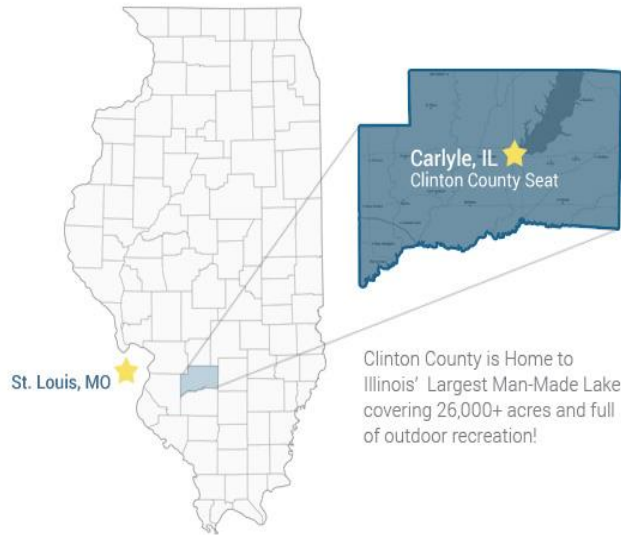


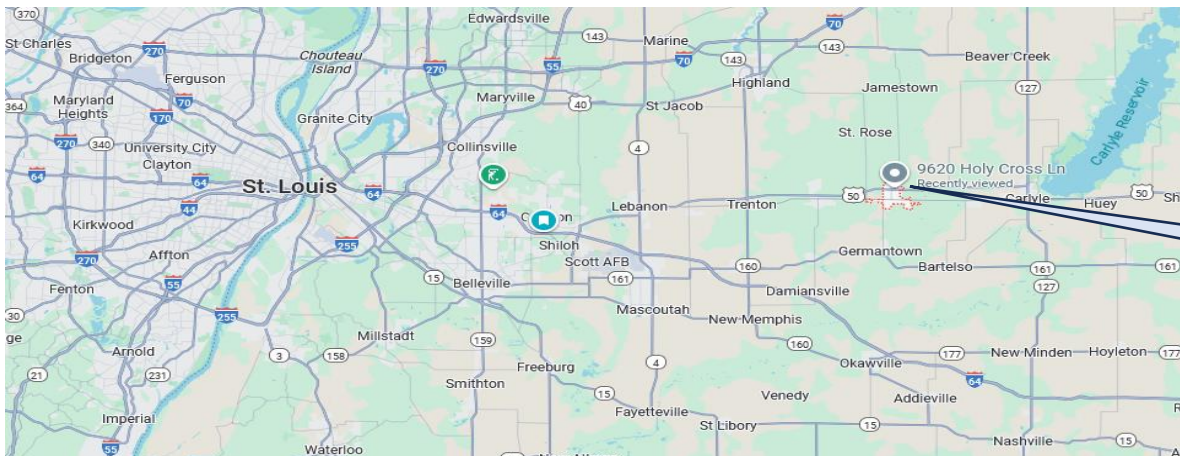


APPROXIMATELY 10.27 ACRES of DEVELOPMENT LAND
9620-9678 Holy Cross Lane, Breese, Illinois 62230
AVAILABLE FOR SALE

REGIONAL INFORMATION



- Developers in Clinton County's Enterprise Zone don't pay sales tax on building materials.
- Clinton County is less than 30 miles from downtown St. Louis and 8 miles from Mid-America Airport.
- Clinton County is 12 miles from the Metrolink station at Scott Air Force Base.
- Clinton County is home to the largest manmade lake in Illinois with outstanding recreation opportunities.
- Clinton County has industrial parks with room to grow, including our own 100-Acre industrial park in Carlyle.
- Clinton County is home to Kaskaskia Community College and a short distance from McKendree University and Southwestern Illinois College.
- Clinton County has a well-trained and dynamic workforce.
- Clinton County has 130 miles of state highway and 81 miles of railroad.





PROPERTY INFORMATION

- LOT SIZE APPROXIMATELY 10.27 ACRES
- LEVEL BUILDING SITE
- FRONTAGE: APPROX. 360' HOLY CROSS
- FRONTAGE: APPROX. 550' HIGHWAY 50
- COUNTY: Clinton
- INCENTIVE AND TIF PROGRAMS AVAILABLE
- LOCATED IN ENTERPRISE ZONE
- POTENTIAL USES: OFFICE, MEDICAL, RETAIL
- UTILITIES PROVIDED BY CITY OF BREESE
- CURRENTLY ZONED: C-1 HIGHWAY COMMERCIAL

Sales Price \$1,200,000

ESRI DEMOS	5 MILES	10 MILES	20 MILES
POPULATION	9,9981	26,470	97,632
HOUSEHOLDS	4,089	10,751	36,692
MEDIAN AGE	41.2	42.0	40.1
MEDIAN HH INCOME	\$90,223	\$93,034	\$97,785
AVG HH INCOME	\$116,066	\$117,019	\$113,339
Age 65+	1,992	5,450	18,328

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