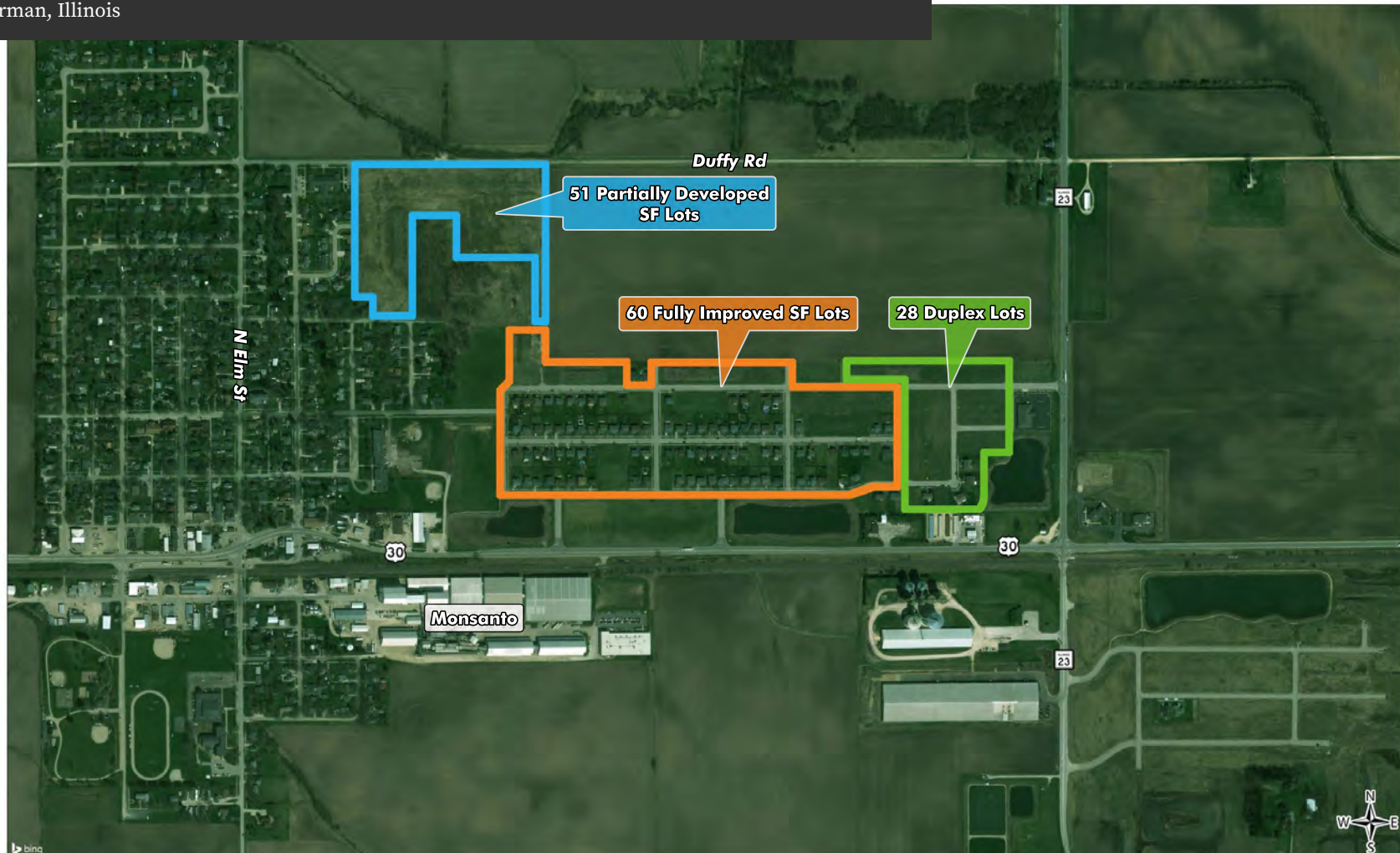


FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY

NWQ OF ROUTE 30 & ROUTE 23

Waterman, Illinois



*One of the sellers is a licensed Real Estate Agent acting on his own behalf

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FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY

