

INDUSTRIAL LAND

300 N CUMMINGS LANE - WASHINGTON



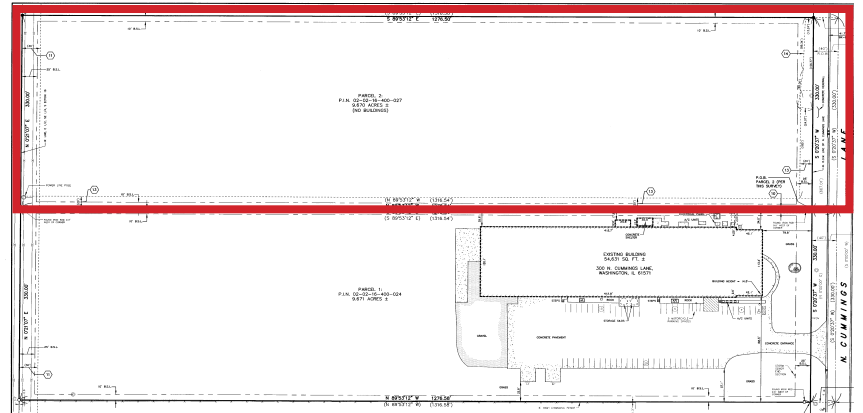
PRICE REDUCED!!!

FOR SALE:

9.67 ACRES INDUSTRIAL
~~\$1,000,000~~ - NOW \$950,000

PROPERTY FEATURES

- Flat buildable parcel located in a growth sector of Washington, IL.
- Hard to find I-1 industrial zoning.
- Prime location for commercial development in the future being positioned at the intersection of the planned Freedom Parkway extension road that currently ends near Walmart & Menards and will extend to Cummings lane.
- Property is surrounded by other industrial users, retail, medical and hotels among others.



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PROPERTY DETAILS

PROPERTY TYPE	INDUSTRIAL LAND
LAND SIZE	9.67 ACRES
ZONING	I-1
TAXES (2025)	\$428.50
SALE PRICE	\$950,000

PROPERTY DEMOGRAPHICS

	1 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
POPULATION	1,934	35,268	129,828
HOUSEHOLDS	754	13,534	52,487
INCOME	\$77,257	\$77,773	\$72,008



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