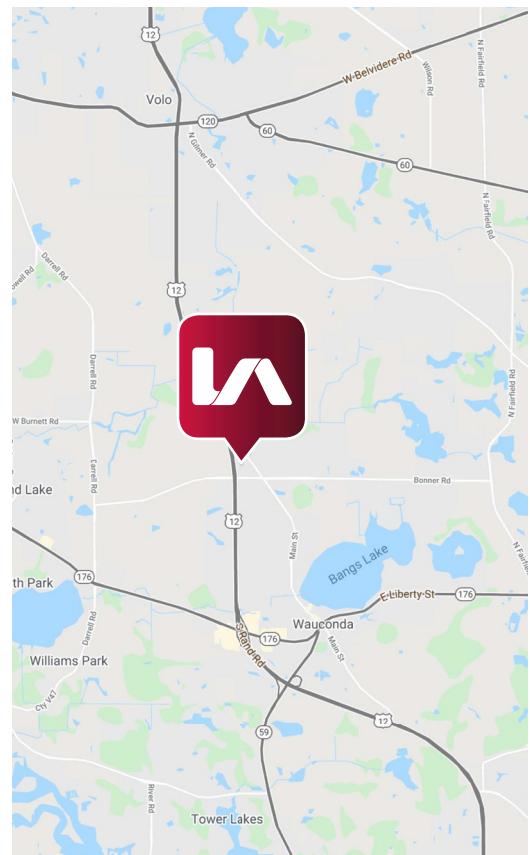


6.03 ACRES AVAILABLE FOR SALE

28629 RT. 12 HWY

WAUCONDA, ILLINOIS | www.wauconda-il.gov

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



SITE SPECIFICATIONS:

SITE SIZE: 6.03 acres

ZONING: GB (General Business) [View Zoning Guide](#)

DUE DILIGENCE: [View DD Materials](#)

SALE PRICE: \$990,000 (\$3.77 PSF)

COMMENTS:

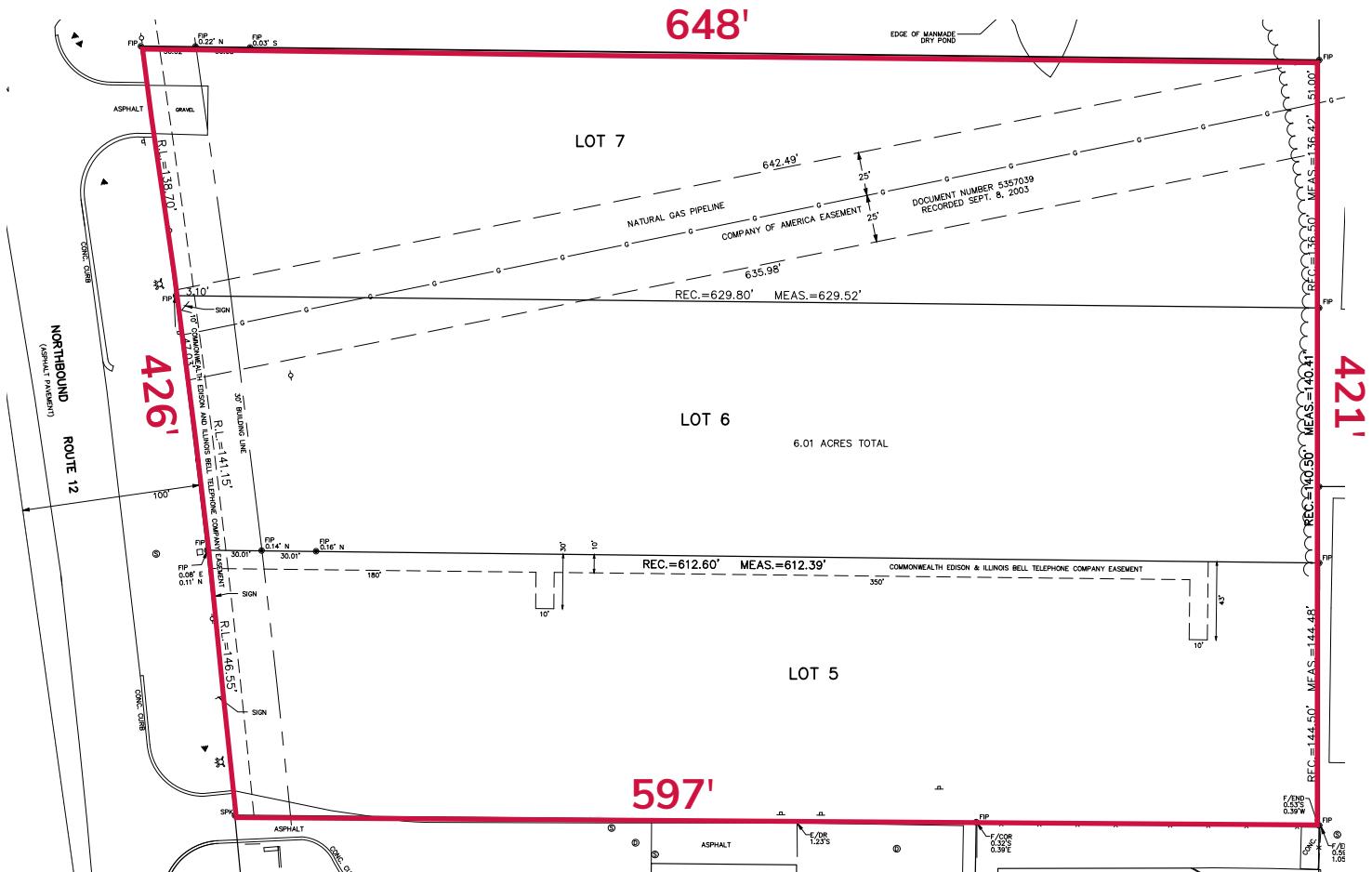
- › High traffic counts:
34,300 VPD on Rt. 12
7,450 VPD on Bonner Road
- › Sewer / water / gas / electric to site
- › Dimensions: 648' x 421' x 597' x 426'
- › Ideal location for Auto/Boat/Heavy Equipment Dealers, Flex/Warehouse Space, Leisure Furniture Dealer
- › Owner will consider joint venture or build to suit

