



FOR SALE

100 E. Indian Trail
Aurora, IL 60506

\$429,900

OUTSTANDING LOCATION IN AURORA

Introducing an exceptional opportunity in Aurora! Nestled in a location with captivating Fox River views, this property boasts a coveted R-5(s) zoning designation, making it ideal for multi-family residential development including apartments and townhomes.

Spanning approximately 3.29 acres, this parcel offers immediate availability and is strategically positioned adjacent to the scenic Prairie Path walking path. With sewer and water already connected to the site, and all other utilities conveniently located nearby, development couldn't be more seamless.

Unlock the potential of this prime location and create a multi-family development that integrates with the natural beauty of Aurora's landscape. Don't miss out on this rare opportunity!

JASON PESOLA

Cell: 630-486-7321
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**INTEGRA
COMMERCIAL**
THE PESOLA GROUP

1960 Springbrook Square Dr #100
Naperville, IL 60564



100 E. Indian Trail, Aurora, IL



PROPERTY HIGHLIGHTS

VIEWS OF
THE FOX RIVER

APARTMENTS
OR MULTI-FAMILY

AVAILABLE
IMMEDIATELY

UTILITIES
TO SITE

ESTABLISHED INGRESS/EGRESS
PIN: 15-15-176-053 / TAXES: \$8,183.28

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AURORA ILLINOIS DEMOGRAPHICS

100 E. INDIAN TRAIL, AURORA, IL

2022 POPULATION
177,866

MEDIAN PROPERTY VALUE
\$208,500

2017-2021 HOUSEHOLDS
61,003

ACCOMMODATION & FOOD SERVICE SALES
281,801
2017

TOTAL RETAIL SALES
\$10,846
PER CAPITA

MEDIAN HOUSEHOLD INCOME
\$79,642
2017 - 2021



<https://www.census.gov/quickfacts/fact/table/yorkvillecityillinois/PST045222>

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