

6.03 ACRES AVAILABLE FOR SALE

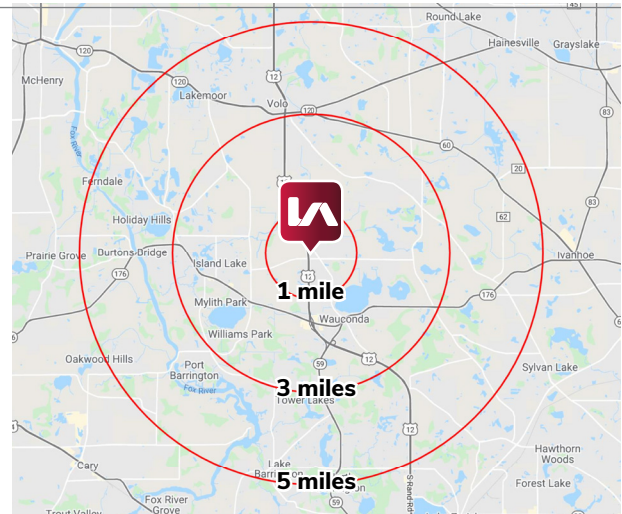
28629 RT. 12 HWY

WAUCONDA, ILLINOIS | www.wauconda-il.gov



SITE SPECIFICATIONS:

SITE SIZE:	6.03 acres
ZONING:	GB (General Business) View Zoning Guide
DUE DILIGENCE:	View DD Materials
SALE PRICE:	\$990,000 (\$3.77 PSF)
COMMENTS:	<ul style="list-style-type: none"> High traffic counts: 34,300 VPD on Rt. 12 7,450 VPD on Bonner Road Sewer / water / gas / electric to site Dimensions: 648' x 421' x 597' x 426' Ideal location for Auto/Boat/Heavy Equipment Dealers, Flex/Warehouse Space, Leisure Furniture Dealer Owner will consider joint venture or build to suit



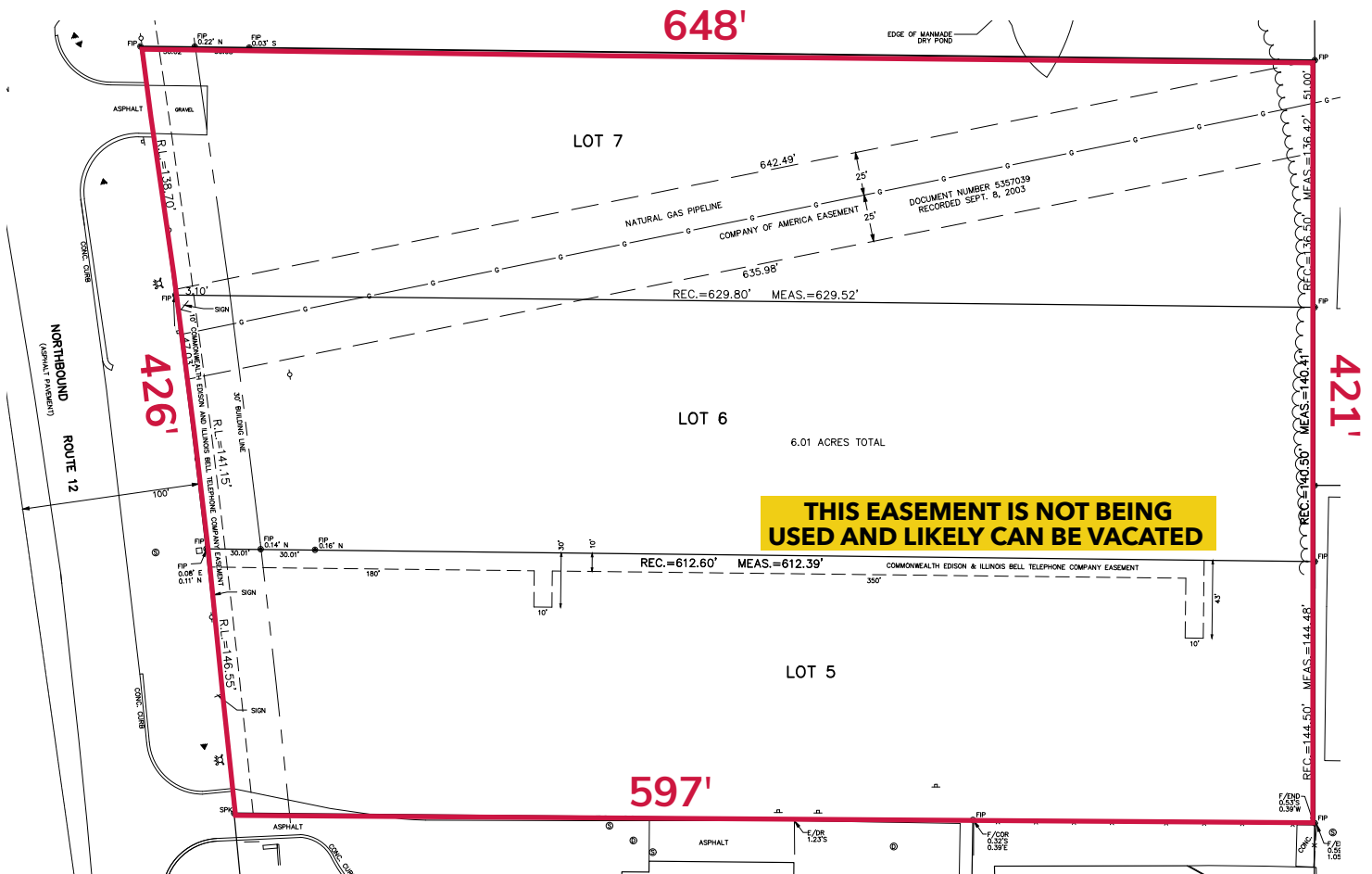
	1 MILE	3 MILES	5 MILES
Estimated Population	2,364	27,656	66,908
Number of Households	873	10,538	25,362
Household Income (AVG)	\$88,367	\$108,616	\$123,730
Daytime Population	8,144	20,411	40,577