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**6.03 ACRES AVAILABLE FOR SALE
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The logo for Lee & Associates consists of a stylized 'L' and 'A' icon followed by the company name in a serif font, with 'COMMERCIAL REAL ESTATE SERVICES' in a smaller sans-serif font below it.

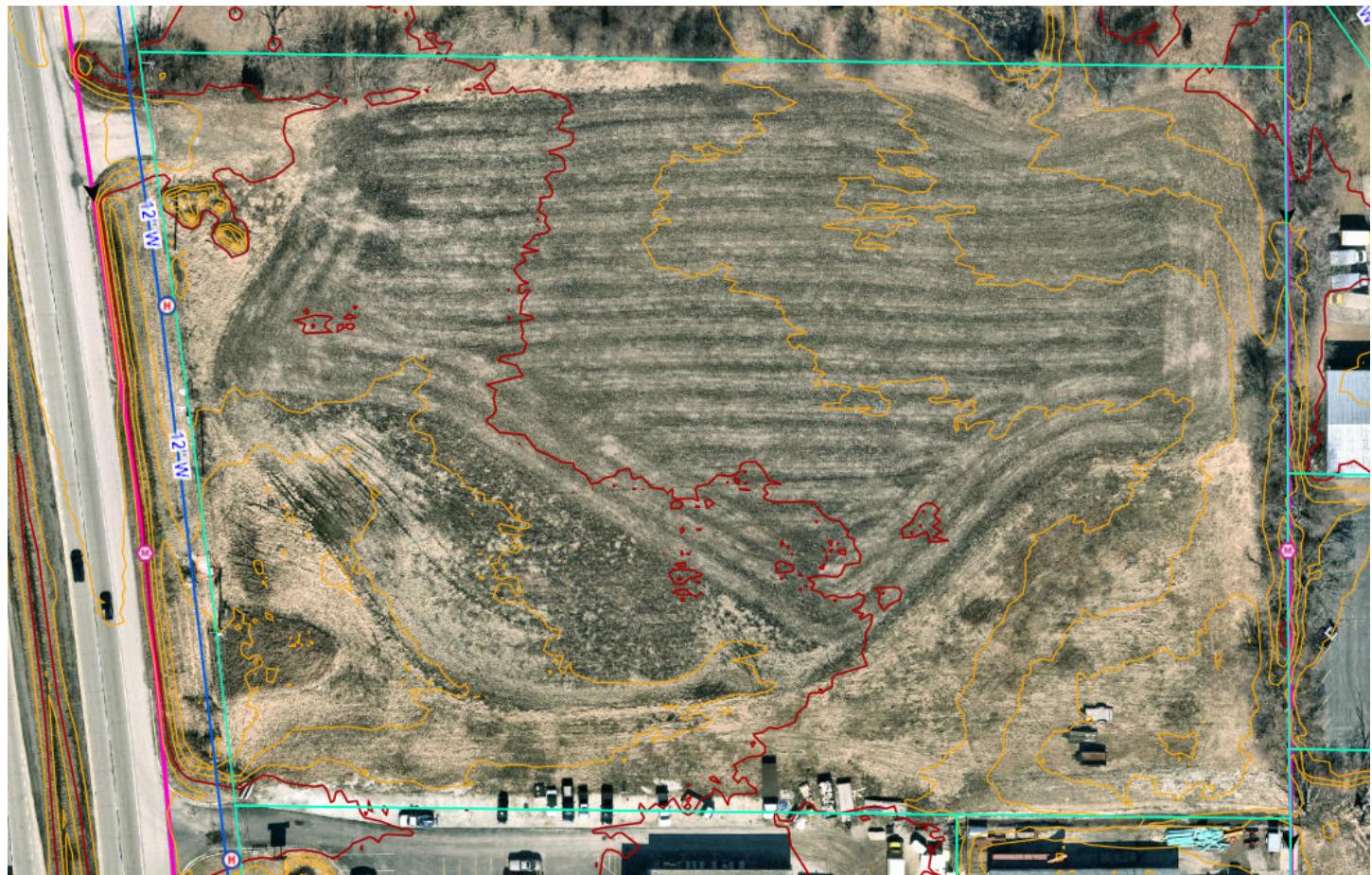


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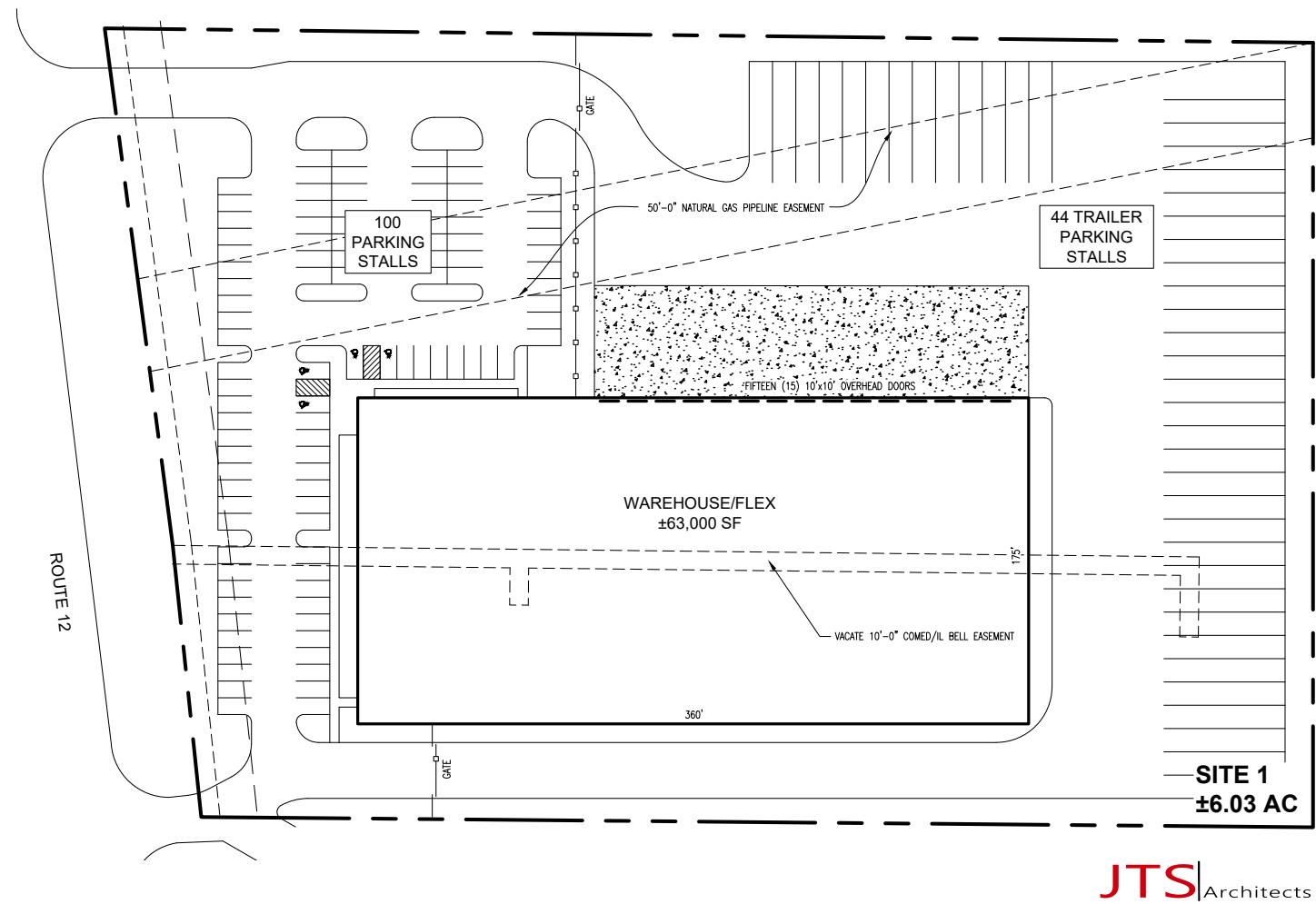


