



PROPERTY DESCRIPTION

+/- 11 Acres of Land for Development. Highly visible from I59/20 just West of Exit 108 Academy Drive. Excellent site for Multi Family development, senior/assisted living, various other business developments.

PROPERTY HIGHLIGHTS

- Excellent location for Multi Family or Business Development.
- 8 minutes from New Medical West Hospital and easy access to I459 & I59/20.
- Level land with +/-1000' of Interstate frontage
- 2 active Wells on site.
- All municipal utilities on site or at property line
- I59/20 VPD: 59,612
- Currently Zoned AG1 and will need to be rezoned for Multi Family or Business Uses.

OFFERING SUMMARY

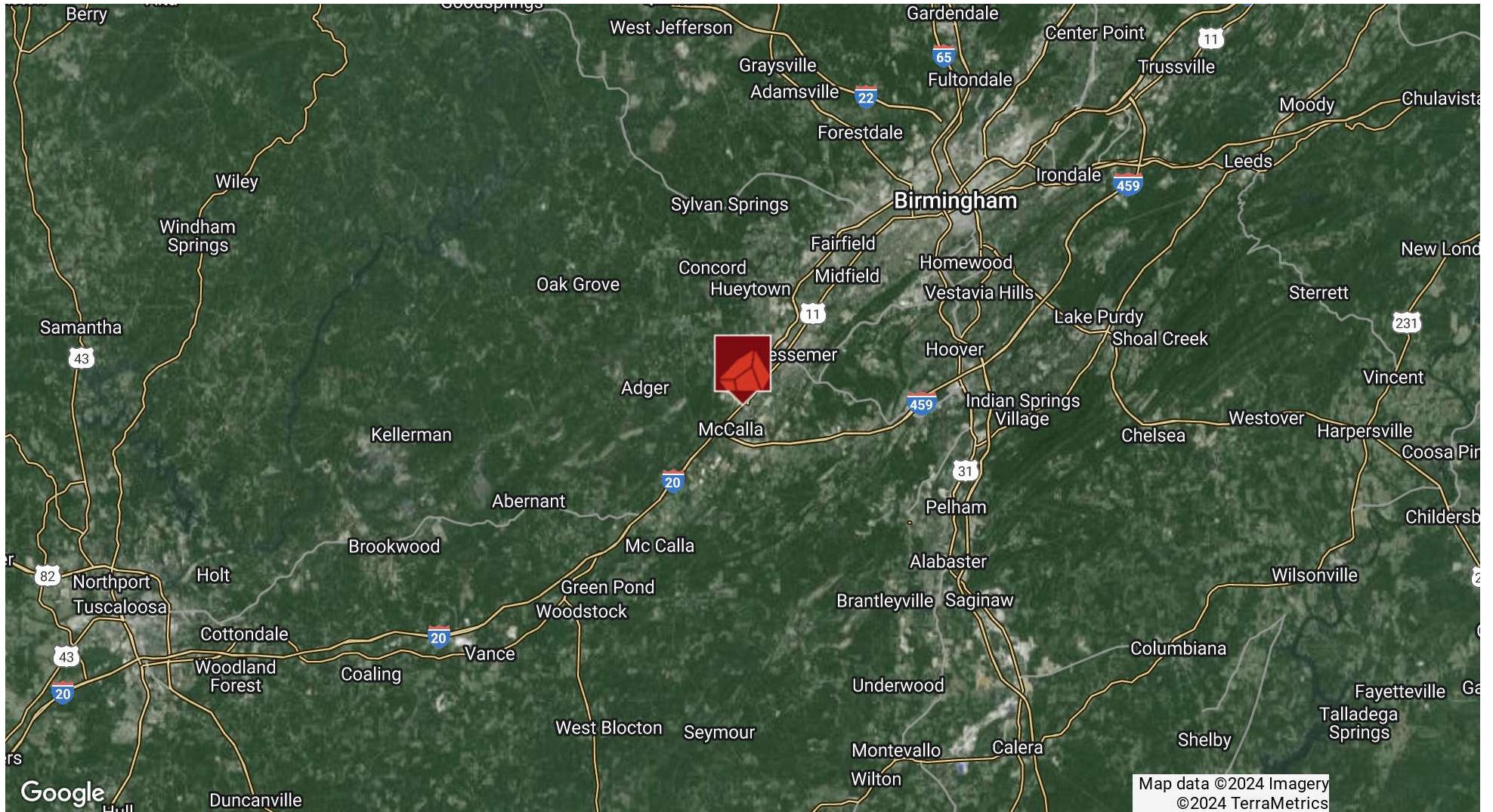
Sale Price:	\$950,000
Lot Size:	+/- 11 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Population	3,135	44,055	165, 663
Median Income	\$57,234	\$50,884	\$62,440
Unemployment Rate	15.1%	5.6%	4.5%

