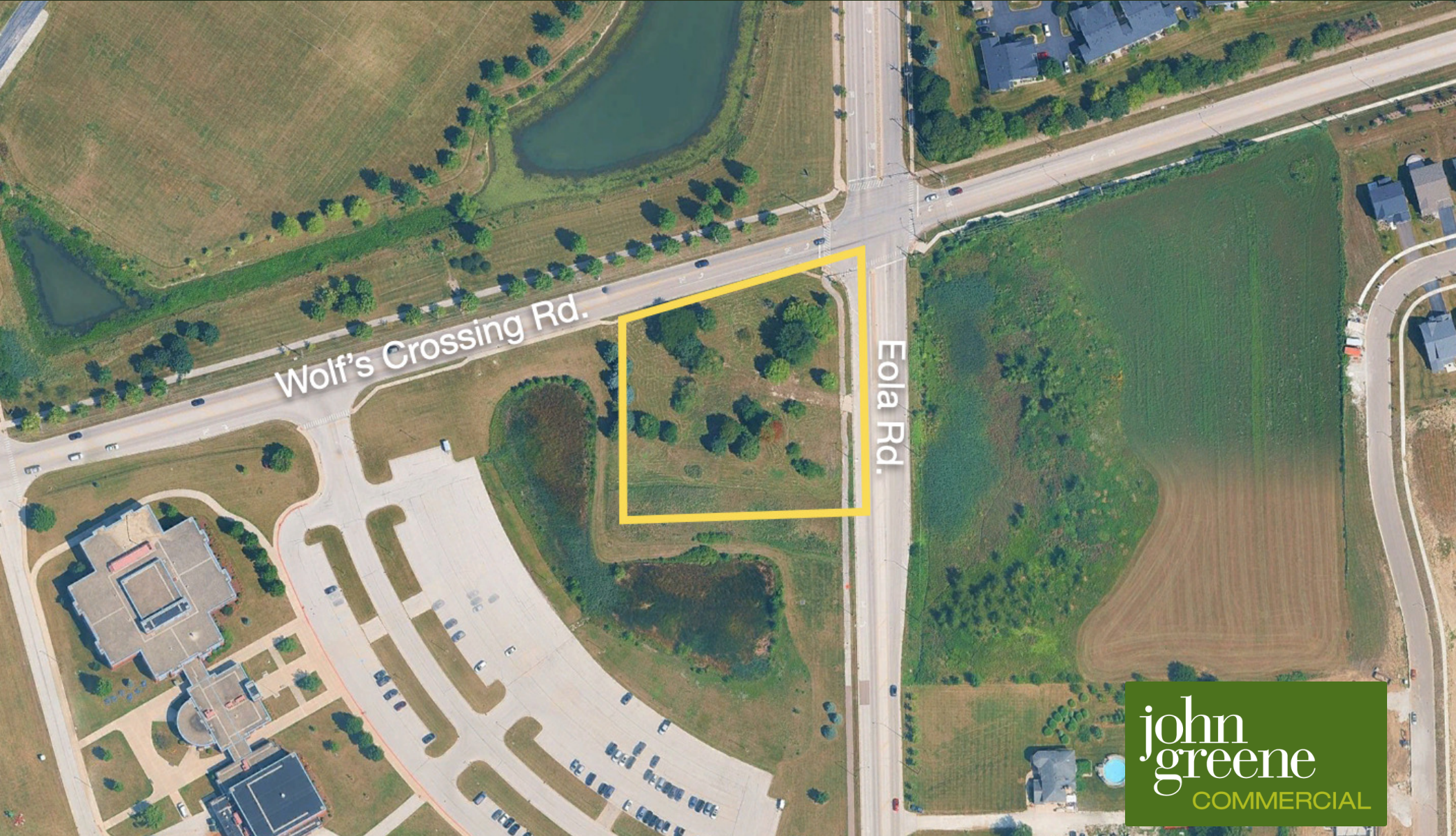


# 10140 S Eola Rd

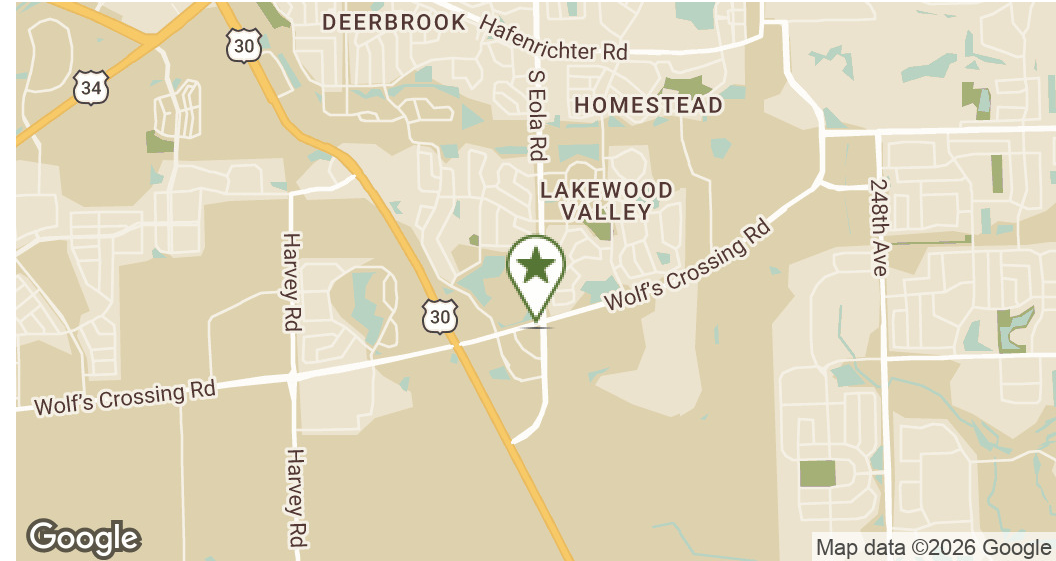
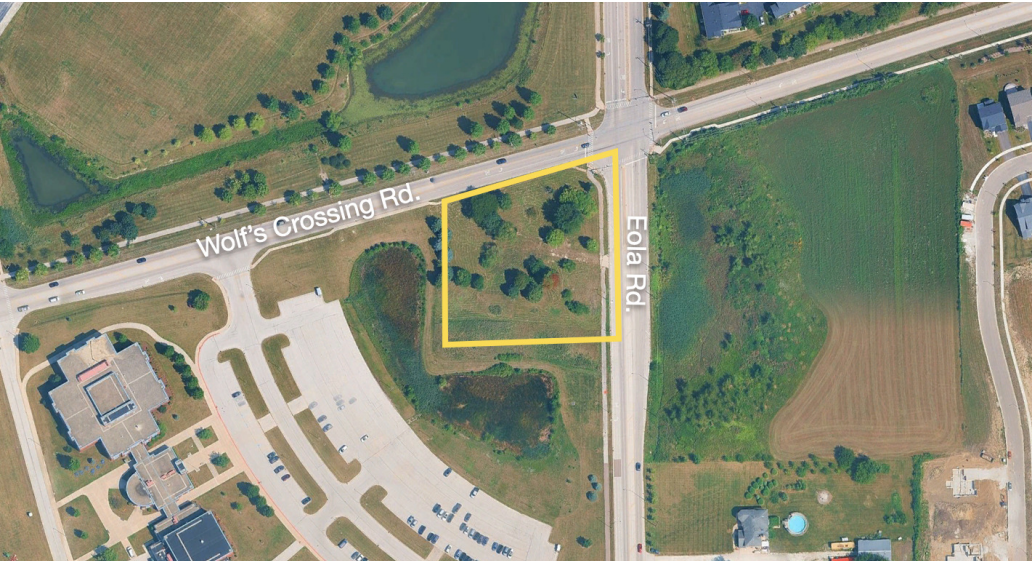
Aurora, IL 60543

LAND FOR SALE



john  
greene  
COMMERCIAL

John Greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



## OFFERING SUMMARY

Sale Price:	\$1,250,000
Lot Size:	1.7 Acres
Zoning:	E-2, Will County
Traffic Count:	9,700 Eola Rd.
2024 Taxes:	\$4,592
County:	Will

## PROPERTY OVERVIEW

Site perfect for gas station, car wash, or retail development. Site is located at the SWC of Wolf's Crossing and Eola Road in unincorporated Will county. It is adjacent to Wolf's Crossing Elementary and Bednarcik Junior High schools (Oswego SD308) and is zoned E-2 (Will County). Utilities adjacent. Will need annexation and zoning change for retail use.

