

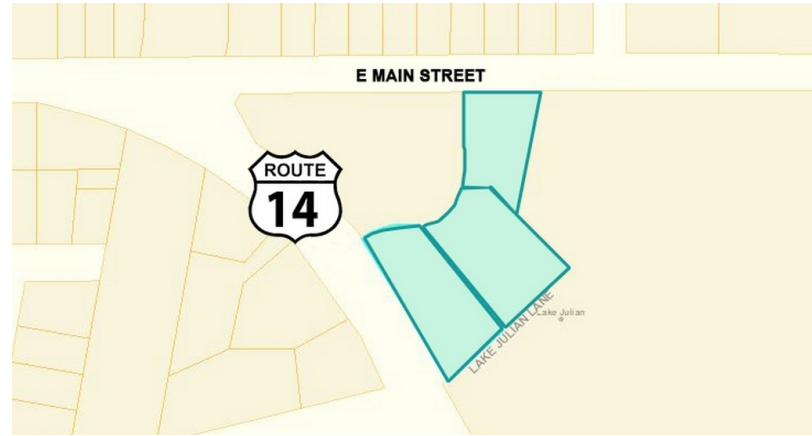
# Lots 2,3,4 Route 14

Cary, IL 60013

# For Sale

MLS #10776736

LAND



LAND (3 LOTS) 1.97 ACRES

REDUCED: \$599,832 (\$6.99 PSF)

### 3 Parcels Bank Owned Development Land

**Price Reduced.** Bank owned 1.97 acres commercial development land (3 separate parcels) on Route 14 next to CVS and across from former Burger King and Thornton's Gas .

Concept plans on file for retail and/or fast food. Dual access points to Route 14 and E. Main Street with easy access to traffic light.

Soil report and Phase I/II studies on file. Over 27,600 daily traffic count with 250' frontage on Route 14 and 139' on E. Main Street. Bank (owner) eager to help finance your project.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	9,425	36,772	94,815
Average HH Income	\$110,540	\$126,295	\$114,686

### Specifications

Description:	Commercial Land
Land Size:	1.97 Acres 85,813 SF
Topography:	Irregular
Environmental Status:	Clean Phase II on file
Utilities:	To Site
Sewer/Water:	To Site
Frontage Dimensions:	250' on Route 14 139' on E. Main St.
Zoning:	B-3
Taxes:	\$19,049.62 (2022)
PIN #:	20-18-177-026, 027, 028

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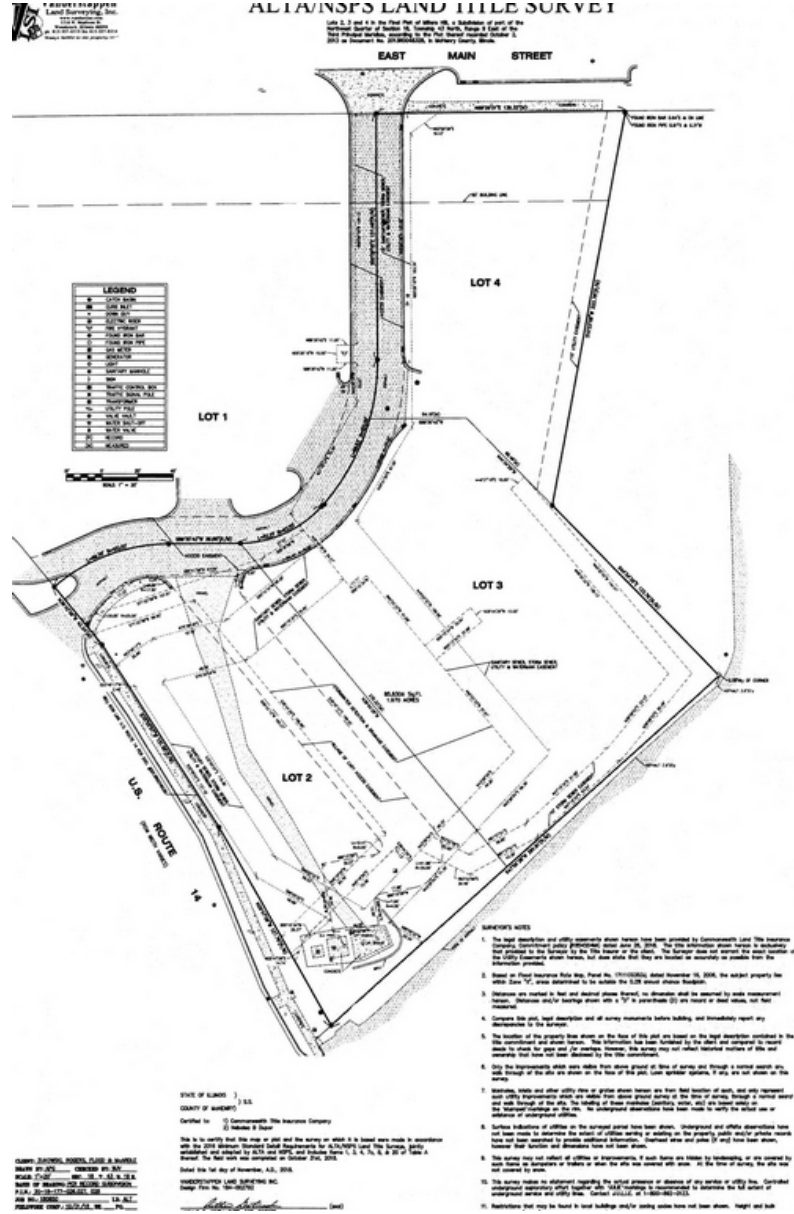
CONCEPT 1



CONCEPT 2



CONCEPT 3



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