

**SW CORNER OF GOUGAR ROAD AND  
FERRO DRIVE**

New Lenox, IL 60451

AVAILABLE SPACE

19.93 Acres

ASKING PRICE

\$2,200,000

FEATURES

- 20 Acres, Industrial Zoning, Close to Interstate 80, Development Opportunity, Utilities nearby

AREA

20 Acres at the Southwest Corner of Gougar Rd and Ferro Drive North of Interstate 80



OFFICE

Nick Ferro

815 405 3679

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**SALE**

# SW CORNER OF GOUGAR ROAD AND FERRO DRIVE

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## OFFERING SUMMARY

Sale Price: \$2,200,000

Lot Size: 19.93 Acres

Zoning: I-1, Limited Industrial District

Traffic Count: 8,550

Price / SF: \$2.53

## PROPERTY OVERVIEW

20 Acres of Industrial Zoned Land for Sale

## PROPERTY HIGHLIGHTS

- 20 Acres, Industrial Zoning, Close to Interstate 80, Development Opportunity, Utilities nearby

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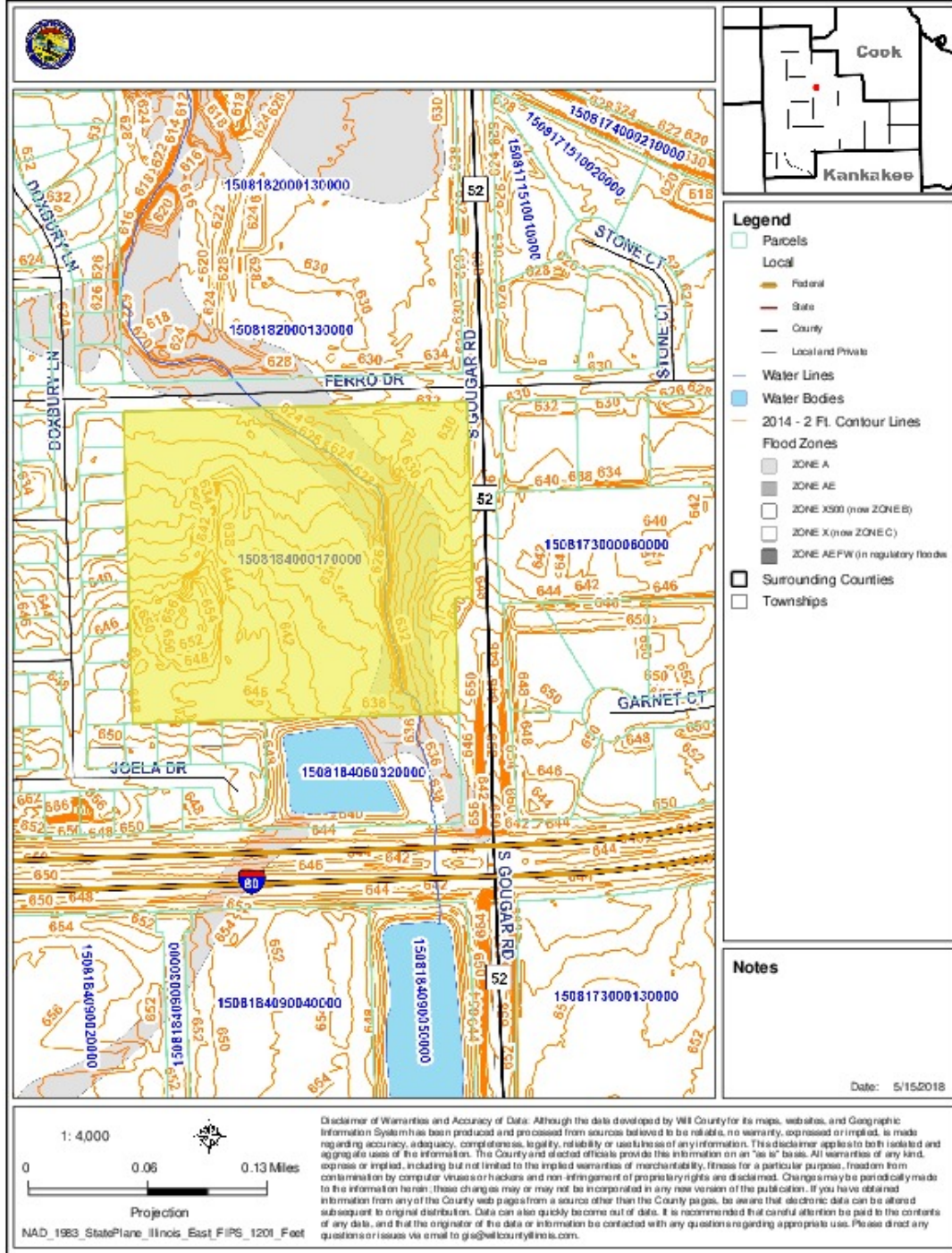




