

Division Drive 6.5 Acres

Sugar Grove, IL 60554

LAND FOR SALE

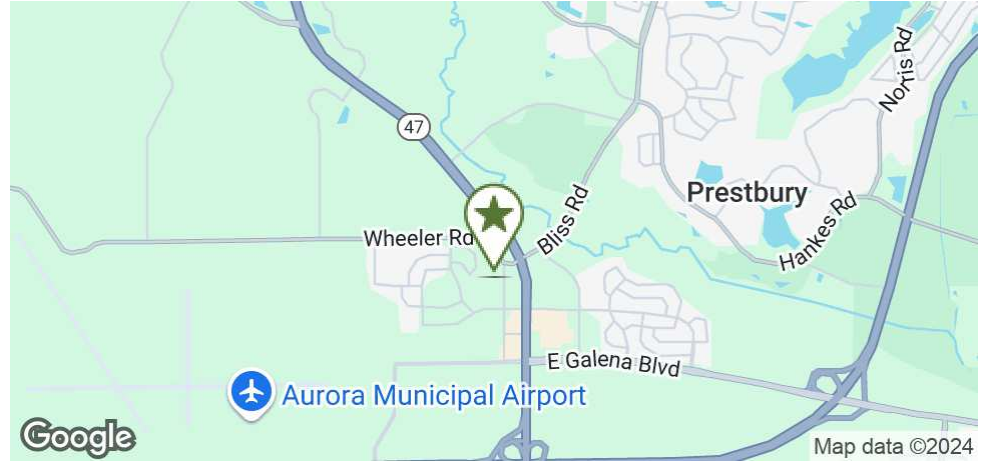
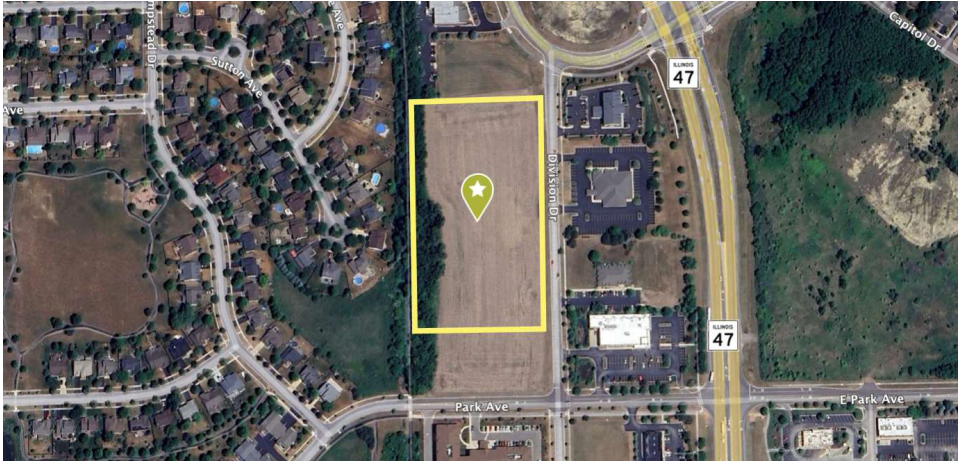


john
greene
REAL ESTATE

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)
2023 Taxes:	342.94
County:	Kane

LOCATION OVERVIEW

Located on the west side of Division Drive, north of Park Avenue and south of Wheeler Road, just west of Sugar Grove Parkway (Illinois Route 47), in the Village of Sugar Grove, Illinois (pop. 9,192). The property is located adjacent to residential development, professional offices, banks, and retail development. Convenient to a growing population in Sugar Grove, Elburn, Yorkville, Aurora, North Aurora, and Montgomery. Within 5 minutes of retail centers and business parks, Waubensee Community College, Aurora Municipal Airport, the Air Classics Museum, local forest preserves and golf courses, and full access to I-88, U.S. 30, and Illinois Routes 47 & 56. Within 10 minutes of the Orchard Road business corridor, Blackberry Farm, and Raging Waves.

PROPERTY HIGHLIGHTS

- 6.5± acres of commercial or industrial land for sale in Sugar Grove, Illinois.
- Property is currently being farmed, but utilities are available on-site and the property is prime for development.
- Annexed to the Village of Sugar Grove and zoned M1 Limited Manufacturing District PUD. Designated "Corridor Commercial" in the Village's Land Use Plan.

