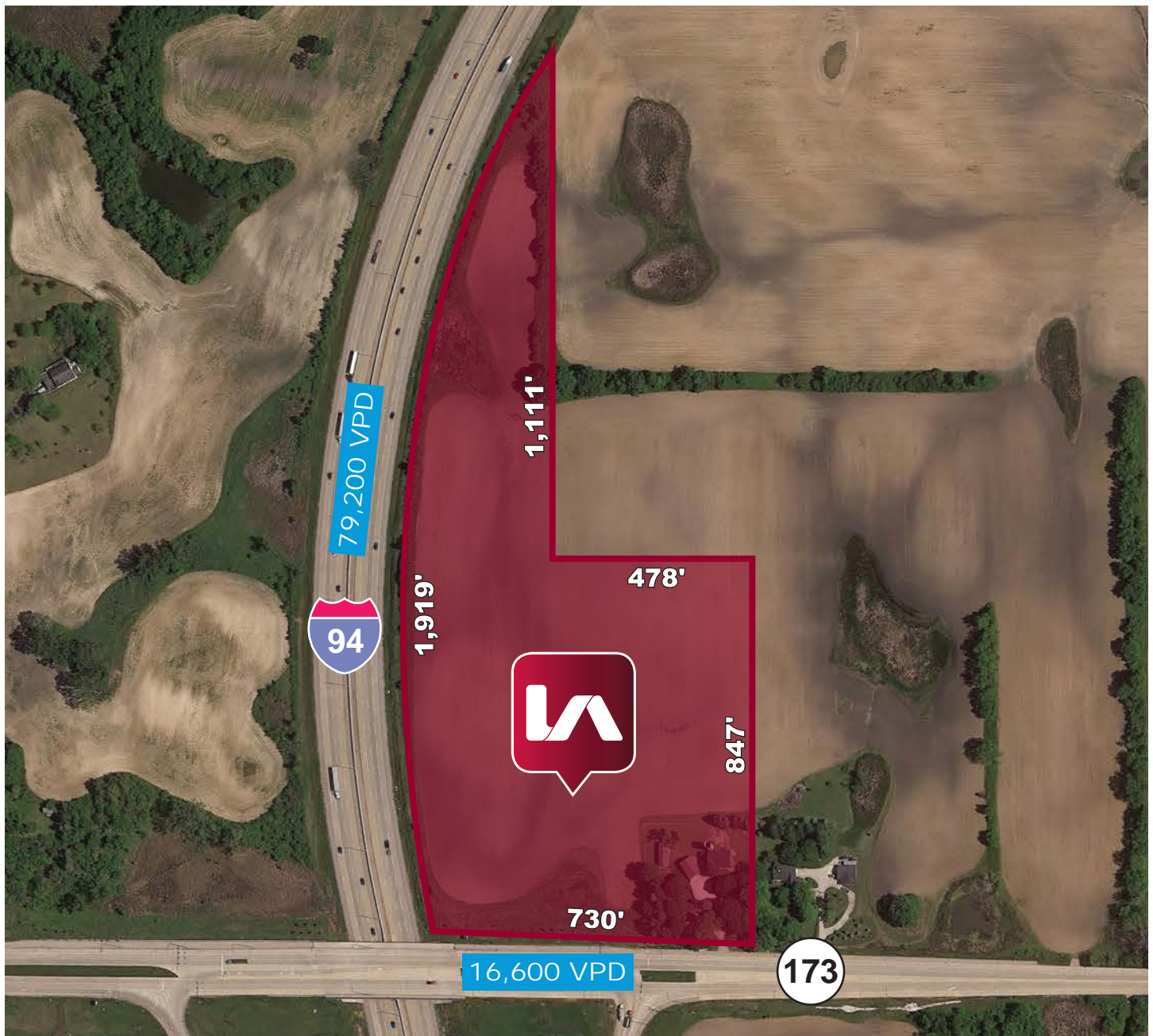


# 18.5 ACRES FOR SALE

16980 RT. 173, WADSWORTH, IL



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**John Sharpe, SIOR, CCIM, LEED-AP**  
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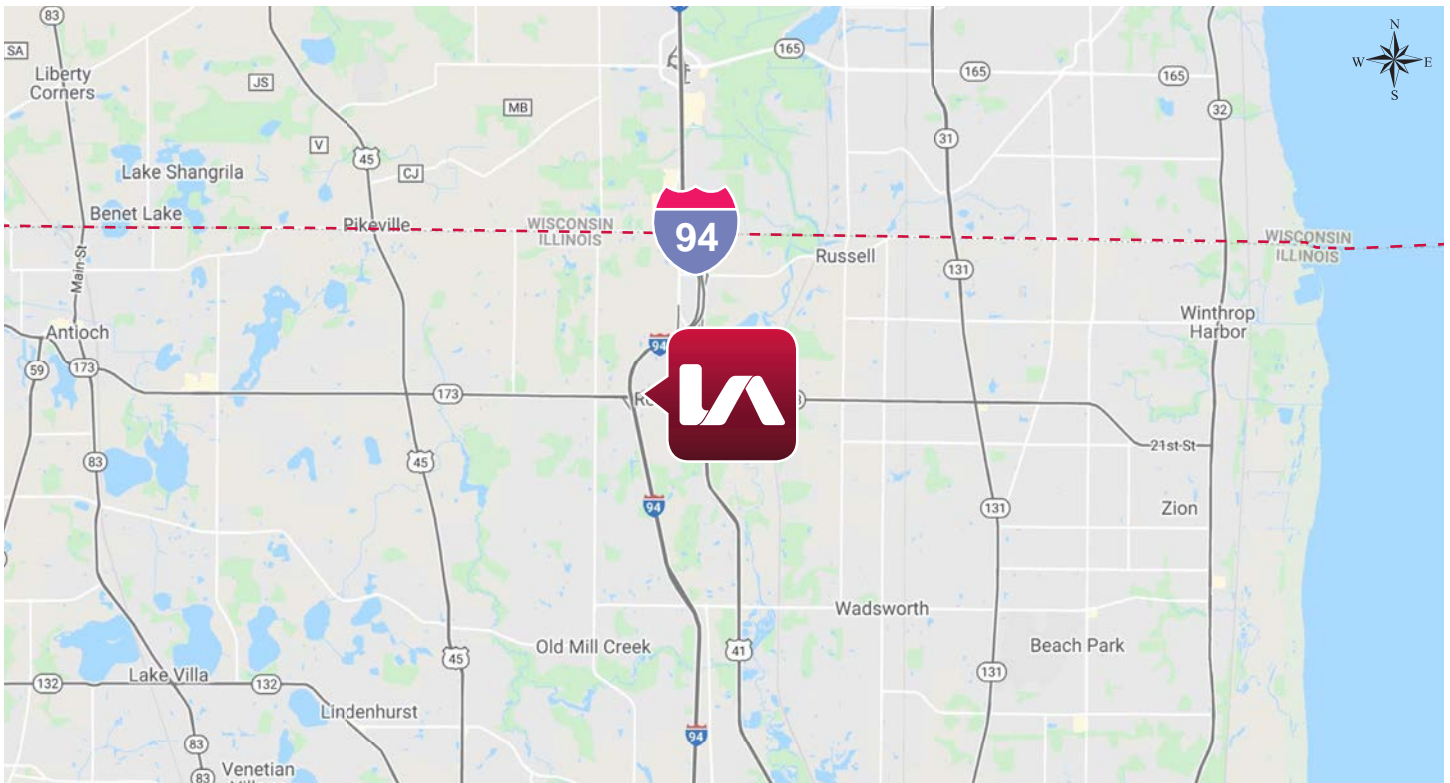
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AVAILABLE FOR SALE

16980 ROUTE 173

WADSWORTH, ILLINOIS | [www.villageofwadsworth.org](http://www.villageofwadsworth.org)





**SITE SPECIFICATIONS:**

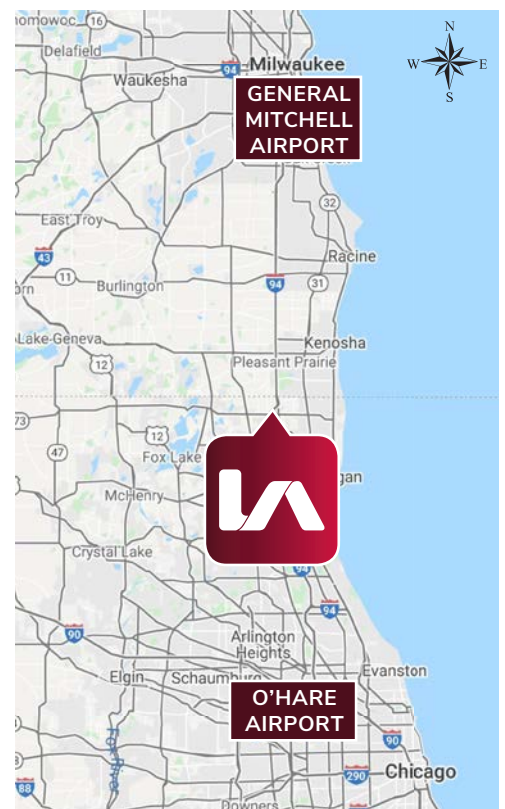
**SITE SIZE:** 18.5 acres

**COUNTY:** Lake

**ZONING:** Commercial (PUD)

**SALE PRICE:** Call agent for details

- COMMENTS:**
- › Located at the NEC of I-94 and Rt. 173 at the exit
  - › Annexed into Wadsworth and will have a special zoning designation regulated by an intergovernmental agreement with Lake County, Zion, Wadsworth and Old Mill Creek (retail, office and light manufacturing will be allowed)
  - › Surrounded by CenterPoint who will build a business park (will bring utilities to the area)
  - › There is a possibility that the intersection will be improved to a four way in the future
  - › Due diligence materials available upon request



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