*****Click to View Full Demographics Report*****

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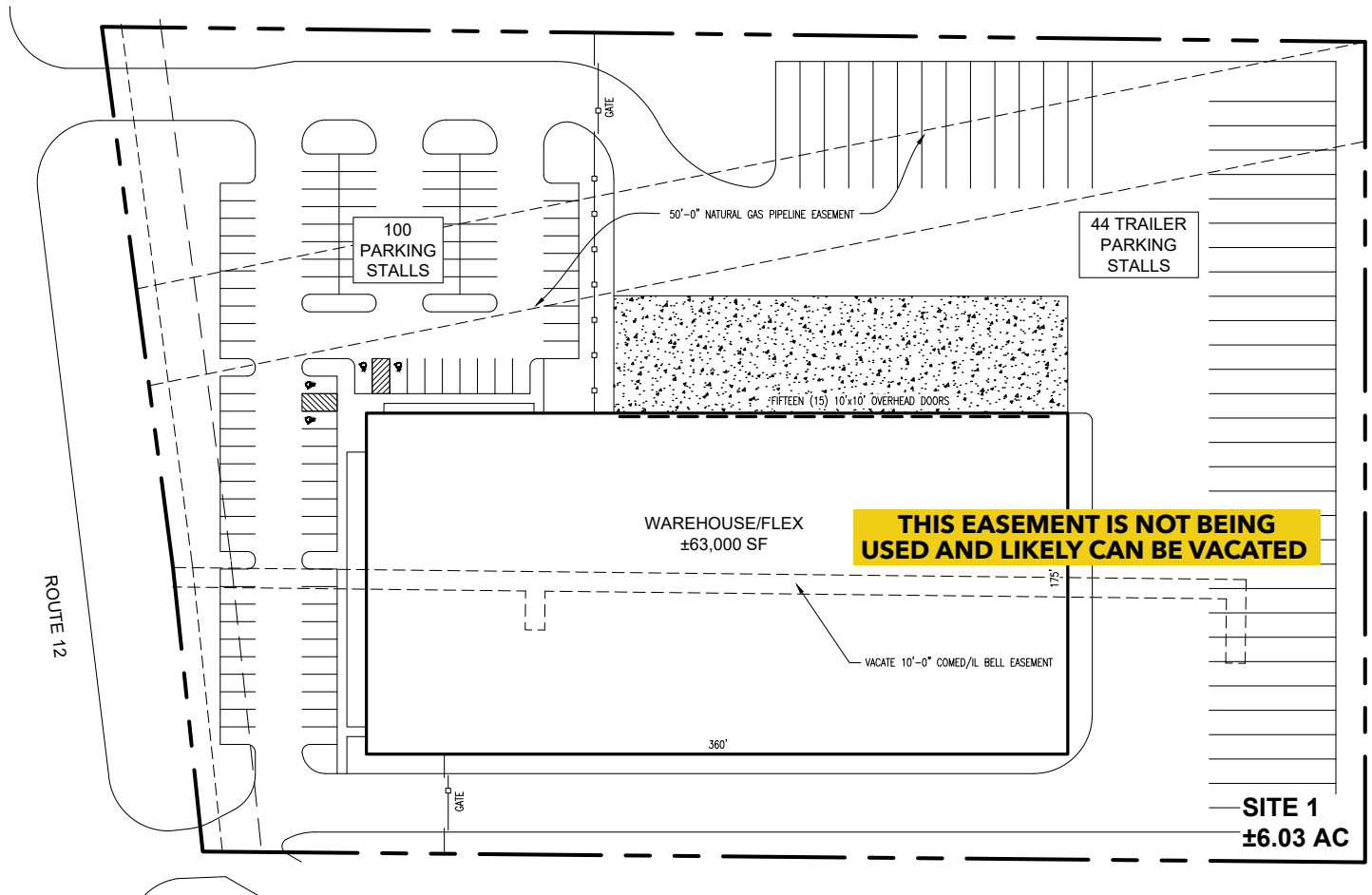
- = 12" Water Main
- = 24" Sanitary Main

