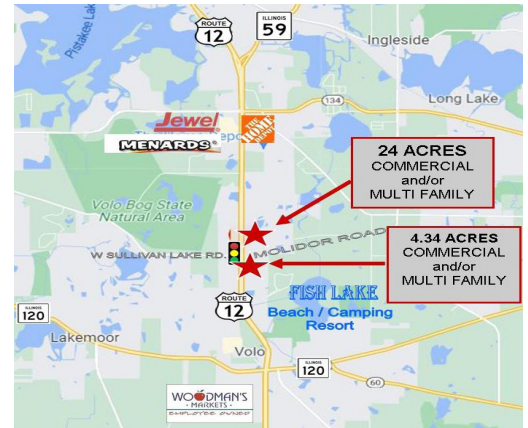


NEC ROUTE 12 & MOLIDOR ROAD VOLO, IL 60041

FOR SALE

MLS # 11762912

April 19, 2023



COMMERCIAL AND MULTI-FAMILY LAND
24 ACRES

24 Acres: \$3,500,000

Commercial: \$8 psf · Multi Family \$12,000 per Unit

DESCRIPTION

24 Acres at Signalized Intersection Commercial and Multi Family

Prime commercial and multi-family land at signalized intersection and great traffic counts. Volo desires retail or mixed use with retail on corner. Concept plan for 171 town homes and row homes (see attached) \$12,000 per unit. Just north of the site features Home Depot, Jewel/Osco, Menard's. Approximately 1 mile north of Woodman's. Property currently being farmed. Broker related to seller. Price depends on use. Contact broker for details.

SPECIFICATIONS

Description	Multi Family / Commercial
Land Size	24.2 net acres
Topography	Rolling
Environmental Status	2007 Phase 1 on file
Utilities	To Site
Sewer/Water	City Available
Frontage Dimensions	1,533' Route 12 / 1,273' Molidor
Zoning	B-3 Regional Business District
Real Estate Taxes	\$813.72 (2021)
PIN Number	05-27-400-016, 008

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	1,655	28,133	103,048
Avg Household Income	\$82,193	\$78,646	\$72,855
Daily Traffic Counts: 25,100 (Route 12)			

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
This document is for information purposes only. No offer of sub-agency is being made.

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- Industrial
- Commercial
- Office
- Land
- Business

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BRUCE KAPLAN

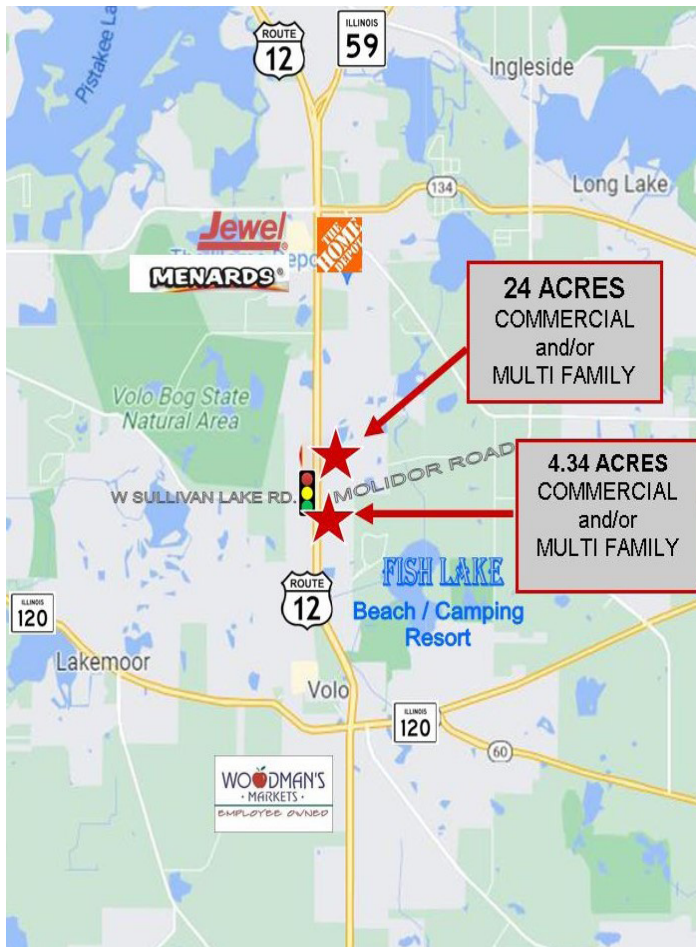
Senior Broker
Office: 847-854-2300 Ext 20
Cell: 847-507-1759

BruceK@PremierCommercialRealty.com

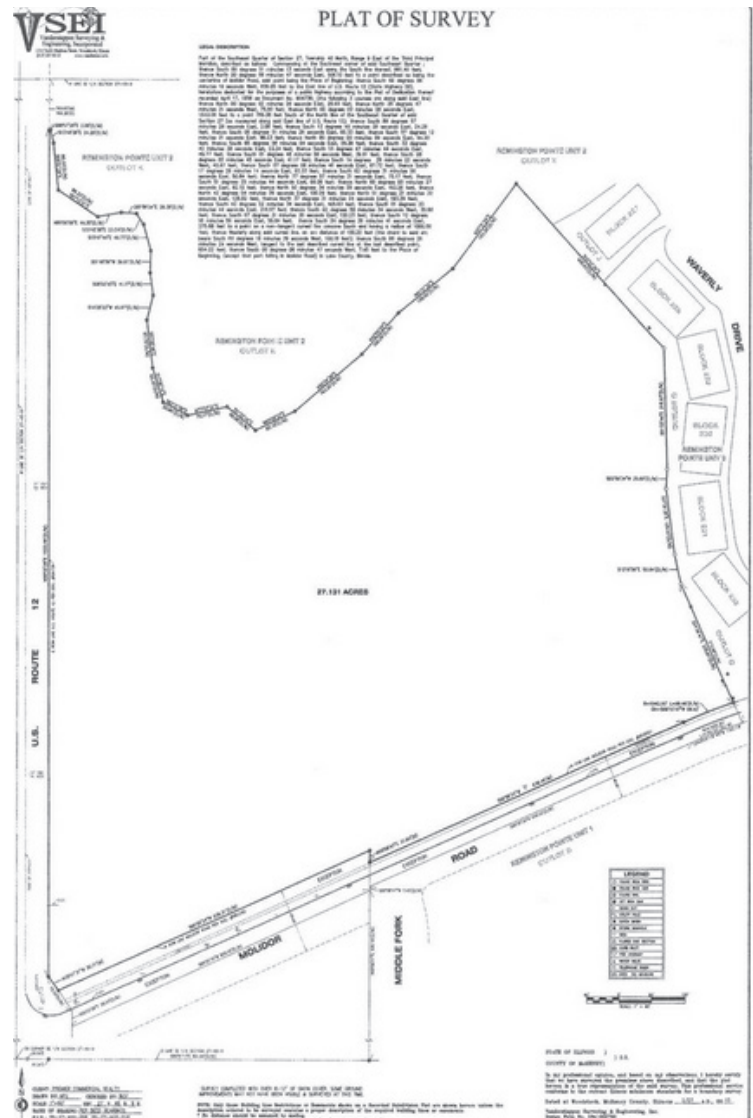
9225 S. IL Route 31
Lake in the Hills, IL 60156
www.PremierCommercialRealty.com
Office: 847-854-2300 | Fax: 847-854-2380

NEC ROUTE 12 & MOLITOR RD VOLO, IL 60041

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PLAT OF SURVEY



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CONCEPT PLAN



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