

■ Land For Sale

FOREST ST & MAPLE ST

Marengo, IL 60152



SIZE:

37.88 Acres

ZONING:

R1

SUMMARY:

Embrace an exceptional investment opportunity with this prime land at the SW corner Forest St & Maple St. With 2 access points 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, the flexible parcel size accommodates a range of building footprints. Its strong potential for tailored ground-up projects make it a perfect opportunity to capture future value appreciation. Situated in the thriving Marengo area with established infrastructure, this property stands as an ideal holding asset for long-term land investors seeking a strategic foothold in a bustling market. With sewer and water adjacent to the site!

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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 town of Marengo, IL. Nestled at the SW 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 residential development. From townhomes to single family homes or senior housing, the area presents an array of attractive prospects for investors looking to capitalize on the growth and potential of Marengo.

PROPERTY HIGHLIGHTS

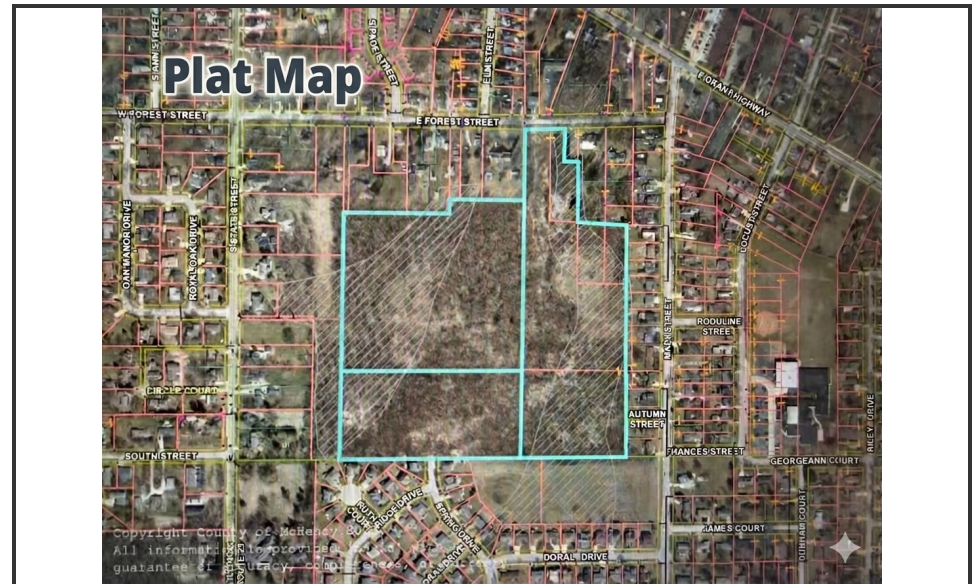
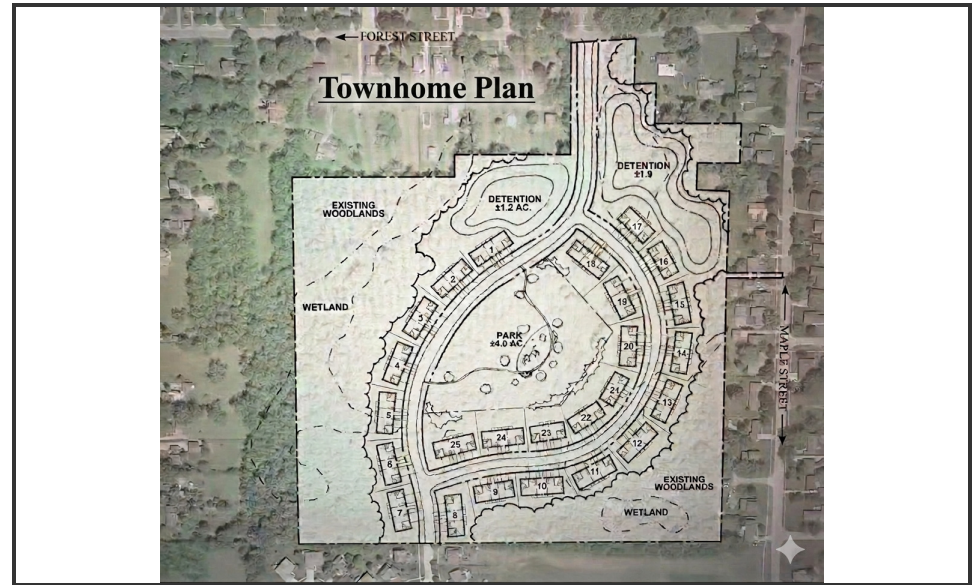
- Development ready site with water and sewer adjacent to the site
- Level terrain simplifies grading and construction staging
- Perfect for townhomes, single family homes, or senior housing
- 2 entry points. One on E Forest St. and one on Spring Drive
- Perfect opportunity to capture future value appreciation

