

Land For Sale

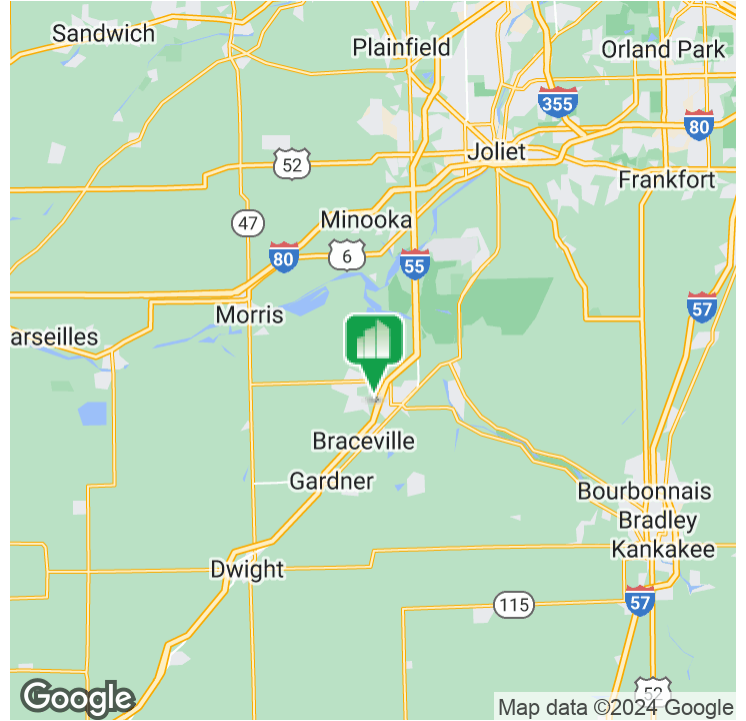


CATON
COMMERCIAL
REAL ESTATE GROUP

SWQ I-55 AND WILL RD

BRAIDWOOD, IL 60408

SWQ I-55 AND WILL RD



OFFERING SUMMARY

Sale Price: \$125,000 / acre

Lot Size: 36.14 Acres

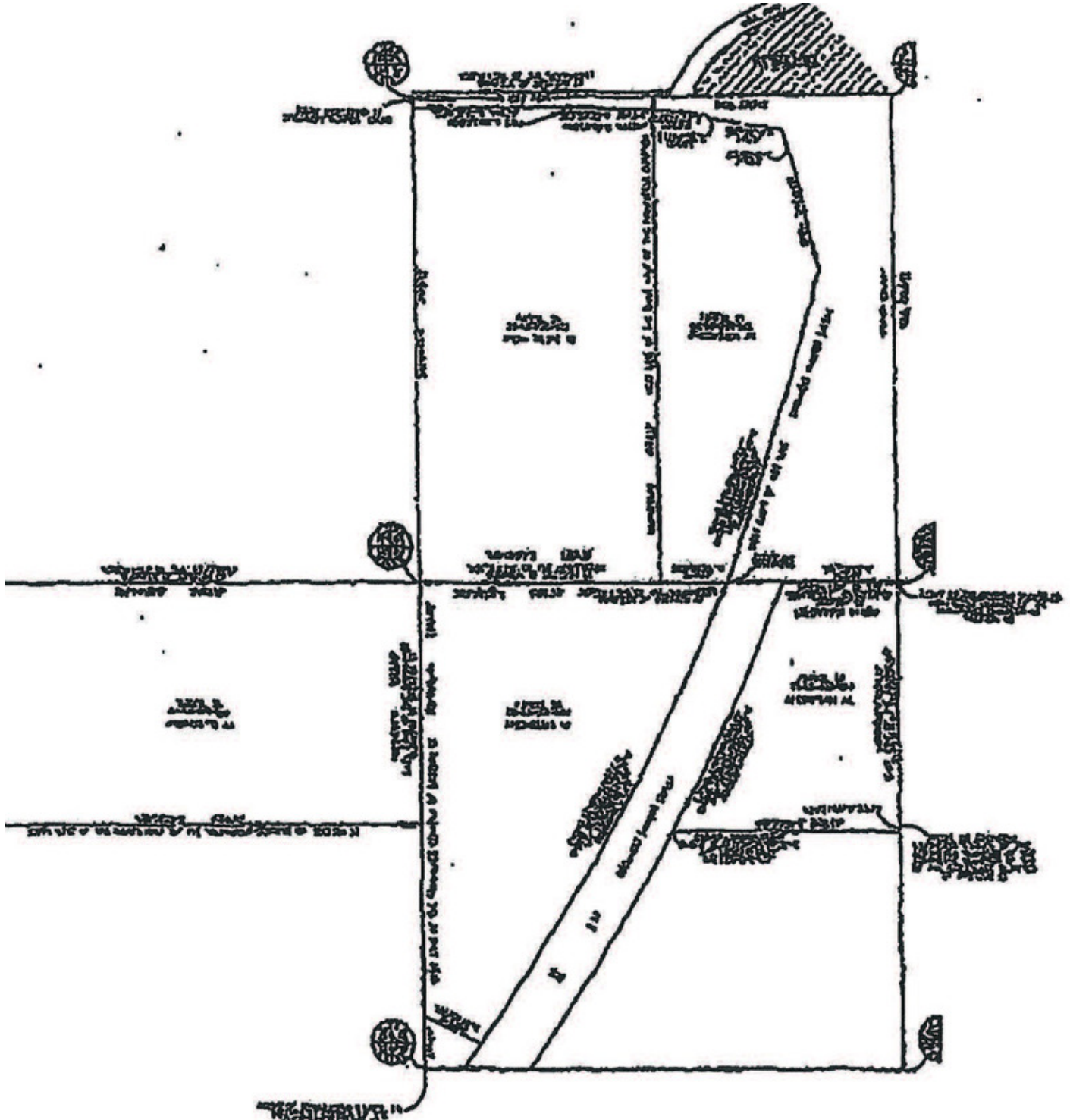
PROPERTY HIGHLIGHTS

- Trucking will be allowed at this full I-55 interchange
- Three phase power to site
- Sewer and water to be connected to the property per annexation agreement with Braidwood
- TIF District
- Farm 2420 Tract 807
- West side - 2,516 feet
- North side - 703 feet (along Reed Rd)
- East side - 2,304 feet (along I-55)