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CONCEPTUAL SITEPLAN #1



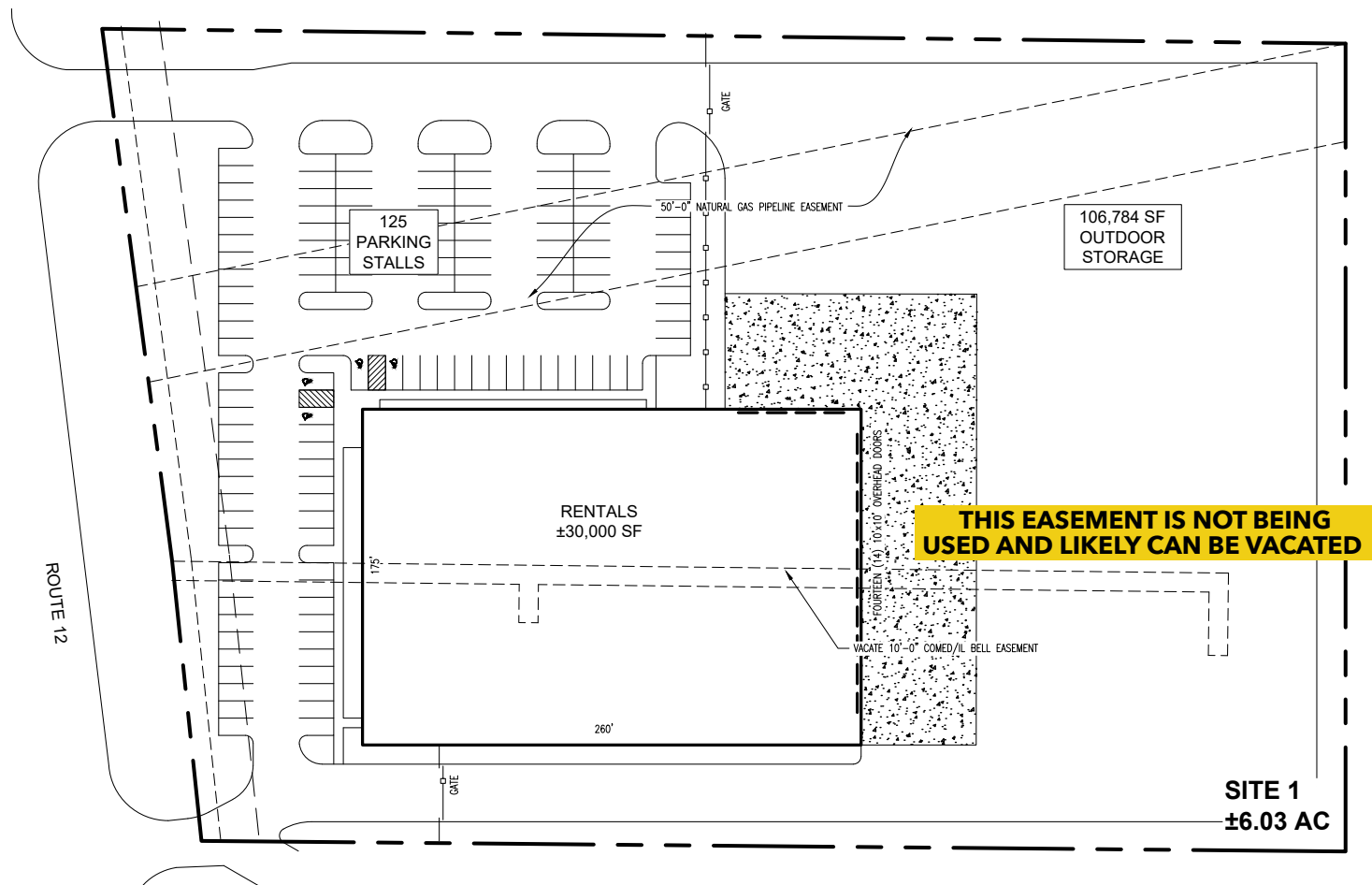
JTS | Architects

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