

LAND FOR SALE

100 S BAER RD

TREMONT, IL 61568

TREMONT BUSINESS DEVELOPMENT DISTRICT



LOCATION DESCRIPTION

Tremont is a tranquil yet vibrant small-town village with the convenience of modern amenities. The property's close proximity to the bustling Main Street commercial area presents potential for retail development, capitalizing on the area's established commercial presence. Investors seeking to tap into a thriving local economy will find the location's strategic position and nearby points of interest appealing.

Whether considering land or retail opportunities, the area's combination of rural charm and access to urban amenities makes it a compelling choice for investment.

PROPERTY HIGHLIGHTS

- 2.46 Acres (5 lots) - willing to subdivide
- Excellent corner location with great visibility
- Directly adjacent to new developments
- Located in Tremont Business Development District (BDD)
- Also qualifies for TIF & Enterprise Zone South benefits

OFFERING SUMMARY

Sale Price:	\$300,000
Lot Size:	2.46 Acres

JASON MILLER

jason@malooofcom.com

ZAC MALOOF

zac@malooofcom.com

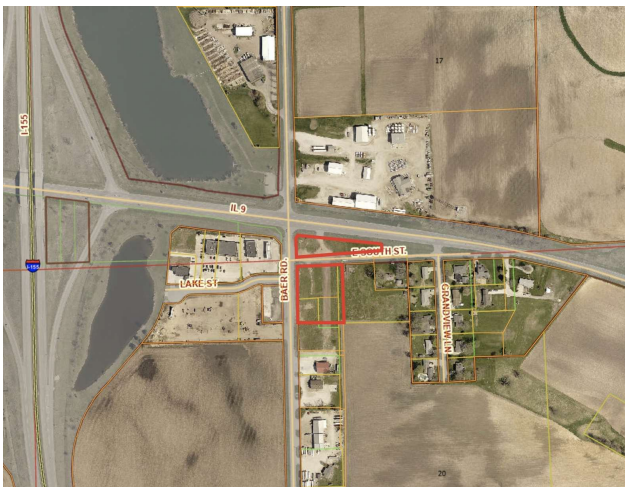
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Excellent Corner Location



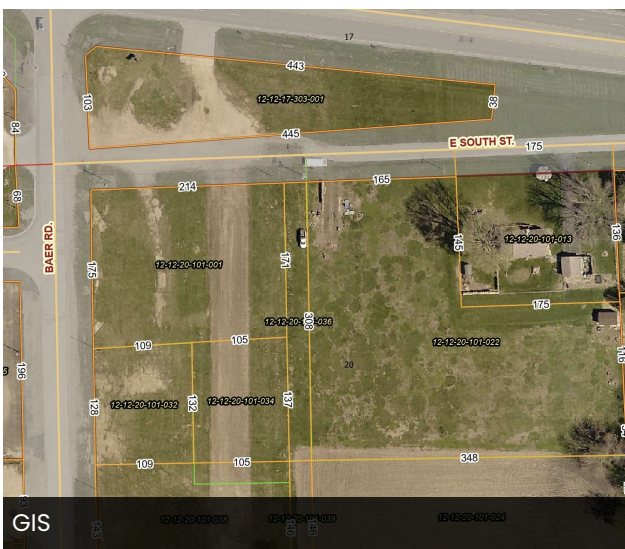
GIS



Rt. 9 toward Mackinaw



Rt. 9 toward Tremont / I-55



GIS



Adjacent Development

JASON MILLER

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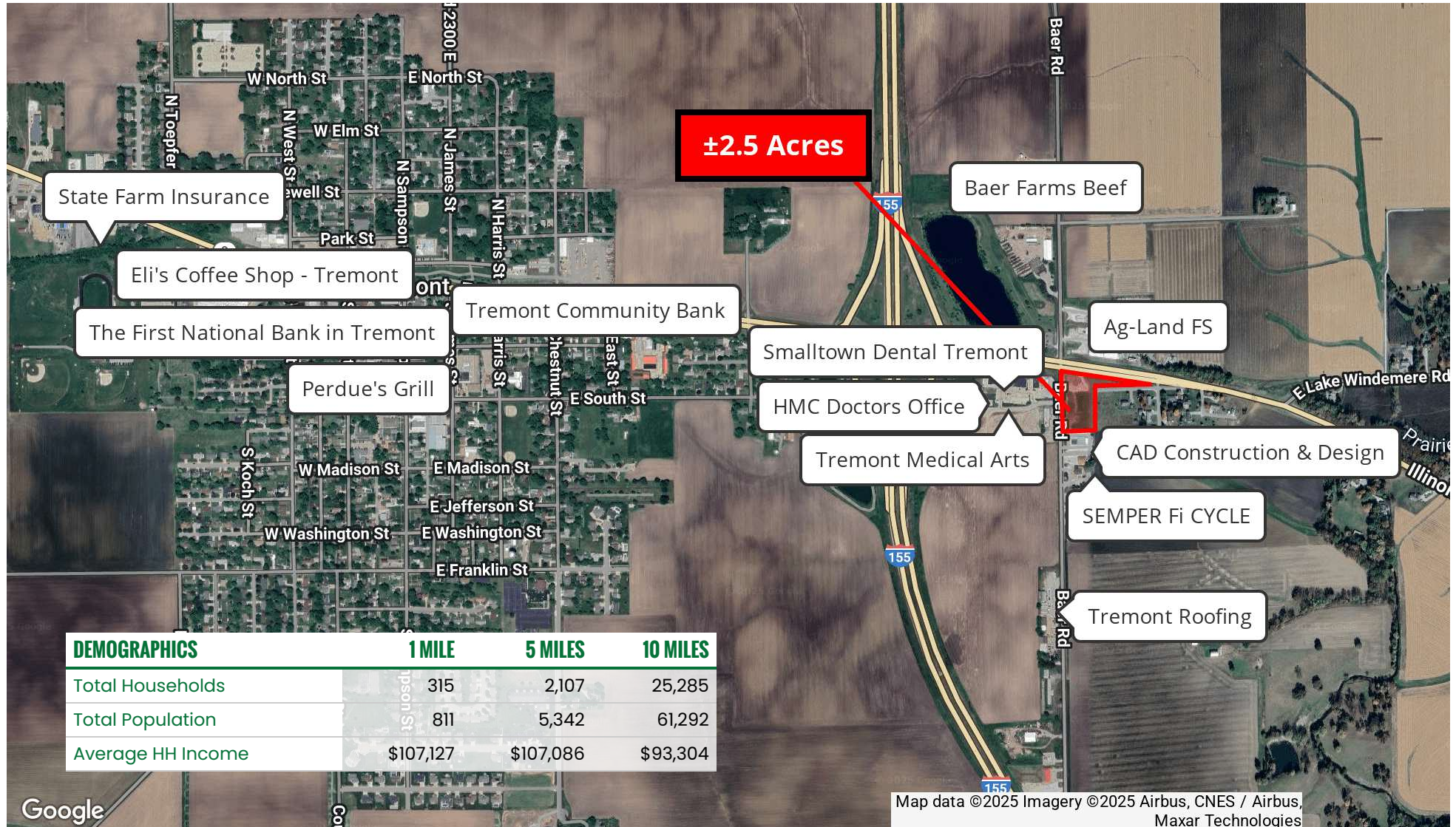


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