## PROPERTY HIGHLIGHTS

- Unincorporated Will County
- Perfect for gas station, car wash or retail development
- Utilities adjacent

### Jon Waldron

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815.693.0544

### Shamus Conneely

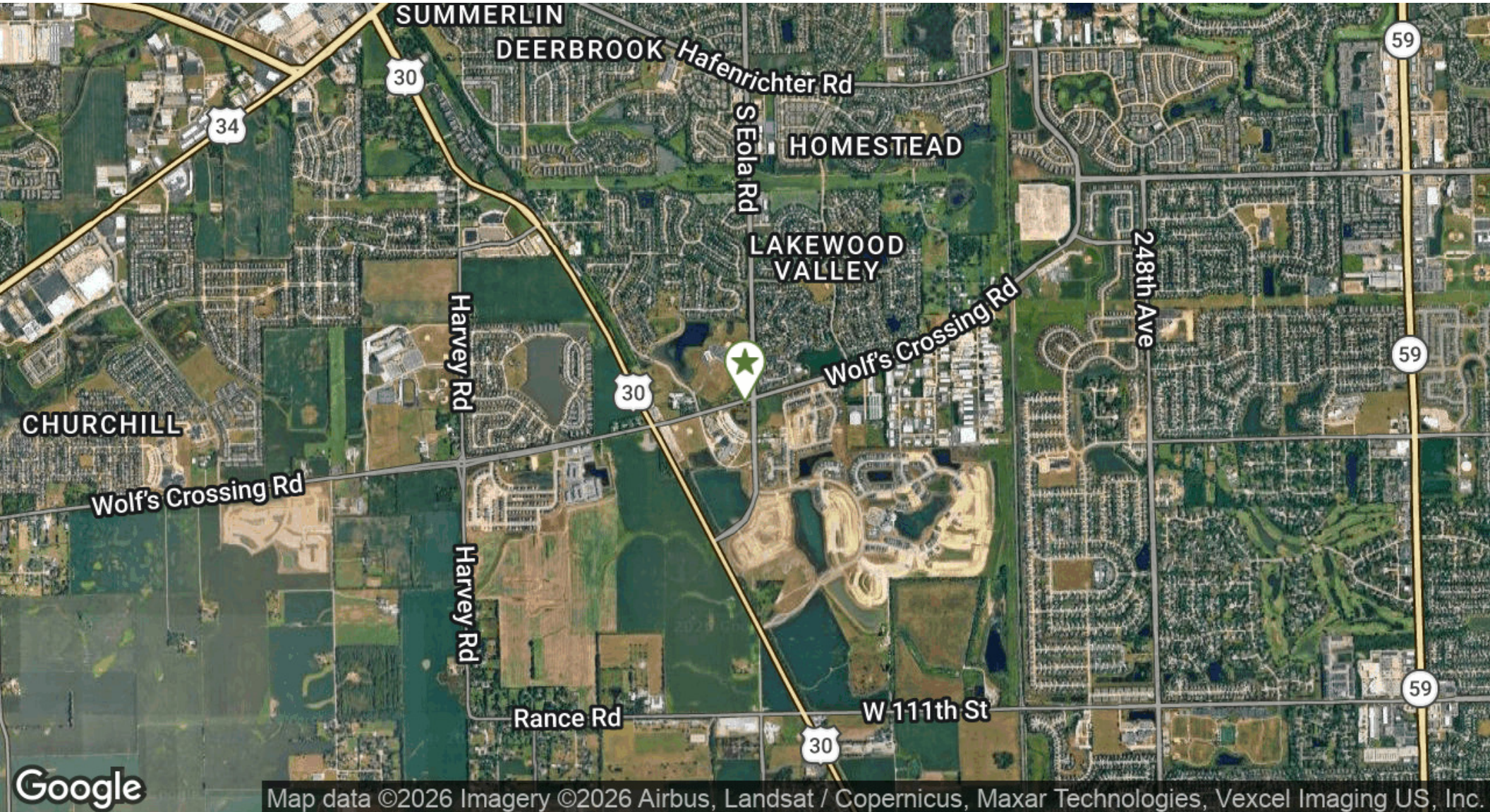
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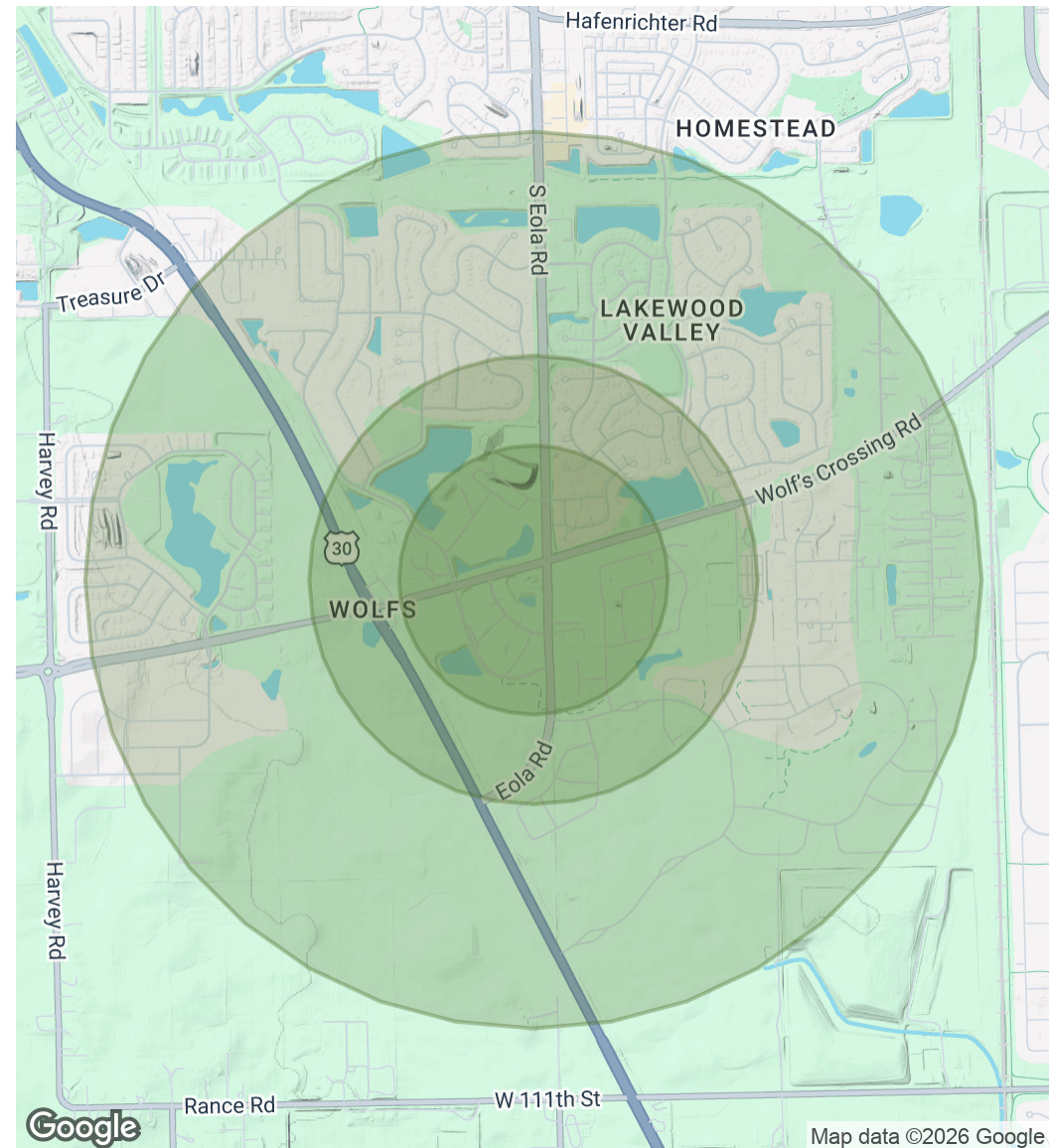
## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	401	1,249	6,026
Average Age	35	35	35
Average Age (Male)	34	34	34
Average Age (Female)	36	36	36

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	126	388	1,931
# of Persons per HH	3.2	3.2	3.1
Average HH Income	\$147,844	\$146,313	\$141,980
Average House Value	\$397,744	\$391,205	\$348,269

2020 American Community Survey (ACS)



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