- = 12" Water Main
- = 24" Sanitary Main

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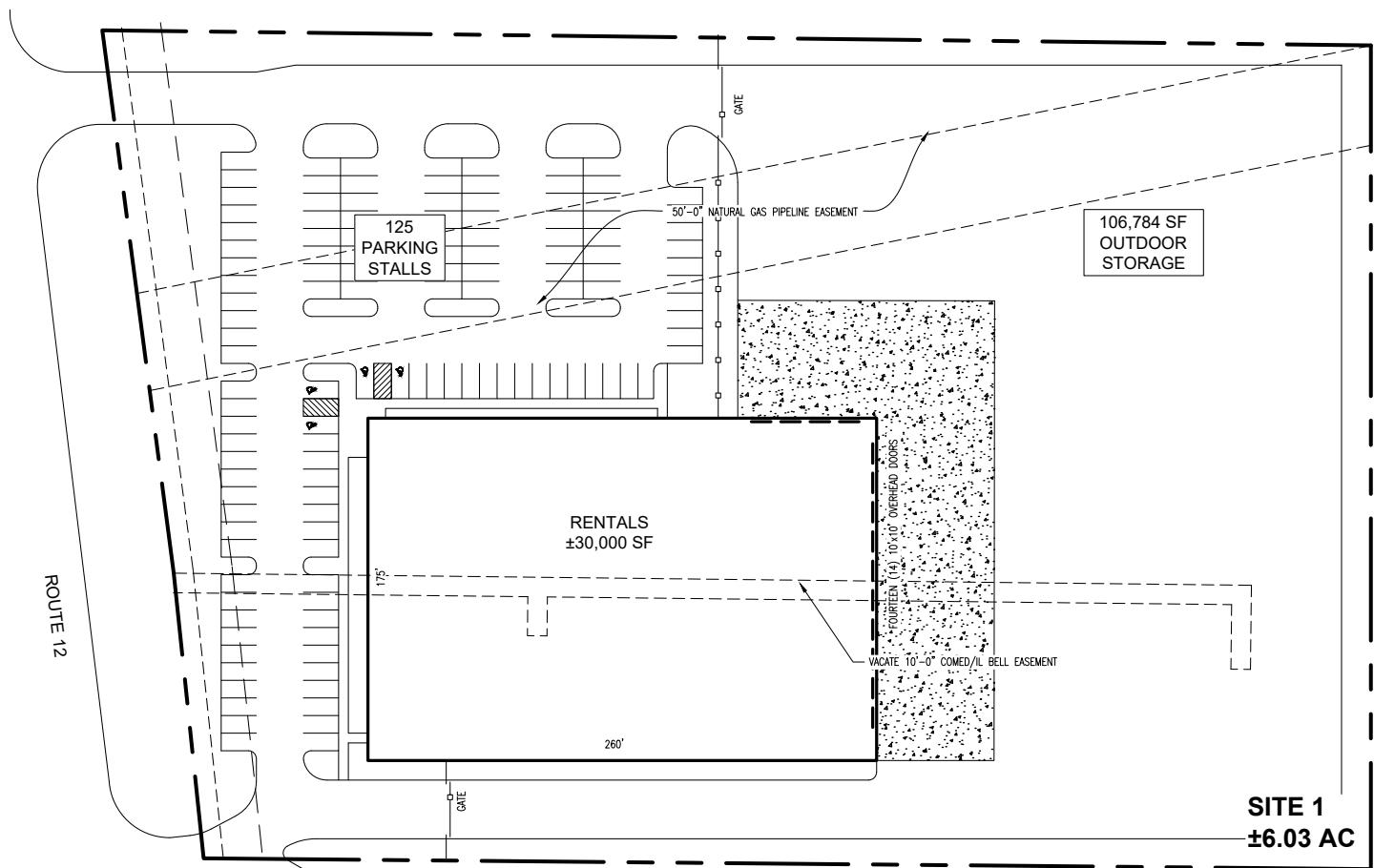
CONCEPTUAL SITEPLAN #1



