

# For Sale

Spring Grove, Illinois

22 ACRES

## PROPERTY SPECIFICS:

- Land Size: 21.59 acres
- Lot Dimensions:  
1317.58' x 714.56'
- Sewer & Water: Septic and Well
- Zoning: B-2 (General Business District)
- Real Estate Taxes: \$147.36
- Route 173 & Siedschlag Rd
- Sale Price: \$2,774,358 (\$2.95 psf)



## Development Site 1,317' of Route 173 Frontage

### DESCRIPTION OF PROPERTY:

21.59 acres at the corner of Route 173 & Siedschlag Rd in a rapid growth area. This site is located near numerous subdivisions, including 4 brand new development sites. This vacant commercial dev. site includes an "on-site" water detention already provided, flat topography, high traffic counts, and possible full access on Siedschlag Rd. including right-in, right-out on Route 173. Retail would pull from a number of surrounding communities.

### STRONG DEMOGRAPHICS:

	3 Mile	5 Miles	7 Miles
Population	7,668	33,590	81,651
Average Income	\$82,386	\$68,852	\$66,942

### TRAFFIC COUNTS:

8,100 vehicles per day (doubling in summer months)



**Sherry Wagner - (312)-637-9887**  
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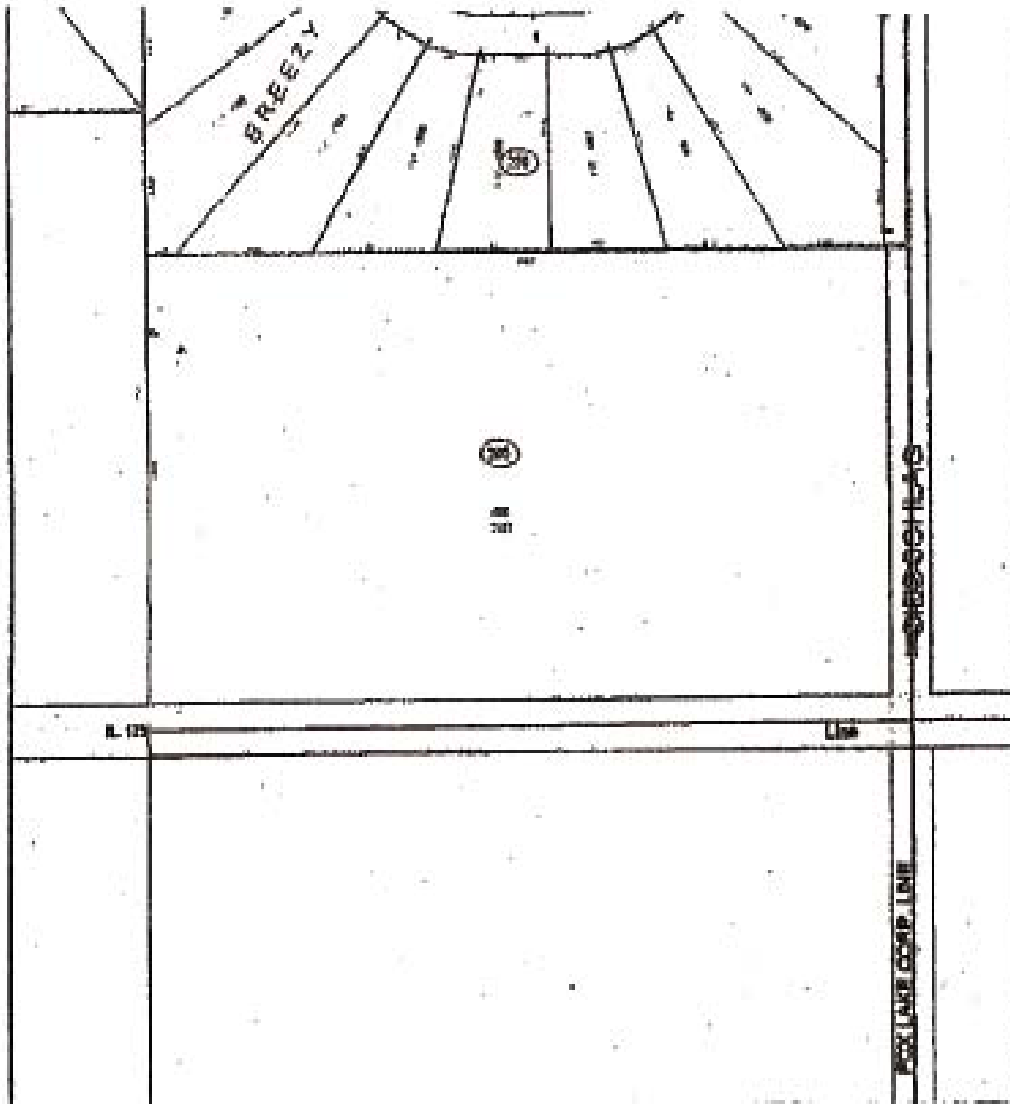


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## Property Tax Map

Route 173 & Siedschlag Rd

PIN: 05-07-200-006



300 600 900 feet

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1,317' of Route 173 Frontage

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Route 173 & Siedschlag Rd

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