Cory Ramey

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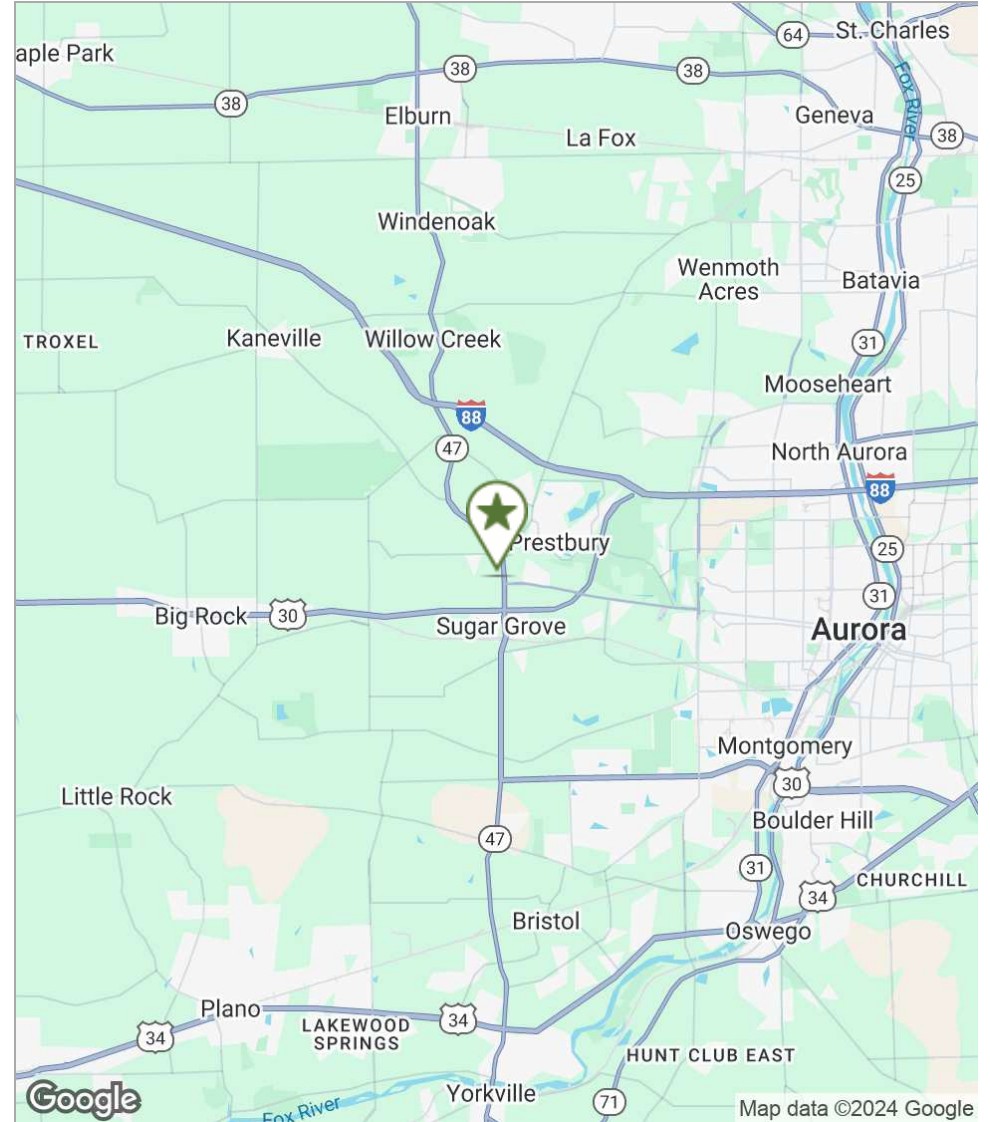
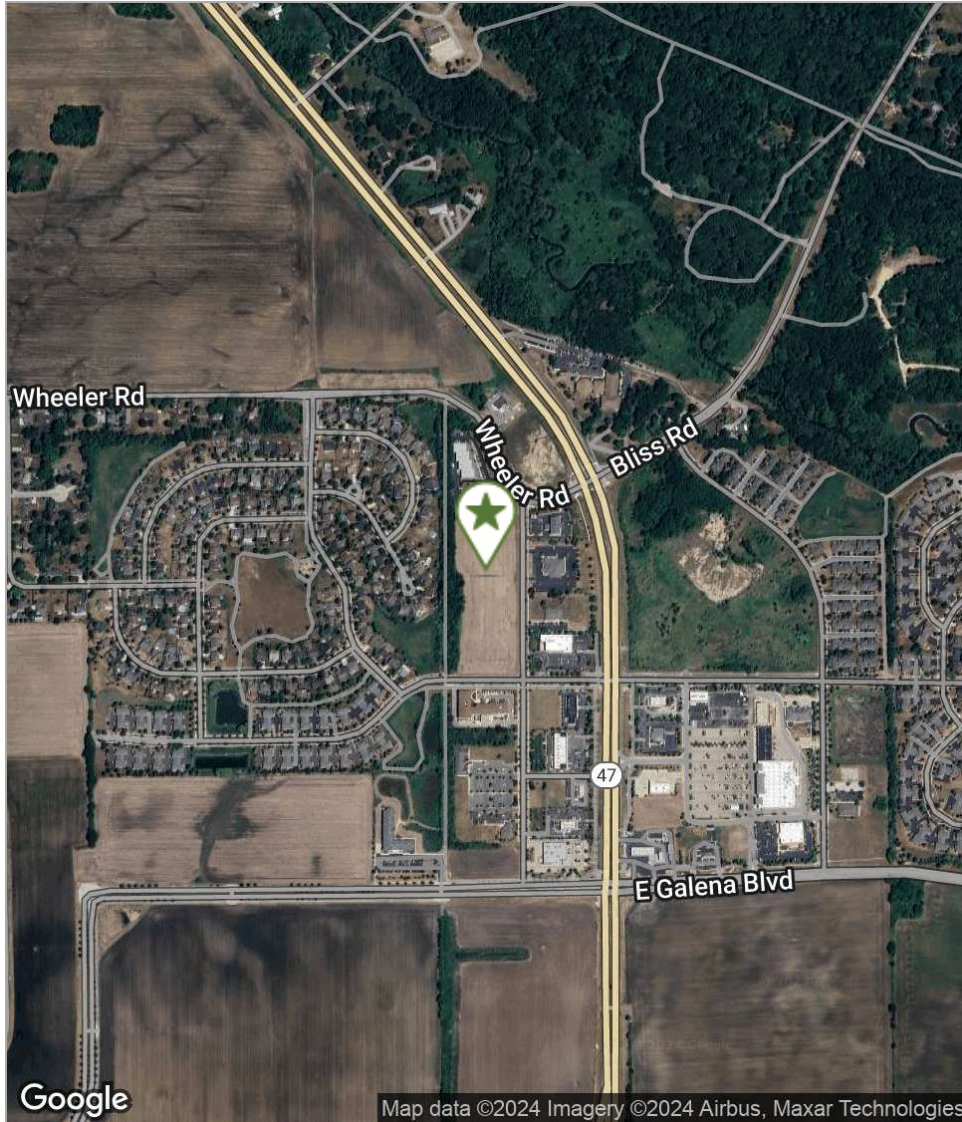