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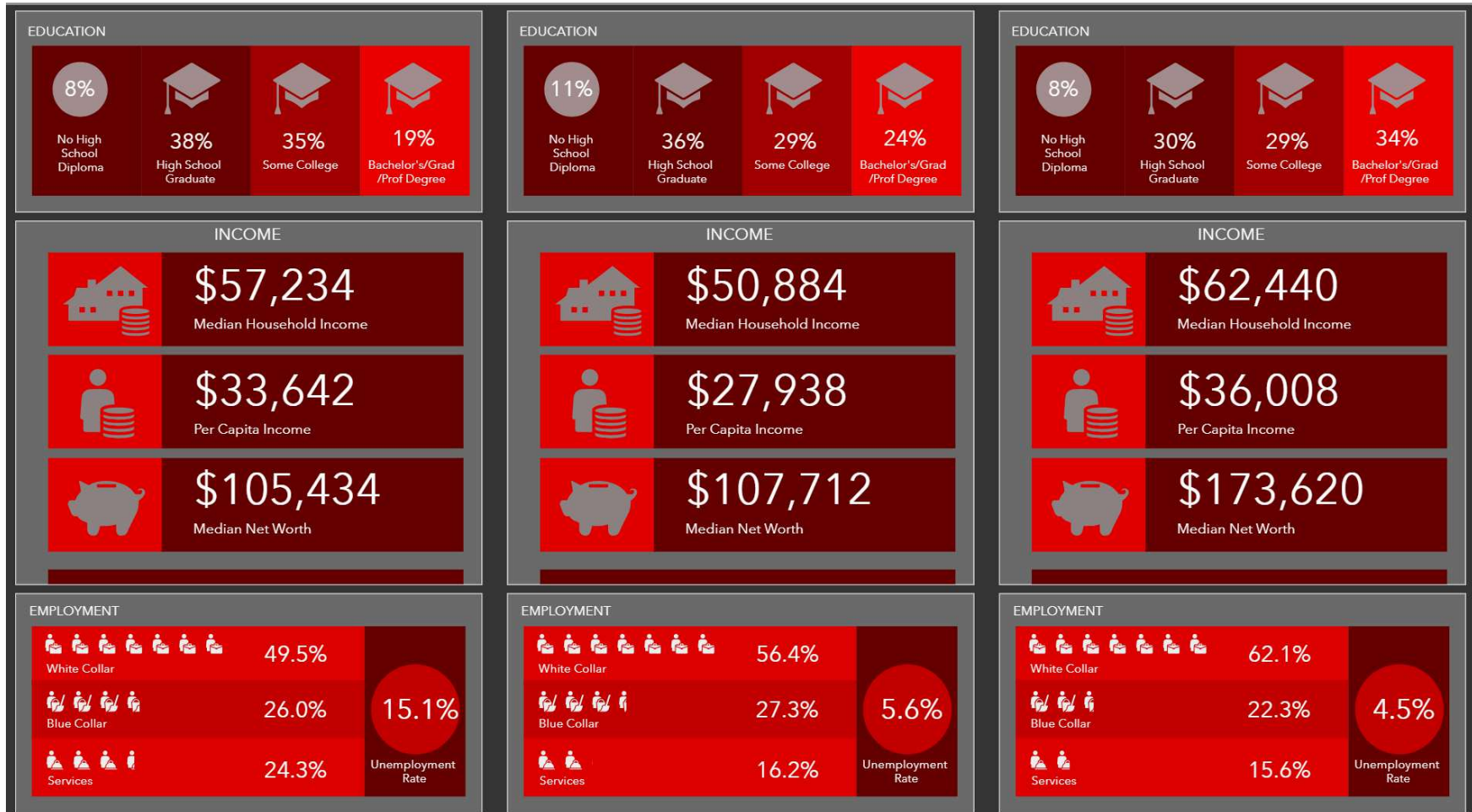
1 mile



