

Land For Sale



WATERFORD DR. - 5,800 VPD

1.295±
ACRES

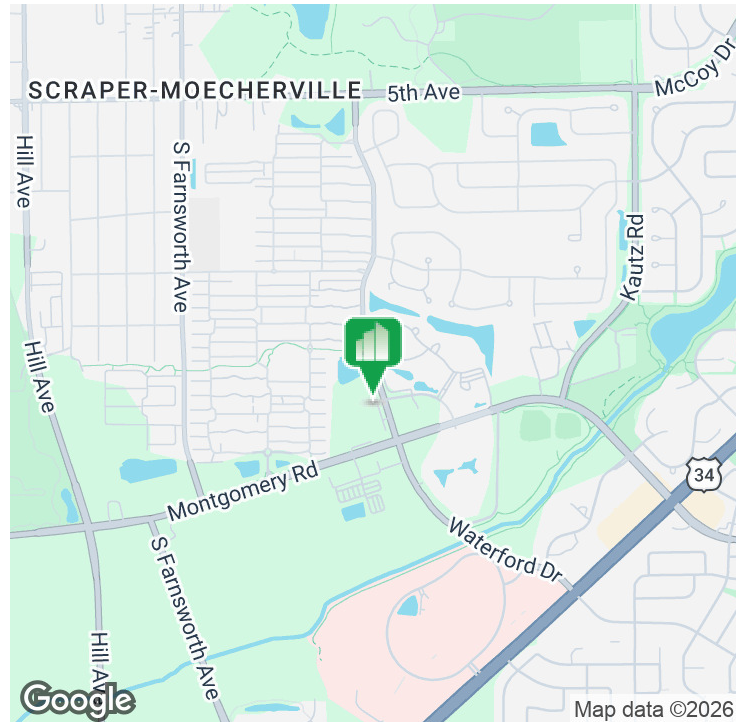
MONTGOMERY ROAD - VPD 14,700

1.3 ACRE SHOVEL-READY RETAIL SITE IN AURORA

951 WATERFORD DR, AURORA, IL 60504

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OFFERING SUMMARY

Sale Price: \$450,000

Lot Size: 1.3 Acres

Zoning: PDD

Taxes: \$569.98 (2025)

PROPERTY OVERVIEW

- Shovel-ready site with utilities in place
- Off-site detention completed, reducing development costs
- Existing driveways and traffic circulation already installed
- Adjacent to the established Alden of Waterford senior living and rehabilitation community
- Ideal for medical, dental, therapy, imaging, urgent care, retail, and service users

