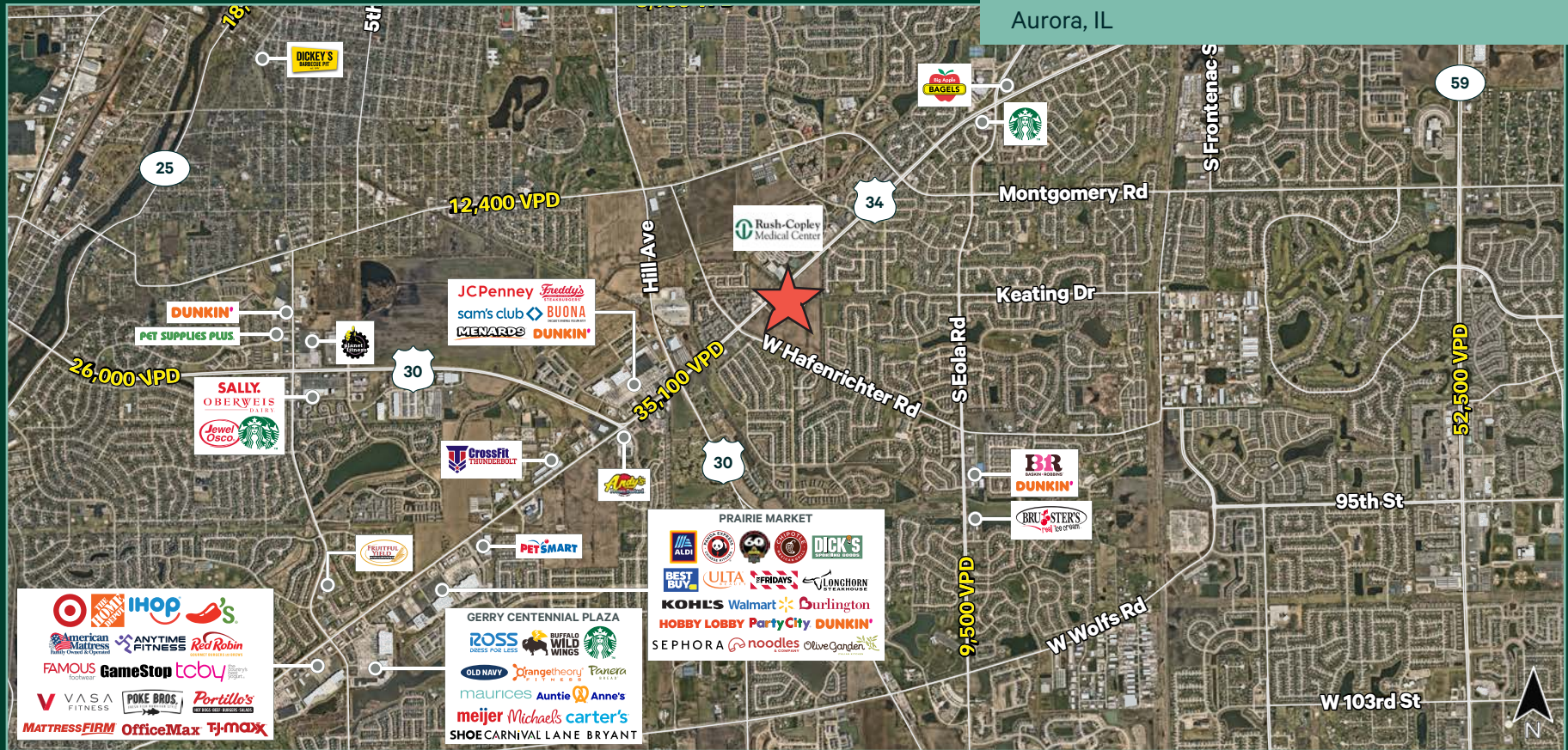


Prime Development Opportunity along Route 34

NEQ of US Route 34 & Farnsworth Avenue
Aurora, IL



Property Highlights

NEQ of US Route 34 & Farnsworth Avenue
Aurora, IL

For Sale ±8.53 Acres

- + Unincorporated Aurora in Oswego Township
- + Northern portion in Kane County
Southern portion in Kendall County
- + Directly south of RUSH Copley Medical Center
- + Easy access to Rt 30
- + Oswego East High School District
- + Traffic Counts:
35,100 vehicles per day on Ogden Ave (Rt 34)
26,000 vehicles per day on Rt 30
- + PIN Numbers: 03-01-127-004 & 15-36-300-016
- + Taxes: \$1,122.84
- + Asking Price: \$8.50/psf
- + Please call for additional Information

