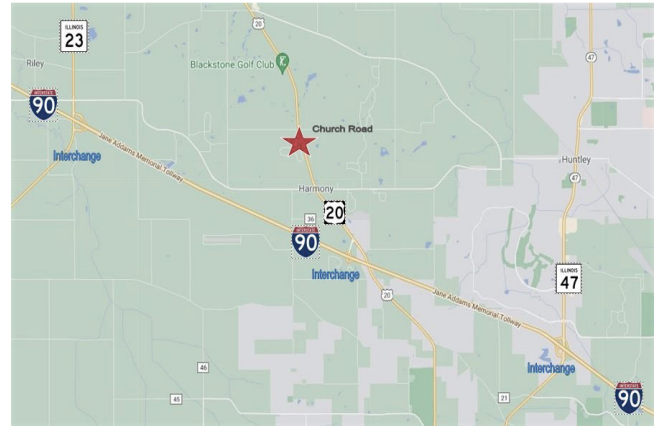
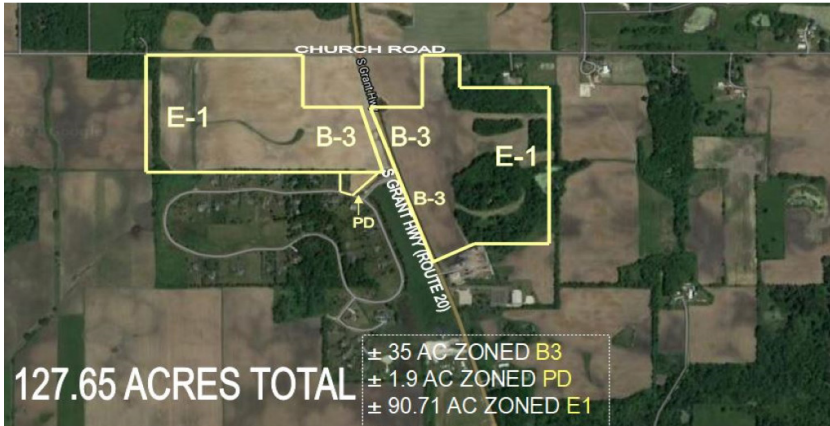


# CHURCH ROAD & GRANT HWY. (ROUTE 20) MARENGO, IL 60152

# FOR SALE

MLS # 11152860

September 26, 2022



**DEVELOPMENT LAND  
127.65 ACRES**

**\$3,999,000**

## DESCRIPTION

### DEVELOPMENT LAND 127.65 ACRES (Divisible)

127.65 Acres ready for development. 35 AC zoned B-3 along Route 20, 1.95 AC Zoned PD and remaining 90.71 AC Zoned E-1.

Located just north of the I-90 Full Interchange in the Enterprise Zone with possible eligibility for several state tax incentives.

Business Park and Residential Subdivision drawings available.

## SPECIFICATIONS

Land Size	127.65 AC (5,560,434 SF)
Topography	Flat
Environmental Status	TBD AG Land
Utilities	Nearby
Sewer/Water	Well - Required Septic - Required
Frontage Dimensions	1,300' on Church 1,300' W side of Route 20 2,400' E side of Route 20
Zoning	1.94 AC PD 35 AC B-3 and 90.71 AC E-1
Real Estate Taxes	\$1,736.90 (2021)
PIN Numbers (5 total)	17-28-400-004, 008 17-27-300-002, 013 17-28-476-004

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	569	2,998	15,689
Avg Household Income	\$98,717	\$93,873	\$94,589
Daily Traffic Counts: 10,400 vpd S. Grant Highway (Route 20)			

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.

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Lake in the Hills, IL 60156  
www.PremierCommercialRealty.com  
Office: 847-854-2300 | Fax: 847-854-2380

