13,717	MPSI	.41
7	Liberty St	Catherine St	0.02 SW	2015	5,010	MPSI	.44
8	Crane Ave	Solfisburg Ave	0.03 S	2022	2,311	MPSI	.45
9	Crane Ave	Solfisburg Ave	0.03 S	2020	2,611	MPSI	.45
10	Crane Avenue	Indian Ave	0.02 S	2020	2,049	MPSI	.51



MoHall Commercial  
& Urban Development

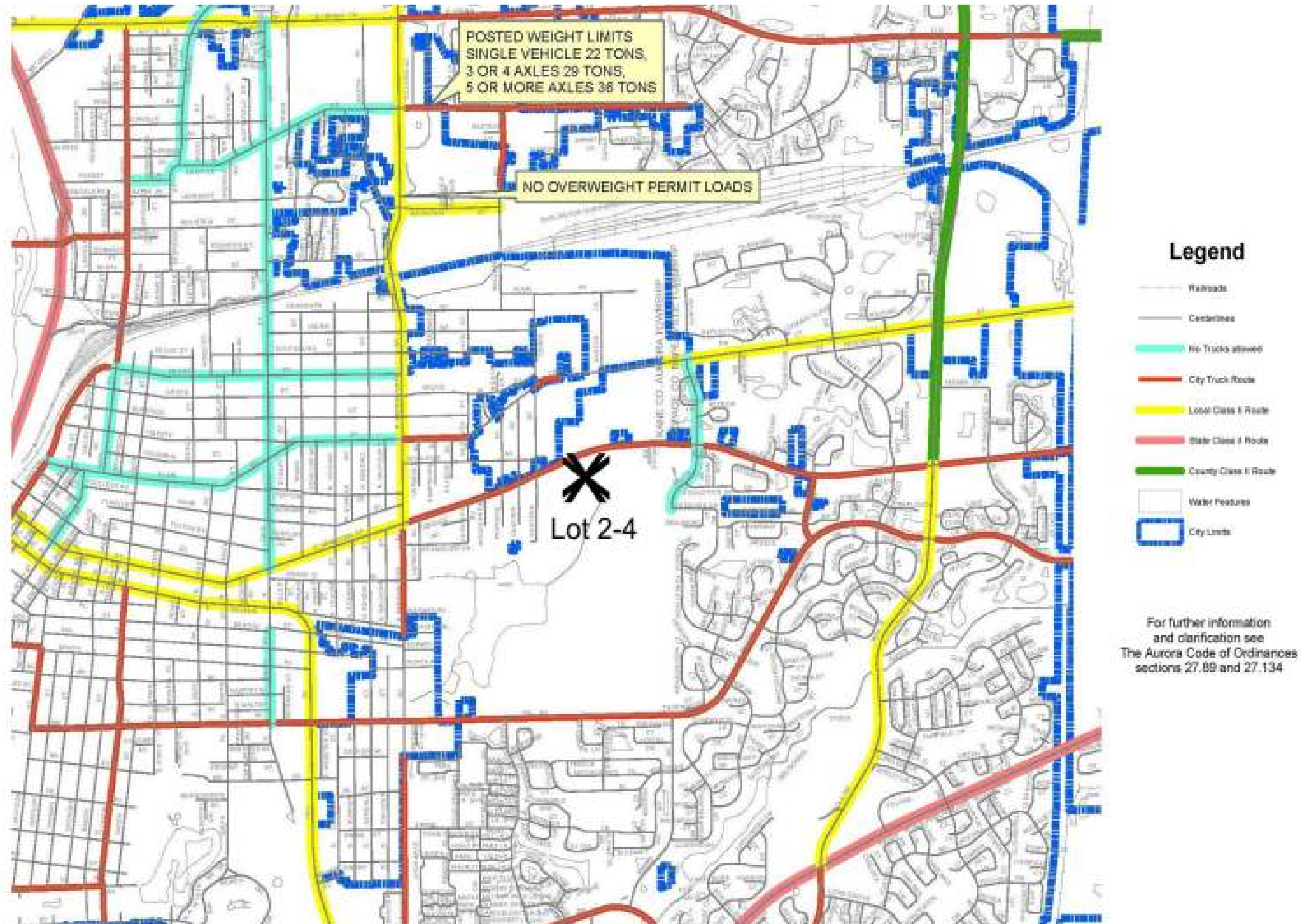
# Local Truck Route

1900 East New York Street Aurora IL 60505 Offered at \$1,750,000



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

Direct access for local class II and city trucks







MoHall Commercial  
& Urban Development

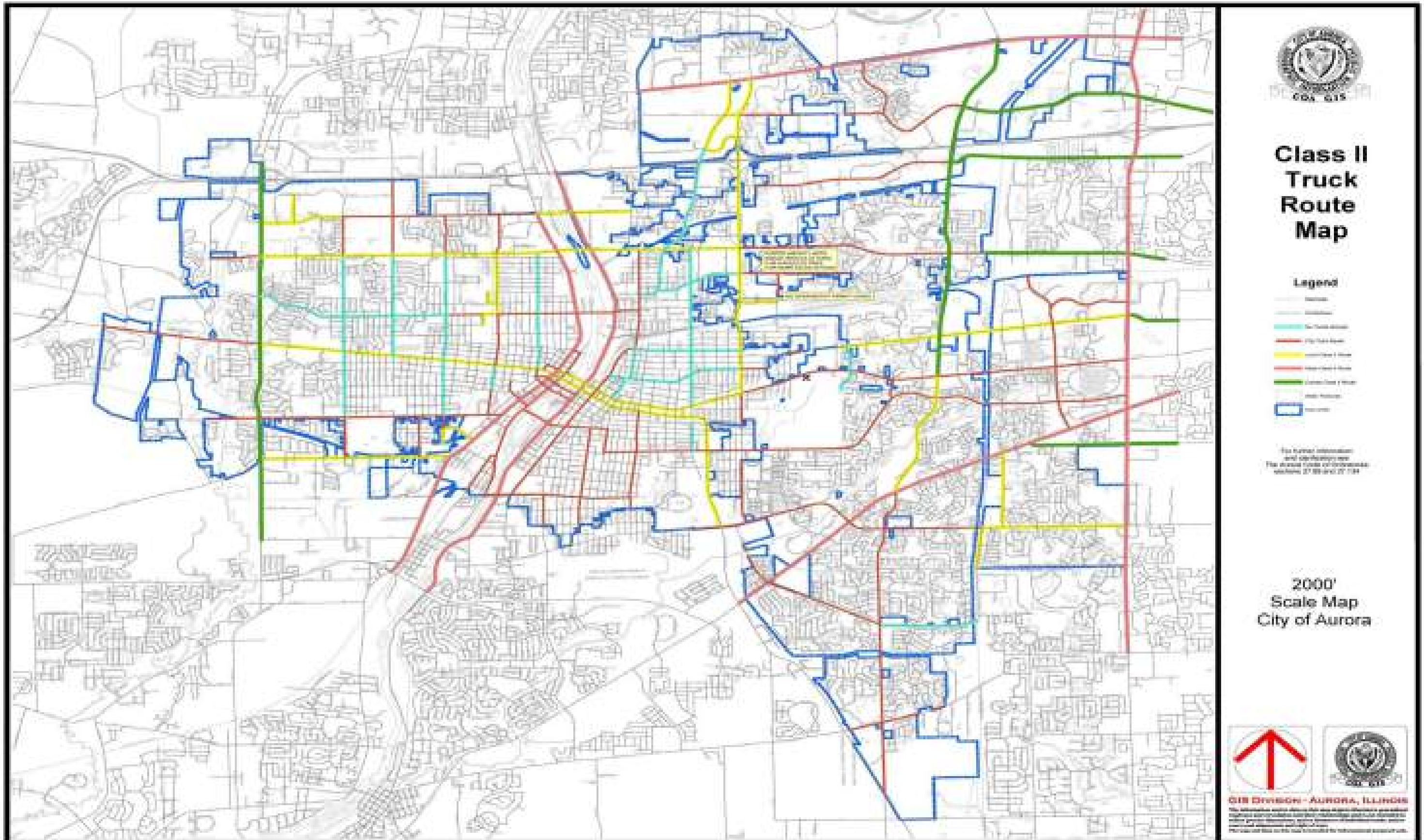
# CityTruck Route

1900 East New York Street Aurora IL 60505 Offered at \$1,750,000

@properties

CHRISTIE'S  
INTERNATIONAL REAL ESTATE

## All of Aurora Truck Route Map, 2022





## What is a location quotient?

A location quotient (LQ) is a measurement of concentration in comparison to the nation. An LQ of 1.00 indicates a region has the same concentration of an industry (or occupation) as the nation. An LQ of 2.00 would mean the region has twice the expected employment compared to the nation and an LQ of 0.50 would mean the region has half the expected employment in comparison to the nation.

## What is separation demand?

Separation demand is the number of jobs required due to separations—labor force exits (including retirements) and turnover resulting from workers moving from one occupation into another. Note that separation demand does not include all turnover—it does not