

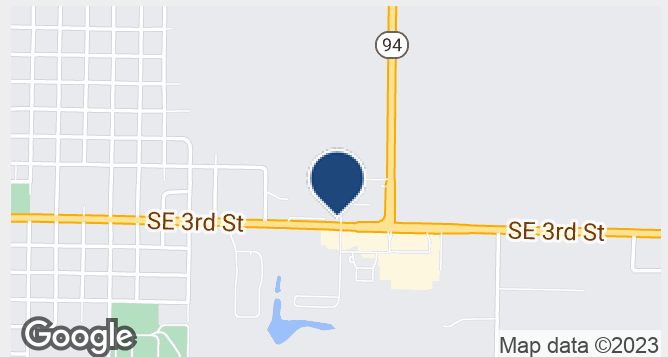


Eagle Point Subdivision

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



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

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

For more information:

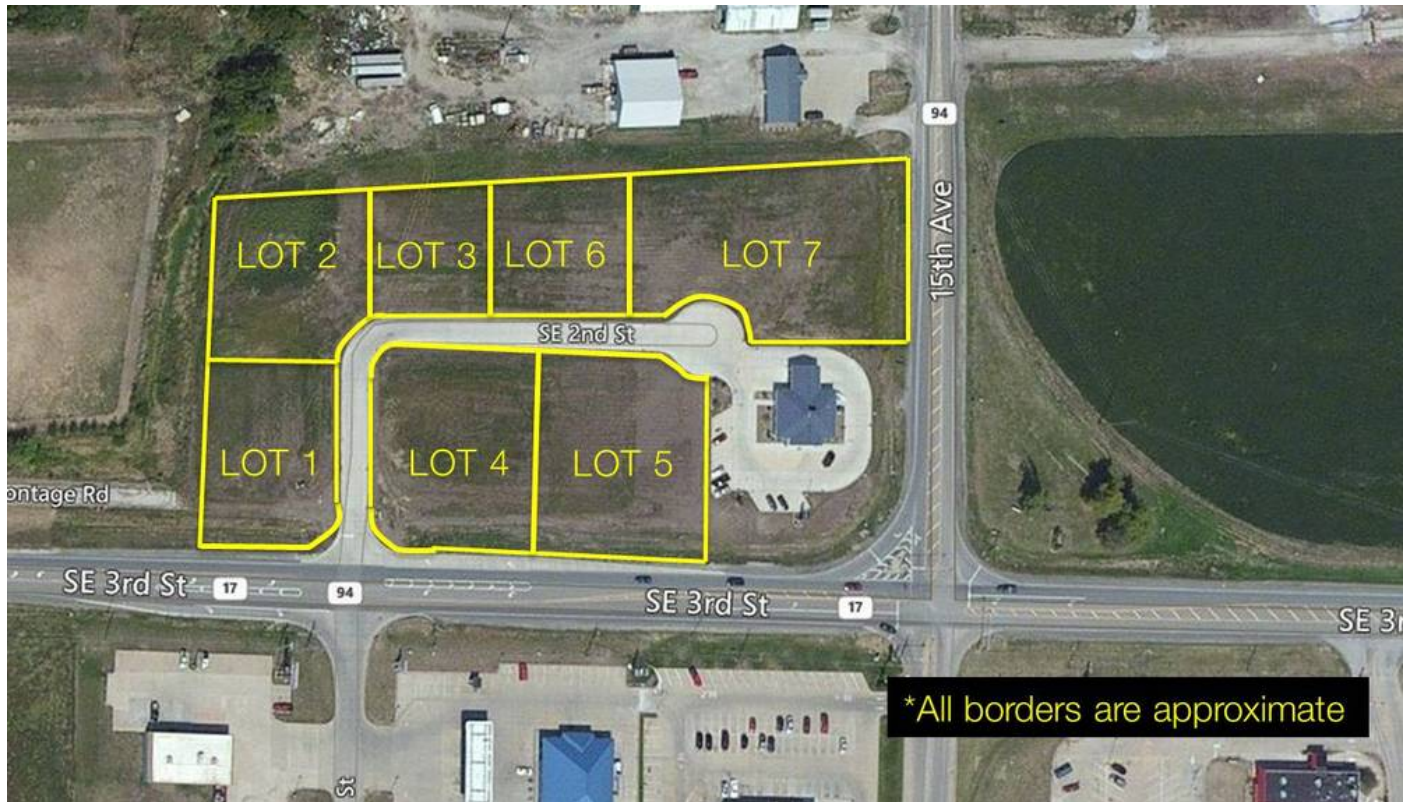
John Corelis

309.721.1064 • jcorelis@ruhlcommercial.com

For Sale

7 Lots For Development

0.62 Acres



Property Summary

Lot Size: 0.62 Acres

Zoning: Commercial

Cross Streets: SE 3rd Street & SE 13th Avenue Court

Traffic Count: 9,700 VPD

Available Spaces

Space	Sale Price	Size	Taxes
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)
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)
Lot 7	\$247,500	1.01 Acres	\$910.70 (2015)

For Sale

7 Lots For Development

0.62 Acres

