



# FOR SALE

100 E. Indian Trail  
Aurora, IL 60506

# \$399,000

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**

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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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