

■ Land For Sale

FOREST ST & MAPLE ST

Marengo, IL 60152



SIZE:

37.88 Acres

ADDRESS:

Forest St & Maple St Marengo, IL 60152

ZONING:

R1

SUMMARY:

Embrace an exceptional investment opportunity with this prime corner parcel at Forest St & Maple St. Boasting dual road frontage and level terrain for simplified construction staging, this property is an ideal choice for residential development, perfect for townhomes or single-family development. With nearby utilities for efficient hookup.

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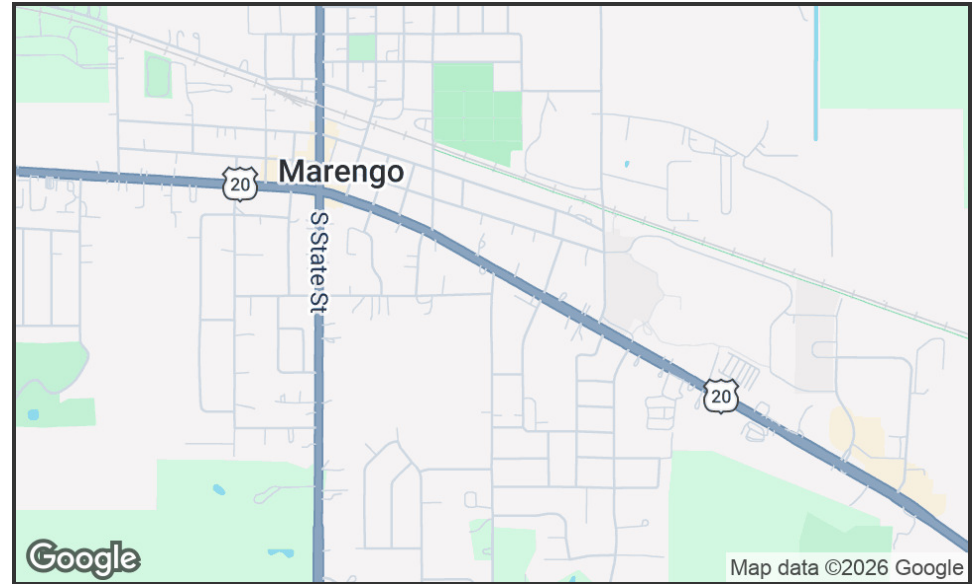
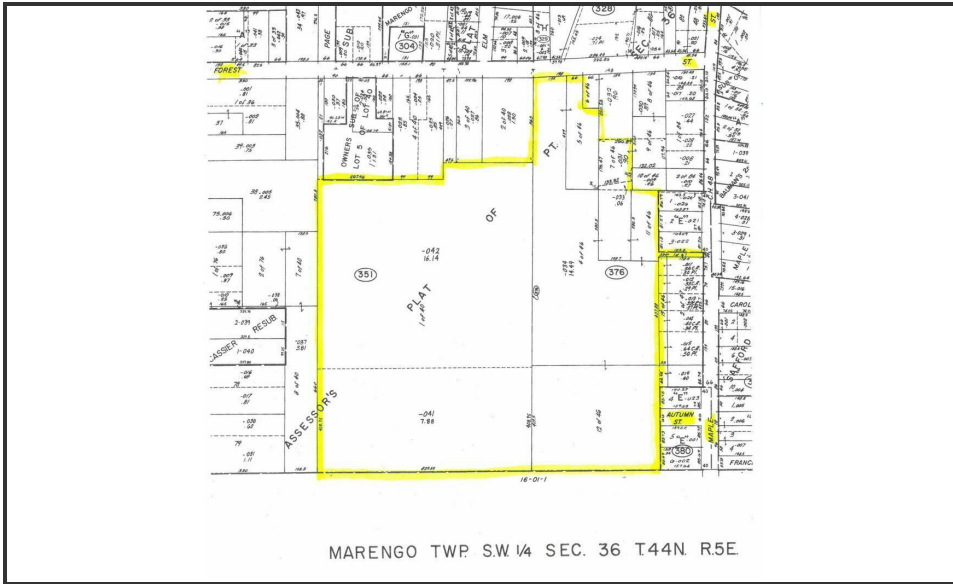
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3820 Ridge Pointe Drive, Geneva, IL 60134
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SCOTT MORKEN

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,200,000
Lot Size:	37.88 Acres
Price / Acre:	\$31,679

PROPERTY OVERVIEW

Discover a prime investment opportunity in the thriving town of Marengo, IL. Nestled at the intersection of Forest St & Maple St, this desirable location offers a harmonious blend of small-town charm and modern conveniences. Investors will appreciate the area's proximity to key amenities such as retail centers, dining establishments, and recreational facilities. With the scenic beauty of Marengo Ridge Conservation Area and the historic charm of the nearby downtown district, the location provides a compelling draw for commercial development. From office spaces to commercial plots, the area presents an array of attractive prospects for investors looking to capitalize on the growth and potential of Marengo.

