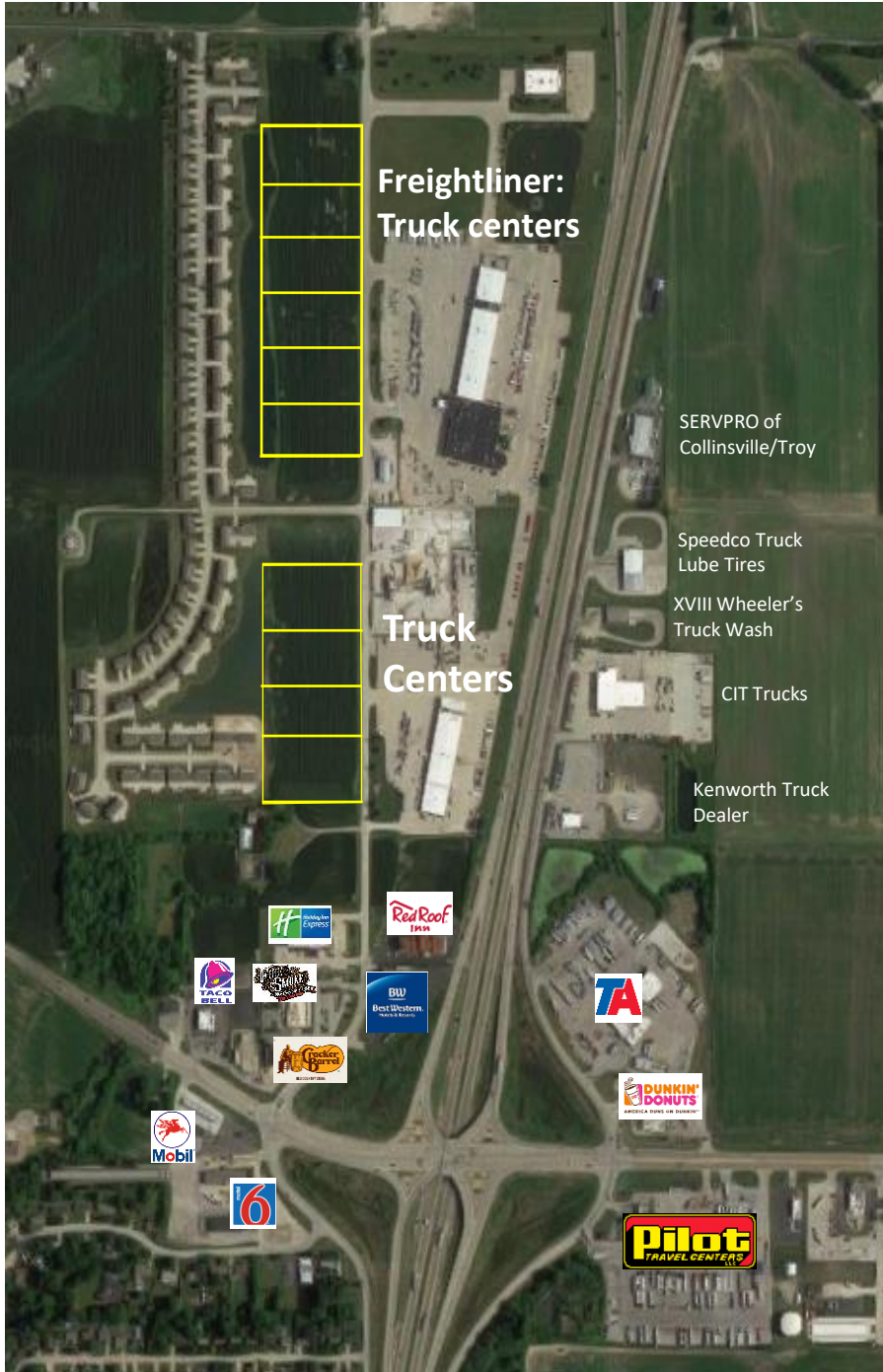


# Industrial Land for Sale

Rt 162 & Formosa Road, Troy IL 62294



## PROPERTY OVERVIEW

- Zoned I-1, light industrial
- Enterprise Zone
- Formosa Road TIF
- All utilities
- 1-16 acres contiguous
- Will divide
- Will do build to suits
- Preliminarily plotted lots
- Excellent I-55 access
- Outdoor storage allowable
- New single-point diamond interchange
- Lots are approx 450'± x 200'±, but can be changed