NWQ OF ROUTE 30
& ROUTE 23
Waterman, Illinois



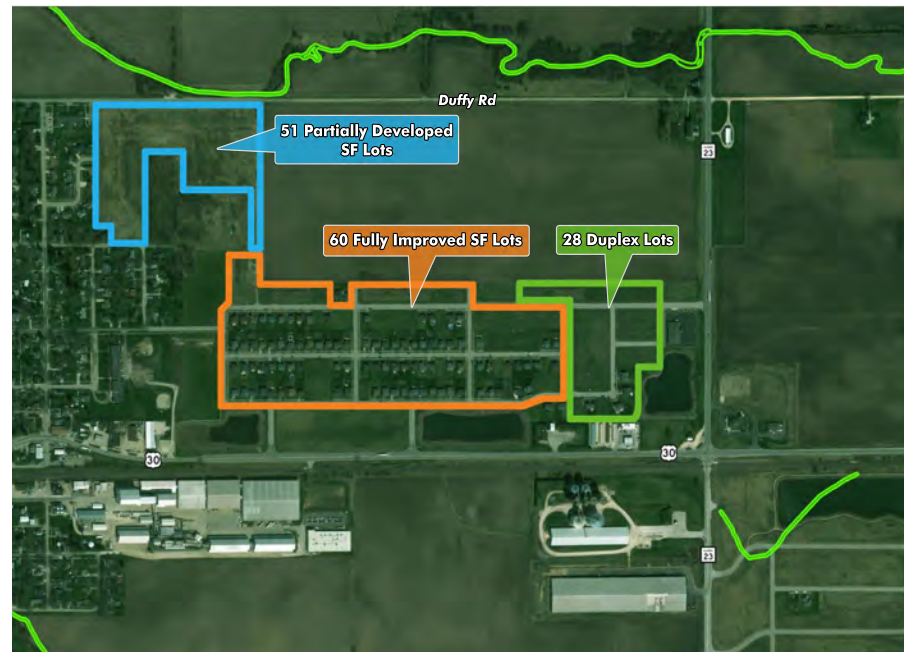
PROPERTY HIGHLIGHTS

Residential Lots:

- + 88 Single Family/Duplex Developed Lots
\$895,000
- + 51 Single Family Partially Developed Lots
\$149,000
- + Asking: \$1,044,000 Total
- + Taxes:
 - Single Family: \$8,750.40
 - Duplex: \$4,083.52
 - Single Family: \$2,476.56 total
 - Total: \$15,310.48
- + Please call for additional information



FLOODPLAIN WETLAND AERIAL



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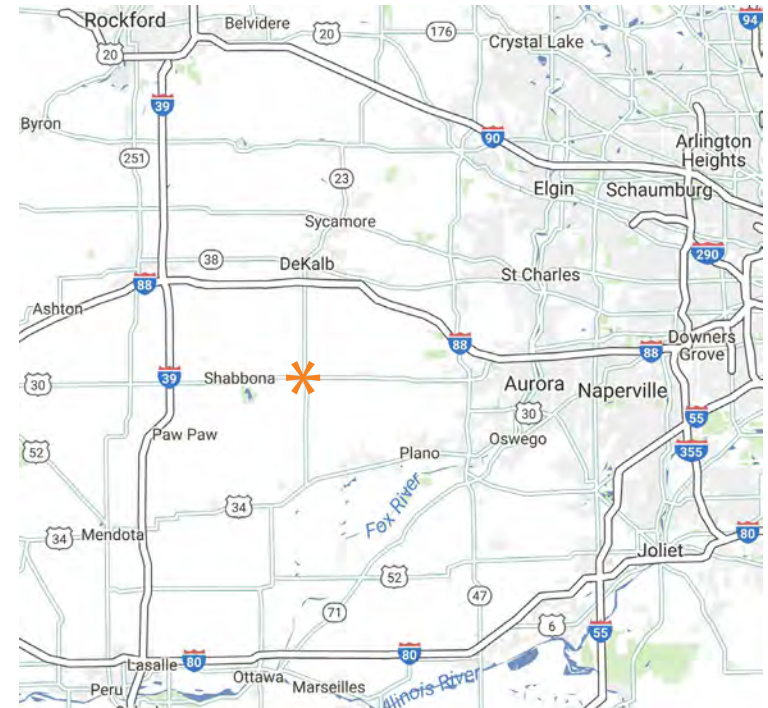
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FOR SALE RESIDENTIAL DEVELOPMENT OPPORTUNITY

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DEMOGRAPHIC SNAPSHOT	3 MILES	5 MILES	7 MILES
Population	1,745	2,387	6,642
Average Household Income	\$79,542	\$78,274	\$78,218
Average Housing Value	\$229,565	\$255,085	\$253,403



CONTACT US

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