



102 Esser Street

is being offered at

\$60,000

PROPERTY DESCRIPTION

The O'Bryan & Ball Team has been exclusively retained to sell 102 Esser Street in Washington, IL. The property is approximately 0.50 acres of land ready for development on Washington Road/Route 8. The sale includes 2 parcels, zoned B-3, that benefit from extremely high visibility and daily traffic counts. The lots are located in the East Peoria Enterprise Zone and Sunnyland Corridor Development, providing opportunities (upon approval) for 50% reduced permit fees, 100% property tax abatement and improvements for 5 years, and sales tax waivers. Reach out to listing brokers for additional information on the Enterprise Zone & Sunnyland Corridor Development.

LISTING METRICS

0.5
TOTAL ACRES

21,780
TOTAL SQUARE FEET

B-3
ZONING

\$2.75
PRICE / SF

**East Peoria Enterprise Zone &
Sunnyland Corridor Development**

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PROPERTY DETAILS

LOCATION INFORMATION

ADDRESS	102 Esser Street
CITY / STATE / ZIP	Washington, IL 61571
PARCEL ID	02-02-19-313-017; 02-02-19-313-018
LOT ACRES	0.50
LOT SF	21,780

BUILDING INFORMATION

PROPERTY TYPE	Commercial Land
ZONING	B-3
LOCATION BENEFITS (see agents for details)	East Peoria Enterprise Zone Sunnyland Corridor Development