CONCEPTUAL SITEPLAN #2



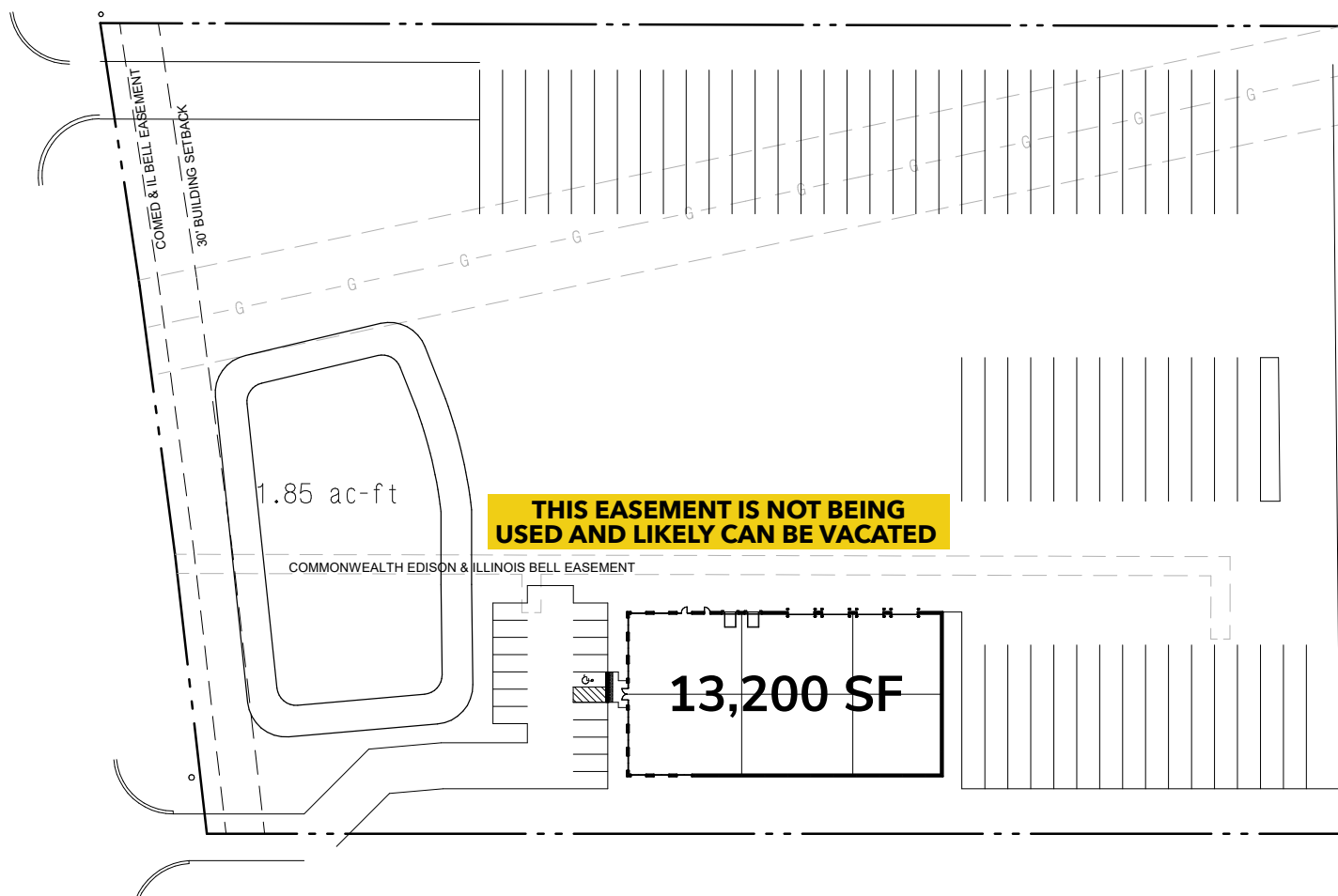
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TRUCKING OPTION #1