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**COLDWELL  
BANKER  
COMMERCIAL**

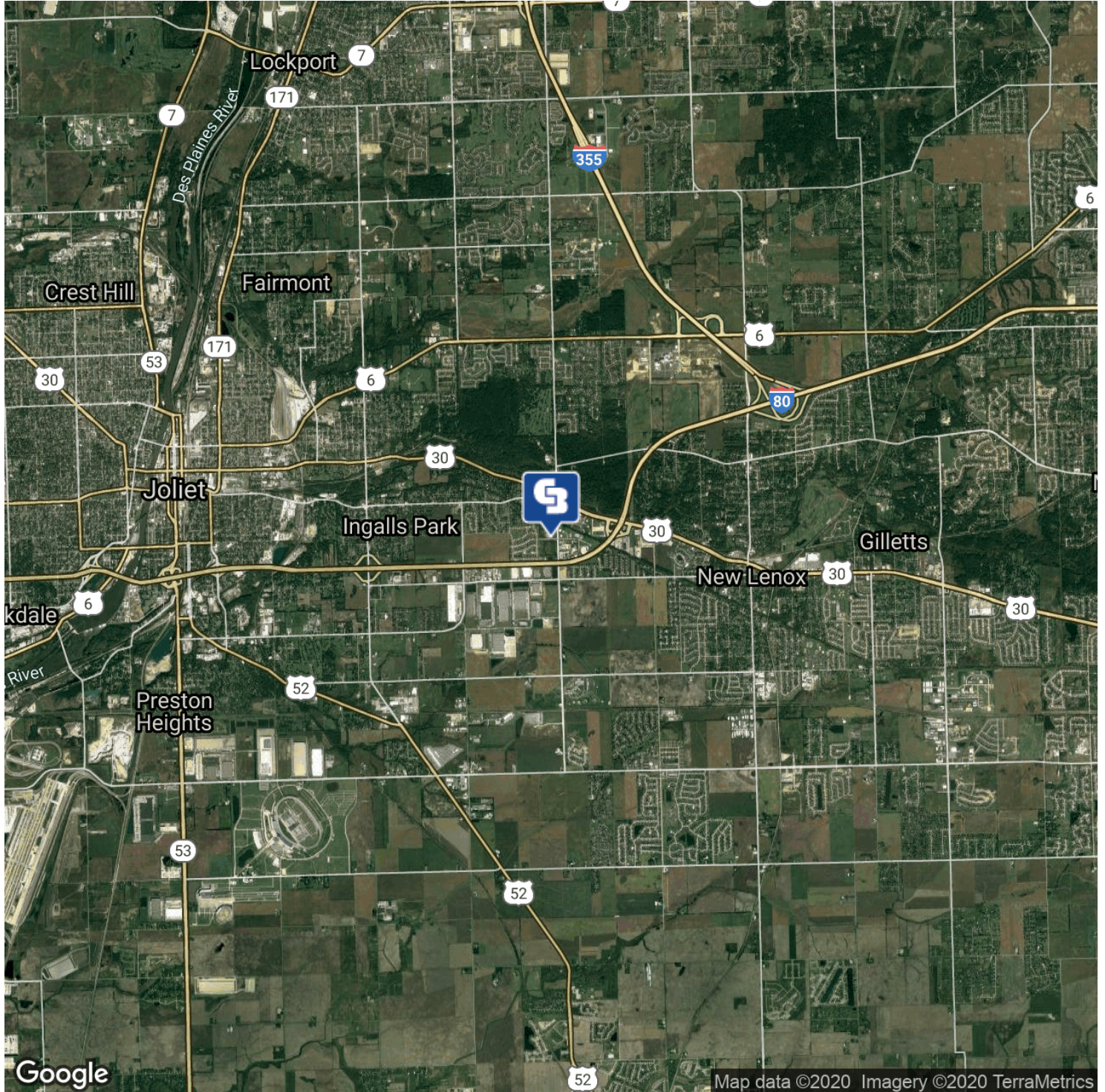
REAL ESTATE GROUP



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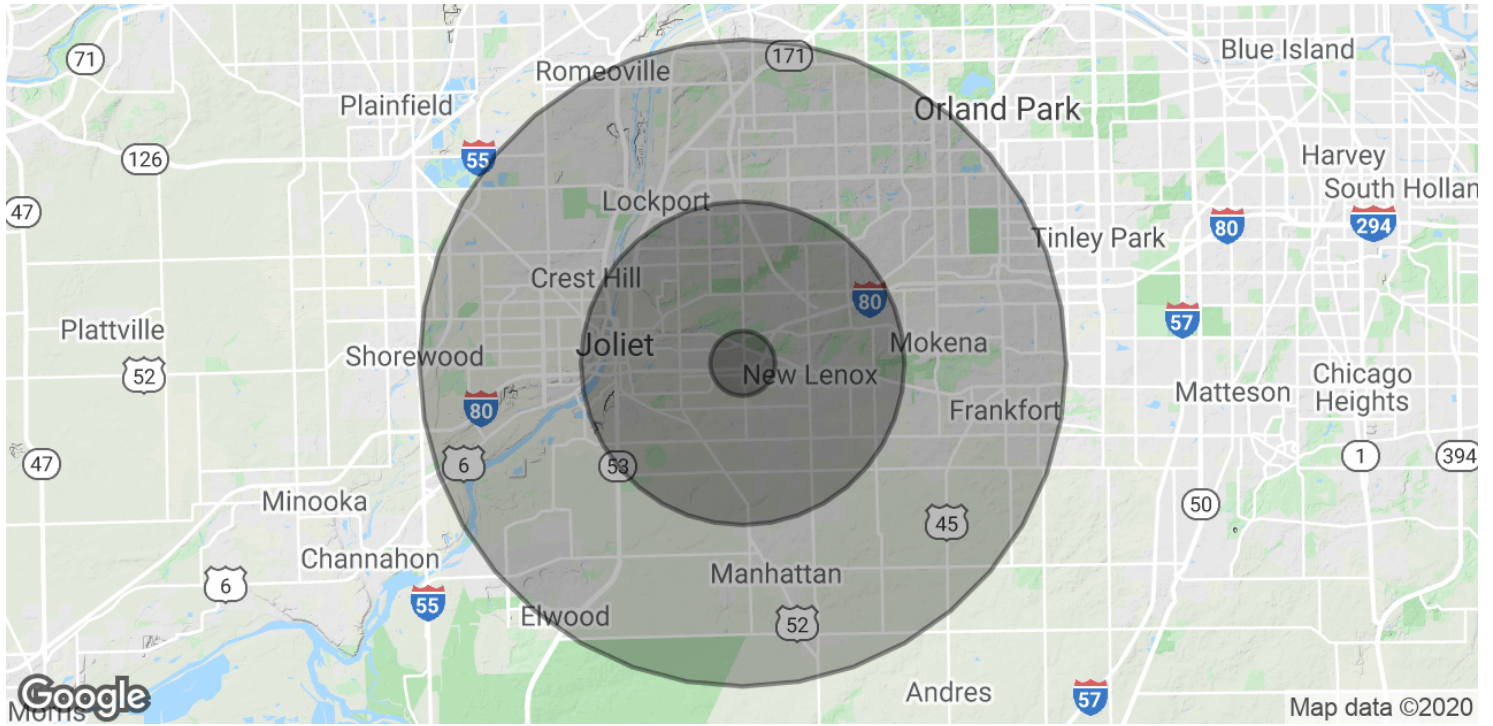
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SALE

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,275	101,550	352,837
Average age	36.5	33.4	35.9
Average age (Male)	36.7	32.7	34.9
Average age (Female)	36.3	33.7	36.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,046	31,879	119,200
# of persons per HH	3.1	3.2	3.0
Average HH income	\$98,877	\$75,830	\$79,442
Average house value	\$293,483	\$264,726	\$292,201

\* Demographic data derived from 2010 US Census

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