include when workers stay in the same occupation but switch employers. The total projected demand for an occupation is the sum of the separation demand and the growth demand (which is the increase or decrease of jobs in an occupation expected due to expansion or contraction of the overall number of jobs in that occupation).

## What is a cluster?

A cluster is a geographic concentration of interrelated industries or occupations. If a regional cluster has a location quotient of 1.25 or greater, the region is considered to possess a competitive advantage in that cluster.

## What is the difference between industry wages and occupation wages?

Industry wages and occupation wages are estimated via separate data sets, often the time periods being reported do not align, and wages are defined slightly differently in the two systems (for example, certain bonuses are included in the industry wages but not the occupation wages). It is therefore common that estimates of the average industry wages and average occupation wages in a region do not match exactly.





## Frequently Asked Questions

1900 East New York Street Aurora IL 60505 Offered at \$1,750,000

### What is NAICS?

The North American Industry Classification System (NAICS) is used to classify business establishments according to the type of economic activity. The NAICS Code comprises six levels, from the “all industry” level to the 6-digit level. The first two digits define the top level category, known as the “sector,” which is the level examined in this report.

### What is SOC?

The Standard Occupational Classification system (SOC) is used to classify workers into occupational categories. All workers are classified into one of over 804 occupations according to their occupational definition. To facilitate classification, occupations are combined to form 22 major groups, 95 minor groups, and 452 occupation groups. Each occupation group includes detailed occupations requiring similar job duties, skills, education, or experience.

Contact



**MoHall Commercial**  
& Urban Development

**Moses Hall**

**312-826-9925**

**moses@mohallcommercialud.com**



**@properties**

—  
**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

**Michaela Gordon**

**847-521-0853**

**michaela@atproperties.com**





**MoHall Commercial**  
& Urban Development

## **Additional Contact**

@properties

CHRISTIE'S  
INTERNATIONAL REAL ESTATE

### **Planning Commission:**

#### **Land Use Authority Office Staff:**

**Shannon McBride, Land Use Administrator, email:** smcbride@kane.utah.gov || phone: 435-644-4966

**Charee Shepherd, Zoning Administrator, email:** cshepherd@kane.utah.gov || phone: 435-644-4964

**Wendy Allan, Assistant Planning & Zoning Administrator, email:** wallan@kane.utah.gov || phone: 435-644-4364

### **Zoning and Planning Department Contact**

**Physical Address:** 77 S. Broadway, 2nd Floor, Aurora, IL 60505

**Mailing Address:** 44 E Downer Place Aurora, IL 60507

**Phone:** 630-256-3080