

LAND FOR SALE

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS

0.43 - 2.39 ACRE COMMERCIAL LOTS FRONTING IL-160

5-45 COMMERCIAL CT, HIGHLAND, IL 62249



SALE PRICE: \$3.25/SF FOR 2 LOTS OR MORE

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune
Boulevard Shiloh, IL
62269
618-277-4400
barbermurphy.com

PRESENTED BY:

COLLIN FISCHER, CCIM

Principal

office: (618) 277-4400

cell: (618) 420-2376

collinf@barbermurphy.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY

5 - 45 COMMERCIAL CT



Property Details

Listing #:	2713
Price / SF:	\$3.25/SF
Available SF:	104,105
Min Divisible SF:	18,730
Available Acres:	2.39 Acres
Min Divisible Acres:	0.43 Acres
County:	Madison
Zoning:	C-4
Traffic Count:	4,450
Topography:	Flat
Electric:	City Served
Gas:	Ameren IL
Sewer:	City Served
Water:	City Served

Available Lots

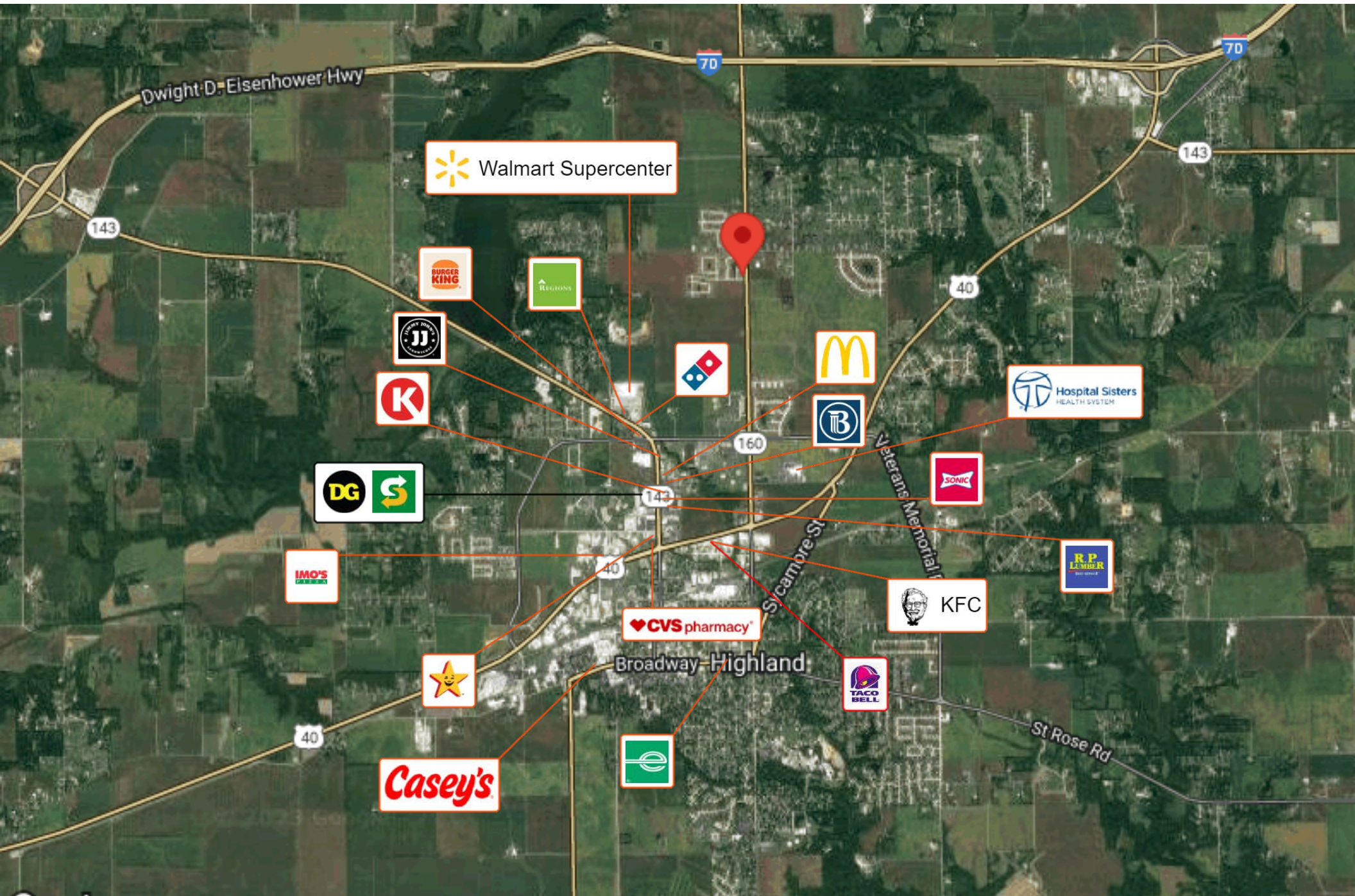
Parcel	SF/Acres	Rate	Lot #
02-2-18-29-08-201-048	20,908 SF / 0.48 Acres	\$3.25/SF	60
02-2-18-29-08-201-049	18,730 SF / 0.43 Acres	\$3.25/SF	61
02-2-18-29-08-201-050	18,730 SF / 0.43 Acres	\$3.25/SF	62
02-2-18-29-08-201-051	22,651 SF / 0.52 Acres	\$3.25/SF	63
02-2-18-29-08-201-052	23,086 SF / 0.53 Acres	\$3.25/SF	64

