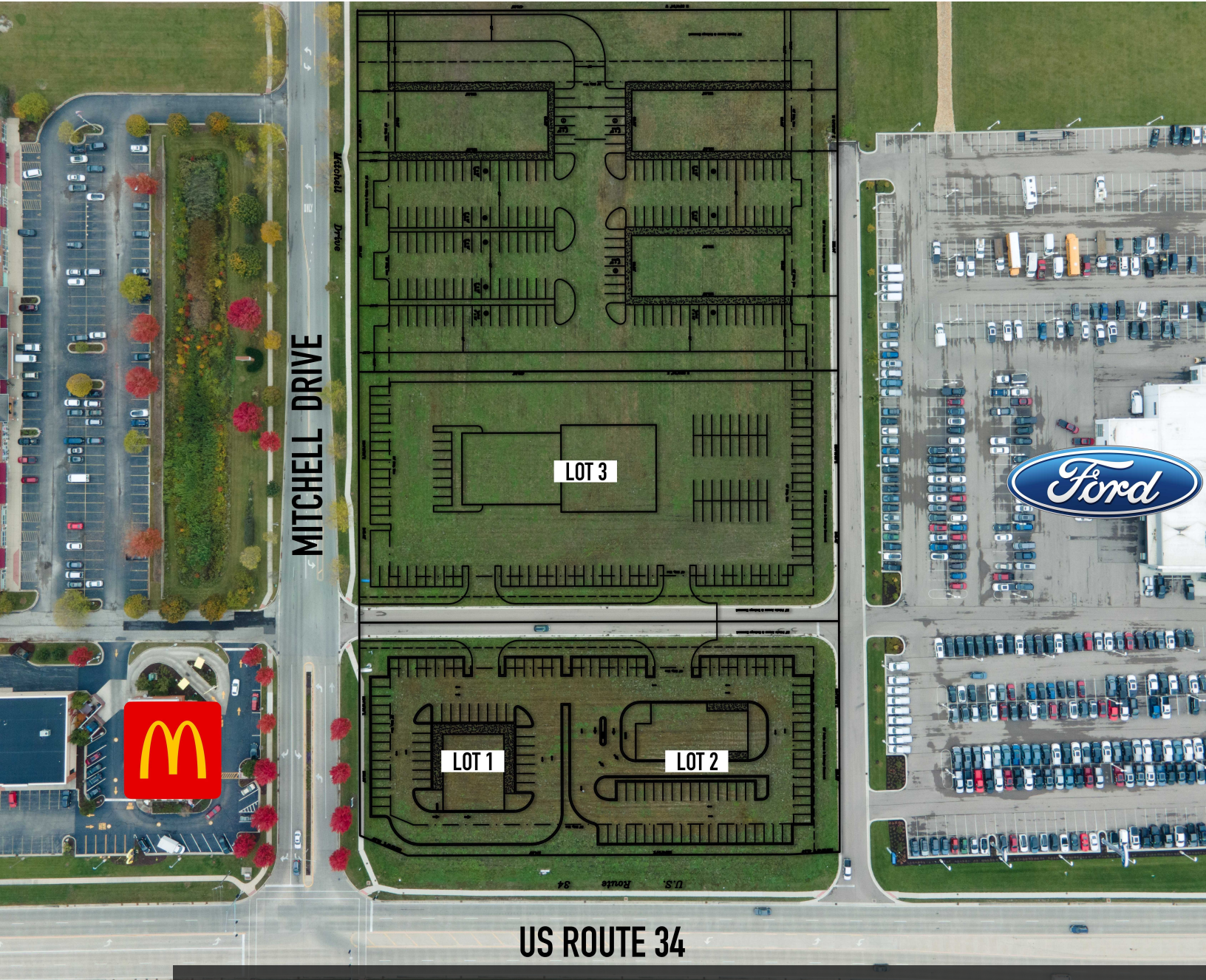


LAND FOR SALE

LOT 3

0 SOUTH WEST ILLINOIS ROUTE 34 & MITCHELL DRIVE , PLANO, IL 60545



US ROUTE 34

LAND FOR SALE

**KW COMMERCIAL**  
608 S Washington  
Naperville, IL 60540



*PRESENTED BY:*

**SERGIO LOPEZ**  
KW Member  
office: (630) 776-9082  
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ERTcommercial@gmail.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

# EXECUTIVE SUMMARY

12950 WALTER PAYTON MEMORIAL HIGHWAY

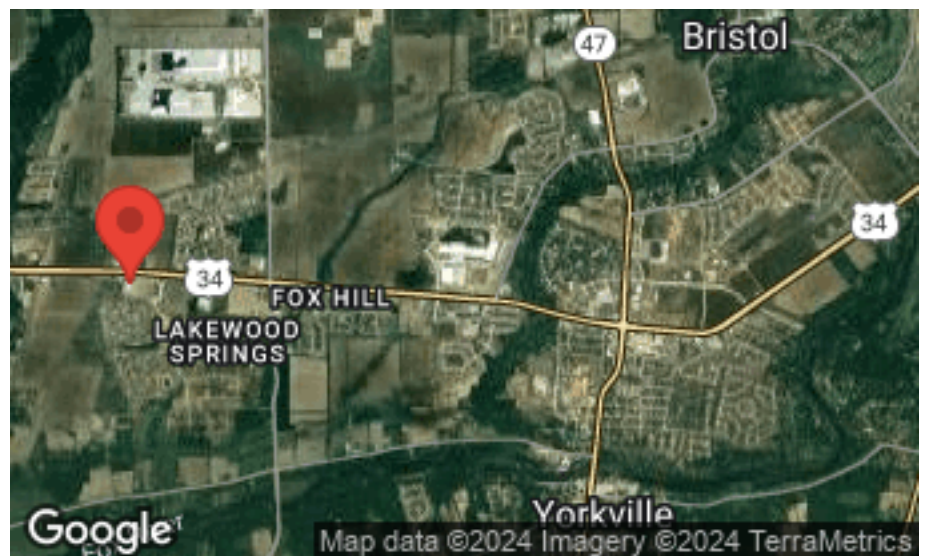


## OFFERING SUMMARY

<b>PRICE:</b>	\$1,390,950
<b>LOT SIZE:</b>	2.60 Acres
<b>PRICE PER SF</b>	\$12.00
<b>ZONING:</b>	B - 5
<b>PERMITTED USES:</b>	Retail
<b>TRAFFIC COUNT:</b>	15,000 DAILY
<b>UTILITIES:</b>	ON SITE

## PROPERTY OVERVIEW

- \*\*Strategic Development:\*\***  
Benefit from the synergy of multi-family apartment buildings and a Ford Quick Lane service, contributing to a vibrant and growing community.
- \*\*High Visibility:\*\*** Lots 1 & 2, located off Route 34 and Mitchell's Drive, offer an excellent opportunity for quick-serve restaurants or other retail use to attract customers with a daily traffic count of 15,000 vehicles.
- \*\*Central Hub Advantage:\*\*** Lot 3, positioned at the center of the development, is ideal for a grocer, making it the preferred choice for those looking to capitalize on the demand and growth potential within the area.



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# DISCLAIMER

12950 WALTER PAYTON MEMORIAL HIGHWAY



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