

**CATON**  
COMMERCIAL  
REAL ESTATE GROUP

**Land For Sale**



# DEVELOPMENT OPPORTUNITY - WEBER ROAD FRONTAGE

101 N. WEBER ROAD, ROMEOVILLE, IL 60446

**MOLTO**   
**PROPERTIES**



# DEVELOPMENT OPPORTUNITY - WEBER ROAD FRONTAGE

## PROPERTY HIGHLIGHTS



### OFFERING SUMMARY

**Sale Price:** \$15.81/SF

**Lot Size:** +/-1.96 Acres

**Zoning:** P-B

**Taxes:** \$9,490.30

### PROPERTY OVERVIEW

- Retail Development Opportunity
- Fully exposed frontage on Weber Road
- Access to Property from signalized intersection at Lakewood Falls Drive
- Site Delivered with off-site detention and sewer/water stubbed to property
- 27,200 VPD on Weber Road
- 7,500 VPD on Taylor Road
- 113,400 VPD on I-55

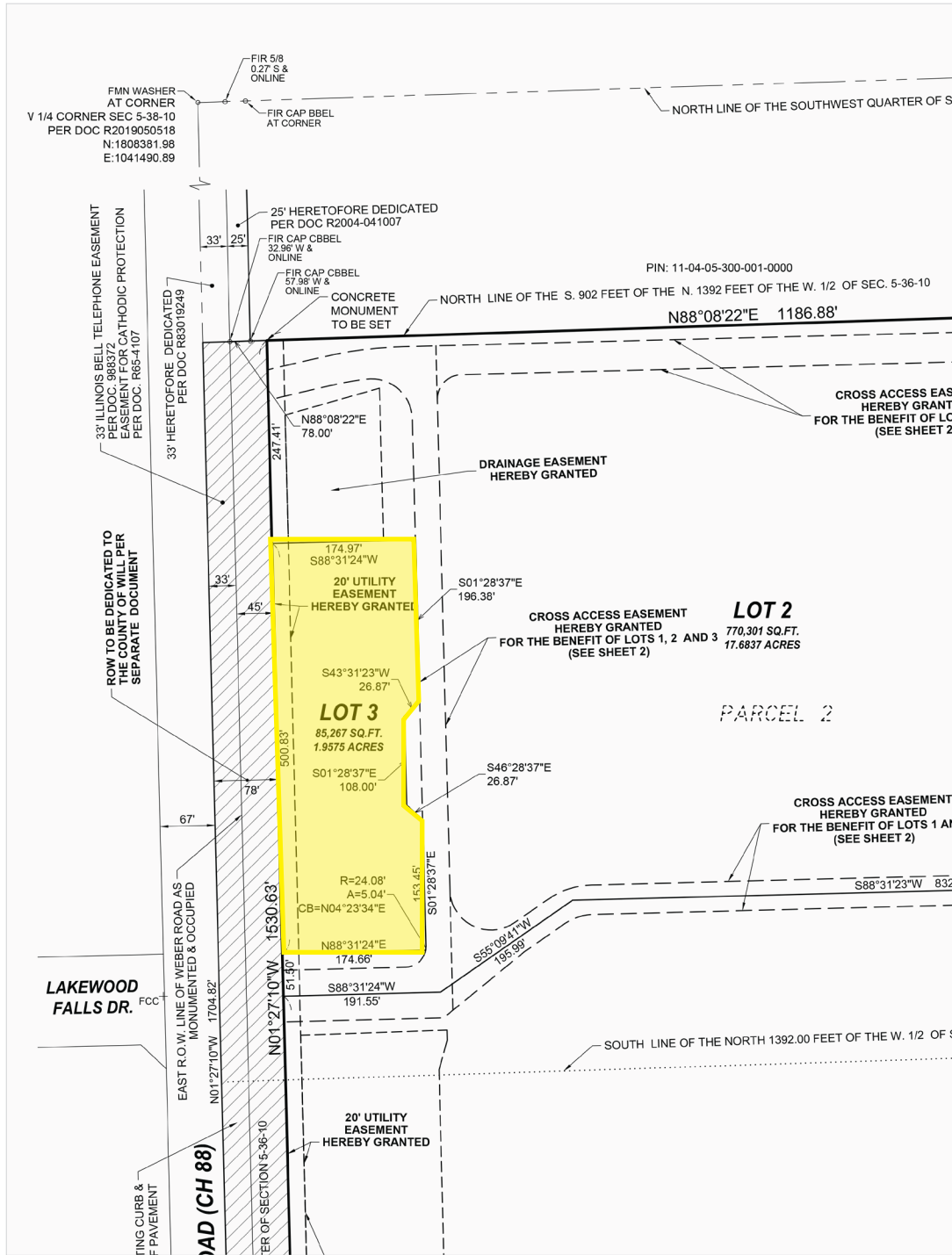
### LOCATION OVERVIEW

- Located approximately 2 miles south of the I-55 Interchange
- Parcel located near northeast corner of Weber & Taylor Roads
- Nearby Tenants include: RJW, Wilton, CJ Logistics, Pactiv, Crate & Barrel, American Bergern, FedEx



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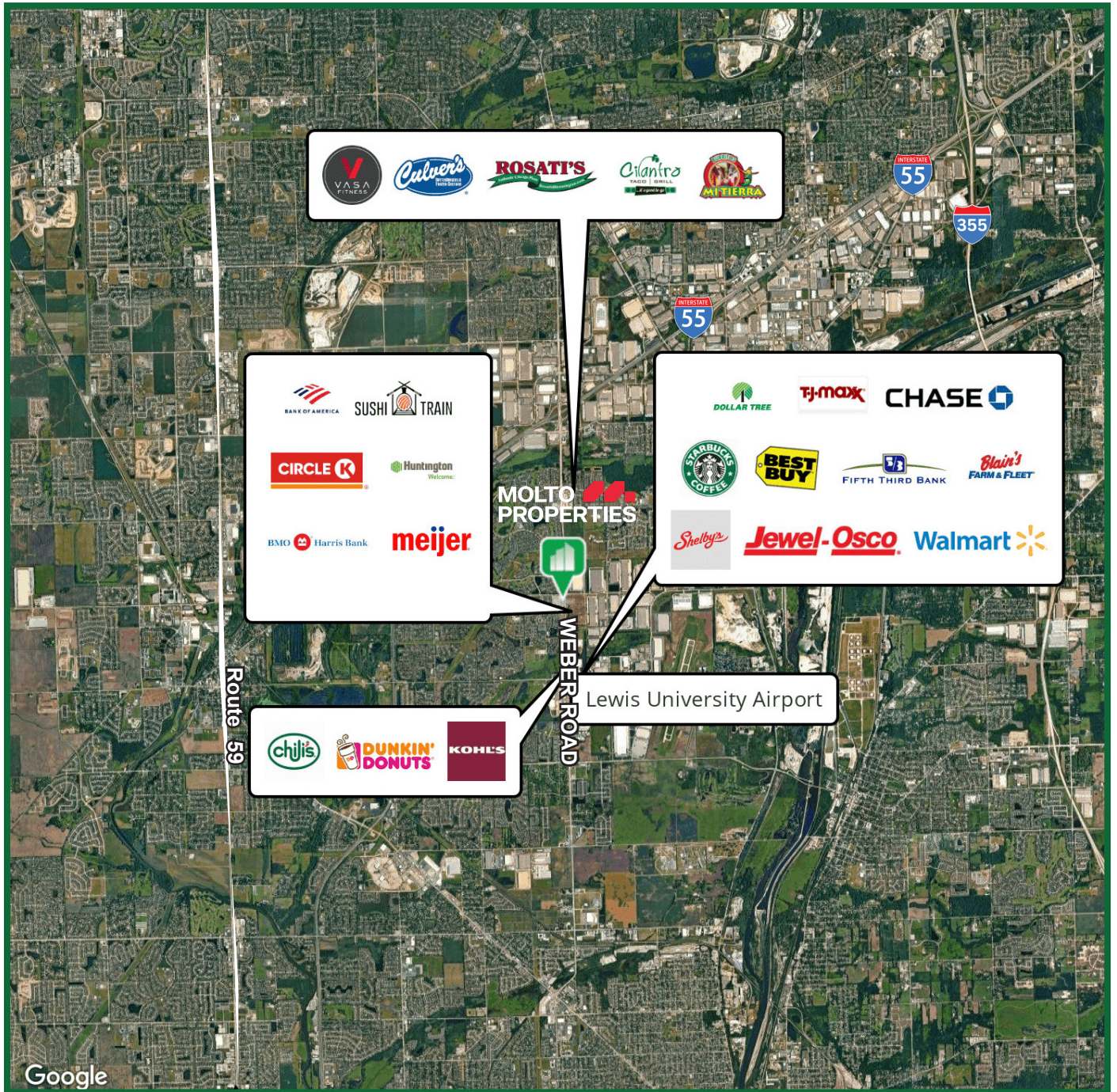
## SITE PLAN