Property Description

- .43 - 2.39 Acre available for sale
- Located just North of Troxler Avenue at the entrance to Prestige Estates
- Pricing starts at \$3.25/SF for 2 lots or more

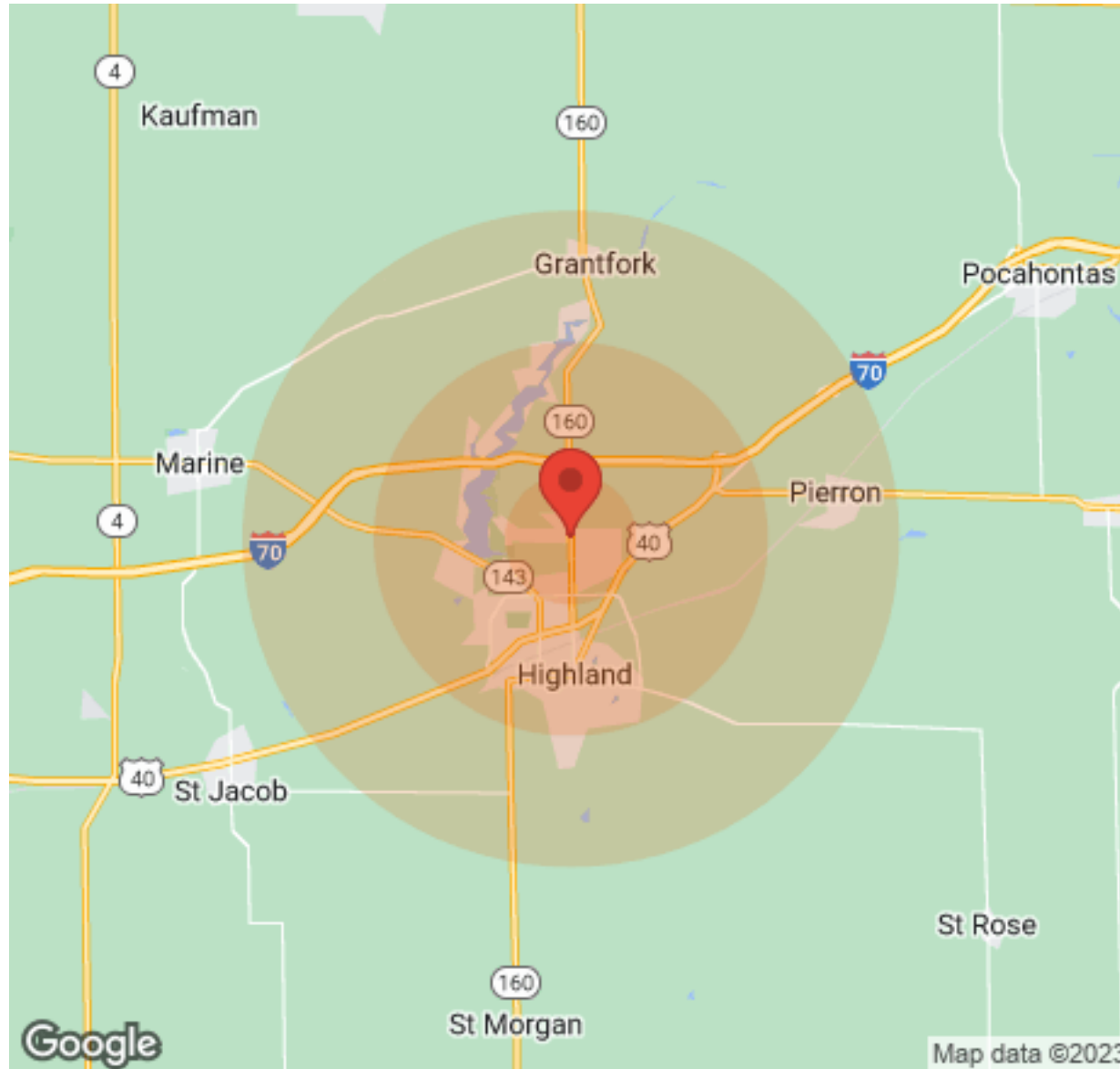
BUSINESS MAP

5 - 45 COMMERCIAL CT



DEMOGRAPHICS

5 - 45 COMMERCIAL CT



Population	1 Mile	3 Miles	5 Miles
Male	N/A	4,636	7,390
Female	N/A	4,799	7,899
Total Population	N/A	9,435	15,289

Race	1 Mile	3 Miles	5 Miles
White	N/A	9,392	15,230
Black	N/A	1	1
Am In/AK Nat	N/A	N/A	N/A
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	47	66
Multi-Racial	N/A	80	88

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$71,677	\$64,083
< \$15,000	N/A	286	378
\$15,000-\$24,999	N/A	309	473
\$25,000-\$34,999	N/A	520	806
\$35,000-\$49,999	N/A	305	584
\$50,000-\$74,999	N/A	731	1,338
\$75,000-\$99,999	N/A	628	921
\$10,000-\$149,999	N/A	551	901
\$150,000-\$199,999	N/A	252	364
> \$200,000	N/A	72	148

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	3,848	6,283
Occupied	N/A	3,622	5,931
Owner Occupied	N/A	2,683	4,497
Renter Occupied	N/A	939	1,434
Vacant	N/A	226	352