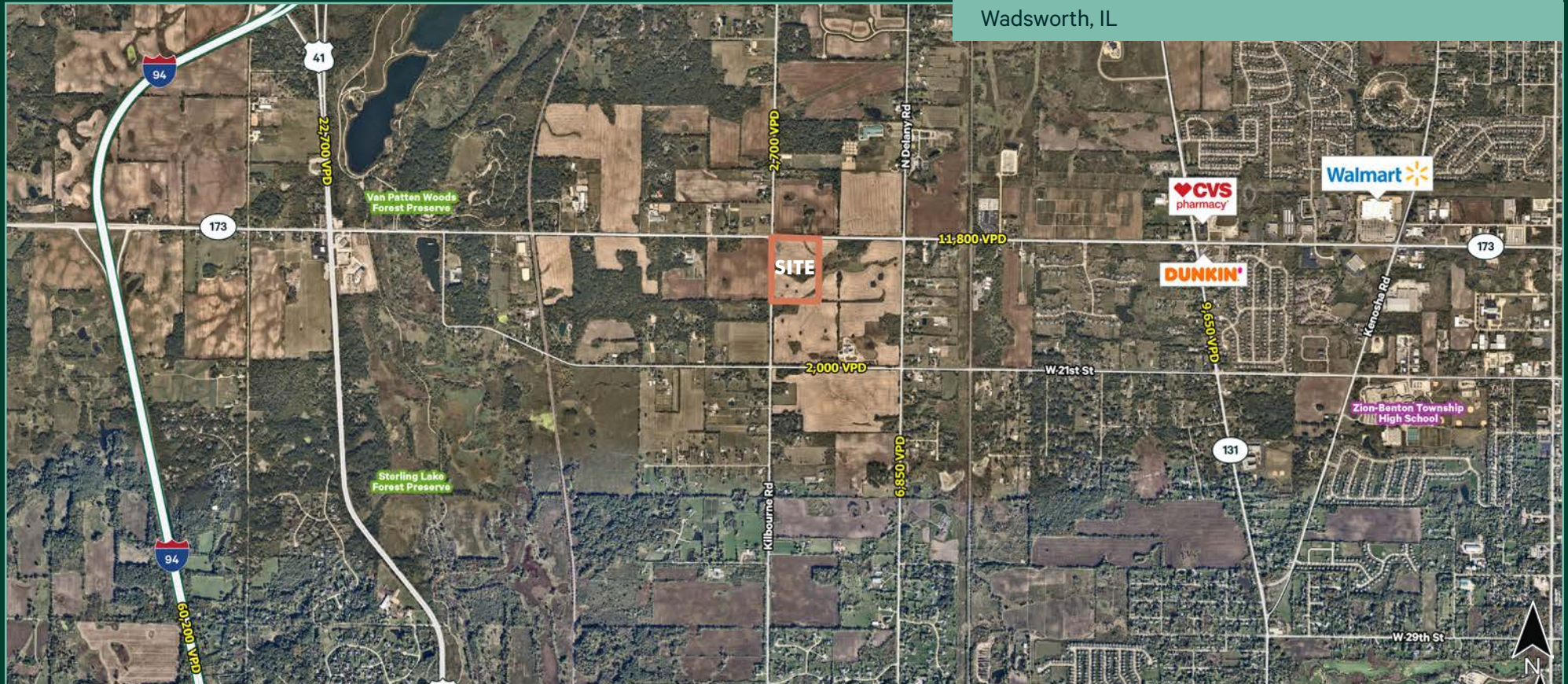


# Prime Development Opportunity

SEC of Route 173 and Kilbourne Road  
Wadsworth, IL



# Property Highlights

SEC of Route 173 and Kilbourne Road  
Wadsworth, IL

## For Sale ±29.801 Acres

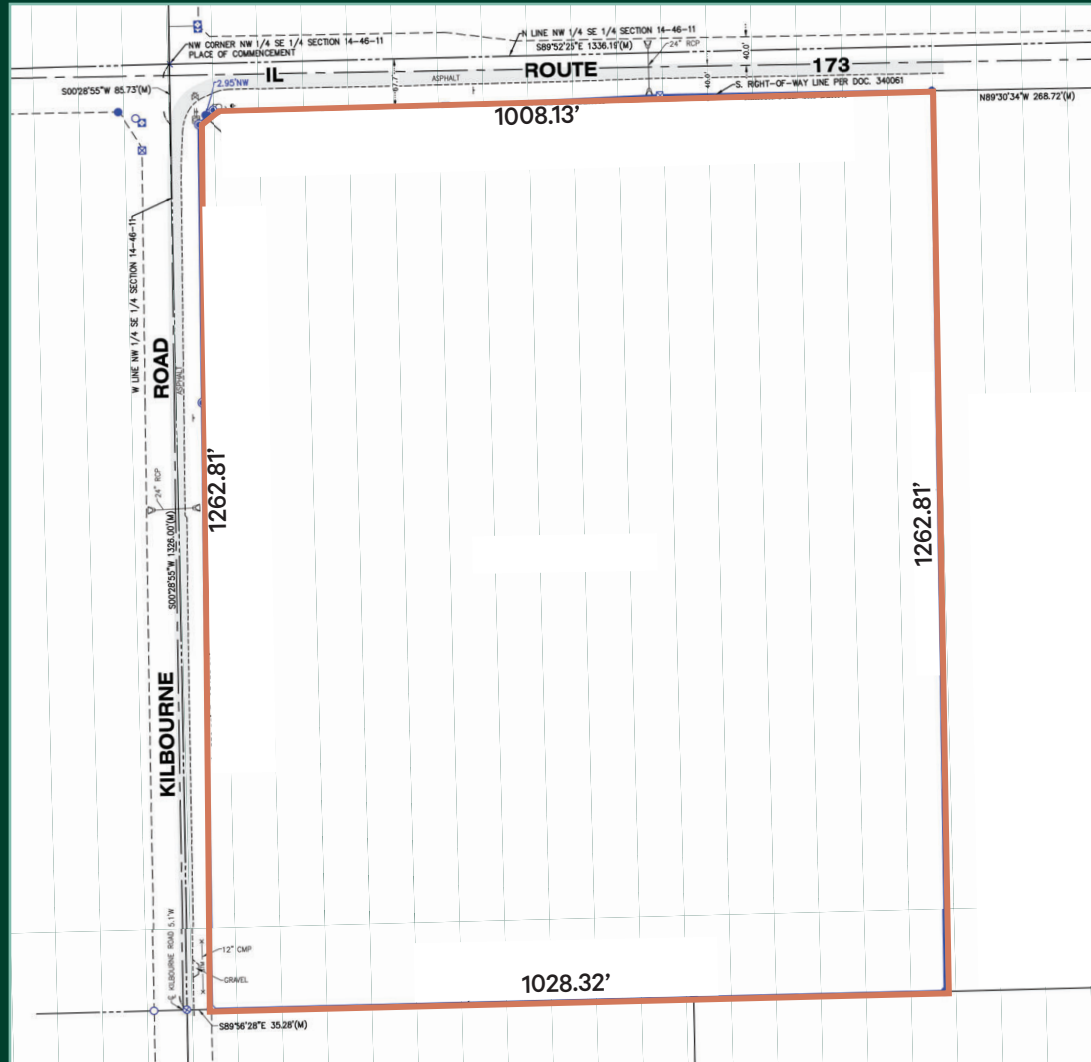
- + Located just south of the Wisconsin border
- + Zoned A-Agriculture
- + Easy access to I-94
- + Traffic Counts:  
60,200 vehicles per day on I-94  
12,300 vehicles per day on Route 173
- + Access to the highway system via I-94 to the west
- + Part of Parcel Number: 03-23-200-001
- + Taxes: \$1,387.05
- + Asking \$300,000
- + Please call for additional information

