

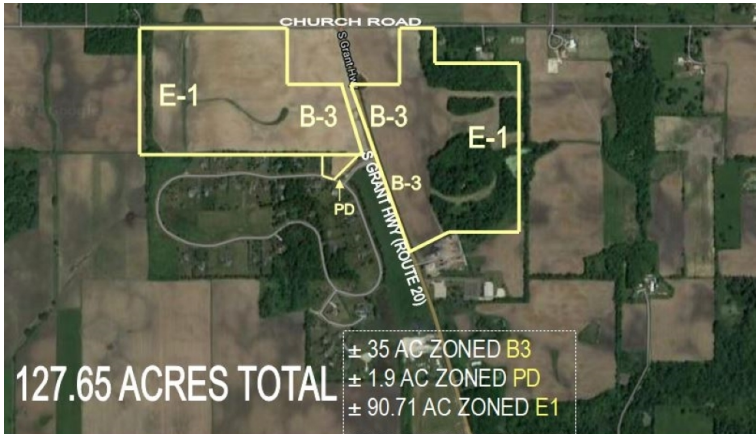
# Church Rd. & Grant Hwy.

Marengo, IL 60152

# For Sale

MLS #11152860

LAND



DEVELOPMENT LAND 127.65 ACRES

\$3,999,000

### 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.

10,400 VPD on S. Grant Highway (Route 20).

Demographics	1 Mile	3 Miles	5 Miles
Total Population	325	3,345	17,493
Average HH Income	\$121,877	\$109,840	\$83,078

### Specifications

Description:	Development Land
Land Size:	127.65 Acres (5,560,434 SF)
Topography:	Flat
Environmental Status:	TBD AG Land
Utilities:	Nearby
Sewer/Water:	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 90.71 AC: E-1
Taxes:	\$2,562.54 (2022)
PIN #:	17-28400-004, 008, 17-27-300-002, 013, 17-28-476-004

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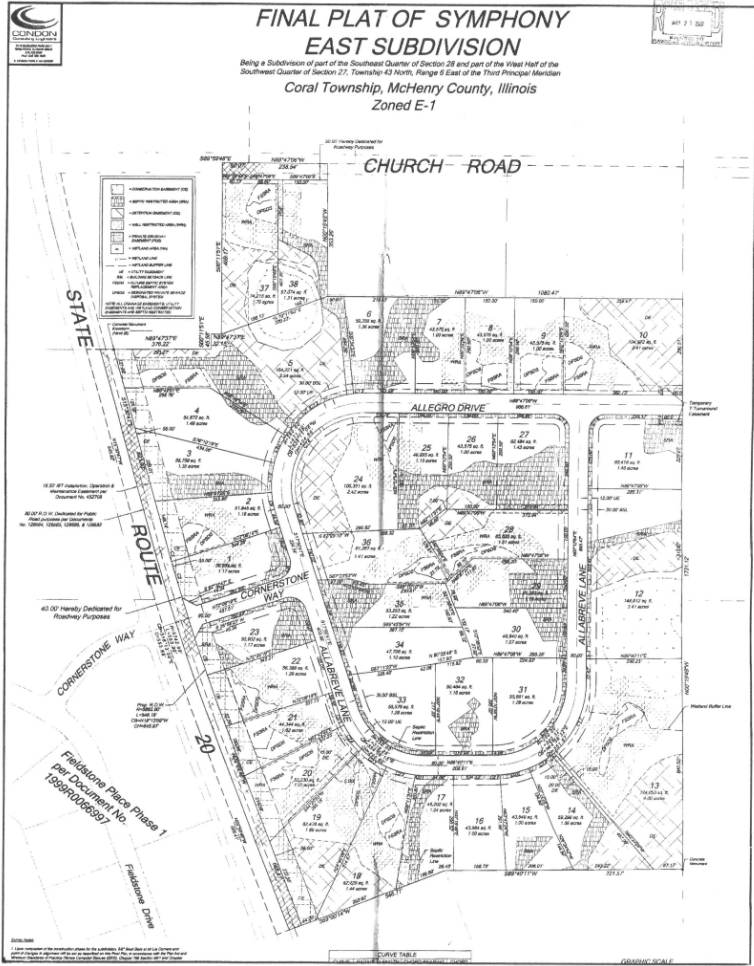
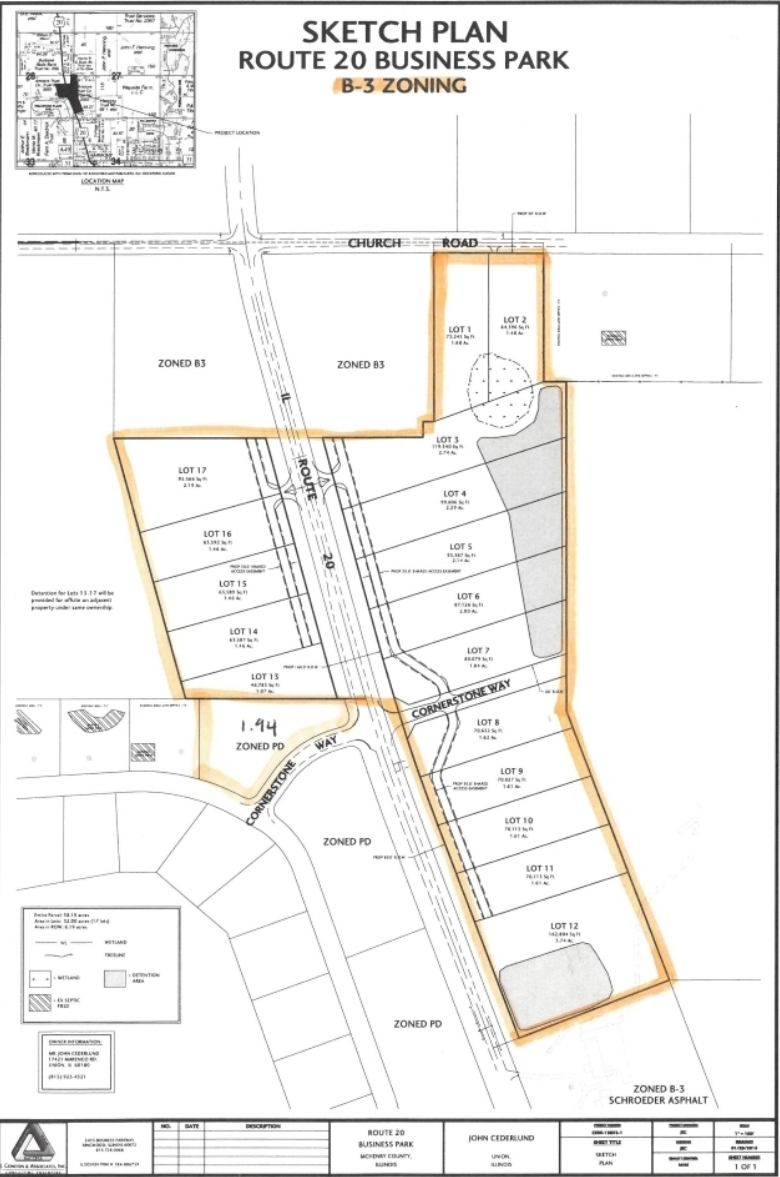
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**LAND**



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