

FOR SALE

INVESTMENT OPPORTUNITY

SWC ROUTE 47 & WHEELER

Sugar Grove, Illinois



PROPERTY HIGHLIGHTS



DESCRIPTION

- + ±18.29 acres agricultural land
- + Route 47 frontage may allow for future commercial use
- + 18,700 vehicles per day on Route 47

Parcel Number	Taxes	Acres
14-09-300-051	\$391.22	6.76
14-09-300-050	\$362.90	11.85

- + Asking \$600,000
- + Please call for additional information



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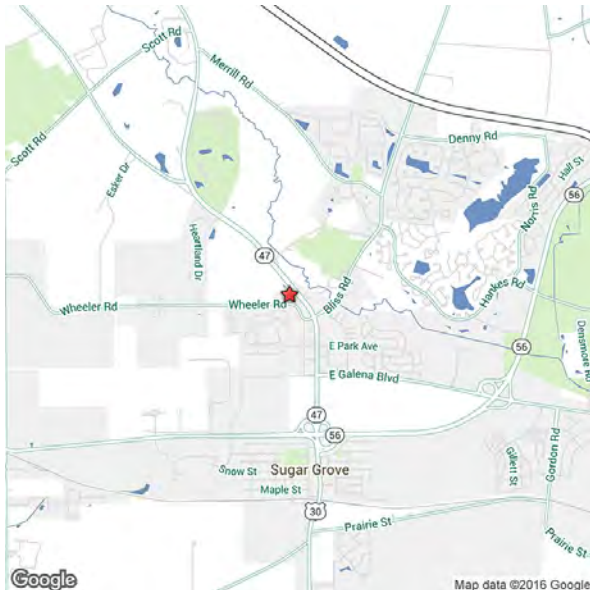
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LOCATION MAP



PLAT MAP



DEMOGRAPHICS

+ Population

- 1 mile: 2,975
- 3 miles: 12,974
- 5 miles: 52,025

+ Average Household Income

- 1 mile: \$137,468
- 3 miles: \$124,708
- 5 miles: \$ 98,142

+ Average Age

- 1 mile: 39.2
- 3 miles: 38.2
- 5 miles: 36.5

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