### HEATHER SCHWEITZER

Vice President/Managing Broker

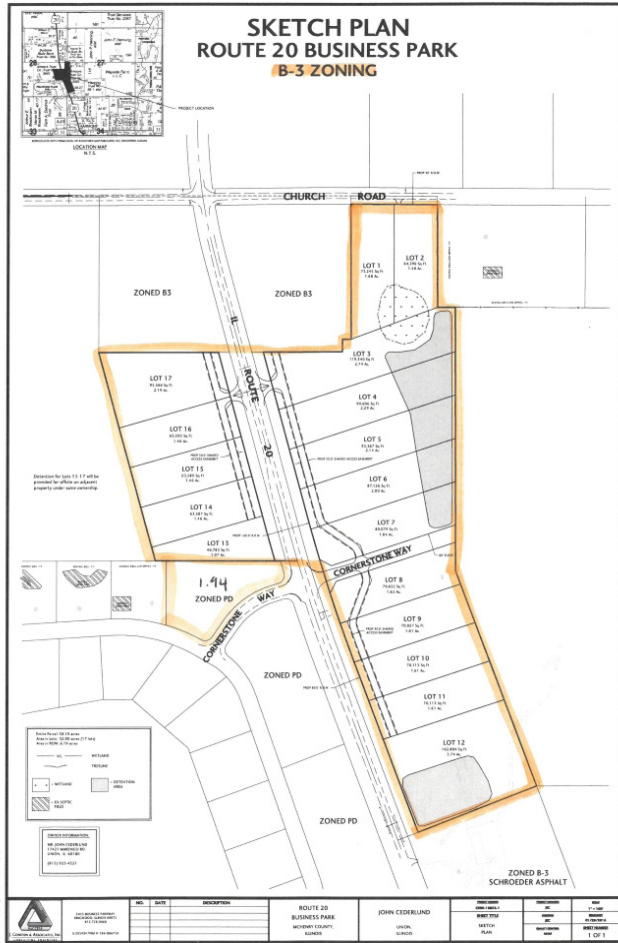
Office: 847-854-2300 Ext 15

Cell: 815-236-9816

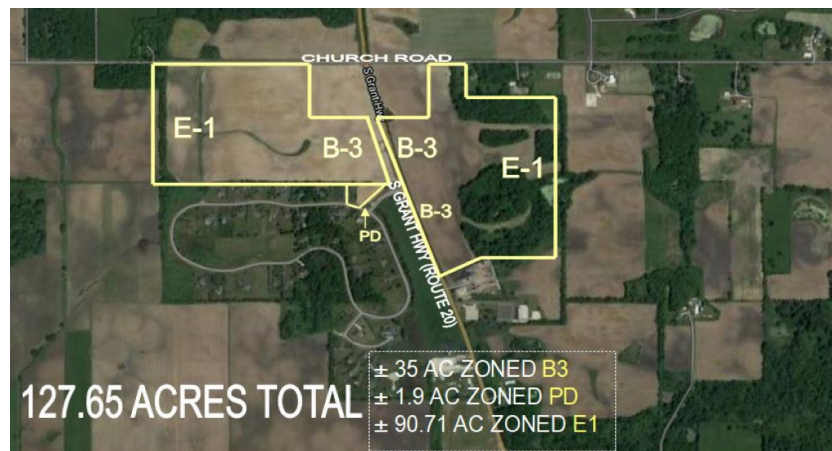
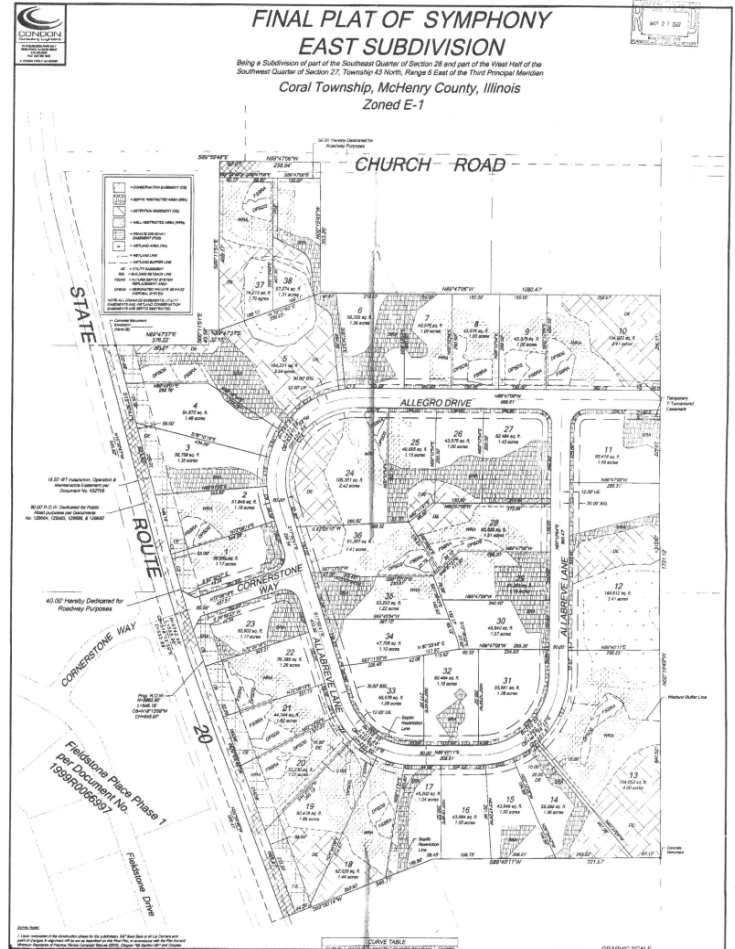
HeatherS@PremierCommercialRealty.com

# CHURCH ROAD & GRANT HWY. (ROUTE 20) MARENGO, IL 60152

## BUSINESS PARK DRAWING



## RESIDENTIAL DRAWING



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