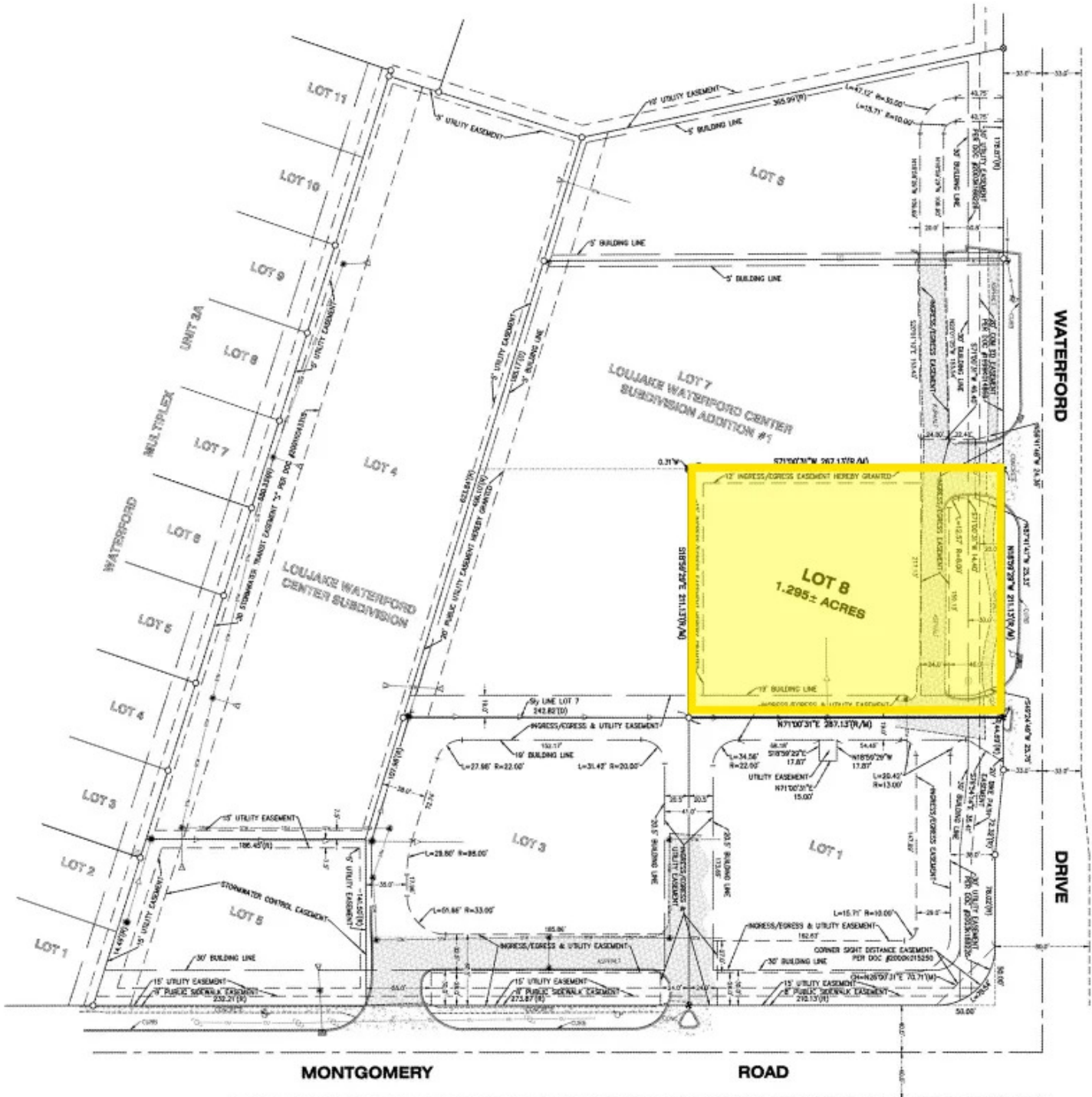
LOCATION OVERVIEW

Located in an established commercial corridor of Aurora, the area is surrounded by a mix of retail, service businesses, and established residential communities. Nearby businesses include 7-Eleven, The Goddard School, Dollar General, several retail centers, and Alden of Waterford, making it a convenient location for retail, medical, and service-oriented businesses.



