

# **Eagle Point Subdivision**

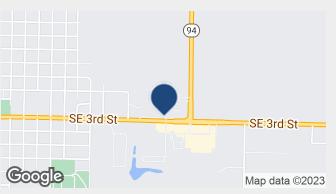
SE 3rd Street, Aledo, Illinois 61231

## **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      | 5 Miles     | 10 Miles    |
|--------------------|-------------|-------------|-------------|
| Total Population:  | 682         | 6,786       | 12,571      |
| Total Households:  | 269         | 2,716       | 5,143       |
| Average HH Income: | \$51,042.00 | \$54,417.00 | \$59,560.00 |

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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 |

## For more information: John Corelis

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# For Sale 7 Lots For Development

0.62 Acres



#### **Property Summary**

### Available Spaces

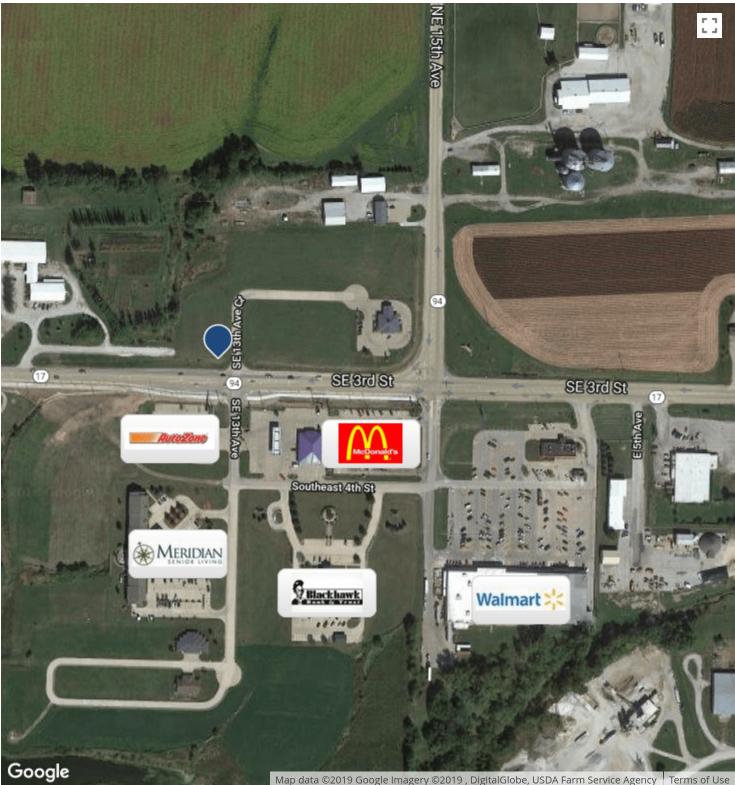
| Lot Size:      | 0.62 Acres                              | Space | Sale Price | Size       | Taxes           |
|----------------|---|-------|------------|------------|-----------------|
| Zoning:        |   | Lot 1 | \$225,000  | .70 Acres  | \$631.24 (2015) |
|                |   | Lot 2 | \$164,204  | .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) |
| Cross Streets: | SE 3rd Street & SE<br>13th Avenue Court | Lot 7 | \$247,500  | 1.01 Acres | \$910.70 (2015) |

Traffic Count:

9,700 VPD

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