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CONCEPTUAL SITEPLAN #2

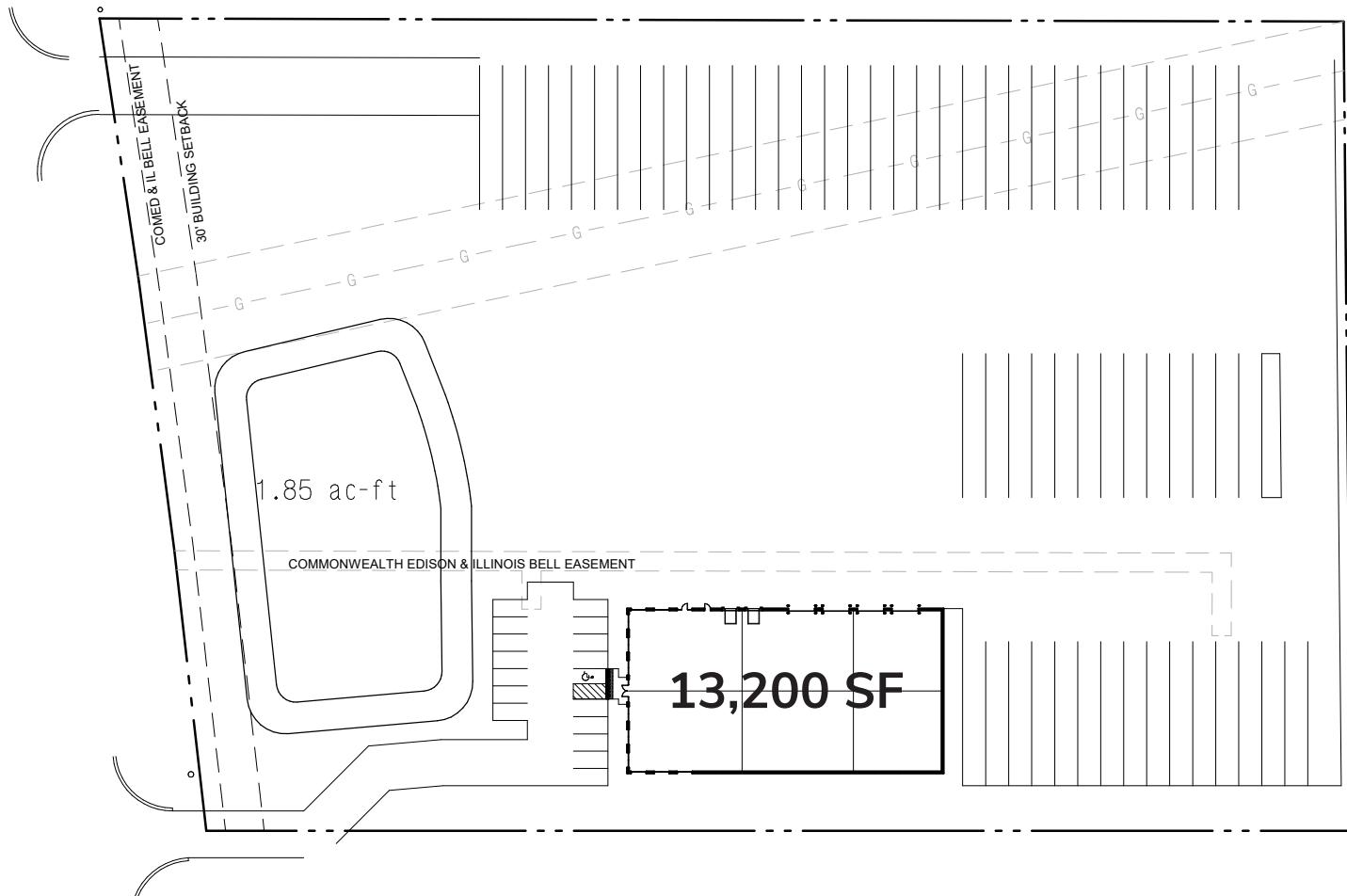


JTS | Architects

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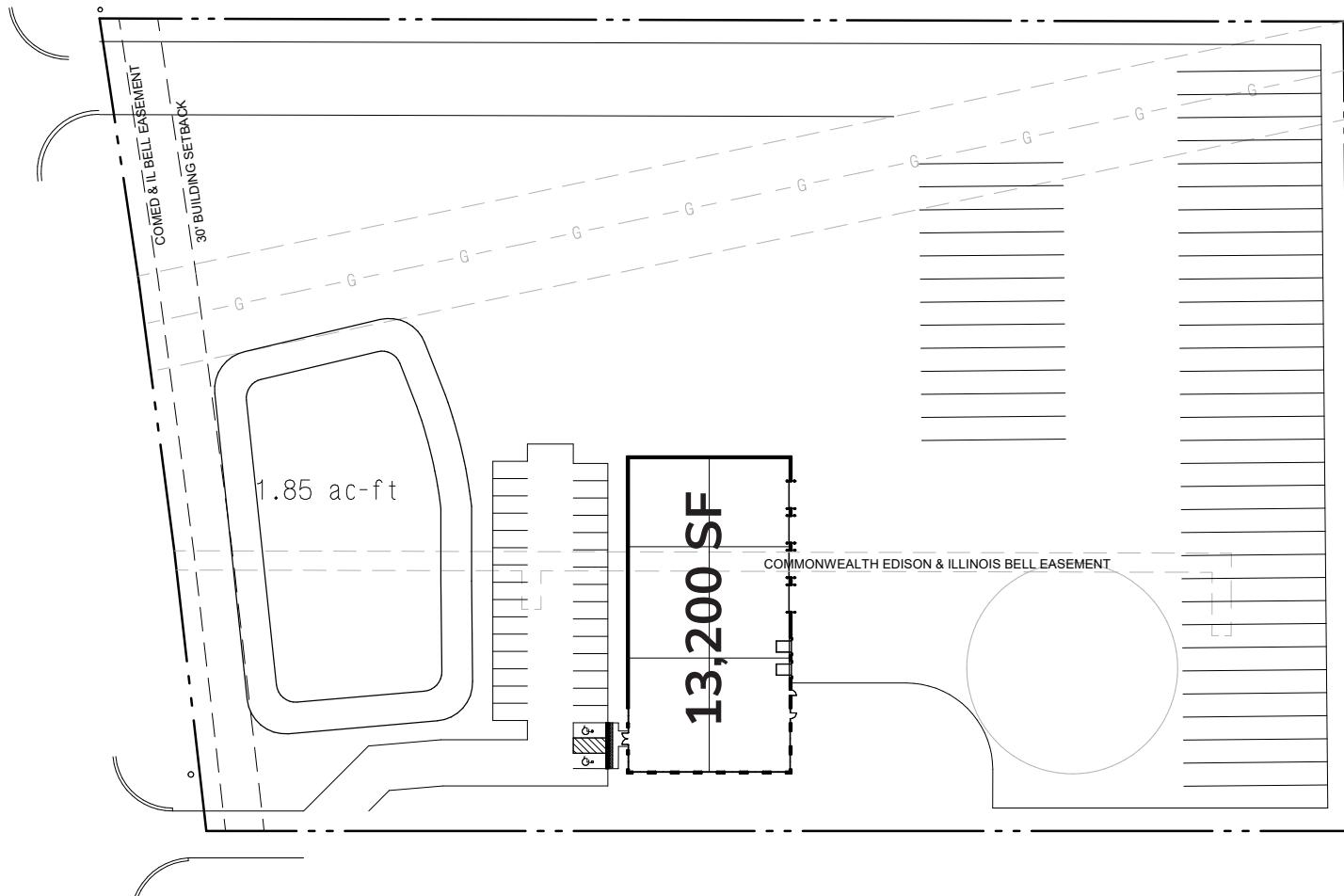
TRUCKING OPTION #1



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TRUCKING OPTION #2



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CONTRACTOR CORRIDOR



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