

# Industrial Land for Sale

Rt 162 & Formosa Road, Troy IL 62294



## PROPERTY OVERVIEW

- Zoned I-1, light industrial
- Steel buildings allowed
- All utilities
- 1-16 acres contiguous
- Will divide
- Will do build to suits
- Preliminarily plotted lots
- Excellent I-55 access
- Outdoor storage allowed
- Restrictive covenants
- Lots are approx 450'± x 200' ±, but can be changed

## ASKING PRICE

\$2.00 - \$2.75 psf

## FOR INFO, CONTACT:

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Lot	\$ psf	Price per lot
1	\$2.00	\$306,662.00
2-7	\$2.00	\$182,952.00
13	\$2.75	\$247,964.75
14	\$2.75	\$247,964.75
15	\$2.75	\$247,964.75
16	\$2.75	\$321,035.00

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Demos	3 Miles	5 miles	10 miles
Population	23,465	61,742	142,077
Households	9,064	24,041	54,827
Avg HH Inc.	\$94,601	\$95,195	\$89,865

## TRAFFIC COUNTS

I-55: 44,500 vpd  
Hwy 162; 15,400 vpd

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