PROPERTY HIGHLIGHTS

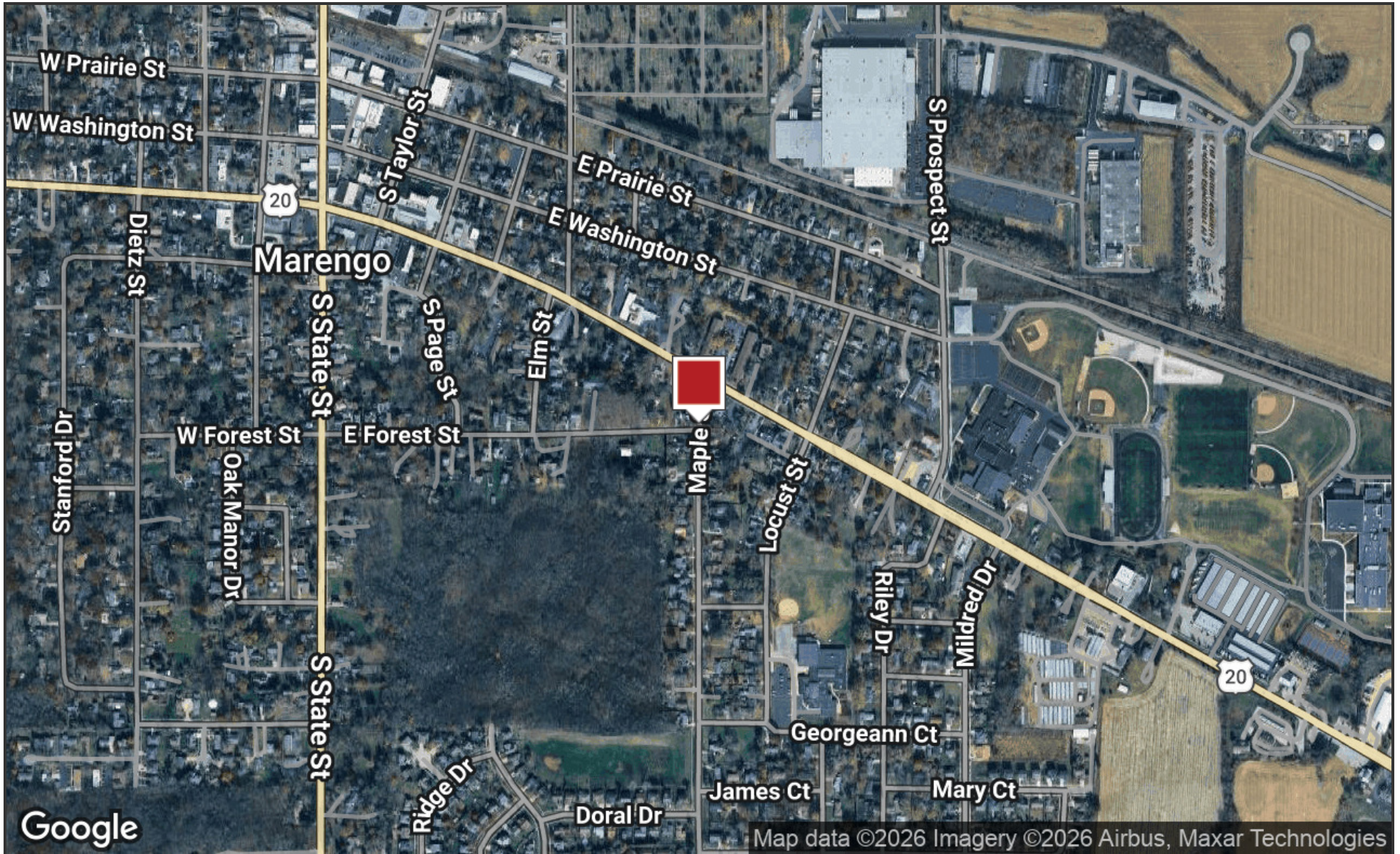
- Corner parcel with dual road frontage on Forest and Maple Streets
- Level terrain simplifies grading and construction staging
- Utilities available nearby for efficient hookup
- Parcel offers privacy and unobstructed visibility
- Perfect opportunity to capture future value appreciation

