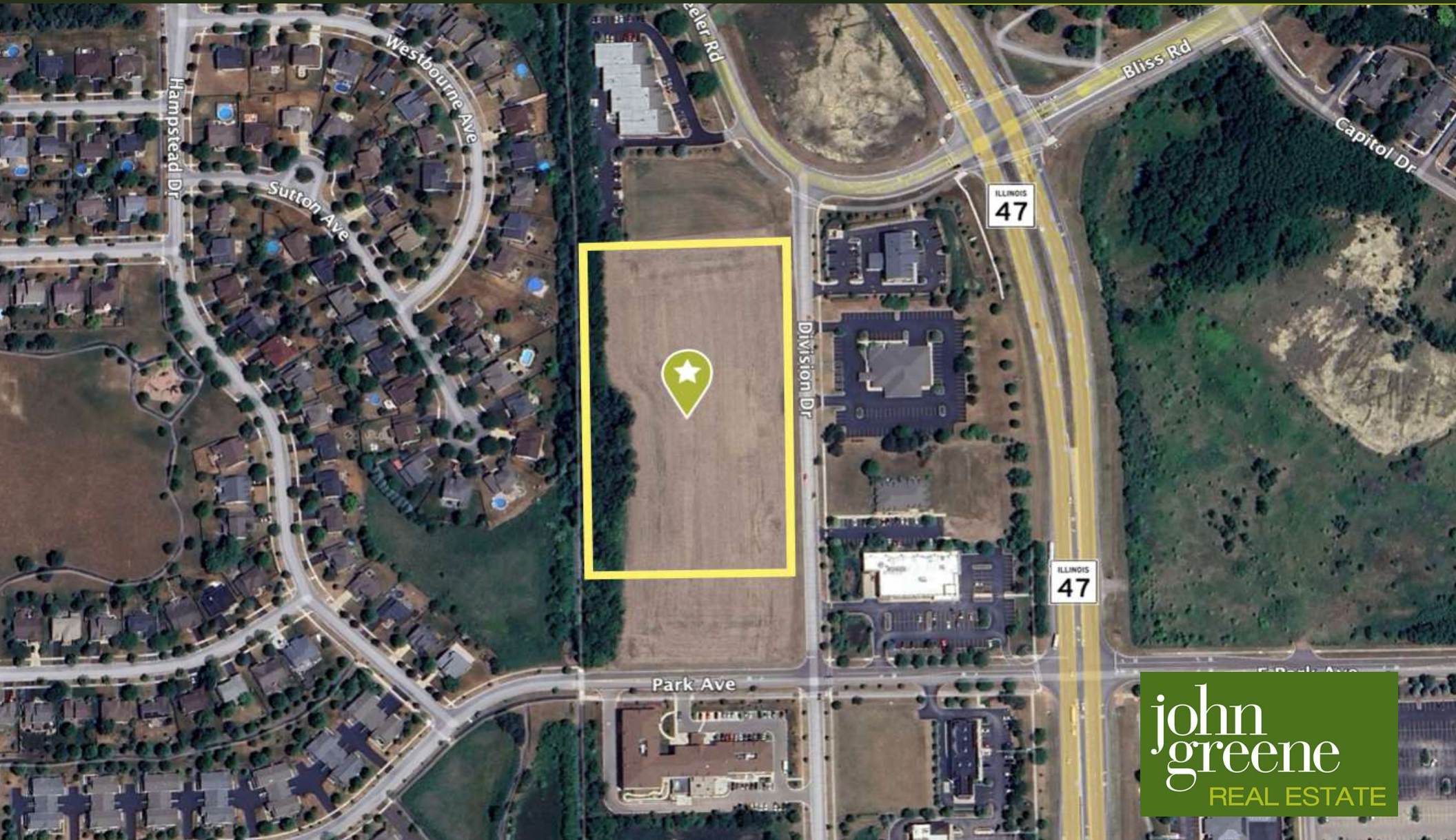


Division Drive 6.5 Acres

Sugar Grove, IL 60554

LAND FOR SALE

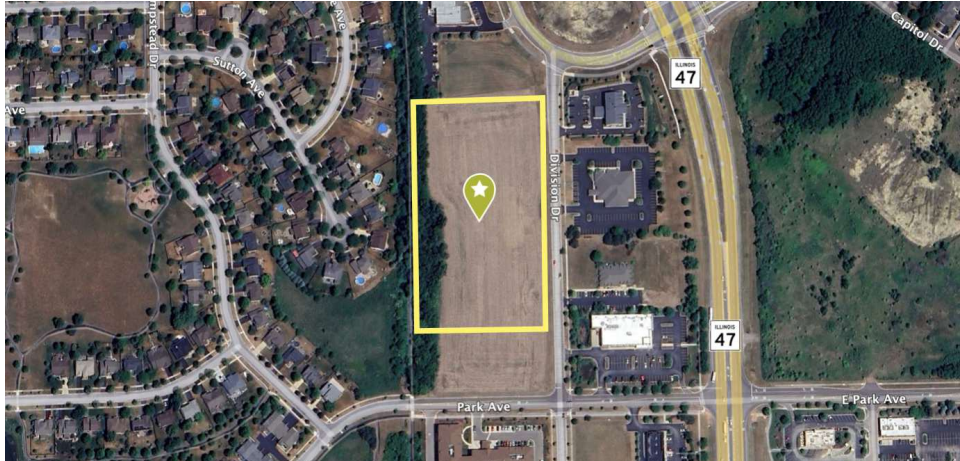


john
greene
REAL ESTATE

Division Drive 6.5 Acres | Sugar Grove, IL 60554

LAND FOR SALE

john greene Real Estate | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



OFFERING SUMMARY

| | |
|-----------------------|---|
| Sale Price: | \$900,000 |
| Lot Size: | 6.5± Acres |
| Zoning: | M-1 Limited Manufacturing District PUD |
| Traffic Count: | 20,100 (Route 47) |
| 2024 Taxes: | \$343.88 |
| County: | Kane |

PROPERTY OVERVIEW

6.5± AC in Sugar Grove available for sale. This site offers on-site utilities and is annexed into the Village of Sugar Grove. Zoned M1 Limited Manufacturing District PUD and designated “Corridor Commercial” in the Village’s Land Use Plan, the property supports a wide range of uses including professional and medical offices, research and development, light manufacturing and warehousing, retail, day care, auto services, and senior living. The Village has also indicated openness to multifamily, senior housing, medical office, retail and flex development.

PROPERTY HIGHLIGHTS

- Utilities available on-site
- Zoned M-1 Limited Manufacturing District PUD
- Annexed to the Village of Sugar Grove

