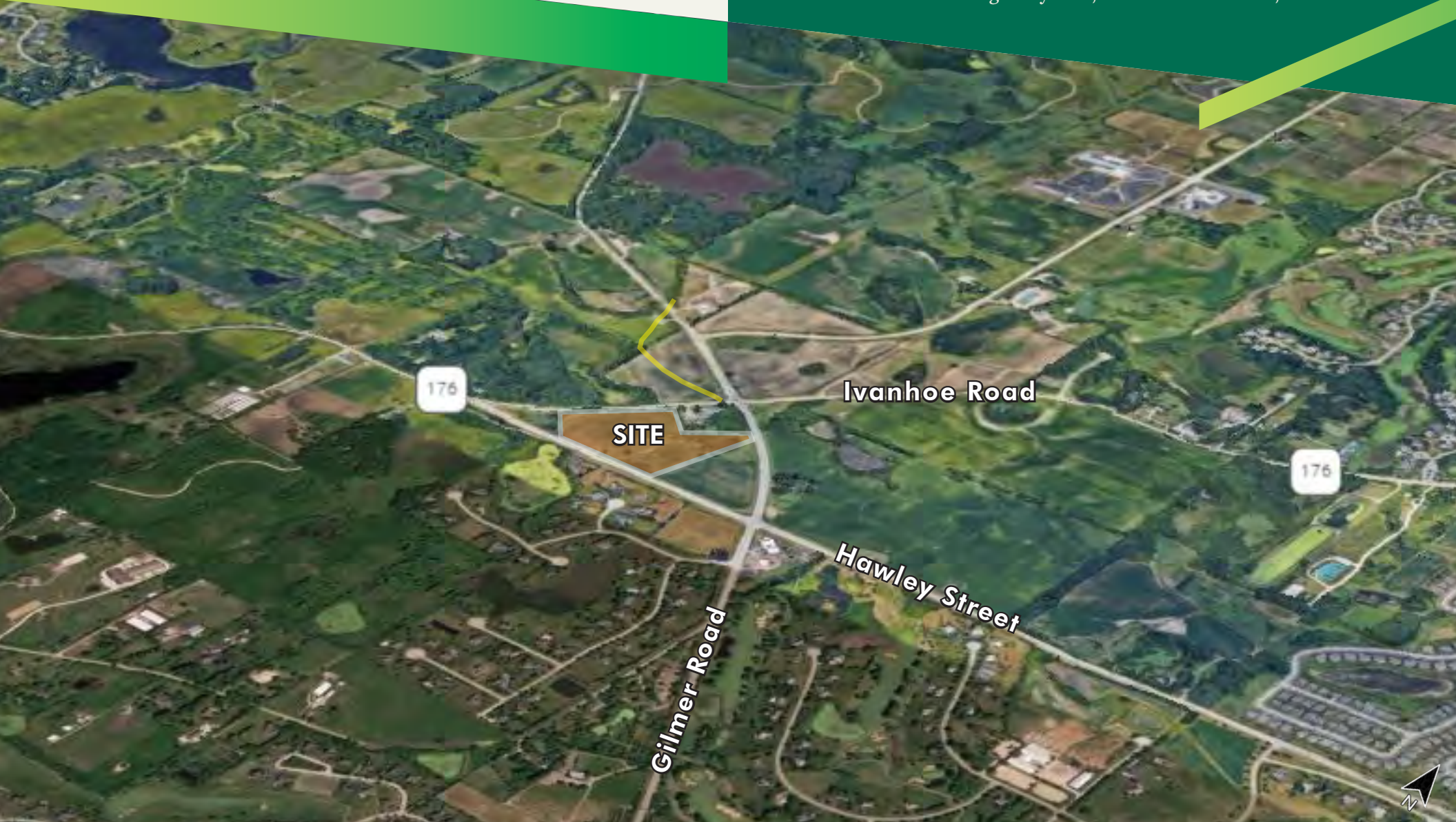


FOR SALE

DEVELOPMENT OPPORTUNITY

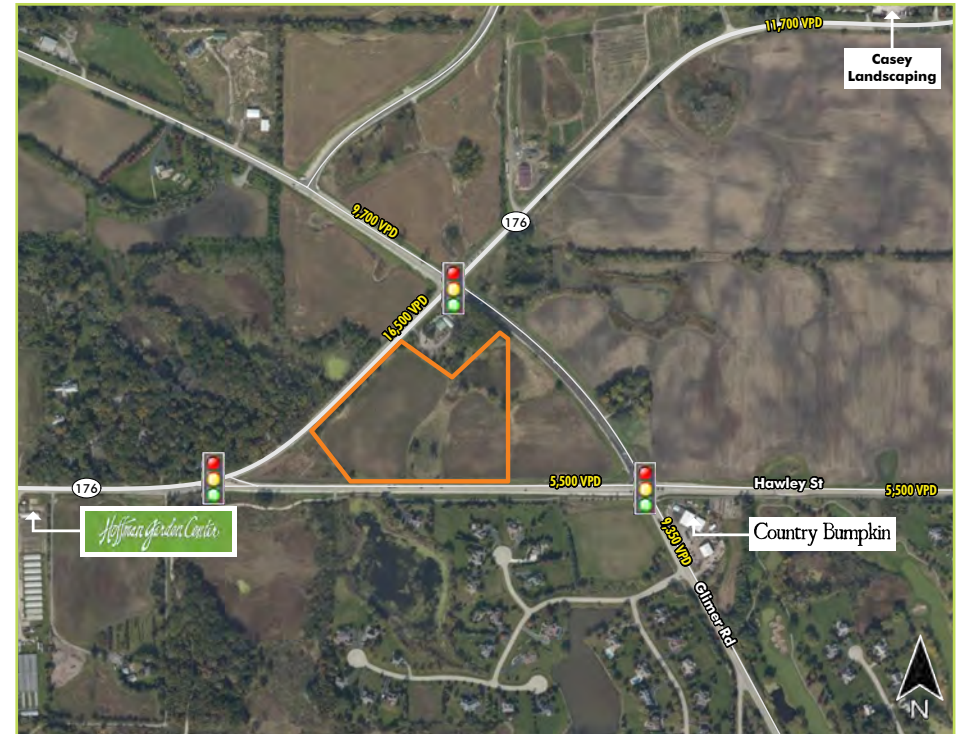
22635 W Highway 176, Hawthorn Woods, IL



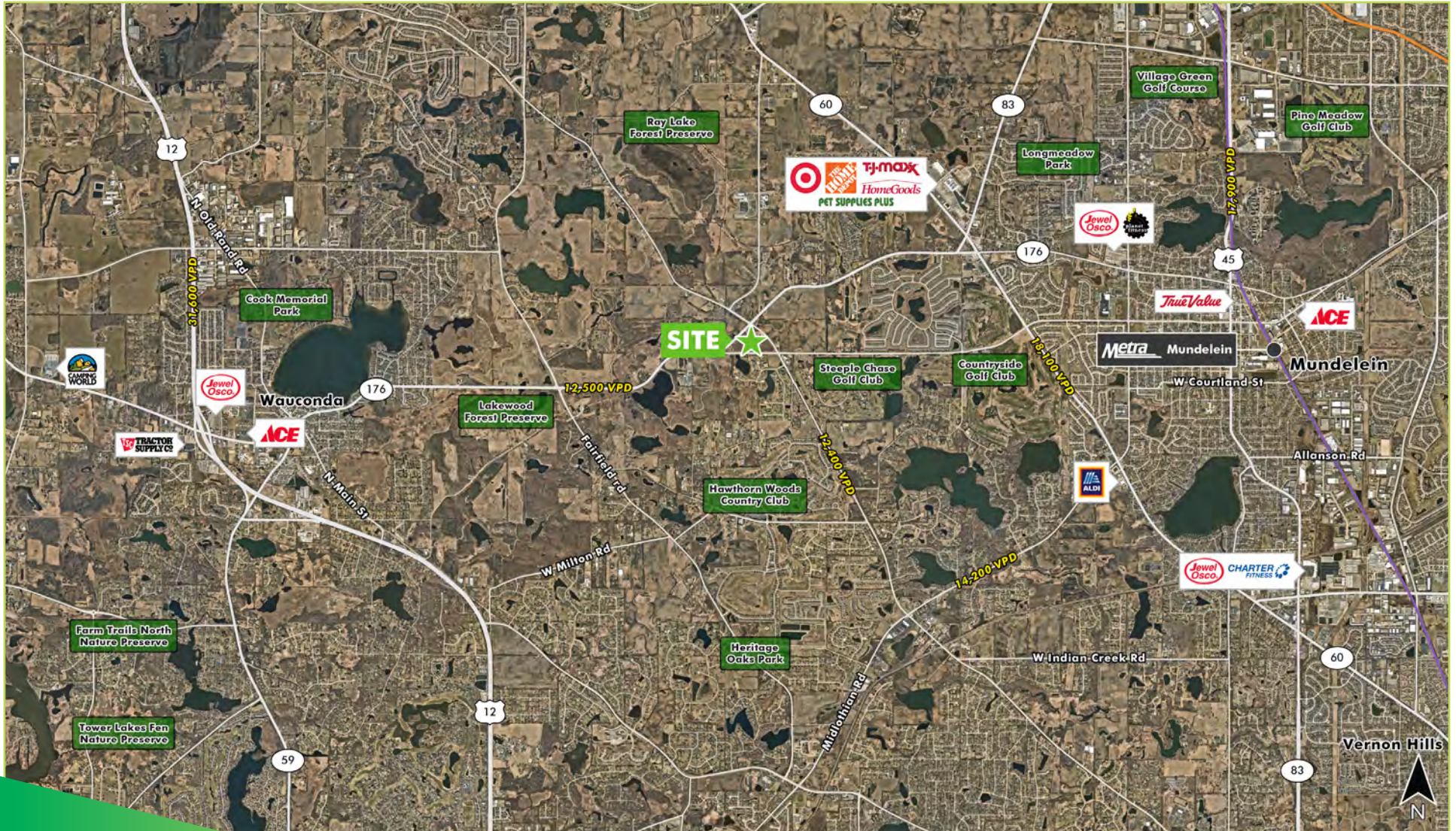
PROPERTY HIGHLIGHTS

- + ±16.3 acres
- + Zoned R-1 One-Family Residence District
- + Approximately 680' of frontage along Highway 176 (Ivanhoe Road) and 910' of frontage along Hawley Street
