

For Sale

### 7 Lots For Development

0.59 Acres



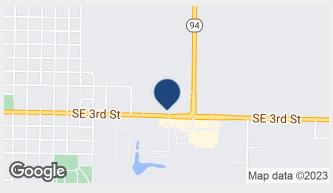
## **Eagle Point Subdivision**

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



#### 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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NAI Ruhl Commercial Company 5111 Utica Ridge Rd, Davenport, IA 52807 563 355 4000

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#### **Property Summary**

### **Available Spaces**

Lot Size:	0.59 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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