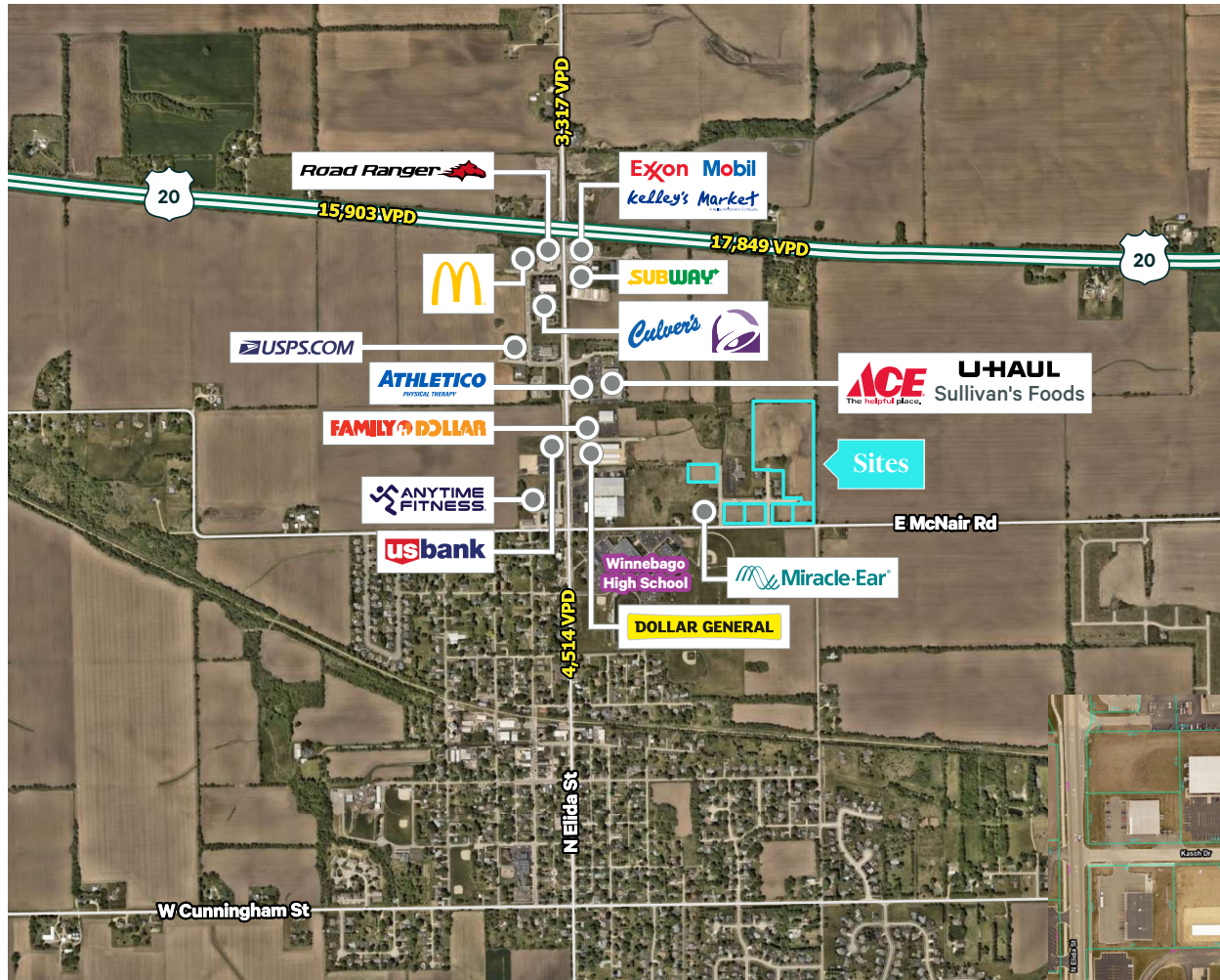


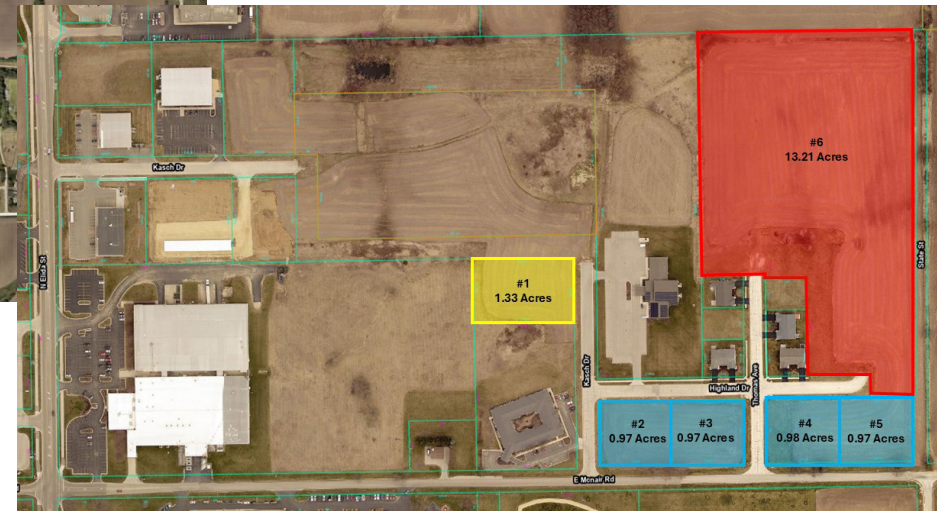
# Winnebago Land Sites

Winnebago, Illinois



## Property Highlights

- + Industrial/Commercial/Multi-Family Development Opportunity
- + Land sites range from 0.97 - 13.21 Acres
- + Situated on Kasch Dr. & Highland Dr. near Winnebago High School, just south of US Bypass 20.
- + Nearby retailers include McDonald's, Culvers, Taco Bell, Sullivan's Foods and Mercyhealth Clinic
- + Surrounded by residential neighborhood and other commercial uses
- + Low Winnebago taxes



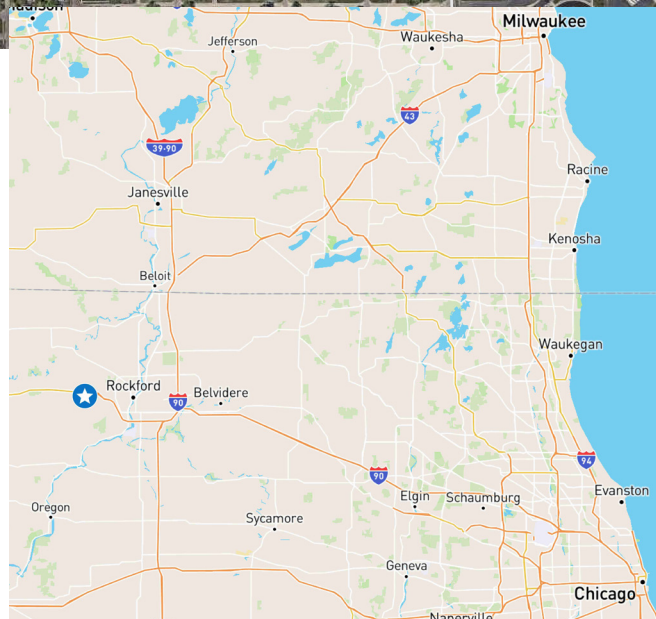
# Winnebago Land Sites

Winnebago, IL

For Sale



| SITE | ADDRESS          | ACRES | ZONING             | PIN           |
|------|------------------|-------|--------------------|---------------|
| 1    | XXX Comly Rd.    | 1.33  | General Industrial | 14-09-126-020 |
| 2    | 601 Highland Dr. | 0.97  | General Business   | 14-09-128-001 |
| 3    | 609 Highland Dr. | 0.97  | General Business   | 14-09-128-002 |
| 4    | 701 Highland Dr. | 0.98  | General Business   | 14-09-129-001 |
| 5    | 709 Highland Dr. | 0.97  | General Business   | 14-09-129-002 |
| 6    | XXX State St.    | 13.21 | Two-Family         | 14-09-127-007 |

