

Ginger Woods Pkwy., Lot 12, Aurora, IL

NOW: \$110,000



BANK ORDERS SALE Property Highlights

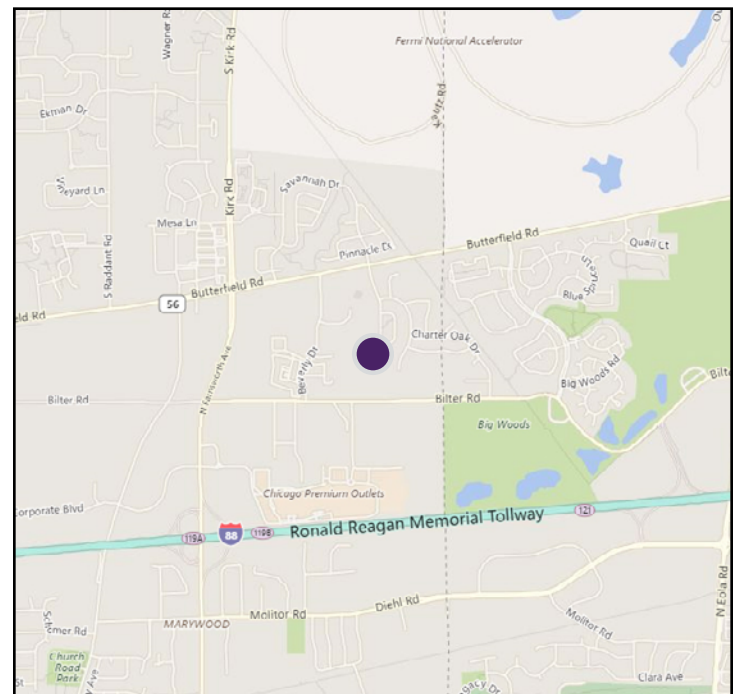
- 59,083 SF development site
- Located in the Ginger Woods Corporate Park
- Potential to build-to-suit
- Adjacent lots developed as pre-school and multi-tenant office
- Graded & ready for development
- All utilities available to site
- Off-lot storm water detention
- Close to Butterfield & Farnsworth
- FAR: 1.6
- Zoning: O(S), office special use
- Taxes (2017): \$531

Property Overview

Near Butterfield Rd. and Farnsworth Ave., a 1.37 acre office development site is available for sale. Graded and ready for development, this site has great potential as an office build-to-suit. The site is adjacent to a pre-school and a multi-tenant office building. All utilities are available to the site and there is off-site storm water detention.

Aurora is a rapidly growing city in Chicago's far western suburbs. The city has seen dramatic growth in its population since 2010, including a 7.5% increase in the population within one mile of this site.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	7,724	83,547	205,309
Growth 2018-2023	2.90%	3.17%	1.93%
Households	2,529	27,241	65,480
Median Income	\$52,539	\$60,797	\$64,421



Brad Thompson

Vice President

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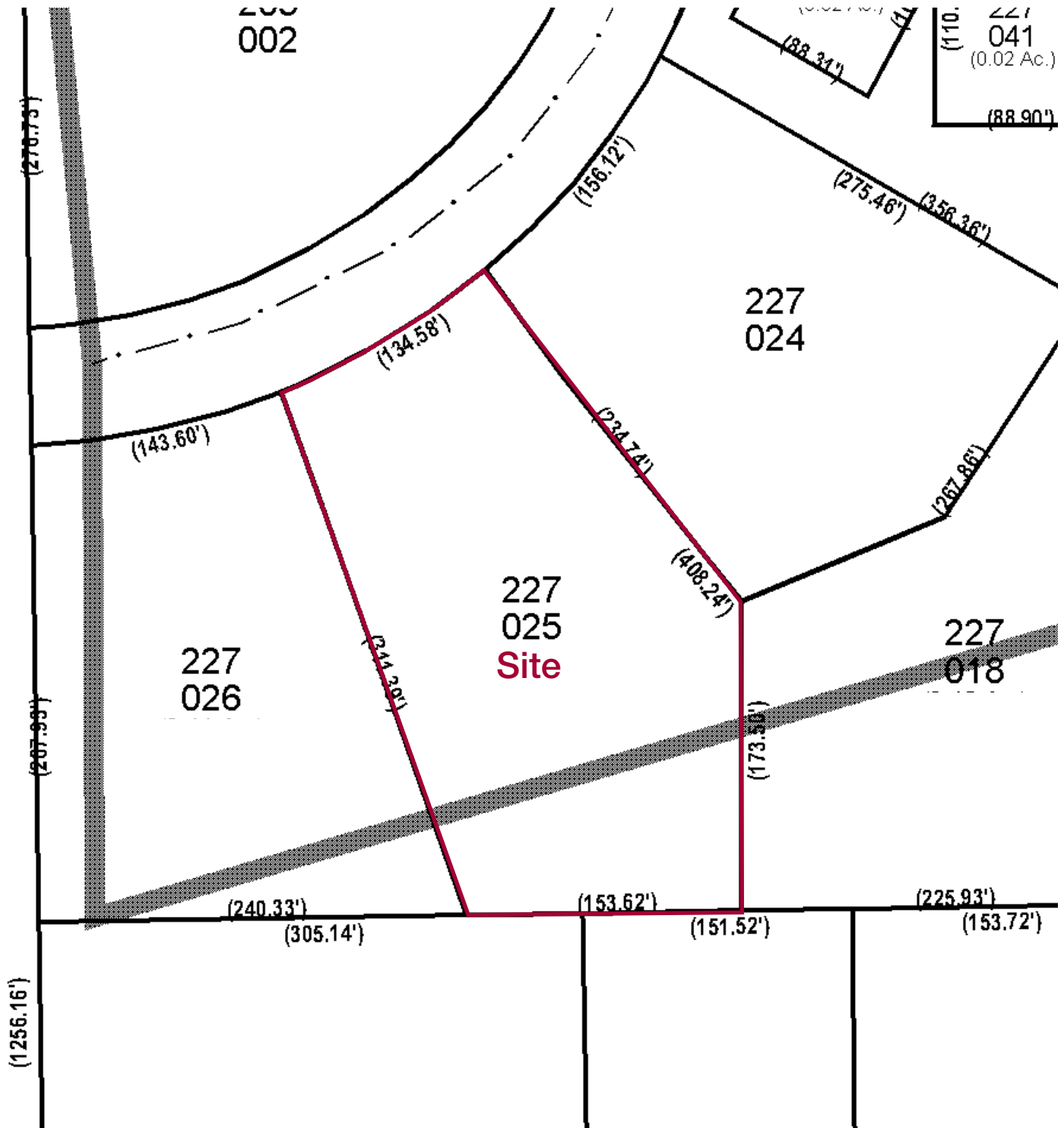
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Assessor Map



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