



0 Kern Road

is being offered at

\$1,500,000

EXECUTIVE SUMMARY

This parcel presents an amazing development opportunity in Washington, Illinois with great support from the city and surrounding businesses to develop. The parcel is currently in Tazewell County but could be annexed in with a redevelopment agreement. Support exists for extending Eagle Avenue from Washington Road/Route 8 to the south to Kern Road to create opportunities such as mixed use, commercial, retail, multifamily, single family, and more, as well as to connect traffic from the neighborhoods to the south and west past Beck's Oil & Car Wash to Route 8. This would be an ideal location for an anchor large retailer such as a hardware store, sporting goods store, or grocery store. Additional adjoining lots on Washington Road/Route 8 frontage are also available. Contact the listing agents for a proposed development plan example.

LISTING METRICS

22.44
TOTAL ACRES

Farmland
ZONING

\$66,845
PRICE /ACRE

Tazewell
COUNTY

\$1,271
2023 TAXES

Washington
TOWNSHIP

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PROPERTY DETAILS

LOCATION INFORMATION

ADDRESS	0 Kern Road
CITY / STATE / ZIP	Washington, IL 61571
COUNTY	Tazewell
TOWNSHIP	Washington
PARCEL ID	02-02-22-204-043

BUILDING INFORMATION

PROPERTY TYPE	Rural Unimproved Farmland
PROPERTY CLASS	021
STORIES	0
LOT ACRES	22.44
LOT SF	977,486
TOTAL UNITS	0

TAX INFORMATION (2023)

TAXABLE VALUE	\$14,650
ANNUAL PROPERTY TAX	\$1,272
TAX CLASS	2019
TAX RATE	8.6806%



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EXTERIOR PHOTOS



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GIS MAP



Tazewell County, IL | Tazewell Cou

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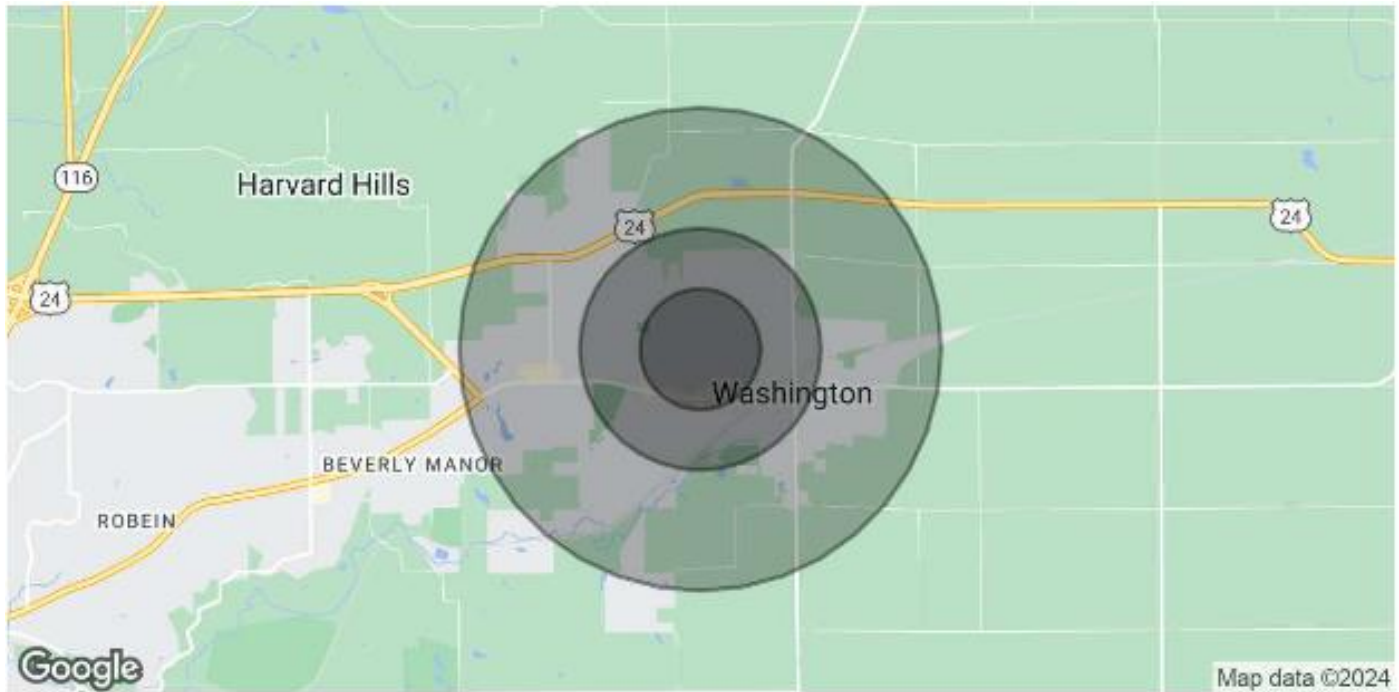
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DEMOGRAPHICS MAP & REPORT – WASHINGTON, IL



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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