

FOR SALE

ALEXANDRA DR./BETHANY DR LAND SITES BELVIDERE, IL



SITE FEATURES

- + Office/Commercial Development Opportunity!
- + Land sites zoned PB from 0.89 to 9 acres
- + Situated on Logan Ave., just east of Belvidere Rd (Business 20)
- + Platted lots. Off-site detention
- + Nearby retailers and businesses include Blain's Farm & Fleet, Walmart, Applebees, Subway, Starbucks, Aaron's, Midland States Bank, Verizon and OSF Healthcare
- + Minutes away from Boone County schools and residential neighborhoods
- + Low Boone County taxes
- + Lot Sales Price: \$3.50/SF - \$12.00/SF

PLEASE CONTACT:
KAREN WALSH
Senior Vice President
+1 815 218 3438

www.cbre.us/karen.walsh

CBRE

SITES



ADDRESSES	ACRES	ZONING	PIN
#1 - 834 Bethany Dr	1.01 Acres	Belvidere PB	06-31-127-003
#2 - 2416 Dillion St.	1.15 Acres	Belvidere PB	06-31-127-004
#3 - 2442 Dillion St.	0.90 Acres	Belvidere PB	06-31-127-005
#4 - 842 Alexandra Dr.	0.89 Acres	Belvidere PB	06-31-127-006
#5 - 866 Alexandra Dr.	0.89 Acres	Belvidere PB	06-31-127-007
#6 - 888 Alexandra Dr	0.89 Acres	Belvidere PB	06-31-127-008
#7 - 904 Alexandra Dr.	0.97 Acres	Belvidere PB	06-31-127-009
#8 - 912 Alexandra Dr.	0.71 Acres	Belvidere PB	06-31-127-010
#9 - 936 Alexandra Dr.	0.88 Acres	Belvidere PB	06-31-127-011
#10 - 954 Bethany Dr.	1.31 Acres	Belvidere PB	06-31-127-012
#11 - 850 Bethany Dr.	0.80 Acres	Belvidere PB	06-31-128-001
#12 - 861 Alexandra Dr.	0.86 Acres	Belvidere PB	06-31-128-004
#13 - 882 Bethany Dr.	0.63 Acres	Belvidere PB	06-31-128-007
#14 - 885 Alexandra Dr.	0.93 Acres	Belvidere PB	06-31-128-008



TRAFFIC COUNTS	VEHICLES PER DAY
BELVIDERE RD.	12,500

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	5,942	24,845	31,176
HOUSEHOLDS	1,886	8,577	10,848
AVERAGE HOUSEHOLD INCOME	\$77,048	\$66,202	\$73,115
DAYTIME POPULATION	4,772	22,233	31,120

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