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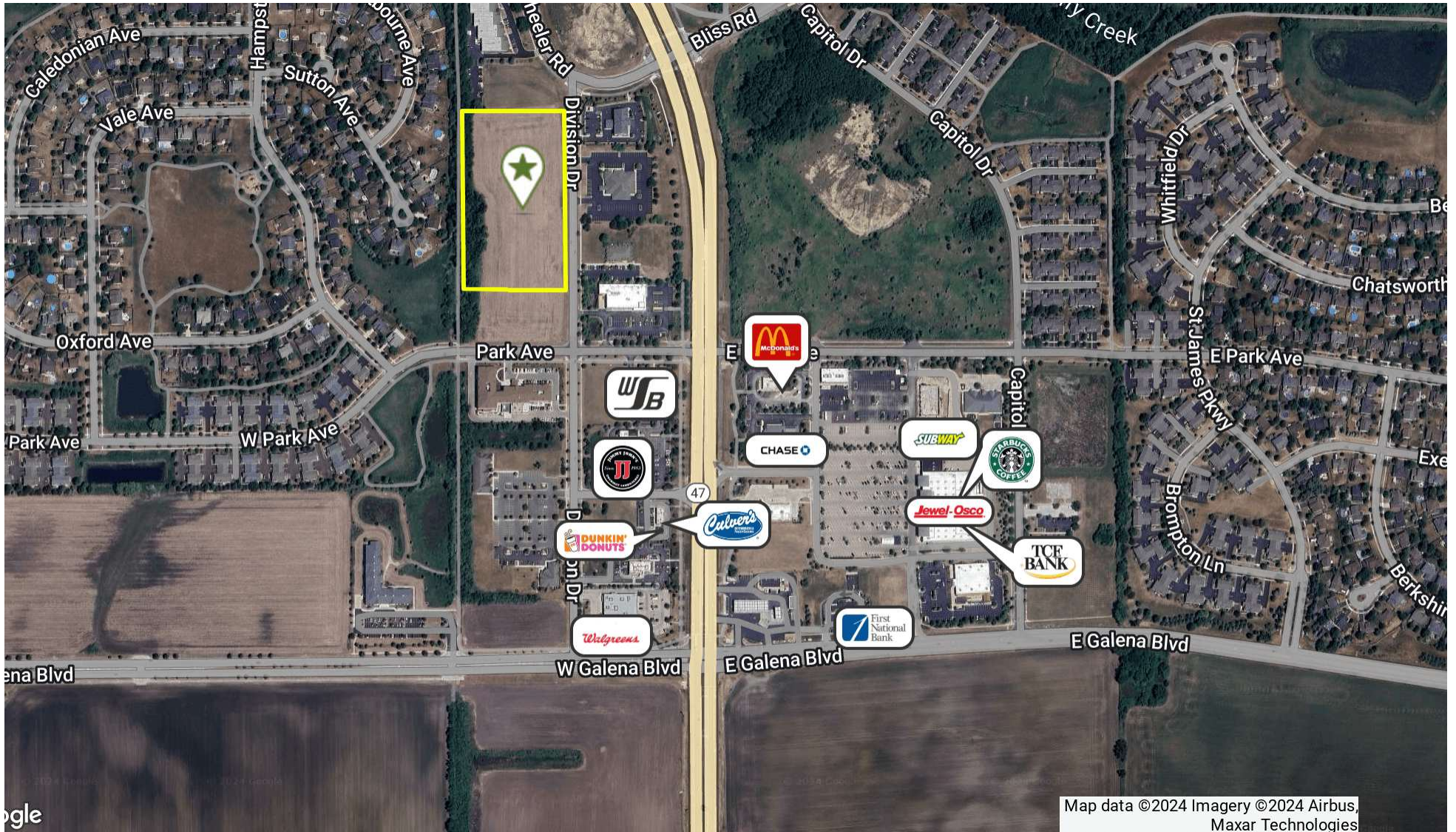
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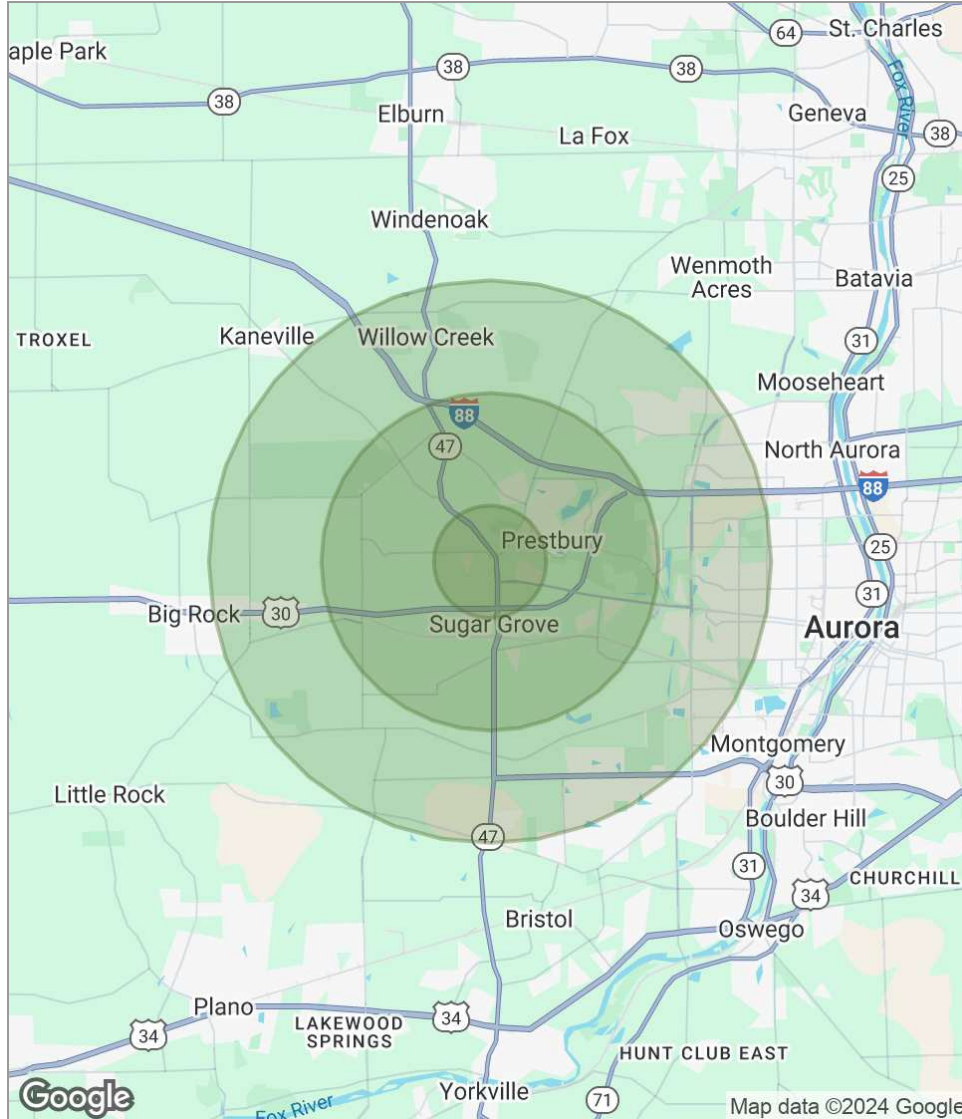
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POPULATION

	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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