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Additional Photos



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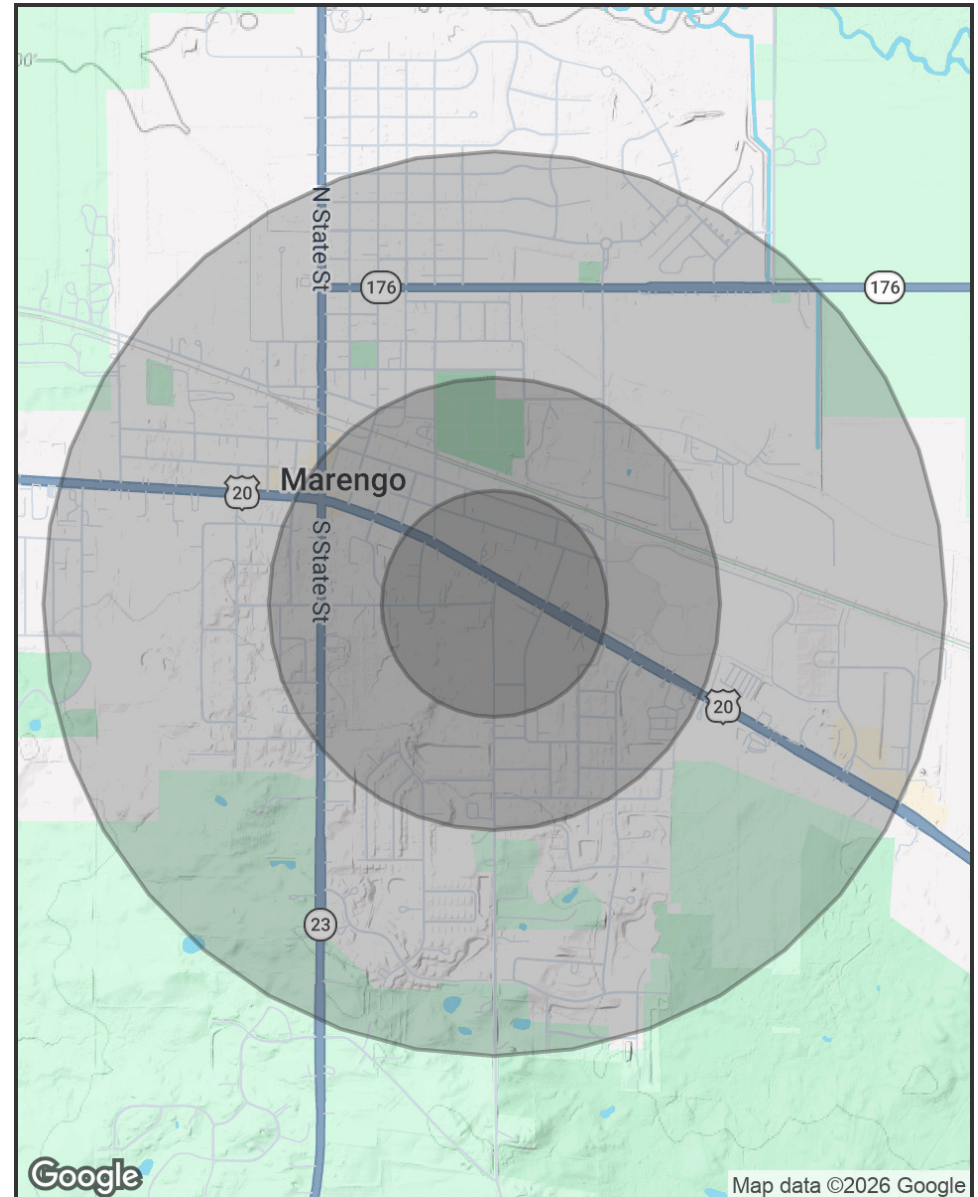
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Demographics Map & Report

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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