

10140 S Eola Rd

Aurora, IL 60543

LAND FOR SALE

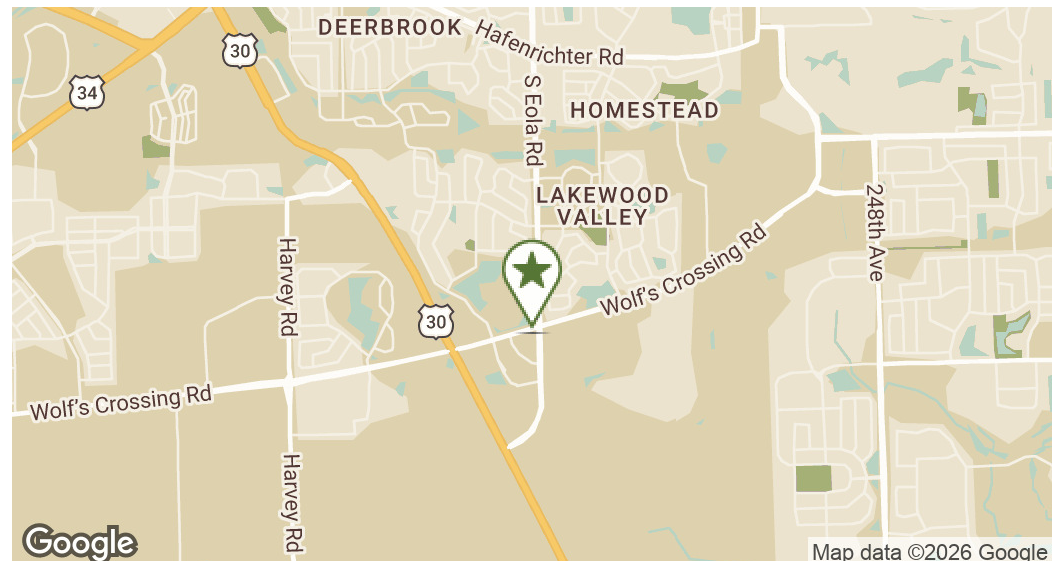


john
greene
COMMERCIAL

10140 S Eola Rd | Aurora, IL 60543

LAND FOR SALE

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.
2025 Taxes:	\$4,747
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

jonwaldron@johnngreenecommercial.com

815.693.0544

Shamus Conneely

shamusconneely@johnngreenecommercial.com

773.814.3378

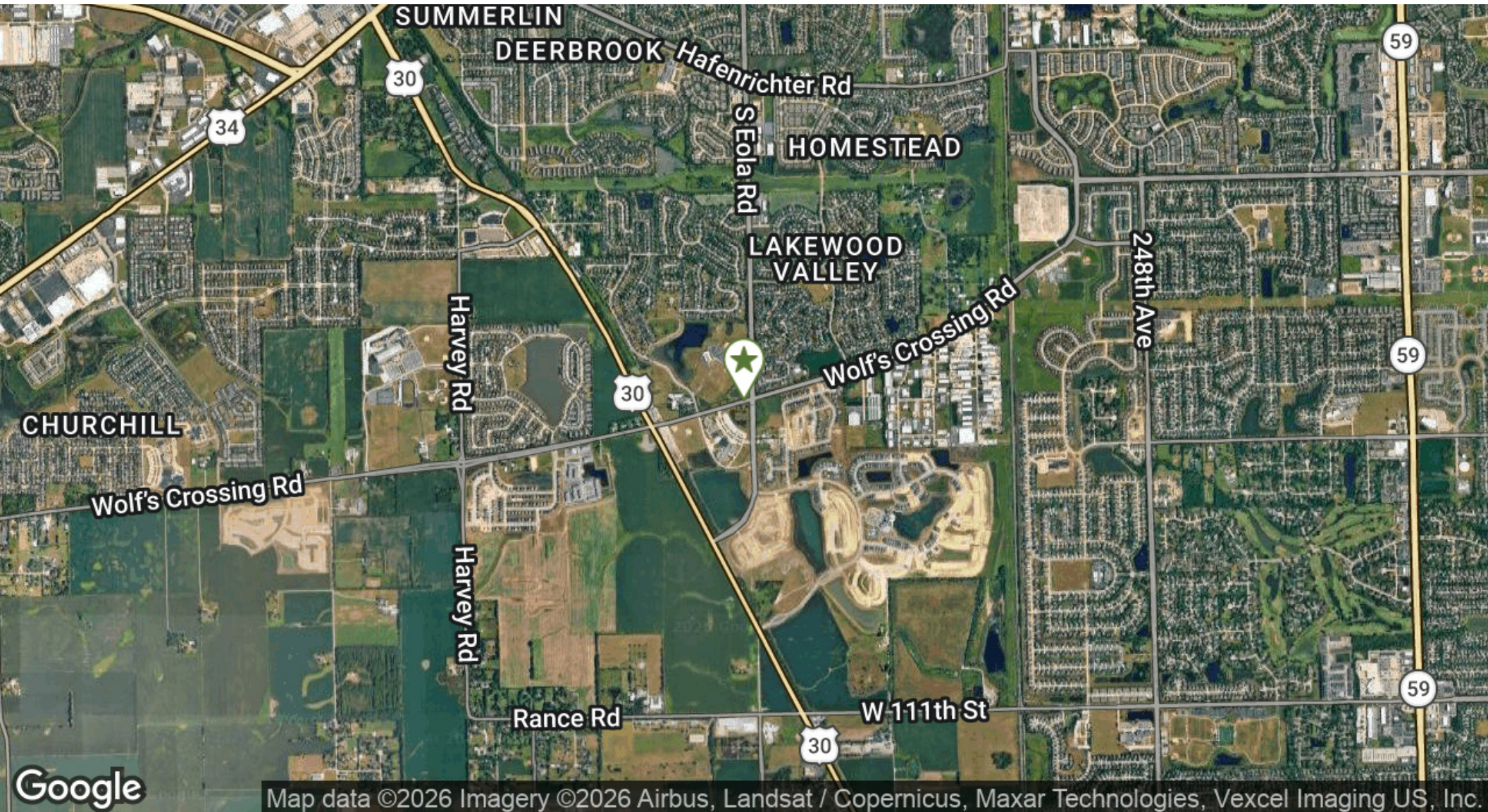
The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019

