

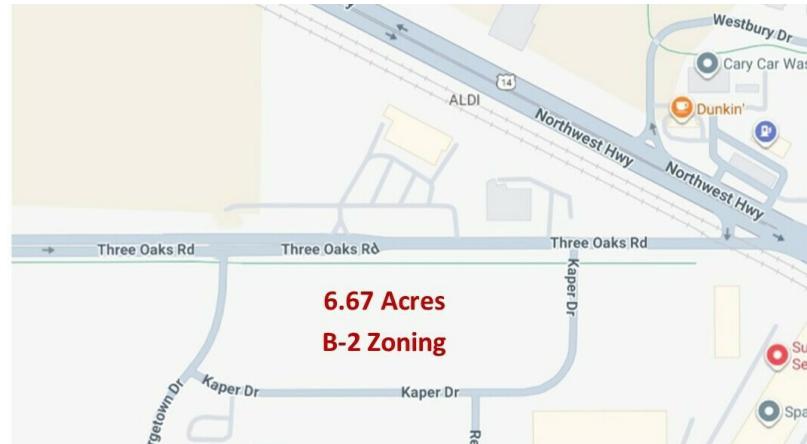
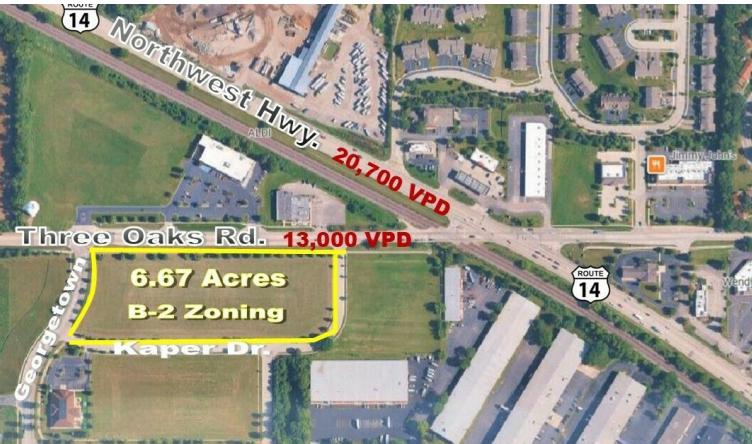
Lot 2 SEC Three Oaks and Georgetown

Cary, IL 60013

For Sale

MLS #12554779

LAND



B-2 ZONED LAND 6.67 ACRES

REDUCED: \$979,000 (\$3.37 PSF)

COMMERCIAL DEVELOPMENT LAND WITH FRONTAGE ON 3 ROADS

6.67 acres relatively rectangular commercial site with frontage on 3 roads with soft corners. Zoned B-2.

Signalized intersection. All utilities to site, off site detention. Bank owned, graded and engineered site, now priced to sell.

Excellent site for banquet facility, funeral home, or medium box retailer. Perhaps mixed use with retail and multi-family. Reduced to \$3.37 psf.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	7,245	39,821	112,419
Average HH Income	\$118,342	\$132,963	\$133,132

Specifications

Description:	Land - Retail
Land Size:	6.67 Acres (290,545 SF)
Topography:	Level
Environmental Status:	To Be Assessed
Utilities:	To Site
Sewer/Water:	City
Frontage Dimensions:	890' on Three Oaks Road
Zoning:	B-2
Taxes:	\$36,193.70 (2024)
PIN #:	19-11-401-001

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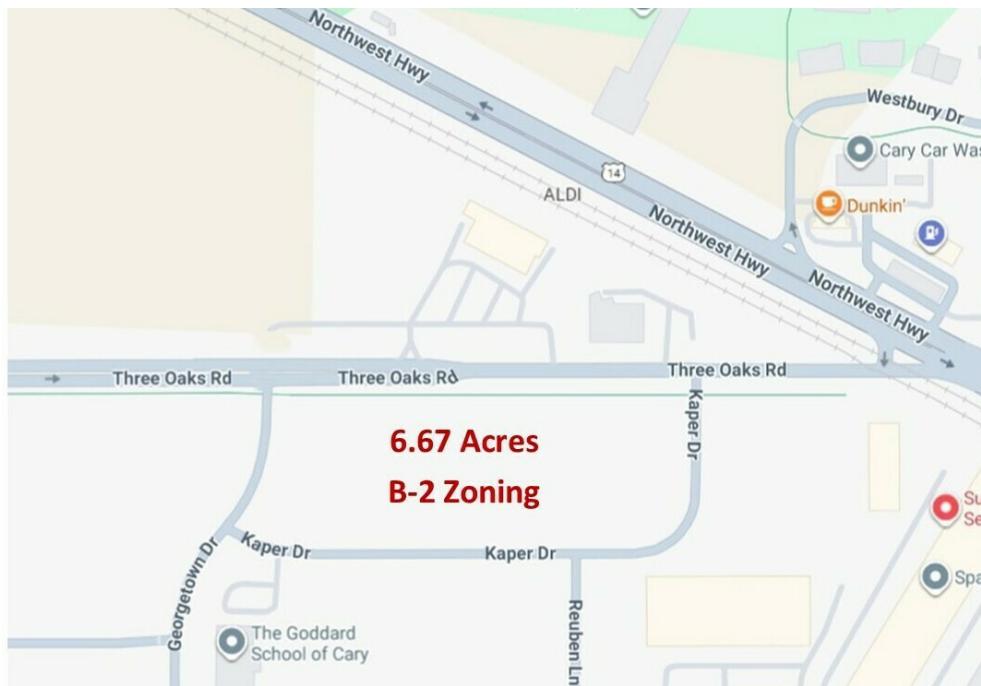
PREMIER
COMMERCIAL REALTY

