

FOR SALE

DEVELOPMENT OPPORTUNITY

SWQ of Lincoln Highway & Central Avenue, Matteson IL



PROPERTY HIGHLIGHTS

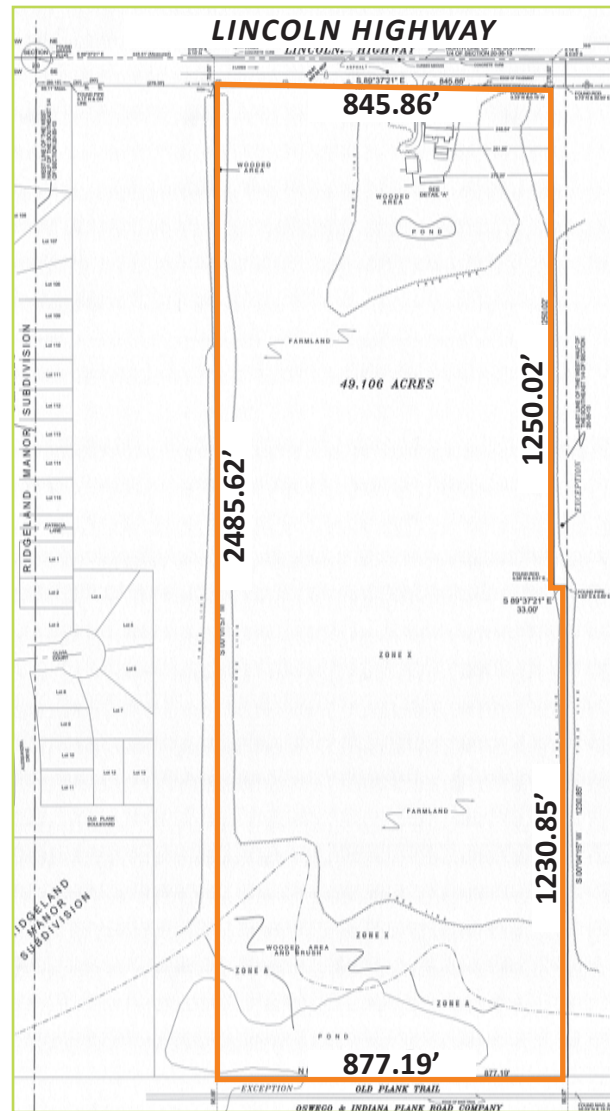
- + ±50 acres
- + Unincorporated Matteson
- + Convenient location at the SWQ of Lincoln Highway (Route 30) and Central Ave
- + Located on the primary commercial corridor along Route 30
- + Easy access to the I-57 & I-80 highway system via Lincoln Highway
- + Traffic Counts:
21,900 vehicles per day on Lincoln Hwy (Route 30)
60,900 vehicles per day on I-57
- + Pin Number: 31-20-400-002
- + Taxes: \$10,816.38
- + Asking: 1.50/psf
- + Please call for additional information

SITE AERIAL



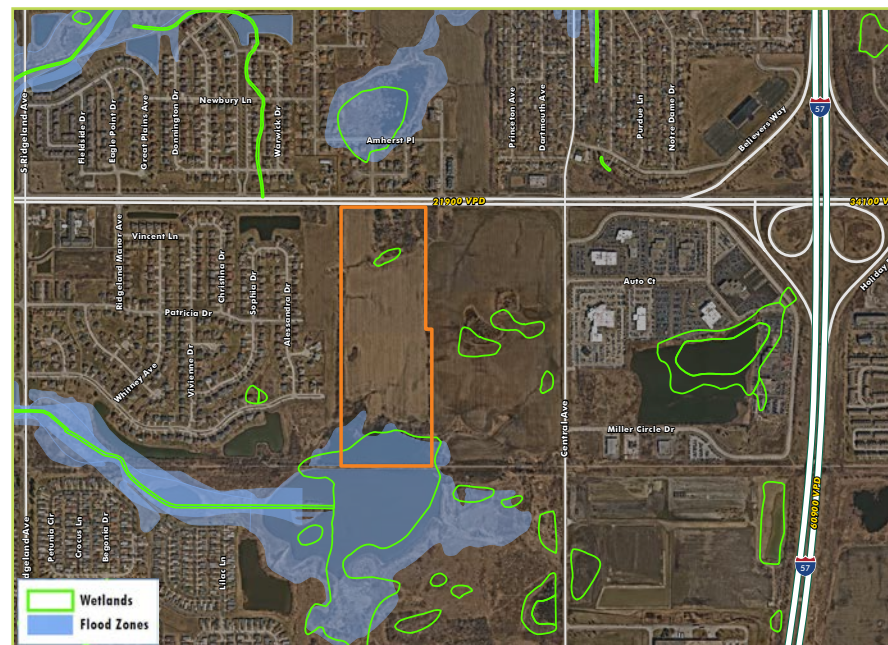
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PLAT OF SURVEY



DEMOGRAPHIC SNAPSHOT AND FLOODPLAINES/WETLANDS

DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Population	5,789	44,971	129,449
Average Household Income	\$105,063	\$95,147	\$98,061
Average Housing Value	\$230,396	\$212,514	\$215,737



PLEASE CONTACT:

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