

FOR SALE

DEVELOPMENT OPPORTUNITY

NWC & SWC OF ROUTE 20 AND ALLEN ROAD

Hampshire, Illinois



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CBRE

FOR SALE DEVELOPMENT OPPORTUNITY

NWC & SWC OF RT 20 & ALLEN
RD

Hampshire, Illinois

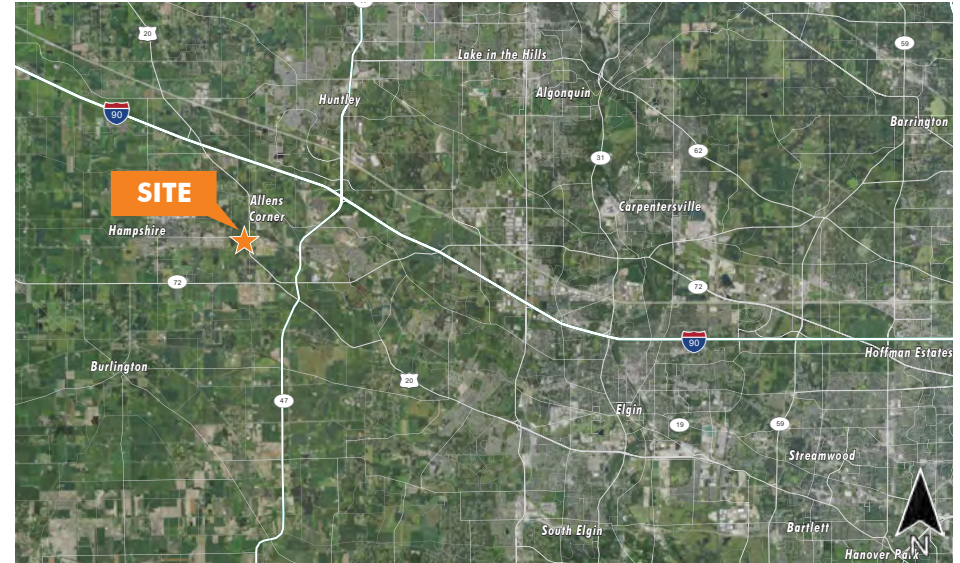


PROPERTY HIGHLIGHTS

- + ± 9 acres
- + Currently zoned Agriculture
- + Traffic Counts:
5,000 vehicles per day on Rt 20
2,750 vehicles per day on Allen Road
- + Parcel Numbers:
01-24-300-012 & 01-24-300-013
- + Taxes: \$110.44
- + Asking: \$3,336,320 or \$8.00/per sqft
- + Please call for additional information



LOCATION MAP



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AREA OVERVIEW



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DEMOGRAPHIC SNAPSHOT

DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Population	235	16,161	32,146
Average Household Income	\$121,600	\$107,060	\$101,101
Average Housing Value	\$265,705	\$300,706	\$302,823



FLOODPLAIN/WETLAND AERIAL



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