

LAND SITE
FOR SALE

±11 ACRES
AVAILABLE

FUTURE
MIXED-USE LAND
DEVELOPMENT
OPPORTUNITY

HIGHLY
DESIRABLE
DEMOGRAPHICS



TRANSWESTERN

REAL ESTATE
SERVICES

795 CENTER RD.

FRANKFORT, IL 60423

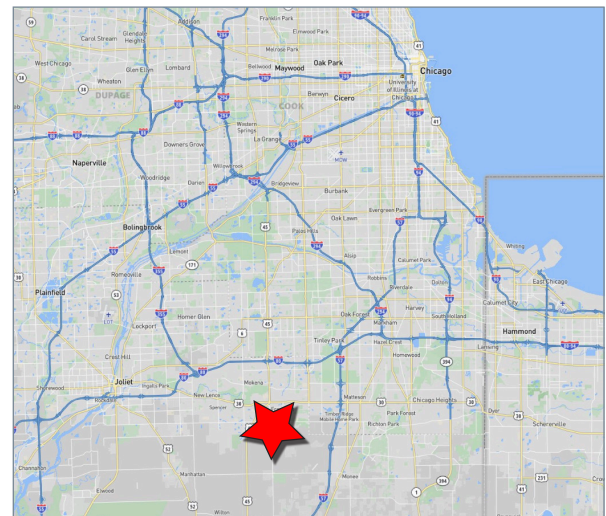


Specifications:

- Land Area: ±11 AC
- Not divisible for sale
- Vehicles per day: 3,650 on Center Rd, & 9,150 on Laraway Rd.
- Zoning: Estate residential-rezoning for industrial and business will match surrounding zoning and uses
- **Sale Price: \$1,950,000**

Highlights:

- Corner of Center and Laraway Roads in Frankfort, IL
- Main southern access point to accessing downtown Frankfort
- Mixed uses include; retail, restaurant, office, and industrial
- Future possible building sizes ranging from 2,000 - 50,000 SF
- Highly desirable local demographics
- Video gaming and retail liquor sale prohibited (restaurant liquor sales allowed)



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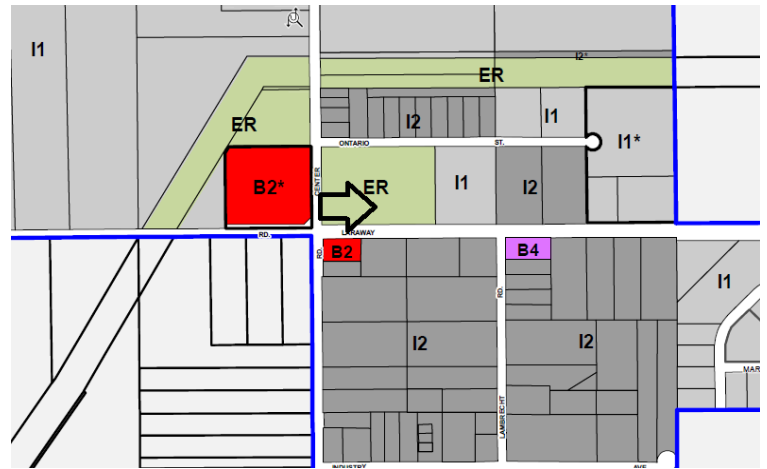
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AERIAL PHOTOS



DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
POPULATION	2,430	9,156	25,241
HOUSEHOLDS	1,088	3,340	8,366
RETAIL SALES	\$106,984,000	\$270,473,000	\$574,673,000
AVERAGE HOUSEHOLD INCOME	\$86,683	\$135,638	\$140,565

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