## ASKING PRICE

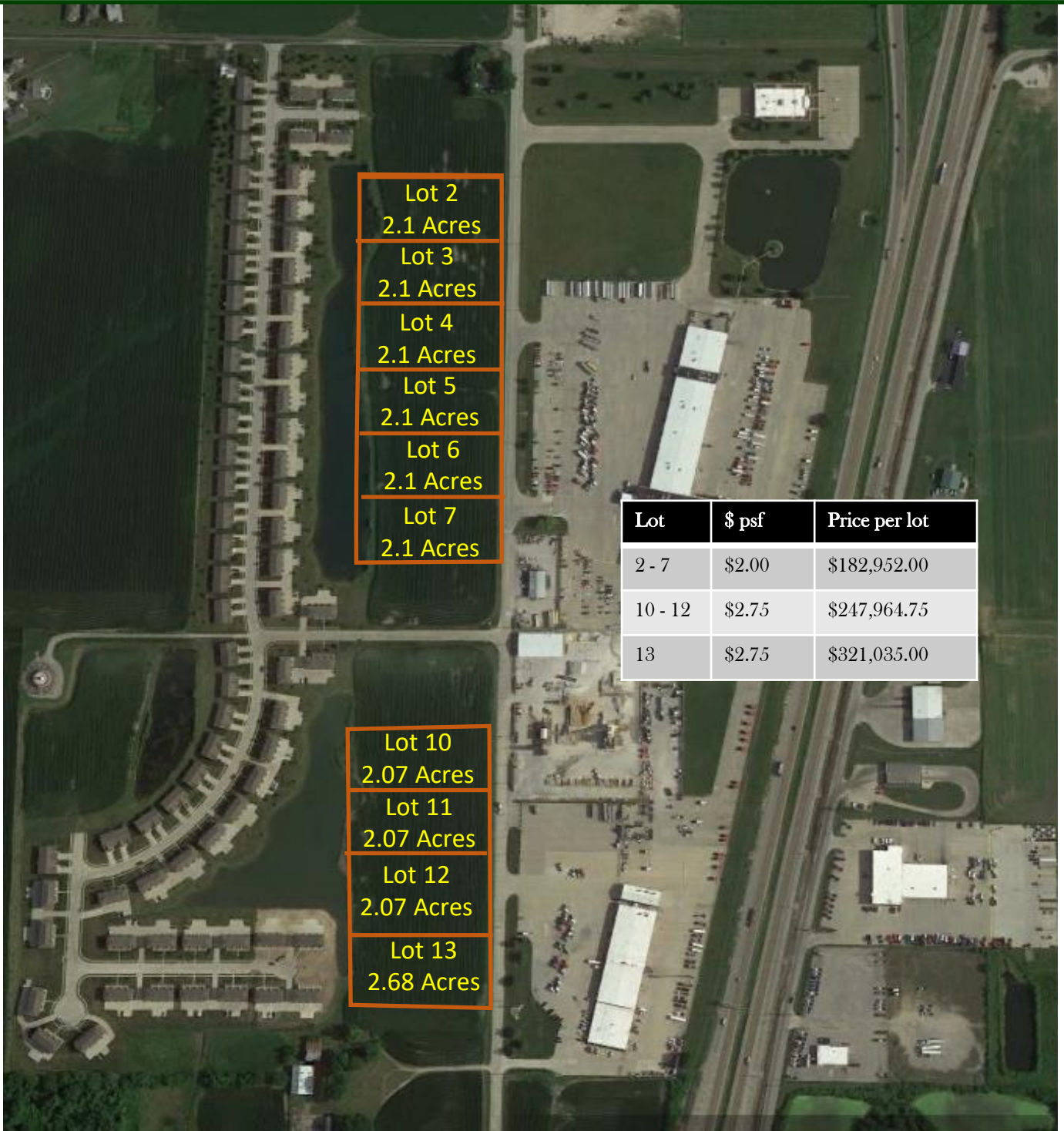
\$2.00 - \$2.75 psf

## FOR INFO, CONTACT:

David Wittenauer | President  
david@wittenauerproperties.com  
Office: 618-632-5850  
Mobile: 618-719-1197

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Lot 2  
2.1 Acres  
Lot 3  
2.1 Acres  
Lot 4  
2.1 Acres  
Lot 5  
2.1 Acres  
Lot 6  
2.1 Acres  
Lot 7  
2.1 Acres

Lot	\$ psf	Price per lot
2 - 7	\$2.00	\$182,952.00
10 - 12	\$2.75	\$247,964.75
13	\$2.75	\$321,035.00

Lot 10  
2.07 Acres  
Lot 11  
2.07 Acres  
Lot 12  
2.07 Acres  
Lot 13  
2.68 Acres

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## TRAFFIC COUNTS

I-55: 49,500 vpd  
Hwy 162; 15,300 vpd

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Demos	3 Miles	5 miles	10 miles
Population	21,747	60,483	139,510
Households	8,393	23,513	53,646
Avg HH Inc.	\$109,455	\$113,587	\$102,837