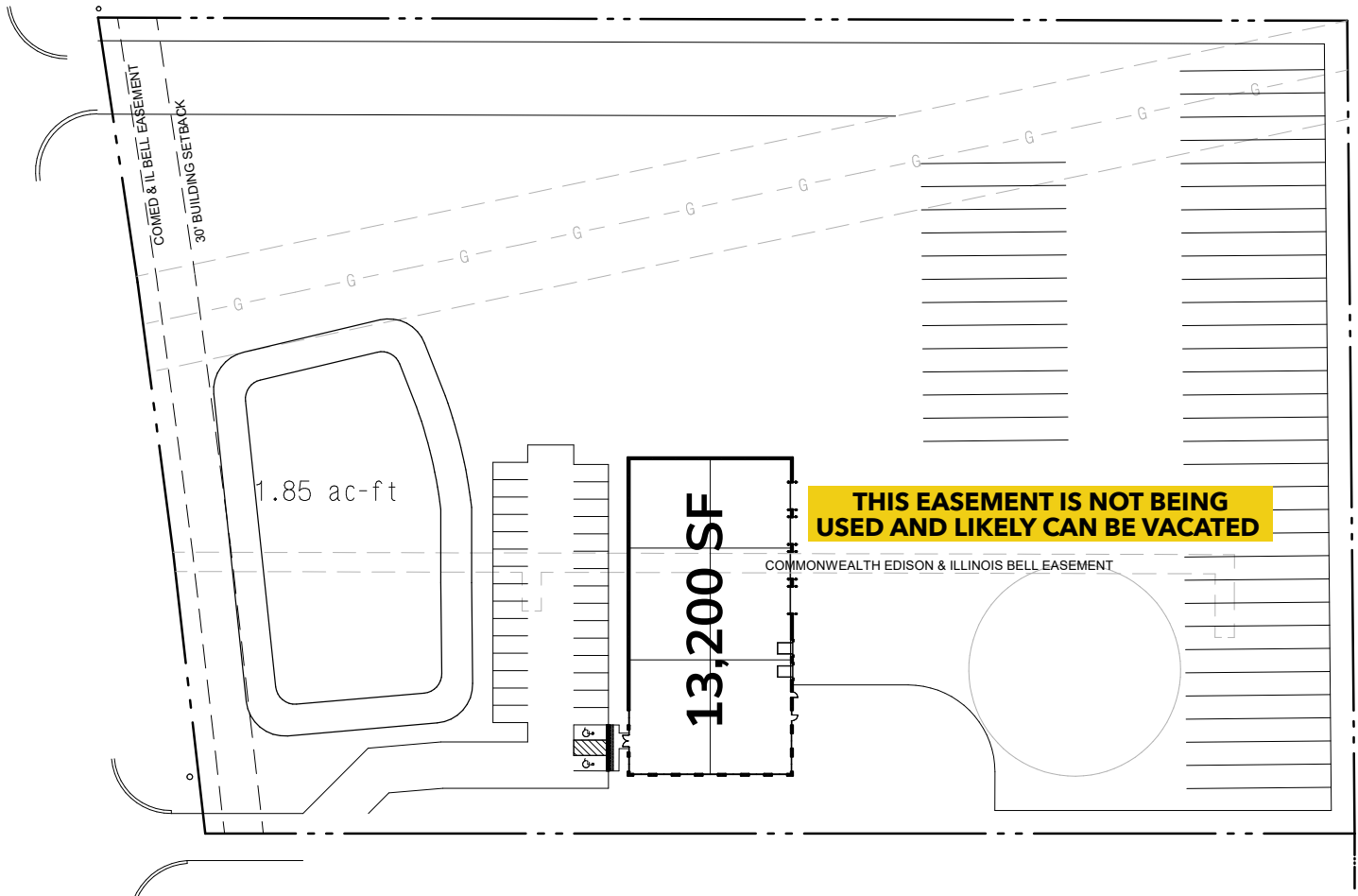


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TRUCKING OPTION #2



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