## Site Aerial



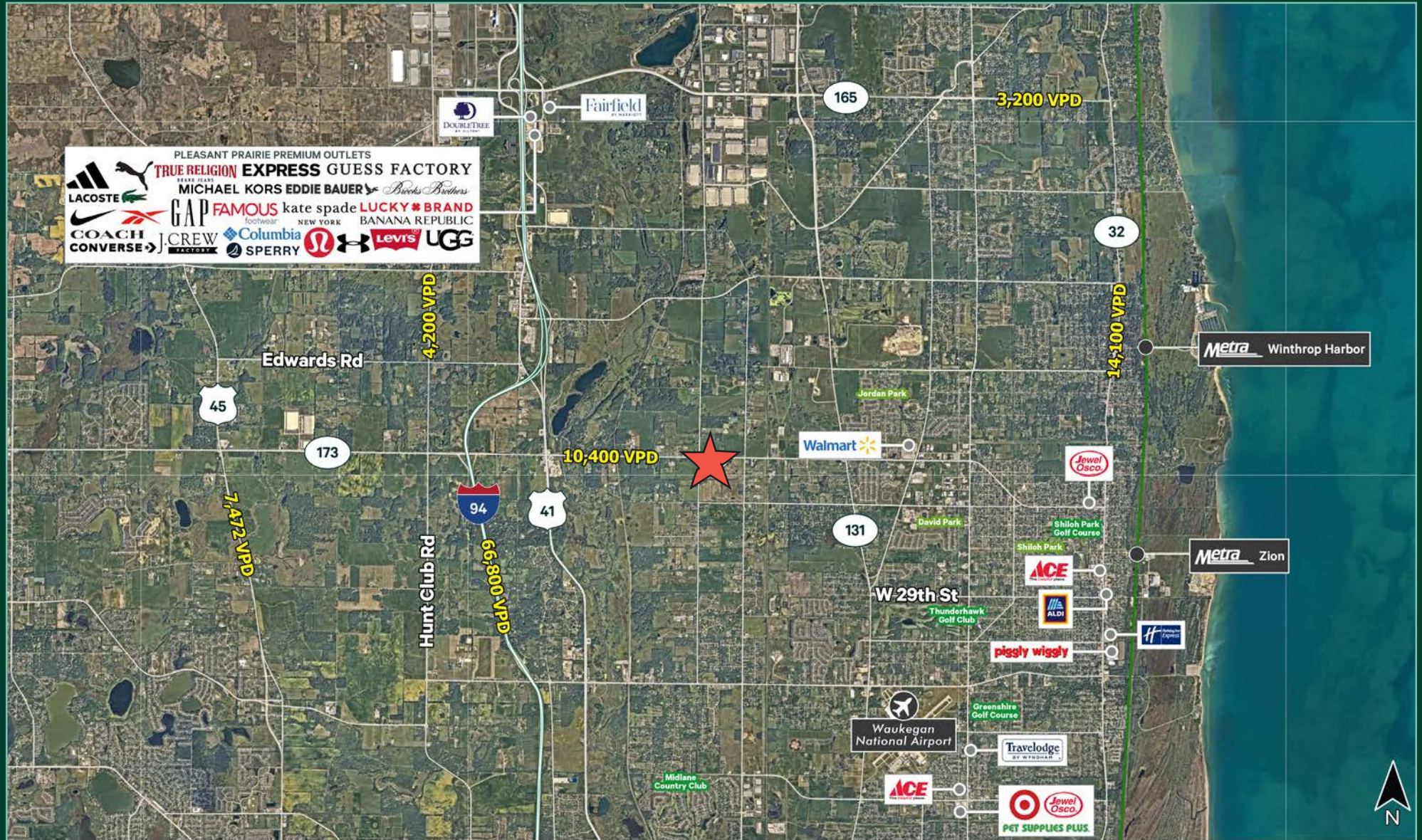
±29.801  
Acres

\$300,000  
Asking Price



# Area Amenities and Transportation Corridors

SEC of Route 173 and Kilbourne Road  
Wadsworth, IL

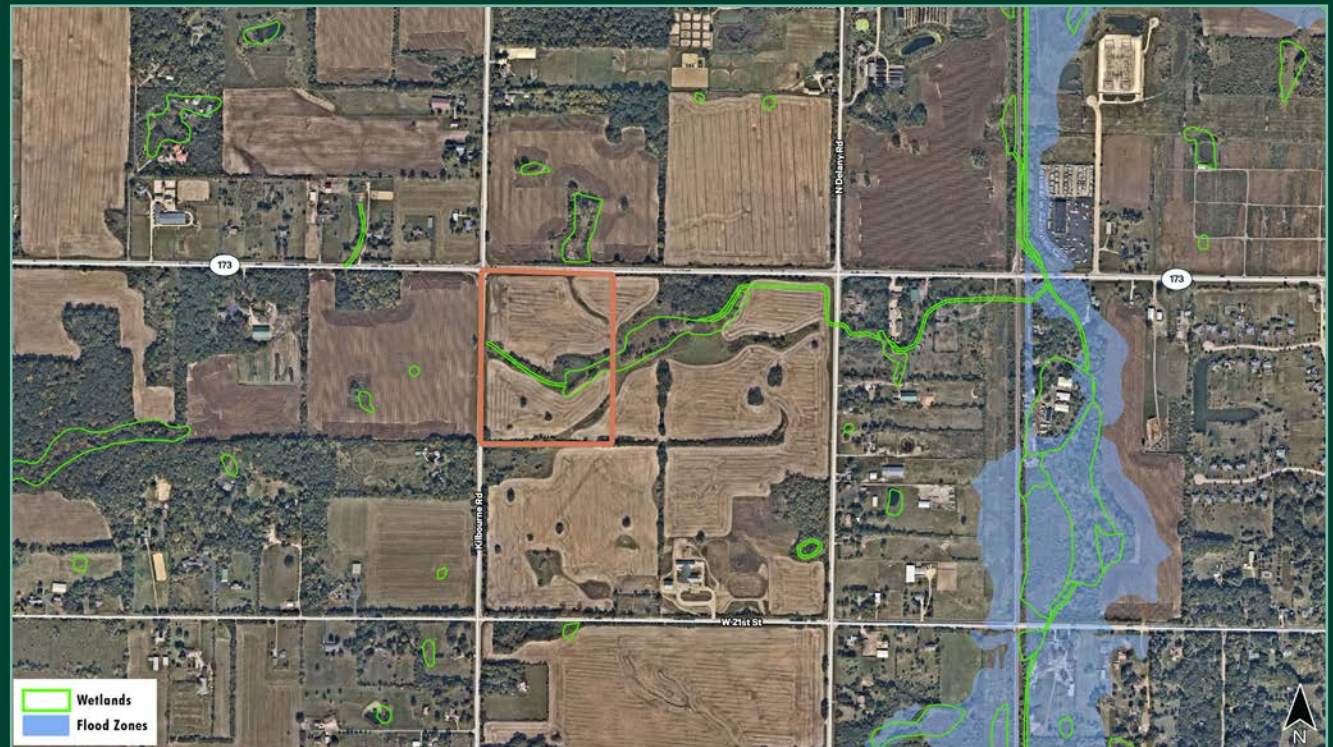


# Demographic Snapshot

SEC of Route 173 and Kilbourne Road  
Wadsworth, IL

	1 MILE	3 MILES	5 MILES
<b>Population</b>	329	16,153	63,180
<b>Households</b>	139	5,695	22,855
<b>Average Household Income</b>	\$106,856	\$108,079	\$100,266
<b>Average Housing Value</b>	\$439,366	\$289,178	\$264,237

# Floodplains / Wetlands





## Contact Us

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