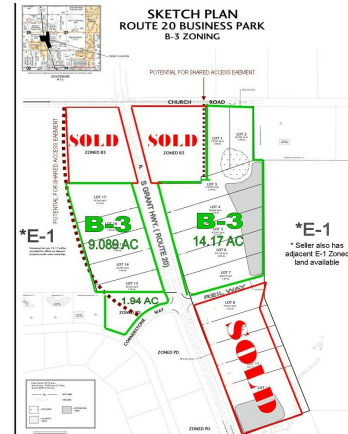
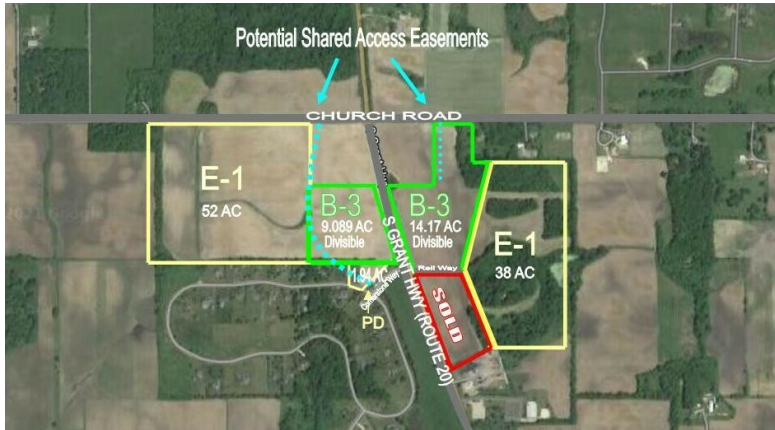


# Grant Highway (Route 20) & Church Road Marengo, IL 60152

# For Sale

MLS # 12107273

**LAND** **VIEW VIDEO**



**DEVELOPMENT LAND 25.2 ACRES**

**\$1,286,000**

### B-3 Zoned Development Land

± 25.2 acres of B-3 zoned development land along Grant Highway (Route 20) in unincorporated Marengo.

The **EAST** side of Grant Highway has ±14.17 acres zoned B-3 that is divisible to smaller parcels to accommodate development needs. Potential for an easement access road from Grant Highway and/or Church Road (see sketch). \$723,000.

The **WEST** side of Grant Highway has ±11.03 acres zoned B-3 which is also divisible. A potential access road from Cornerstone Way to Church Road can provide potential access on the west side of the parcels (see sketch). \$563,000.

B-3 zoning in McHenry county allows for several uses. See zoning link for potential uses.  
<https://codelibrary.amlegal.com/codes/mchenrycounty/latest/mchenrycount0-0-35979>

Note: The same ownership has an additional 90 acres of E-1 zoned land adjacent to the parcels to the East and West. Contact broker for additional information.

\*AC is approximate until a plat of survey is provided.

### Specifications

Description:	Development Land
Land Size:	25.2 Acres (1,097,712 SF)
Topography:	Varies per Parcel
Environmental Status:	TBD AG Land
Utilities:	Nearby
Sewer/Water:	Required
Frontage Dimensions:	350' Church 850' W side of Route 20 900' E side of Route 20
Zoning:	B-3
Taxes:	TBD
PIN #:	17-28400-004, 008, 17-27-300-002, 013, 17-28-476-004

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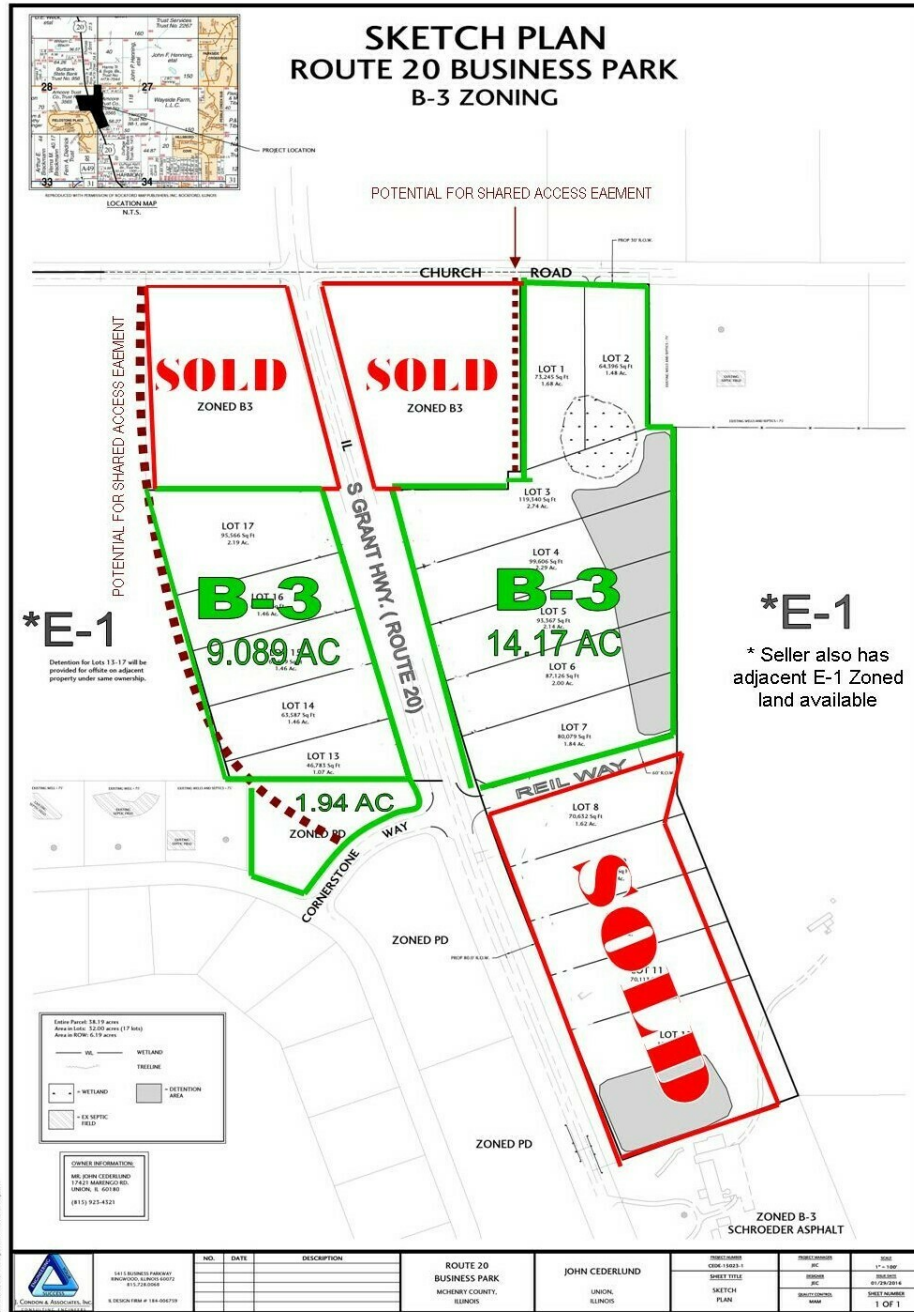


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LAND

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