TAX INFORMATION (2023) COMBINED

TOTAL ASSESSMENT	\$8,370
ANNUAL PROPERTY TAX	\$845
TAX CLASS	02012
TAX RATE	10.0962%



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TRADERS UNLIMITED

EXTERIOR PHOTOS



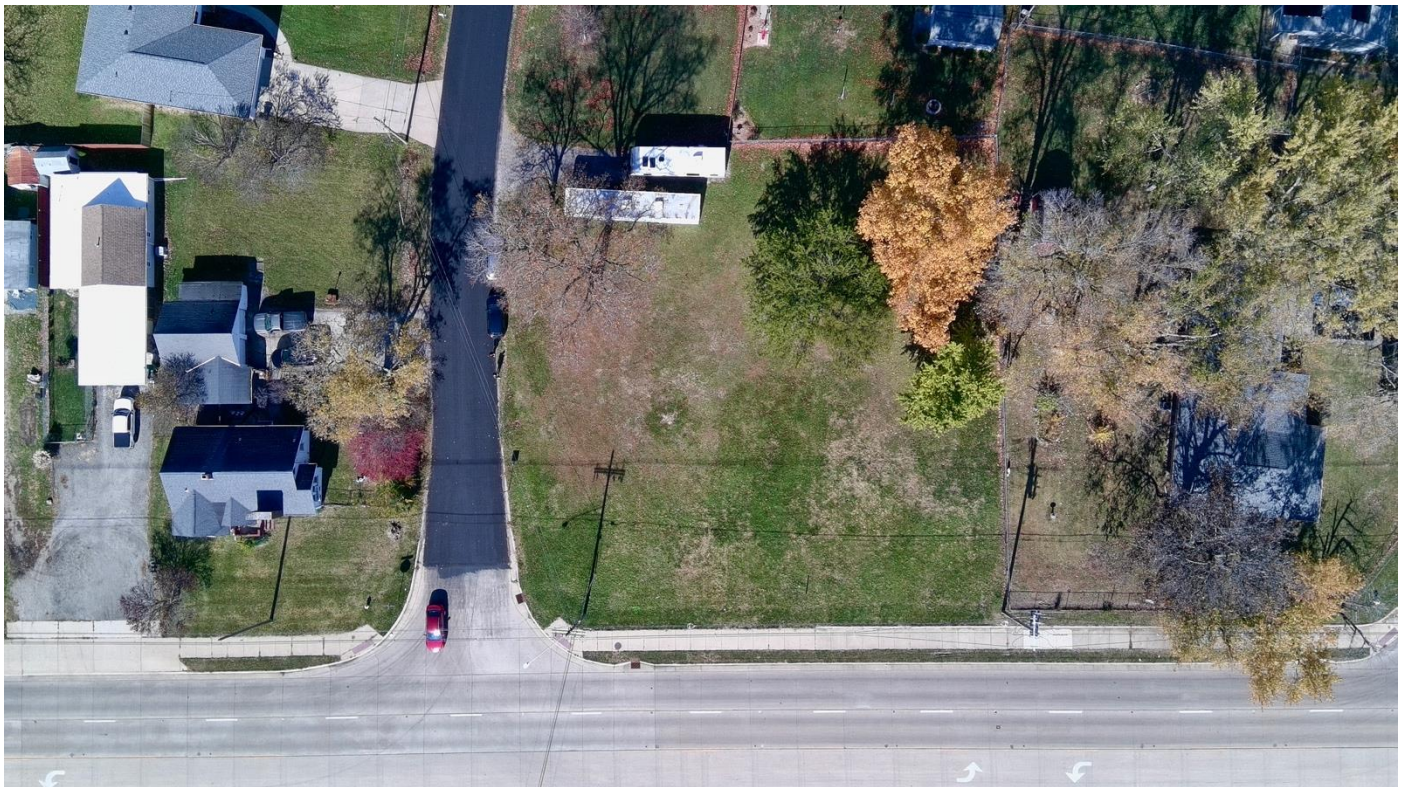
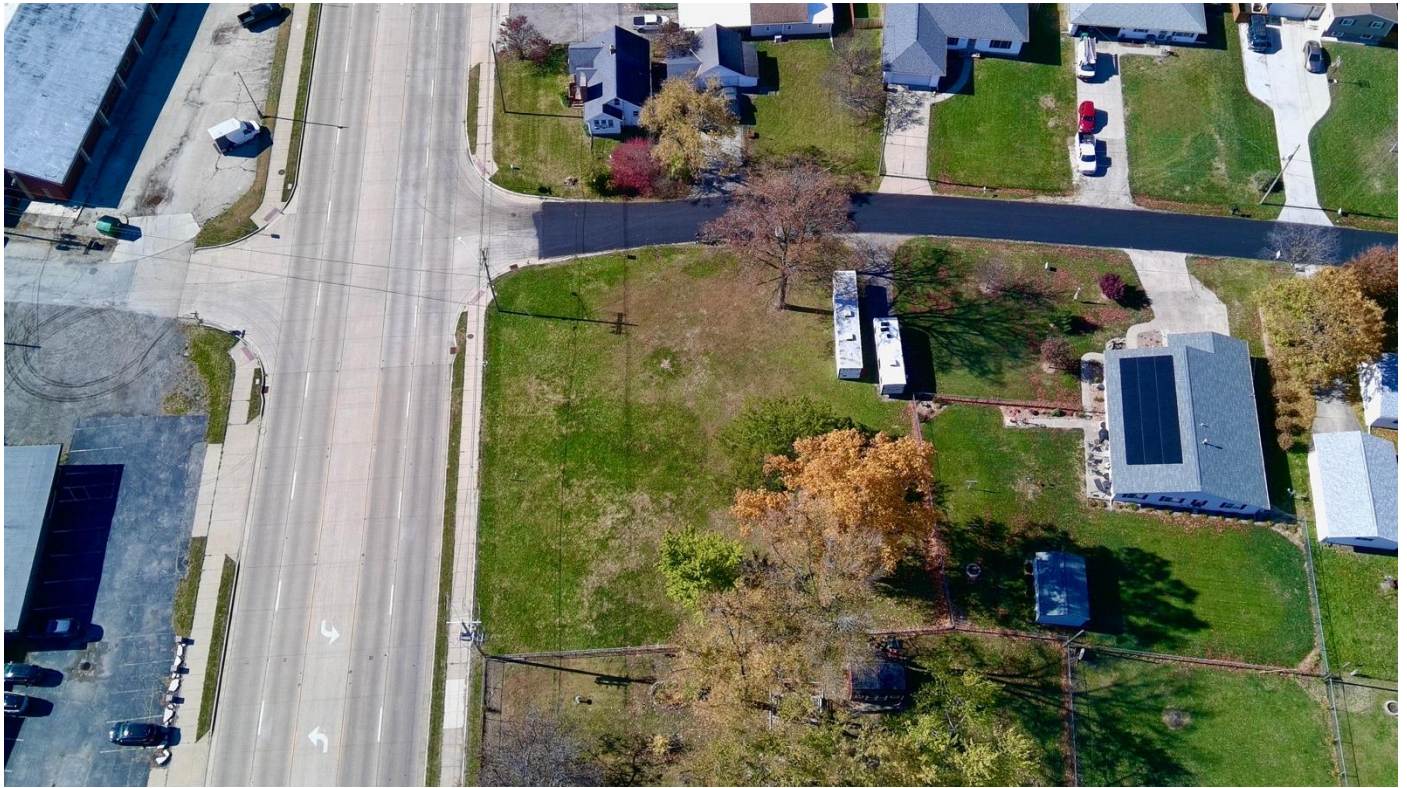
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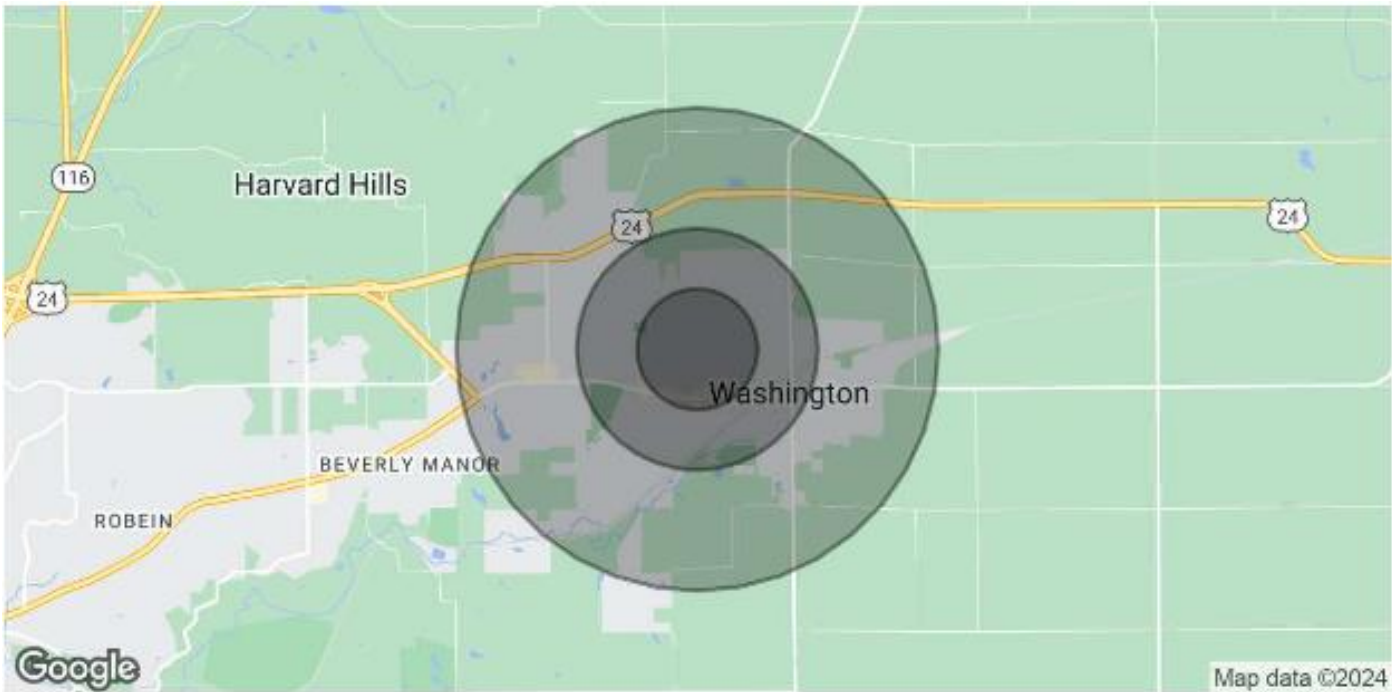
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DEMOGRAPHICS MAP & REPORT – WASHINGTON, IL



POPULATION	0.5 MILES	1 MILE	2 MILES
Total Population	2,210	7,580	14,654
Average Age	38	39	40
Average Age (Male)	36	37	38
Average Age (Female)	40	40	41

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total Households	803	2,844	5,604
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$114,511	\$114,231	\$115,596
Average House Value	\$281,824	\$274,344	\$274,596

Demographics data derived from AlphaMap

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