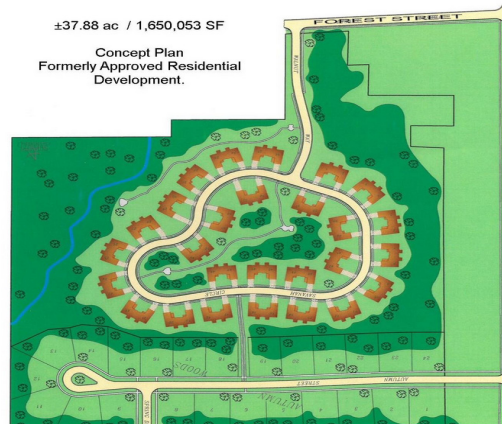


SWC MAPLE & FOREST STREETS MARENGO, IL 60152

FOR SALE

MLS # 11054347

December 23, 2021



DEVELOPMENT LAND — ± 37.88 AC **REDUCED!**
~~\$425,000~~ **\$399,000 (\$10,533/ac)**

DESCRIPTION

SPECIFICATIONS

± 37.88 Acres Bank Owned Residential Development Land

Great opportunity for developer/investor/builder for a mixture of townhouses, duplexes, apartments and/or single family homes.

Formerly approved concept plan for Four Seasons/Autumn Woods development includes 54 duplex units and 24 single family homes. Engineering is complete and utilities are available to property. Access to this infill parcel off of Forest St. and Maple St. (via Autumn St.) Part of the property is reportedly wetlands.

Description	Approved Residential Development
Land Size	± 37.88 Acres 1,650,052 SF
Topography	Level
Environmental Status	TBA
Utilities	To Site
Sewer/Water	To Site
Frontage Dimensions	Irregular
Zoning	R-1 (Single Family)
Real Estate Taxes	\$14,042.84 (2020)
PIN Number	11-36-351-041 & 042 11-36-376-031, 033, 034

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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9225 S. IL Route 31
Lake in the Hills, IL 60156
www.PremierCommercialRealty.com
Office: 847-854-2300 | Fax: 847-854-2380

BRUCE KAPLAN
Senior Broker
Office: 847-854-2300 Ext 20
Cell: 847-507-1759

BruceK@PremierCommercialRealty.com

KEVIN KAPLAN
Associate Broker
Office: 847-854-2300 Ext 13
Cell: 309-261-0920

KevinK@PremierCommercialRealty.com

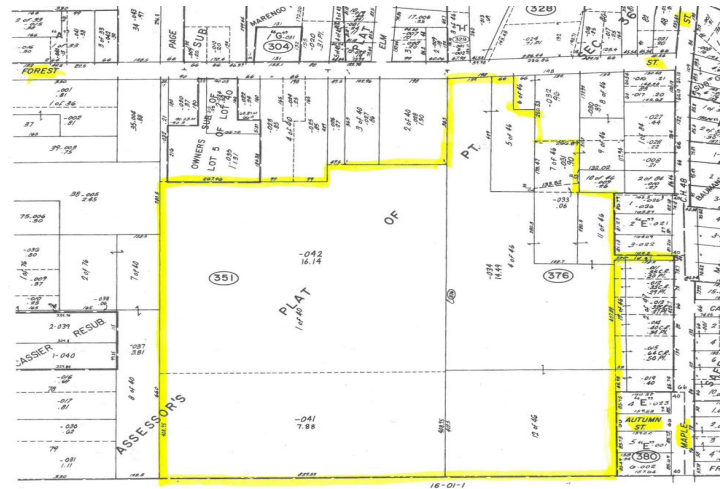
SWC MAPLE & FOREST STREETS MARENGO, IL 60152

FOR SALE

AERIAL



PLAT

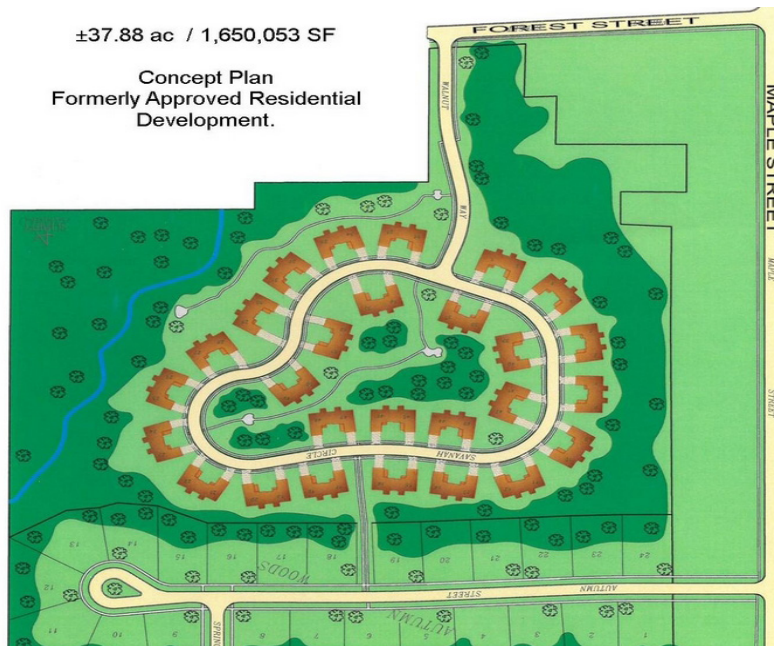


MARENGO TWP. S.W. 1/4 SEC. 36 T.44N. R.5E.

FORMERLY APPROVED CONCEPT

±37.88 ac / 1,650,053 SF

Concept Plan
Formerly Approved Residential
Development.



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