Jon Waldron
jonwaldron@johngreenecommercial.com
815.693.0544

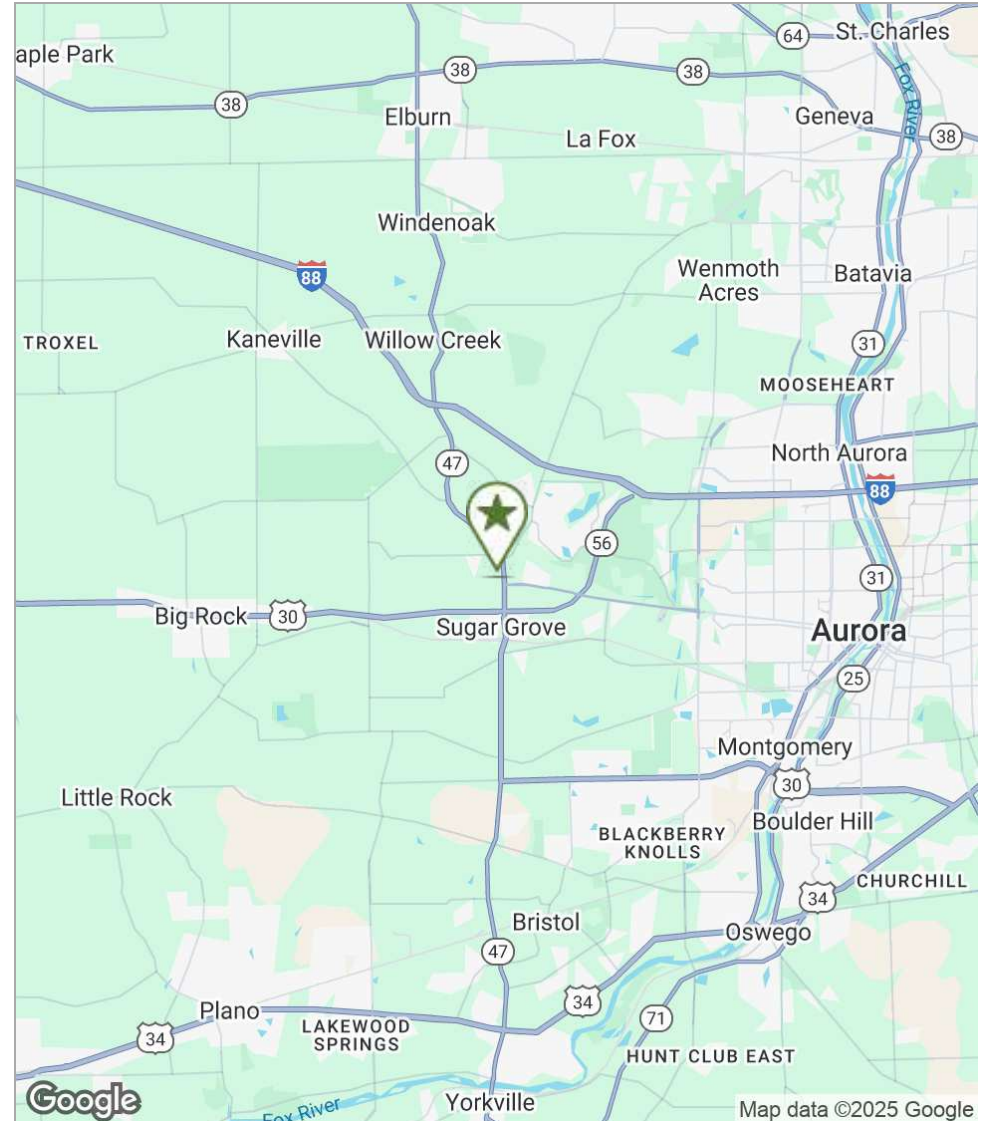
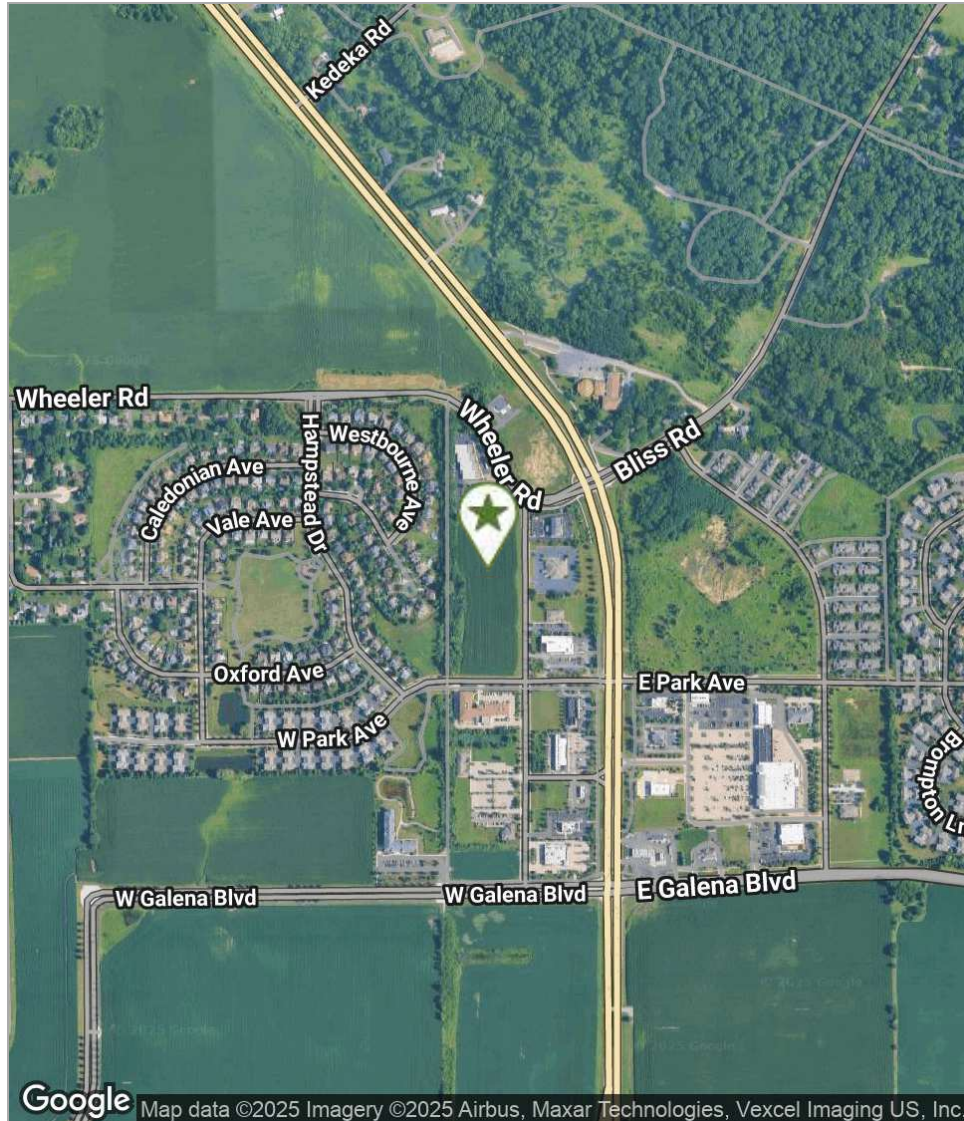
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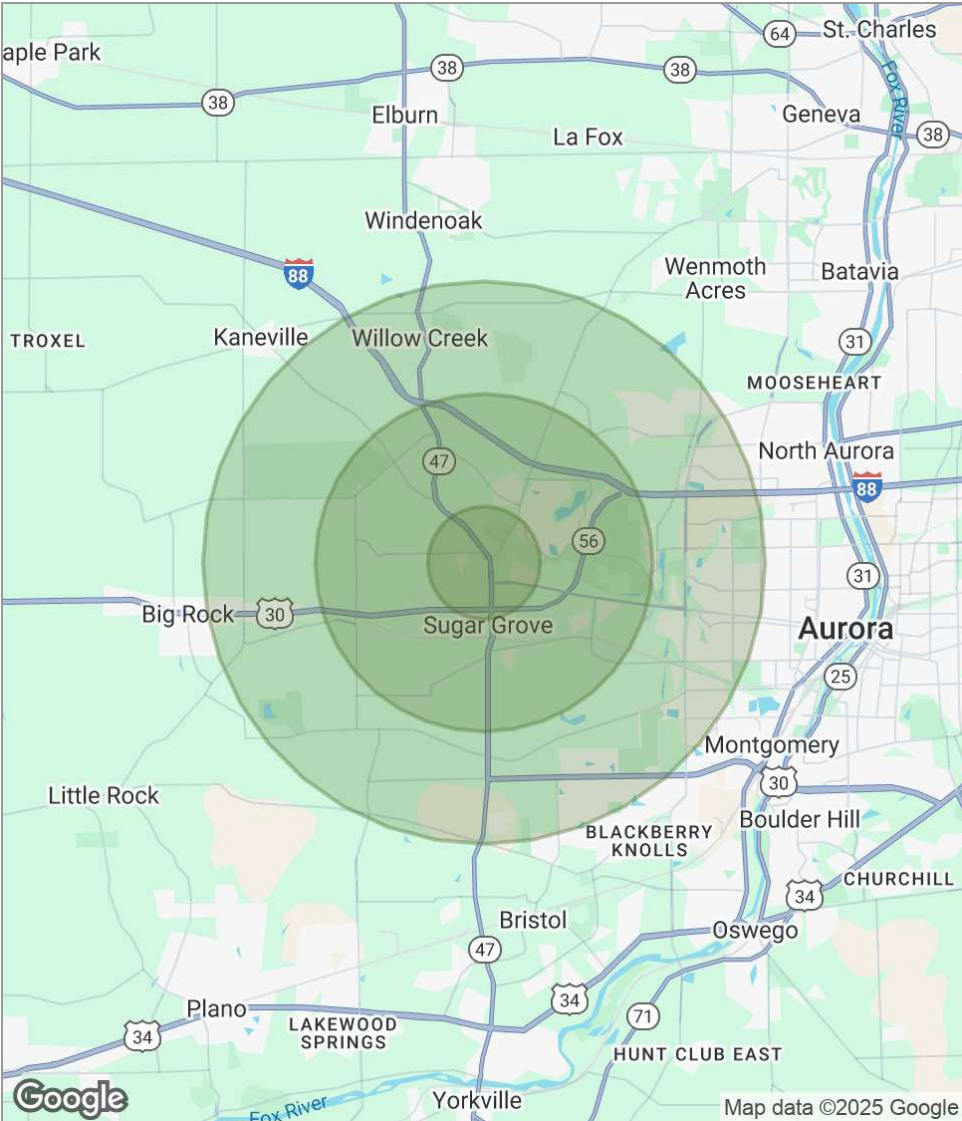
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total population | 1,611 | 14,138 | 36,489 |
| Median age | 39.2 | 37.7 | 36.4 |
| Median age (Male) | 38.6 | 36.4 | 35.2 |
| Median age (Female) | 40.0 | 39.1 | 37.6 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 555 | 4,657 | 11,914 |
| # of persons per HH | 2.9 | 3.0 | 3.1 |
| Average HH income | \$128,644 | \$117,168 | \$107,450 |
| Average house value | \$400,651 | \$400,163 | \$362,738 |

* Demographic data derived from 2020 ACS - US Census

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