

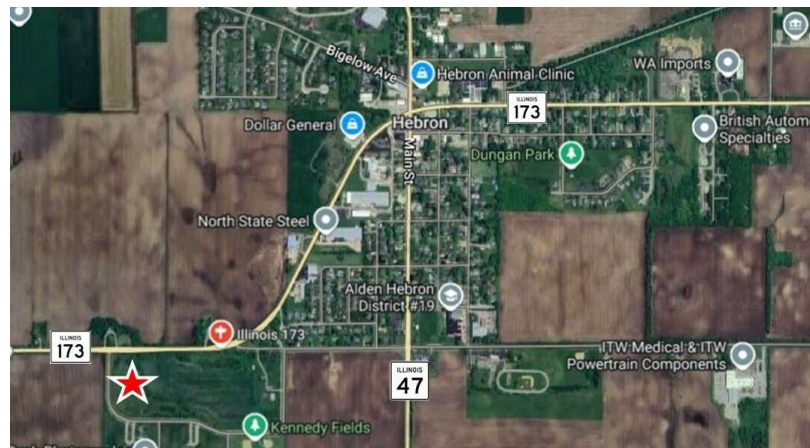
# SEC Route 173 & Kennedy

Hebron, IL 60034

## For Sale

MLS #12176402

LAND



LAND 4.72 ACRES

REDUCED \$199,000 (\$0.97 PSF)

### 4.72 ACRES Commercial Land Potential Multi-Family B-1 Zoning

Price Reduced. B-1 zoned commercial lot of 4.72 acres just off the SEC of Route 173 and Kennedy Dr. at the entrance of the residential Trails of Hebron Subdivision. City water and sewer to the property.

Priced at only \$0.97 psf. Hebron may consider re-zoning for multi-family development.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	1,178	2,103	3,897
Average HH Income	\$84,059	\$87,319	\$93,465

### Specifications

Description:	Commercial/Retail Land Potential Multi-Family
Land Size:	4.72 Acres (205,603 SF)
Topography:	Level
Environmental Status:	TBA
Utilities:	to Site
Sewer/Water:	City to Site
Frontage Dimensions:	691' on Kennedy
Zoning:	B1
Taxes:	\$3,042.74 (2024)
PIN #:	03-17-300-004

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Hebron, IL 60034

## LAND



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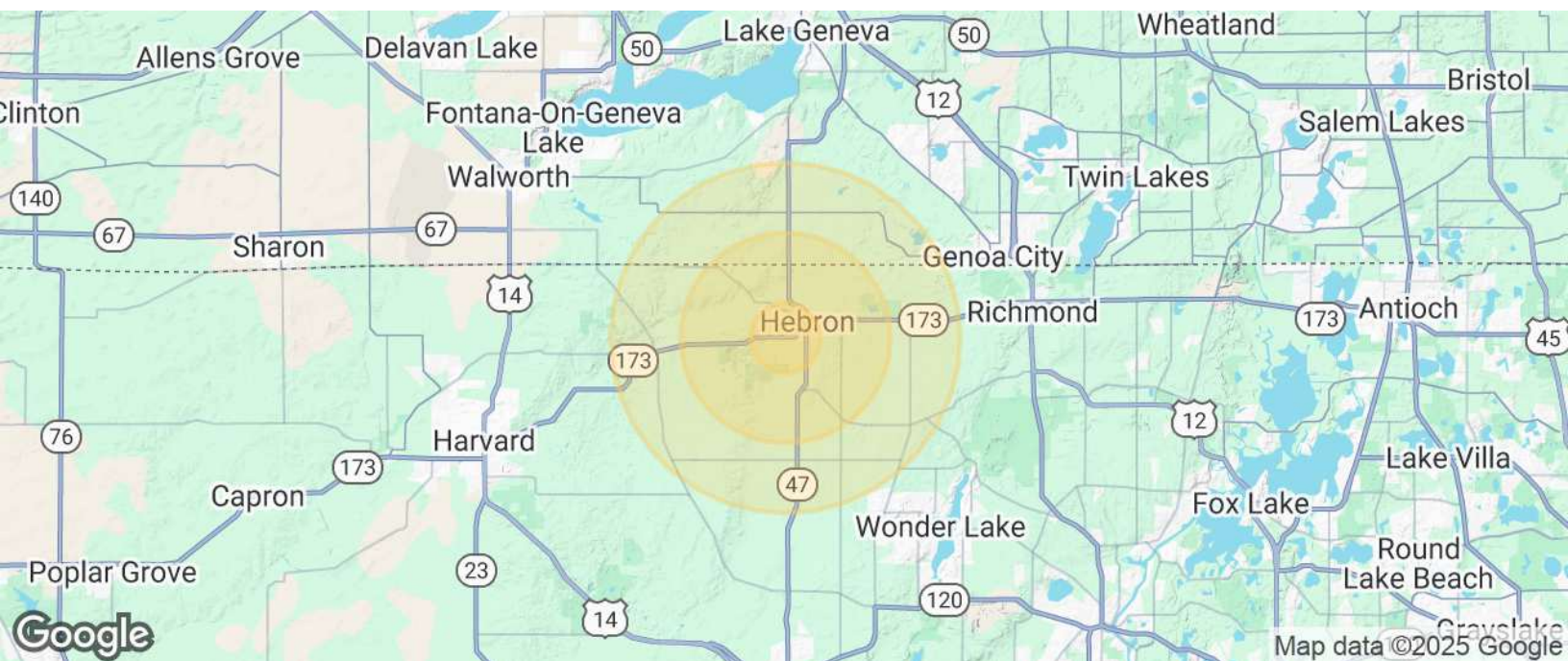


# SEC Route 173 & Kennedy

Hebron, IL 60034

## For Sale

LAND



Population	1 Mile	3 Miles	5 Miles
Total Population	1,178	2,103	3,897
Average Age	41	42	44
Average Age (Male)	41	42	44
Average Age (Female)	41	42	44

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	469	841	1,557
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$84,059	\$87,319	\$93,465
Average House Value	\$289,541	\$317,450	\$366,899

Demographics data derived from AlphaMap

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