

For Sale

Commercial Development Land

2.831 Acres



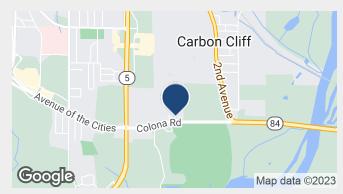
Colona Road

Carbon Cliff, Illinois 61239

Property Features

- Corner commercial development land across from TPC at Deere Run
- Great for retail or office
- Signalized intersection
- · Possible city incentives
- Traffic count on Colona Road 13,200 VPD
- On-site utilities include: electric, water, sewer and gas
- Immediate possession

| Demographics | 1 Mile | 3 Miles | 5 Miles |
|--------------------|-------------|-------------|-------------|
| Total Population: | 1,688 | 22,335 | 60,584 |
| Total Households: | 694 | 9,618 | 25,411 |
| Average HH Income: | \$53,055.00 | \$52,398.00 | \$56,422.00 |



Sale Price: \$895,000

| LOT SIZE: | 2.831 Acres |
|---------------|-----------------|
| ANNUAL TAXES: | \$897.00 (2015) |
| PARCEL ID: | 06-31 |
| ZONING: | R-1 |

For more information:

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