- + Lighted intersections surround the property
- + Mundelein High School District 79
- + Traffic Counts:
16,500 vehicles per day on Highway 176
5,500 vehicles per day on Hawley Street
- + PIN Number: 10-28-100-024
- + Taxes: \$232.58
- + Asking: \$600,000
- + Please call for additional information

SITE AERIAL

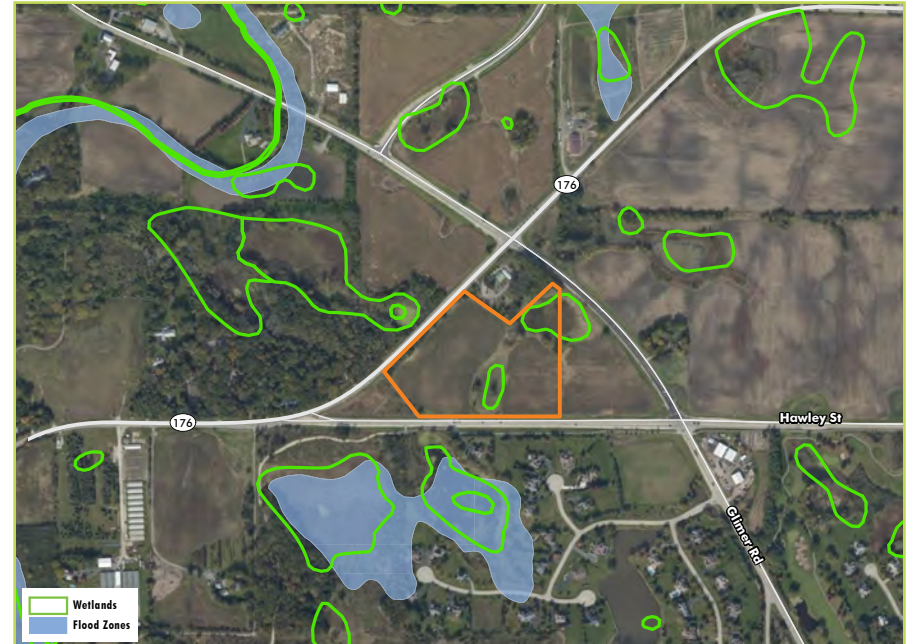


AREA OVERVIEW AND TRANSPORTATION CORRIDORS



DEMOGRAPHIC SNAPSHOT AND FLOODPLAINES/WETLANDS

DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Population	499	21,147	88,494
Average Household Income	\$255,265	\$146,163	\$138,638
Average Housing Value	\$608,277	\$425,049	\$391,438



PLEASE CONTACT:

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