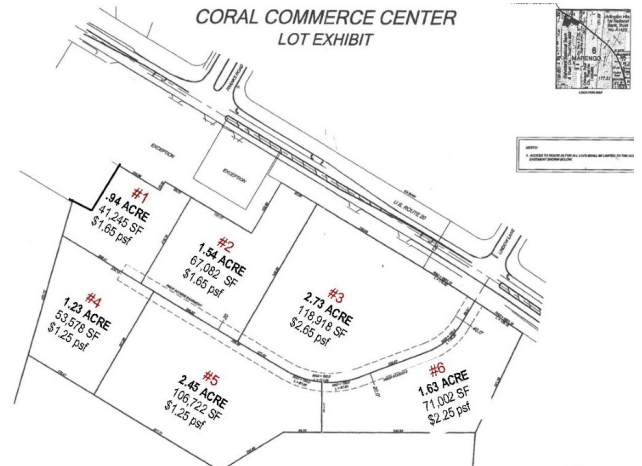


19911 E. GRANT HIGHWAY (ROUTE 20)
MARENGO, IL 60152

FOR SALE

MLS #08826776

January 26, 2022



COMMERCIAL DEVELOPMENT LAND
10.53 ACRES (DIVISIBLE)

PRICE REDUCED
See Table for Lot Prices

DESCRIPTION

10.53 Acres Divisible

PRICE REDUCED Commercial development opportunity in Southwest McHenry County in the Marengo TIF District. Can easily be parceled off into sites ranging from .946-10.53 acres. The site has IL Route 20 frontage and is located across from the Northwest Business Center and Sullivan Foods, near other national retailers such as Taco Bell and Dunkin Donuts. I-90 interchange brings additional commerce to this area. A barn and several silos have been removed from property. See rendering for potential smaller sites. Pricing varies from \$1.25-\$2.65 psf depending on the size of subdivided parcel. Price for entire 10.53 acres is only \$1.20 psf.

LOT #	ACRE	TOTAL SF	PSF	PRICE
1	.946 AC	41,245	\$1.65	\$68,054
2	1.54 AC	67,082	\$1.65	\$110,685
3	2.73 AC	118,918	\$2.65	\$315,133
4	1.23 AC	53,578	\$1.25	\$66,972
5	2.45 AC	106,722	\$1.25	\$133,402
6	1.63 AC	71,002	\$2.25	\$159,754
1-6	10.53 AC	458,550	\$1.20	\$670,000 \$549,000

SPECIFICATIONS

Description	Commercial Land
Land Size	10.53 Acres (458,550 SF)
Topography	Level to Slightly Sloping
Environmental Status	TBD
Utilities	To Site
Sewer/Water	Nearby
Frontage Dimensions	631'
Zoning	B2, General Business District (PUD)
Real Estate Taxes	\$205.70 (2020)
Possession	Closing
PIN Number	17-06-100-050 17-06-100-043

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.



- Industrial
- Commercial
- Office
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- Business

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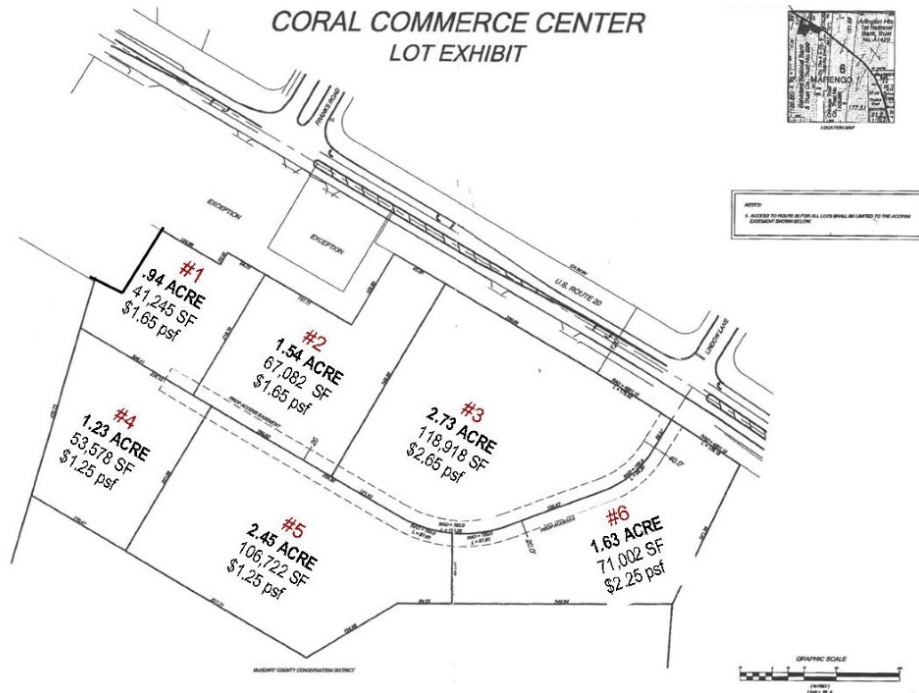
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PLAT MAP



LOT #	ACRE	TOTAL SF	PSF	PRICE
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				\$549,000

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	3,005	9,330	12,738
Avg Household Income	\$75,253	\$77,643	\$80,504
Daily Traffic Counts: 10,150			



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