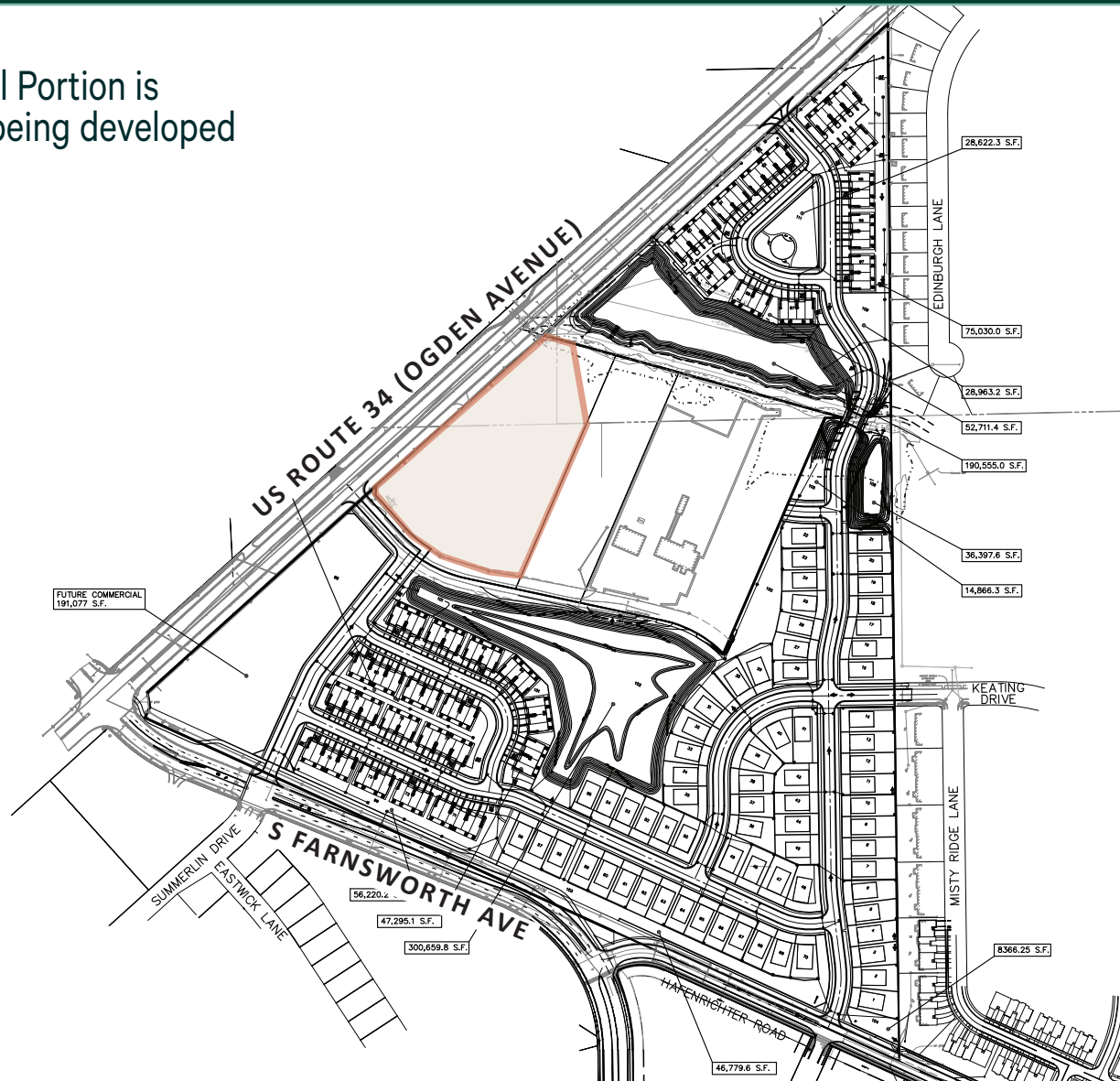
Site Aerial

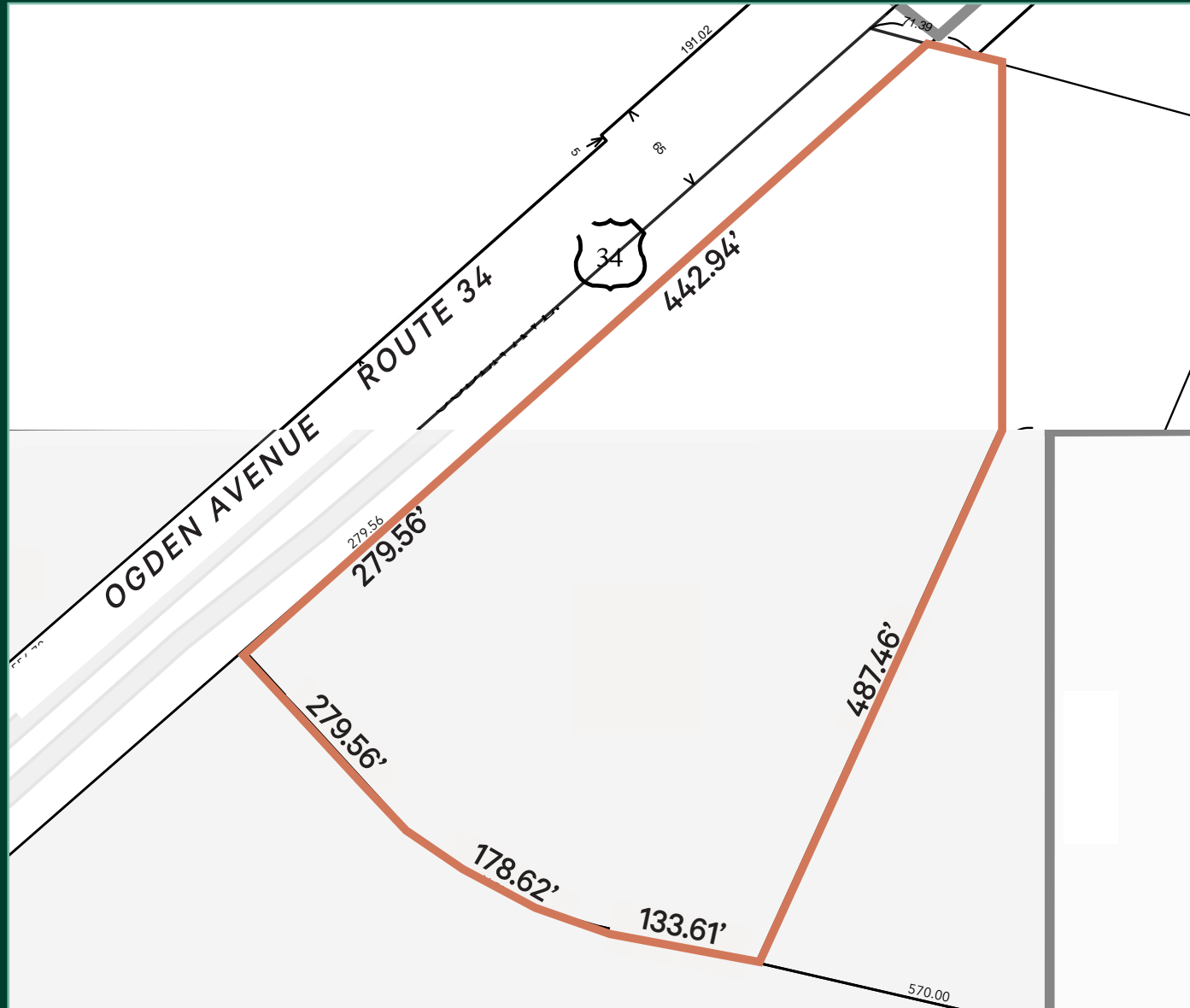


±8.53
Acres

\$8.50/psf
Asking Price

Residential Portion is currently being developed





Area Amenities and Transportation Corridors