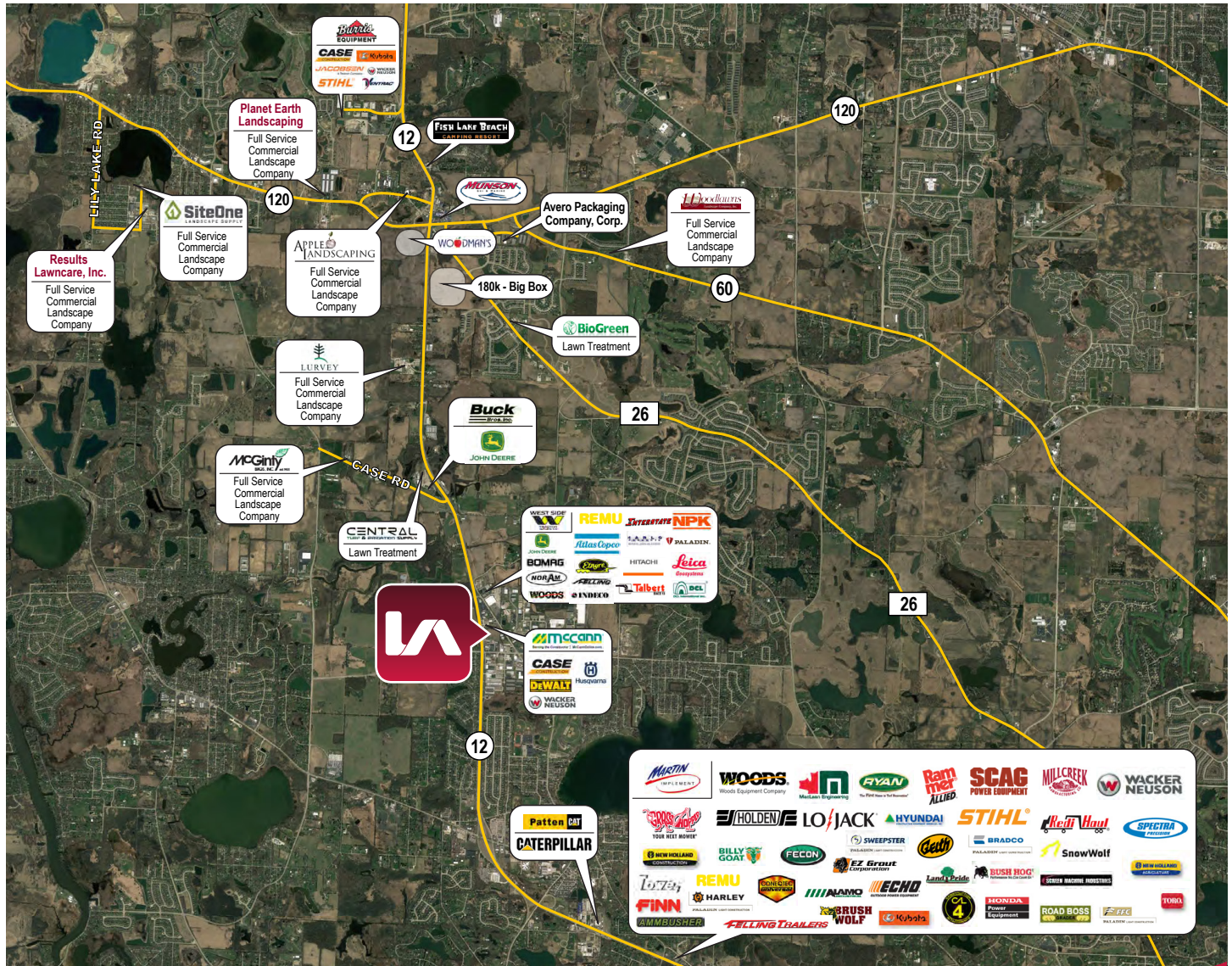
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CONTRACTOR CORRIDOR



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