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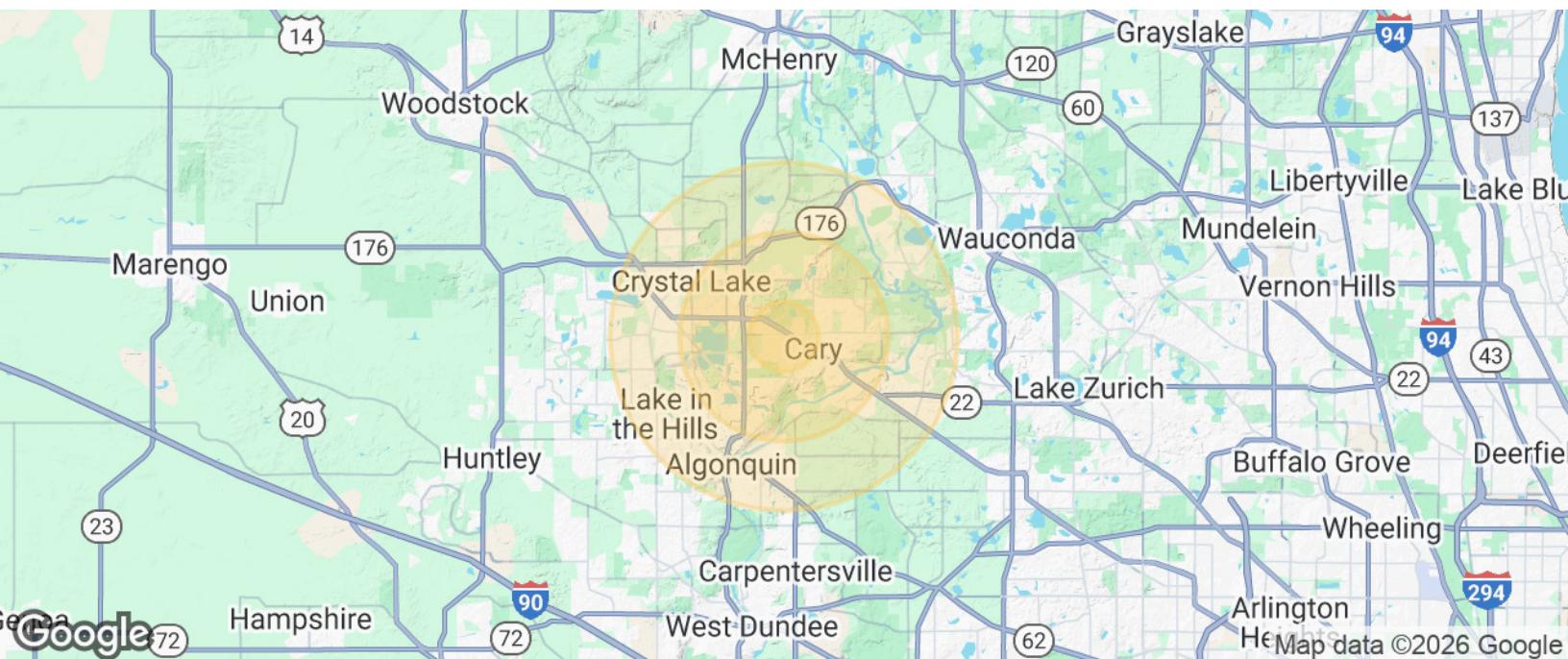
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Population	1 Mile	3 Miles	5 Miles
Total Population	7,245	39,821	112,419
Average Age	40	41	41
Average Age (Male)	39	40	40
Average Age (Female)	41	42	42

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,644	14,663	41,933
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$118,342	\$132,963	\$133,132
Average House Value	\$291,667	\$326,674	\$339,723

Demographics data derived from AlphaMap

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