john
greene
COMMERCIAL

10140 S Eola Rd | Aurora, IL 60543

LAND FOR SALE

john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies, Vexcel Imaging US, Inc.

Jon Waldron

jonwaldron@johngreenecommercial.com

815.693.0544

Shamus Conneely

shamusconneely@johngreenecommercial.com

773.814.3378

The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019

**john
greene**
COMMERCIAL

10140 S Eola Rd | Aurora, IL 60543

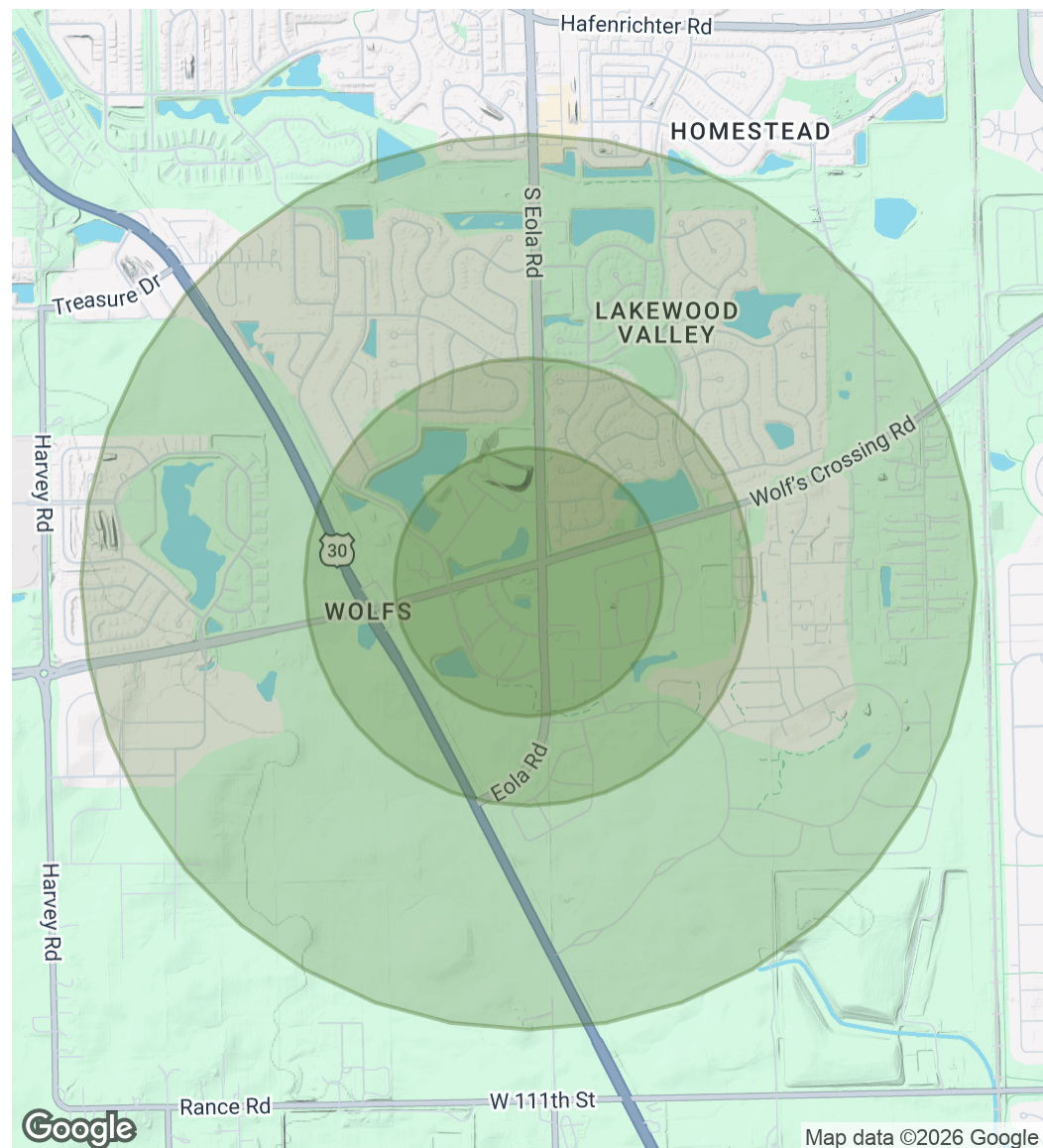
LAND FOR SALE

john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290

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)



Jon Waldron

jonwaldron@johngreenecommercial.com

815.693.0544

Shamus Conneely

shamusconneely@johngreenecommercial.com

773.814.3378

The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019

**john
greene**
COMMERCIAL