

APPROXIMATELY 1 ACRE COMMERCIAL LAND

505 WEST ROCK FALLS ROAD
ROCK FALLS, IL 61071

Michael Bryant
Senior Vice President
847.509.2757
mikeb@awproperties.com

Diana Peterson
President 847.509.2757
dianap@awproperties.com

Property Summary



OFFERING SUMMARY

Minimum Bid: \$25,000

Lot Size: Approx. 1 Acre

2016 Taxes: \$1,372.60

PIN #S: 11-33-256-024;
11-33-256-023

Traffic Count: 11,100 VPD

Zoning: B-1; General Business
District

PROPERTY OVERVIEW

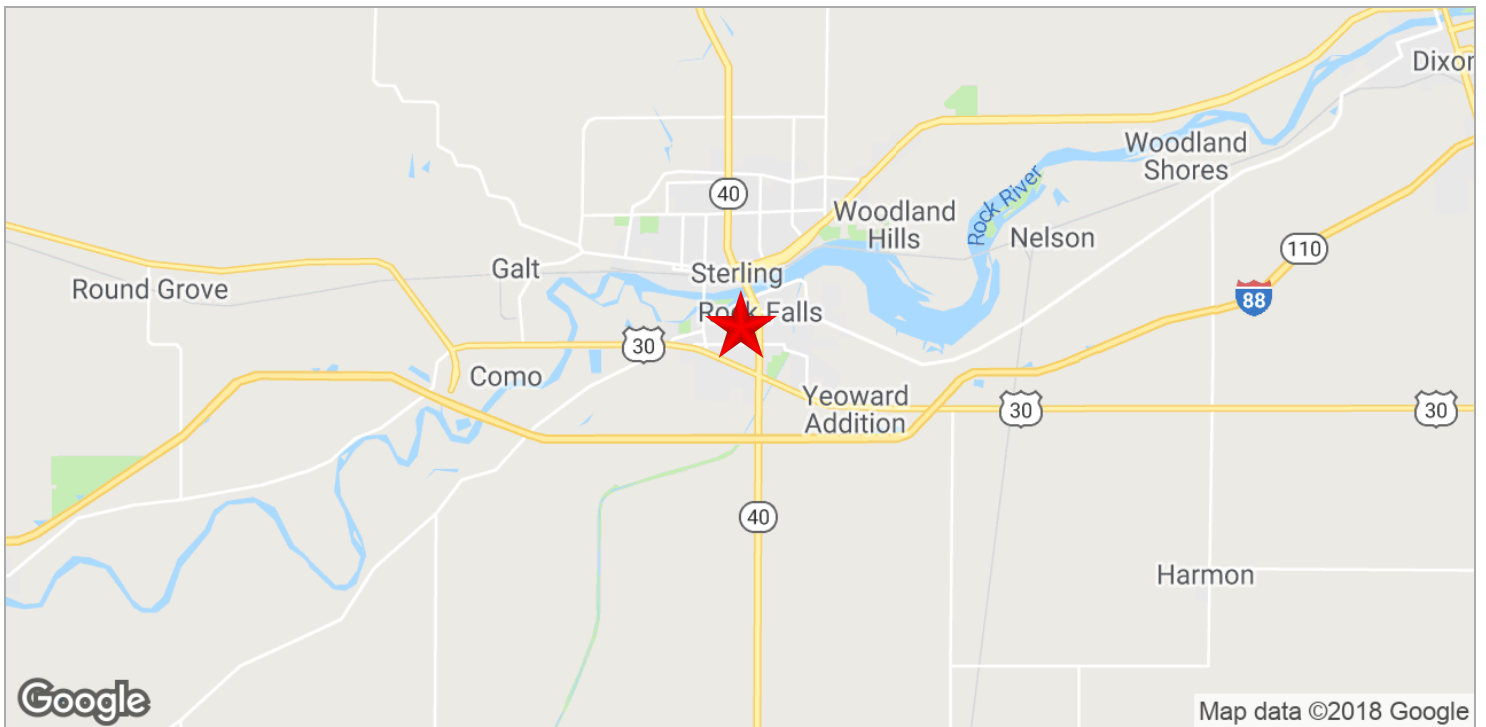
Approximately 1 Acre of commercial land. Located 5 blocks West of Route #40 [1st Avenue] on Route #30.