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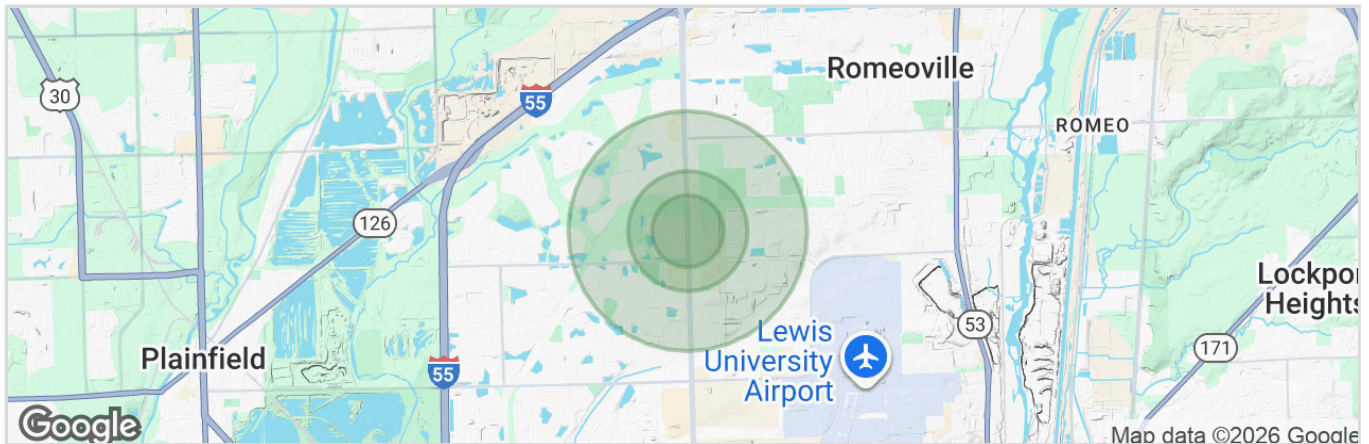
## AREA AMENITIES





# DEVELOPMENT OPPORTUNITY - WEBER ROAD FRONTAGE

## DEMOGRAPHICS



### 1 mile



\$87,295

Median Household Income



9,655

Population



3,959

Households



41

Median Age



\$68,917

Median Disposable Income

### 3 miles

Median Household Income



\$102,121



57,311

Population



20,569

Households



39

Median Age



\$80,770

Median Disposable Income

### 5 miles



\$105,554

Median Household Income



138,135

Population



48,414

Households



39

Median Age



\$83,736

Median Disposable Income