- South side - 397 feet

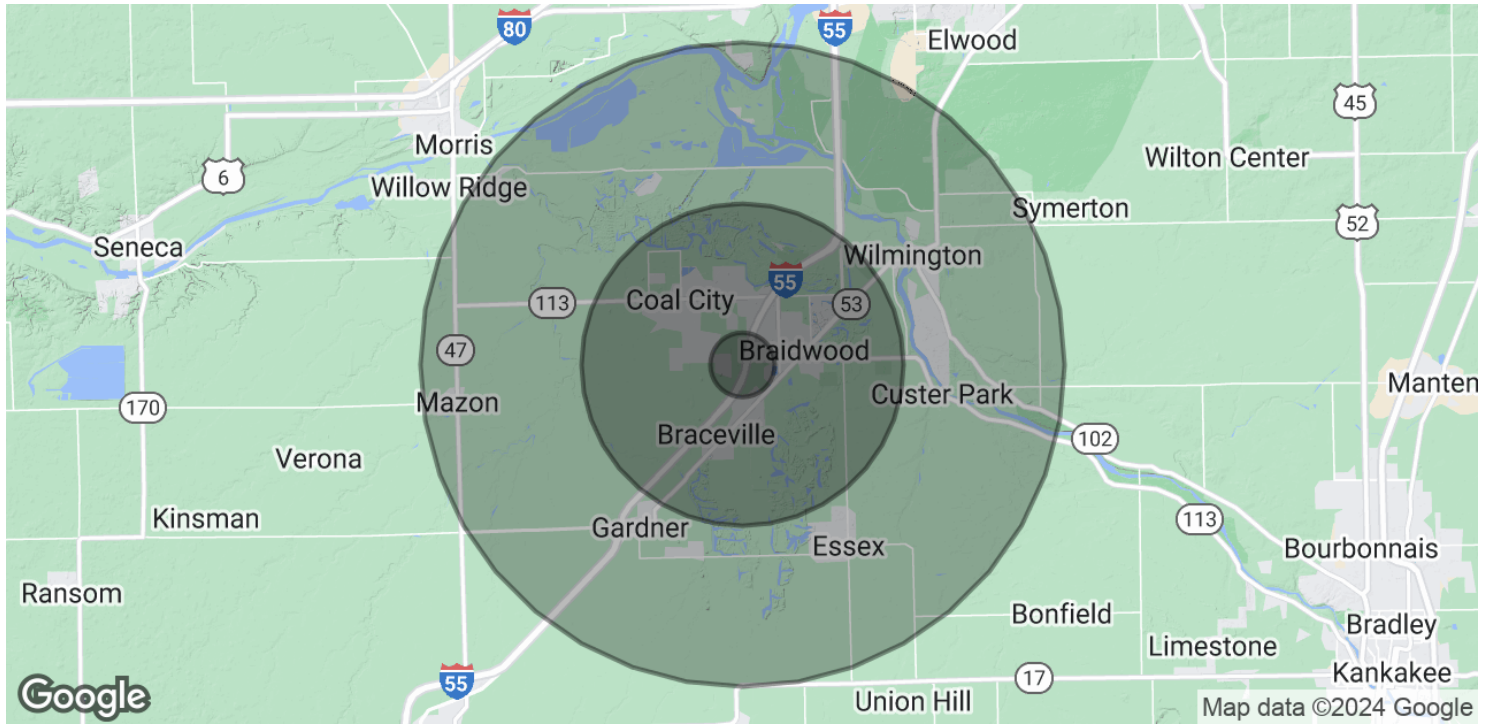
LOCATION OVERVIEW

Located at the Reed/Kennedy Rd interchange of I-55.

SWQ I-55 AND WILL RD



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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,267	18,215	37,487
Average Age	37.3	40.9	42.4
Average Age (Male)	36.9	37.8	40.1
Average Age (Female)	38.7	42.7	43.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	437	8,134	16,543
# of Persons per HH	2.9	2.2	2.3
Average HH Income	\$96,317	\$76,475	\$80,427
Average House Value	\$212,410	\$218,586	\$207,908

2020 American Community Survey (ACS)