5 miles



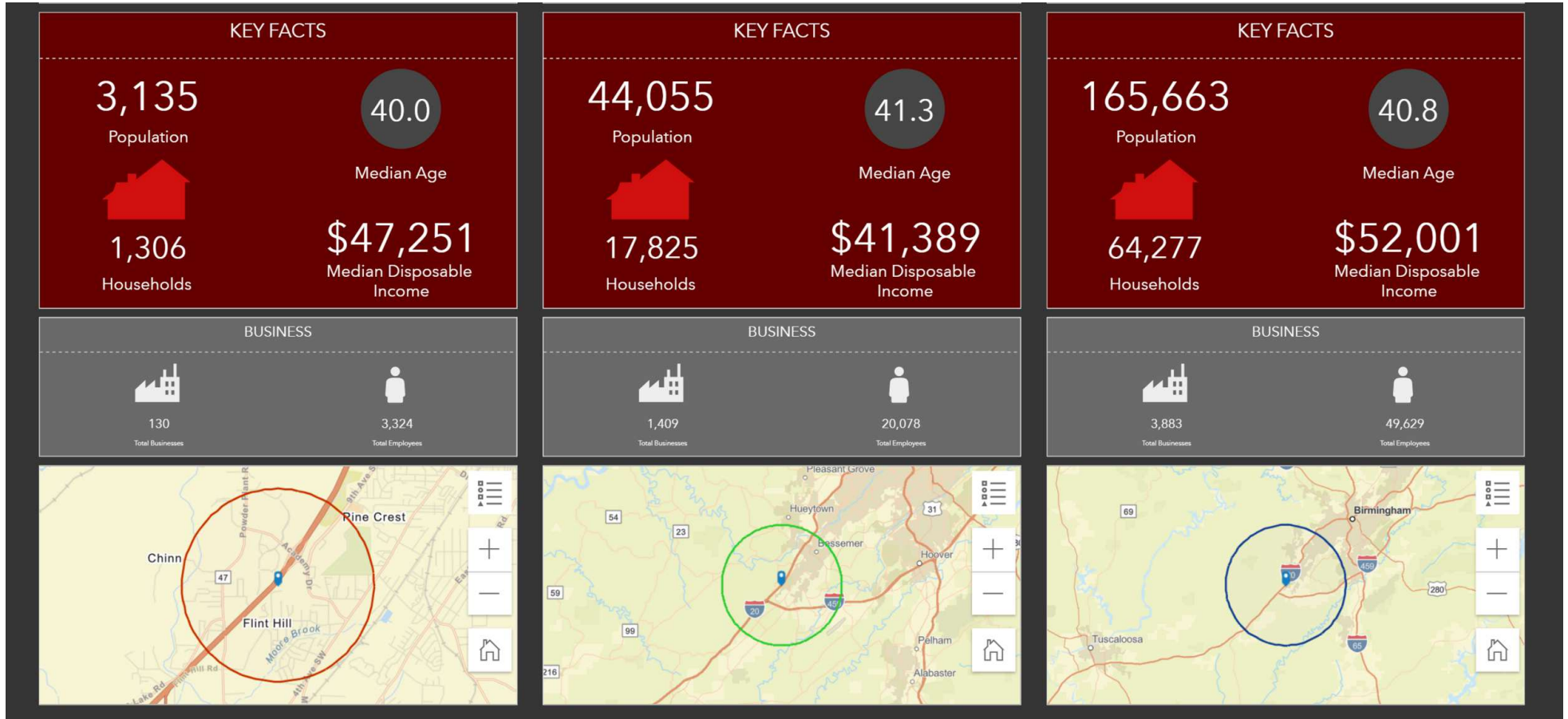
10 miles



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