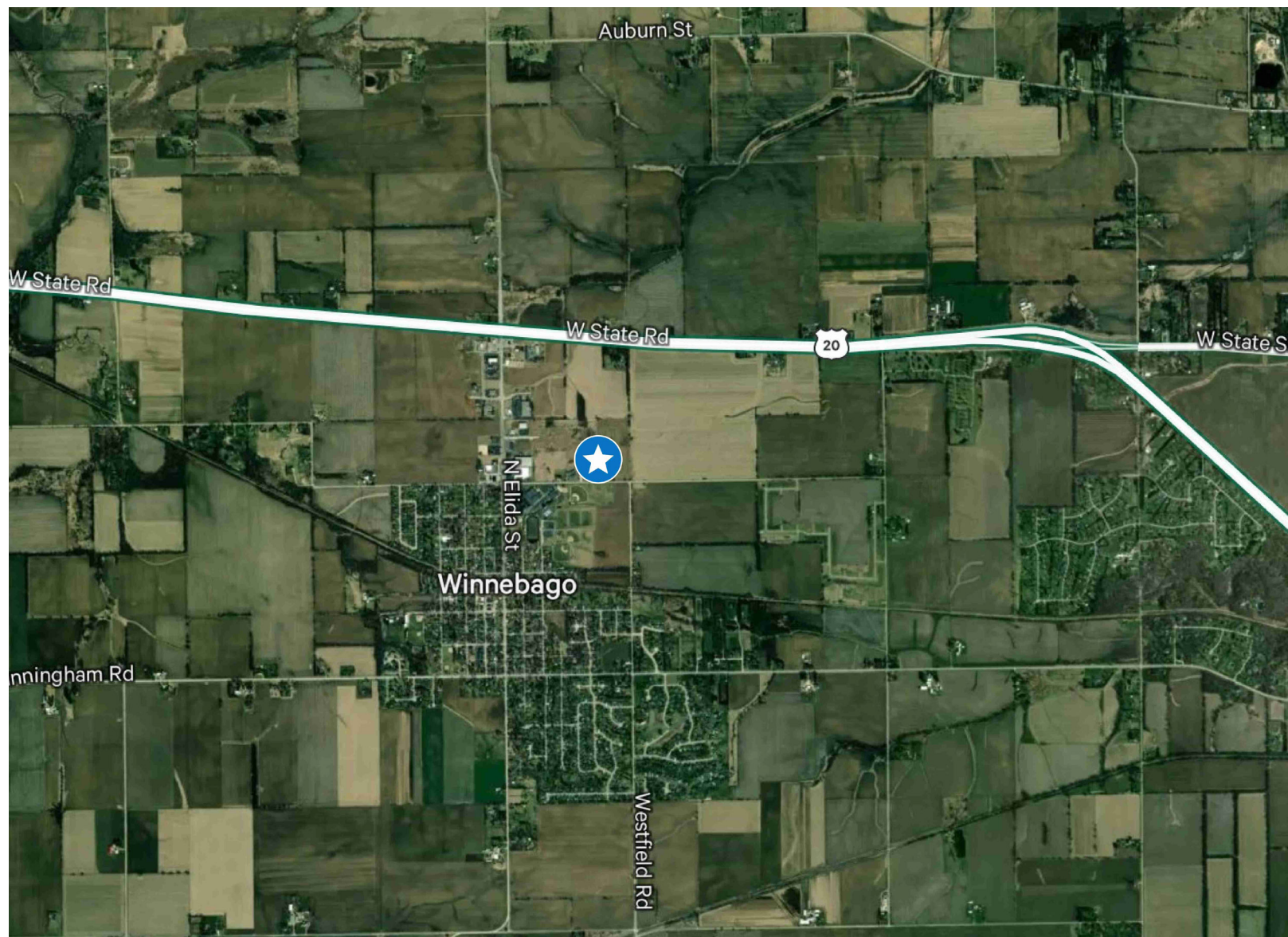


| DEMOGRAPHICS             | 1 MILE   | 3 MILE    | 5 MILE   |
|--------------------------|----------|-----------|----------|
| Population               | 5,434    | 43,542    | 121,421  |
| Households               | 2,614    | 18,771    | 52,148   |
| Average Household Income | \$93,028 | \$100,113 | \$92,780 |
| Daytime Population       | 11,981   | 55,502    | 130,195  |

## Winnebago Land Sites

Winnebago, IL

For Sale



### Contact:

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Senior Vice President

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**CBRE**

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