

COMMERCIAL DEVELOPMENT OPPORTUNITY
OFFERING PRICE: \$1,990,000

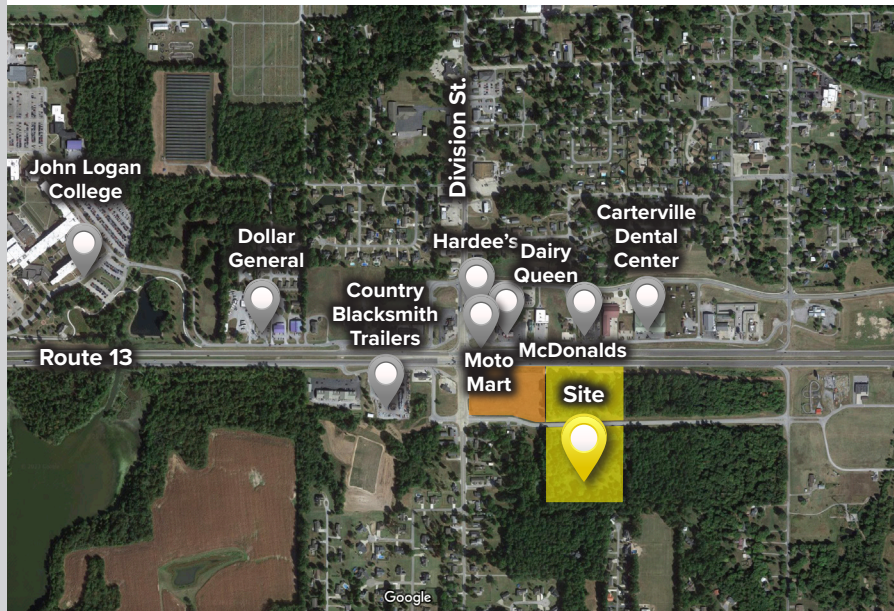
ROUTE 13
CARTERVILLE, IL

 **Property Highlights:**

- 15.72 ac (5.72 & 10 acre parcels)
- 663 frontage along Route 13
- 6-Lane highway with +/- 25,000 VPD
- All city utilities available
- APN: 05-14-100-063
05-14-100-064

 **Location Highlights:**

- TIF district & enterprise zone
- Minutes to I-57
- Strong retail corridor and entertainment destination
 - Walker's Bluff Casino Resort
 - Crab Orchard National Wildlife Refuge
- Equidistant between Carbondale & Marion
- 4.7 acre assemblage parcel connecting to signaled intersection



For More Information Contact:

Paul Montes | Senior Vice President
montes@inlandgroup.com | 630.954.4446

Eric Spiess | Senior Vice President
spiess@inlandgroup.com | 630.990.8658

2901 Butterfield Road Oak Brook, IL 60523 | www.inlandbrokerage.com

 twitter.com/inlandgroup

 [instagram.com/inlandrealestategroup](https://www.instagram.com/inlandrealestategroup)

 [linkedin.com/company/the-inland-real-estate-group-of-companies-inc](https://www.linkedin.com/company/the-inland-real-estate-group-of-companies-inc)

Inland Real Estate Commercial Brokerage Inc. has been engaged by the owner to market the property. The information contained herein has been prepared solely for marketing purposes to assist a recipient in determining whether they wish to proceed with a further in-depth investigation of the property. All demographic information above are approximations and interested parties are expected to independently review all property documents as to their accuracy and completeness. Inland Real Estate Commercial Brokerage, Inc., its respective officers, employees and representatives make no representations or warranties, expressed or implied, as to the accuracy or completeness of this brochure or any of its contents. Furthermore, no legal commitment or obligation shall arise from any of its contents. In addition, this brochure is subject to modification and this property may be withdrawn from the market at any time, without prior notice. No part of this brochure may be duplicated without prior consent from Inland Real Estate Commercial Brokerage, Inc. This offering is not intended to solicit your response or involvement should you be engaged in an exclusive brokerage agreement with another real estate company. The Inland name and logo are registered trademarks being used under license.