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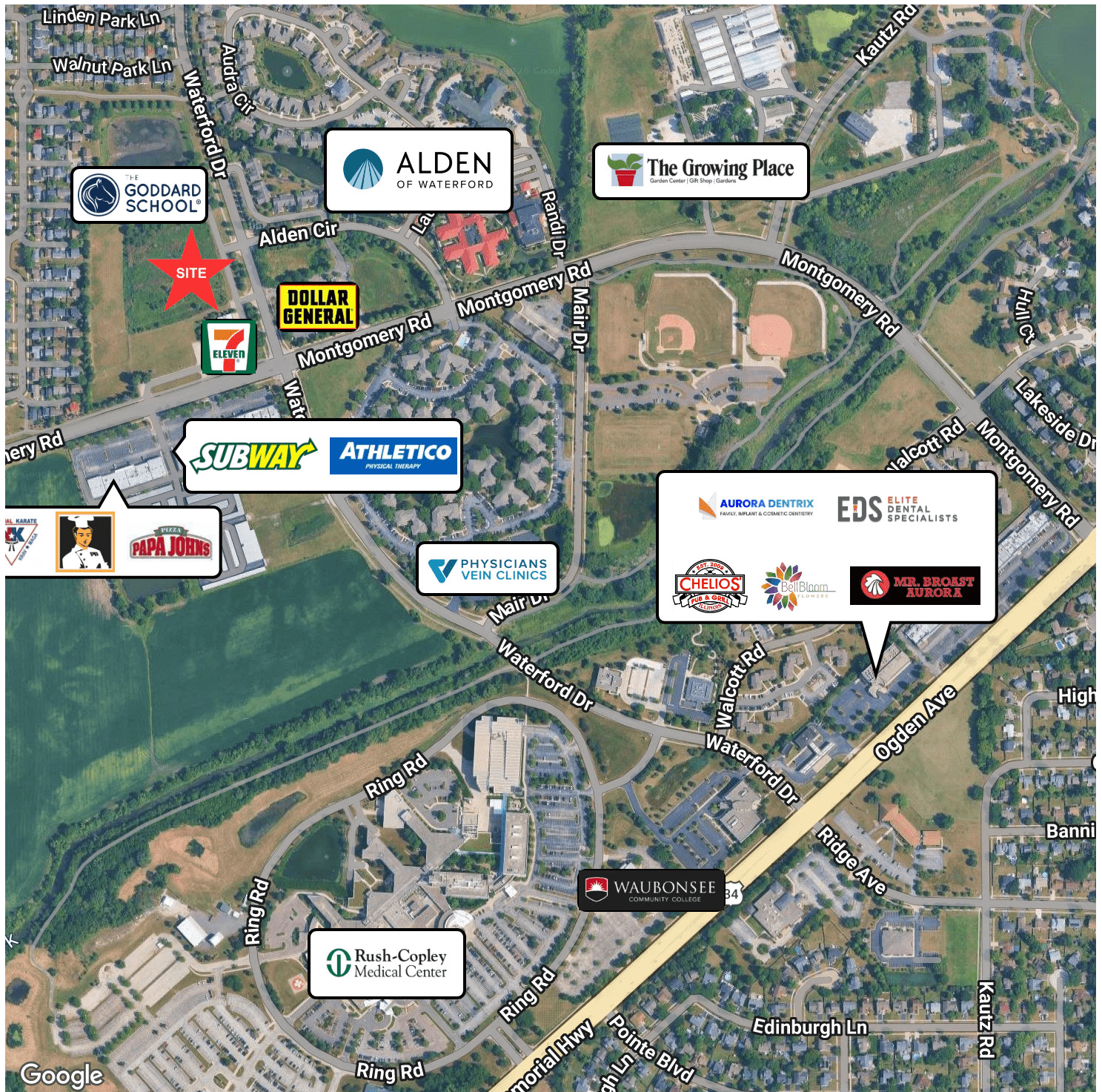
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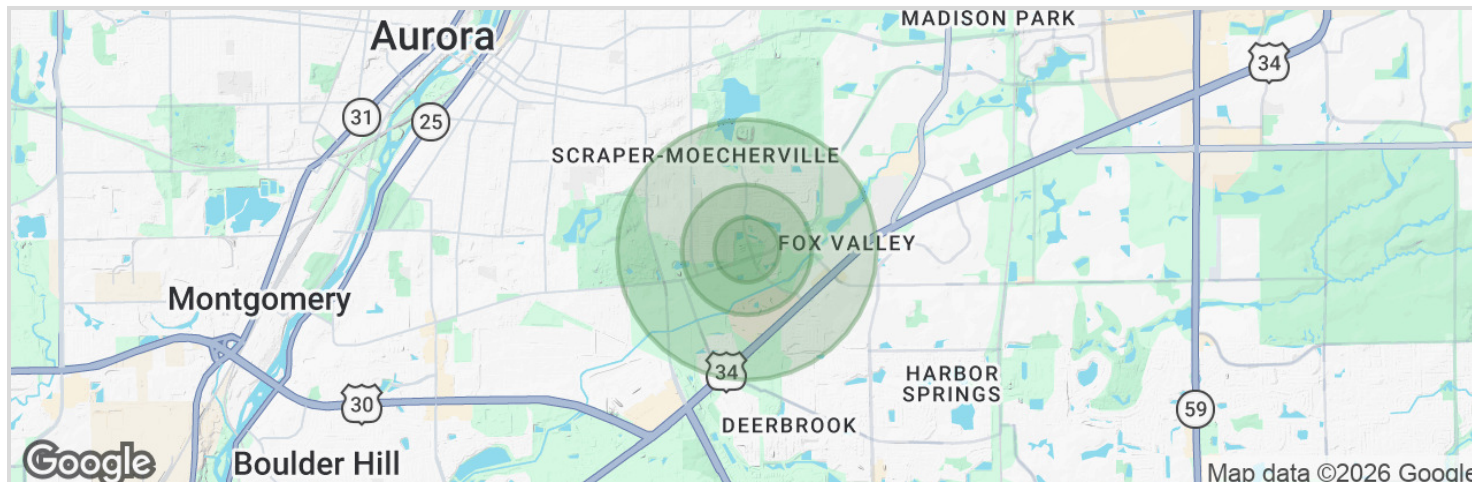
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1 mile



\$100,842

Median Household Income



12,805

Population



4,645

Households



36

Median Age



\$78,726

Median Disposable Income

3 miles



\$101,289

Median Household Income



121,073

Population



41,343

Households



35.1

Median Age



\$79,800

Median Disposable Income

5 miles



\$106,748

Median Household Income



244,983

Population



86,808

Households



36.4

Median Age



\$84,830

Median Disposable Income