NEQ of US Route 34 & Farnsworth Avenue
Aurora, IL

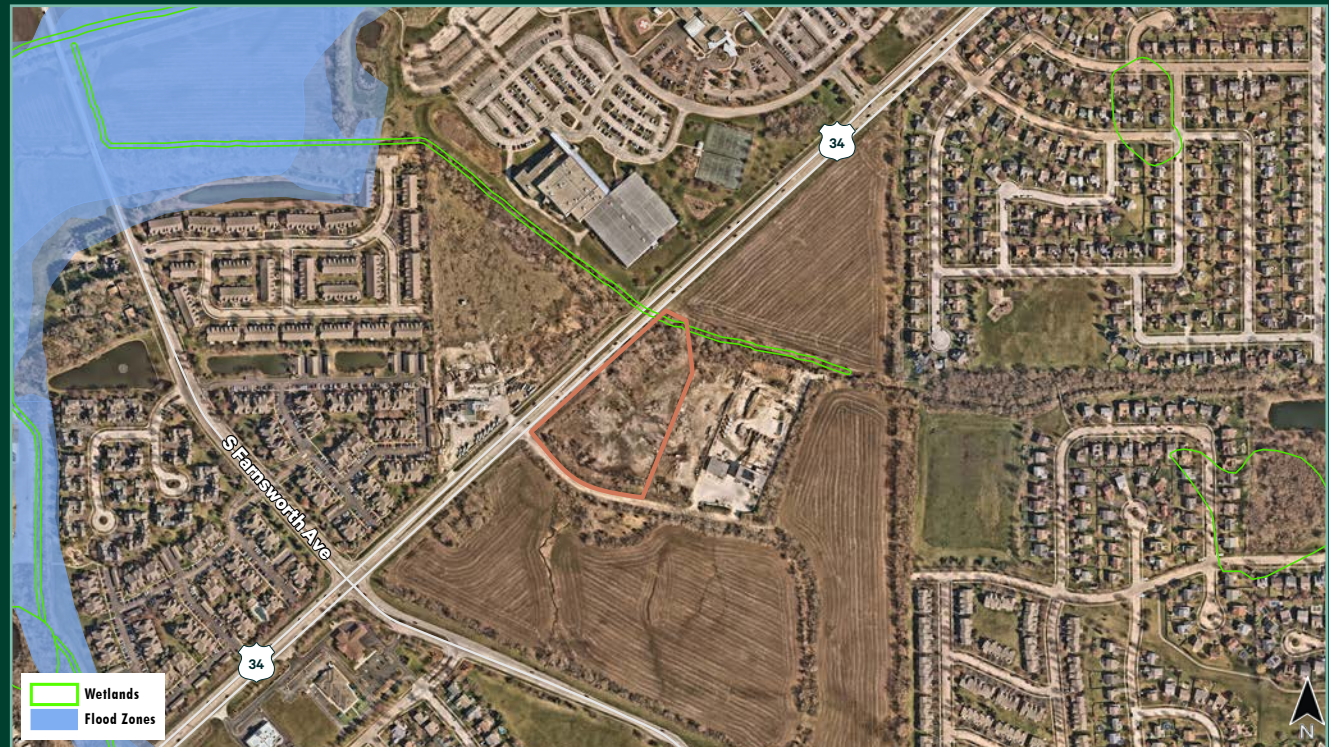


Demographic Snapshot

NEQ of US Route 34 & Farnsworth Avenue
Aurora, IL

	1 MILE	3 MILES	5 MILES
Population	11,260	112,323	236,314
Households	3,967	36,272	79,152
Average Household Income	\$111,273	\$114,200	\$127,332
Average Housing Value	\$255,082	\$273,712	\$314,498

Floodplains / Wetlands





Contact Us

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