- Great development corner
- Former Gas Station Site with NFR
- B1 - General Business District Zoning - Need to confirm plans with Rock Fall Planing and Development
- 43,068 Sq Ft - .9887 Acre
- Located on US 30 close to the downtown area

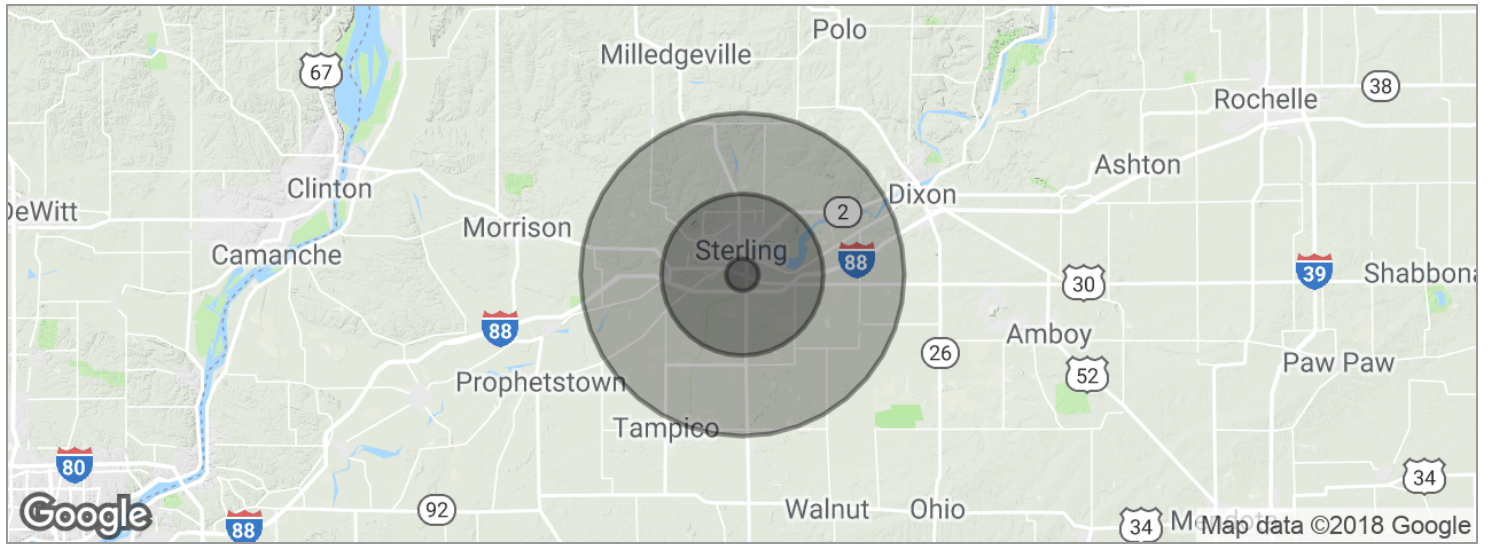
PROPERTY HIGHLIGHTS

- Online Auction Bidding Starts at 11 AM CST Monday, August 19, 2019 and ends Wednesday, August 21, 2019, 11 AM CST
- Minimum Bid: \$25,000.00
- Buyer's Premium: The Greater of 6% or \$2,500
- Cooperating Broker's Commission: 2%
- Pre-Auction Bids Highly Encouraged!

Location Maps



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	576	32,868	56,984
Median age	49.5	39.4	40.3
Median age (Male)	46.7	38.2	39.1
Median age (Female)	50.0	40.2	41.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	244	13,251	22,905
# of persons per HH	2.4	2.5	2.5
Average HH income	\$88,142	\$55,429	\$56,639
Average house value	\$208,535	\$130,477	\$136,845

* Demographic data derived from 2010 US Census

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