

Eagle Point Subdivision

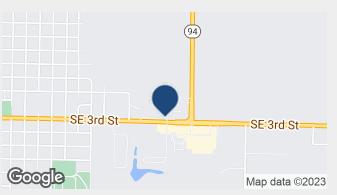
SE 3rd Street, Aledo, Illinois 61231

Property Features

- Zoned Commercial
- Across from WalMart
- Desirable for retail strip, restaurant, motel, other service type businesses or medical
- On-site utilities include: electric, gas, water, sewer and phone
- Construction ready

| Demographics | 1 Mile | 3 Miles | 5 Miles |
|--------------------|-------------|-------------|-------------|
| Total Population: | 682 | 4,439 | 6,786 |
| Total Households: | 269 | 1,760 | 2,716 |
| Average HH Income: | \$51,042.00 | \$51,943.00 | \$54,417.00 |

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Sale Price: See Available Spaces

| SALE PRICE: | Various | |
|---------------|------------------------|--|
| LOT SIZE: | 0.7 Acres | |
| ANNUAL TAXES: | See Available Spaces | |
| PARCEL ID: | 10-10-319-001 thru 007 | |

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For Sale 7 Lots For Development

0.7 Acres



Property Summary

Available Spaces

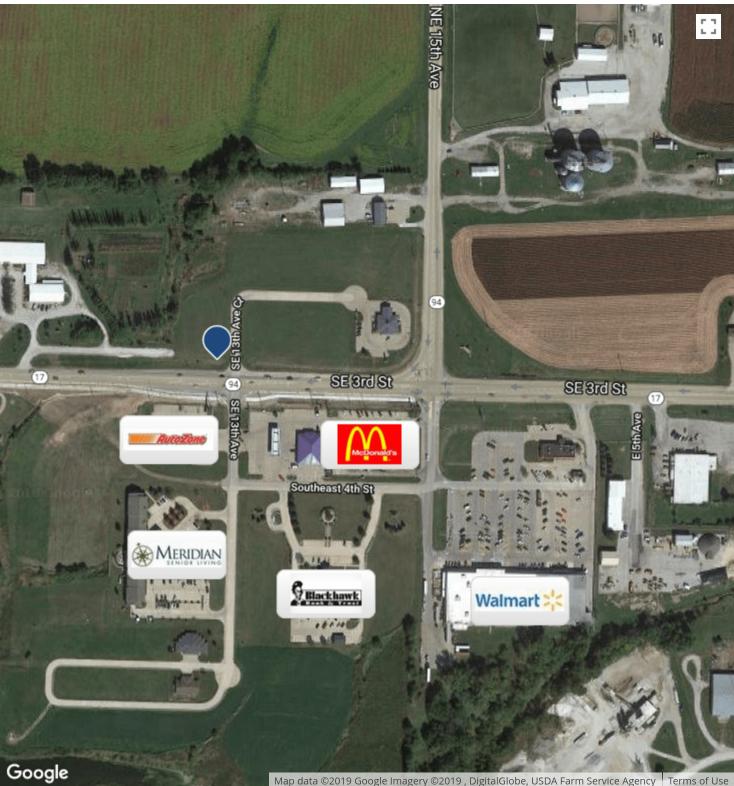
| Lot Size: | 0.7 Acres | Space | Sale Price | Size | Taxes |
|-----------|--------------------|-------|------------|------------|-----------------|
| Zoning: | | Lot 1 | \$225,000 | .70 Acres | \$631.24 (2015) |
| | | Lot 2 | \$164,204 | .62 Acres | \$559.02 (2015) |
| | | Lot 3 | \$135,000 | .51 Acres | \$459.86 (2015) |
| | Commercial | Lot 4 | \$202,500 | .55 Acres | \$495.92 (2015) |
| | | Lot 5 | \$202,500 | .59 Acres | \$531.98 (2015) |
| | | Lot 6 | \$135,000 | .54 Acres | \$486.90 (2015) |
| | SE 3rd Street & SE | Lot 7 | \$247,500 | 1.01 Acres | \$910.70 (2015) |
| | 13th Avenue Court | | | | |

Traffic Count:

9,700 VPD

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