

## FOR SALE

### 16 to 102.33 Acres Full I-90 Interchange Access by 2020

3 parcels totaling 102.33 acres. I-90 exposure, borders Route 23 and Harmony Road. The city of Marengo's southwestern sub area plan reflects potential zoning as Regional Commercial, Office Research or Light Industrial which includes industrial, warehouse, retail development, hotel and a variety of other uses. Only 5 miles to downtown Marengo (Route 20). Individual parcels subject to offer.



#### PROPERTY SPECIFICATIONS

Description:	Land at I-90 Interchange
Land Size:	102.33 acres / 4,457,494 SF
Possession:	At closing
Topography:	Level
Environmental Status:	TBD
Utilities:	Nearby
Sewer/water:	At city limits
Frontage Dimensions:	I-90: 2,083± Route 23: 640± Harmony Rd: 3,622±
Zoning:	AG (Potential Zoning: Light Industrial, Office Research, Regional Commercial)
Real Estate Taxes:	\$2,707.02 (2016, combined)
Sale Price:	<b>\$3,717,932</b> \$36,323 per acre / \$.83 psf

LoopNet: 19861115

MLS: 09749586

Demographics	3 miles	5 miles
Avg. HH Income	\$89,669	\$83,310
Population	951	8,390
<b>TRAFFIC COUNTS:</b> <b>66,000 Vehicles per day I-90 at Route 23</b>		

**Directions:** Route 20 (Grant Hwy.) west to Route 23 (State St.), south to Harmony Rd. intersection

**PIN:** 16-26-200-009 = 47.47 acres  
16-26-100-016 = 16.00 acres  
16-23-300-003 = 38.86 acres

September 13, 2017

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.



- Industrial
- Commercial
- Office
- Land
- Business

Route 23 & Harmony Rd.  
(At Future I-90 Interchange)  
Marengo, IL 60152

