

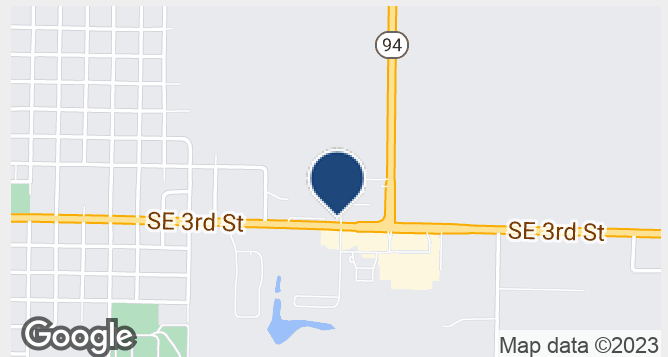


Eagle Point Subdivision

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:

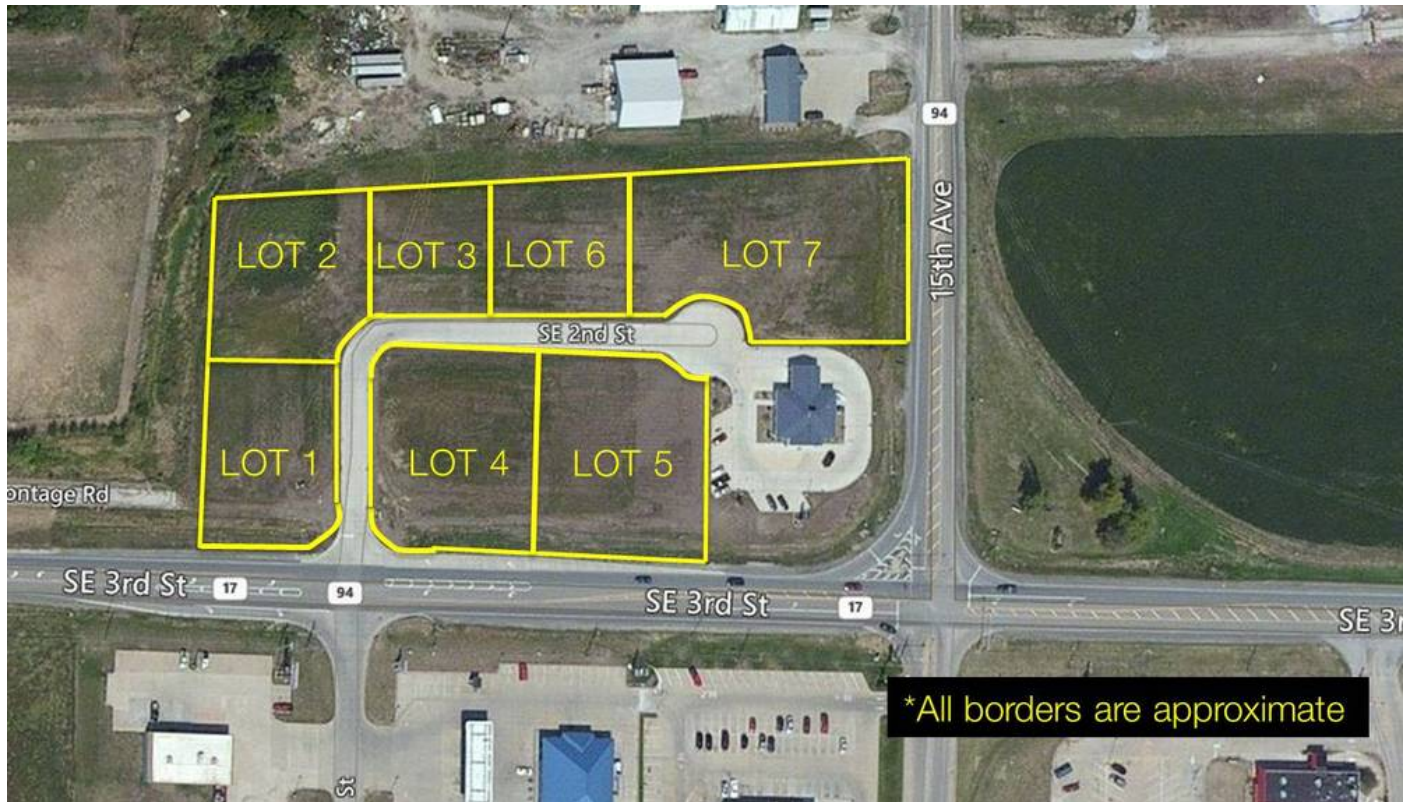
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For Sale

7 Lots For Development

1.01 Acres



Property Summary

Lot Size: 1.01 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) |

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