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Location Map



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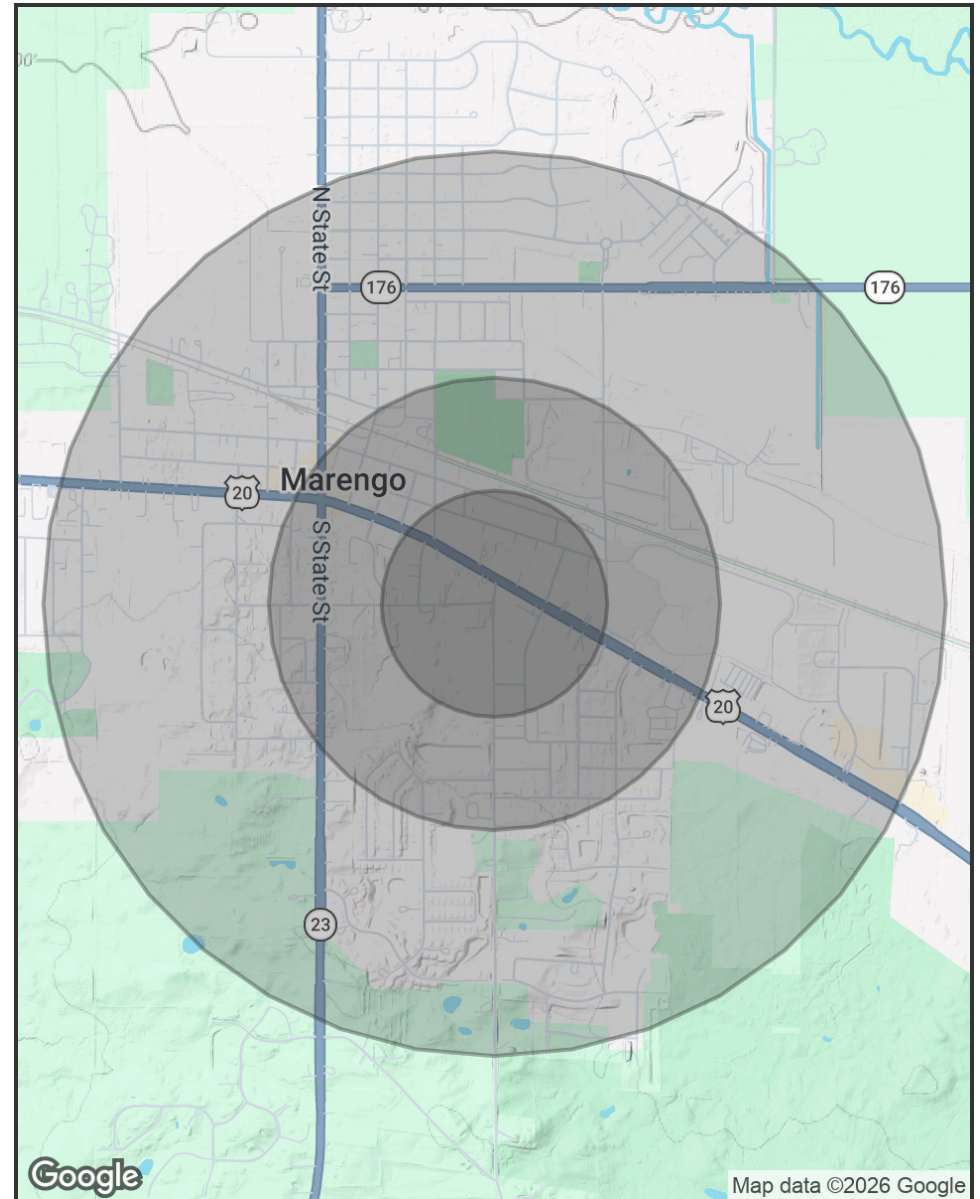
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Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	129	526	1,963
Average Age	29.7	30.9	32.9
Average Age (Male)	29.7	32.0	35.4
Average Age (Female)	29.8	30.5	31.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	39	176	717
# of Persons per HH	3.3	3.0	2.7
Average HH Income	\$116,359	\$110,785	\$106,251
Average House Value	\$282,410	\$248,931	\$228,399

2023 American Community Survey (ACS)



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