



MARQUETTE PROPERTIES, INC.

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FOR SALE

146 +/- Acres, Lexington, IL *Broker Owned*

Acres: 146 +/- total acres – Will divide

Reduced Price: \$19,000 per surveyed acre for entire parcel.

If divided: \$14,000/ac for the NW 51 acres, or \$23,000/ac for the SE 95 acres

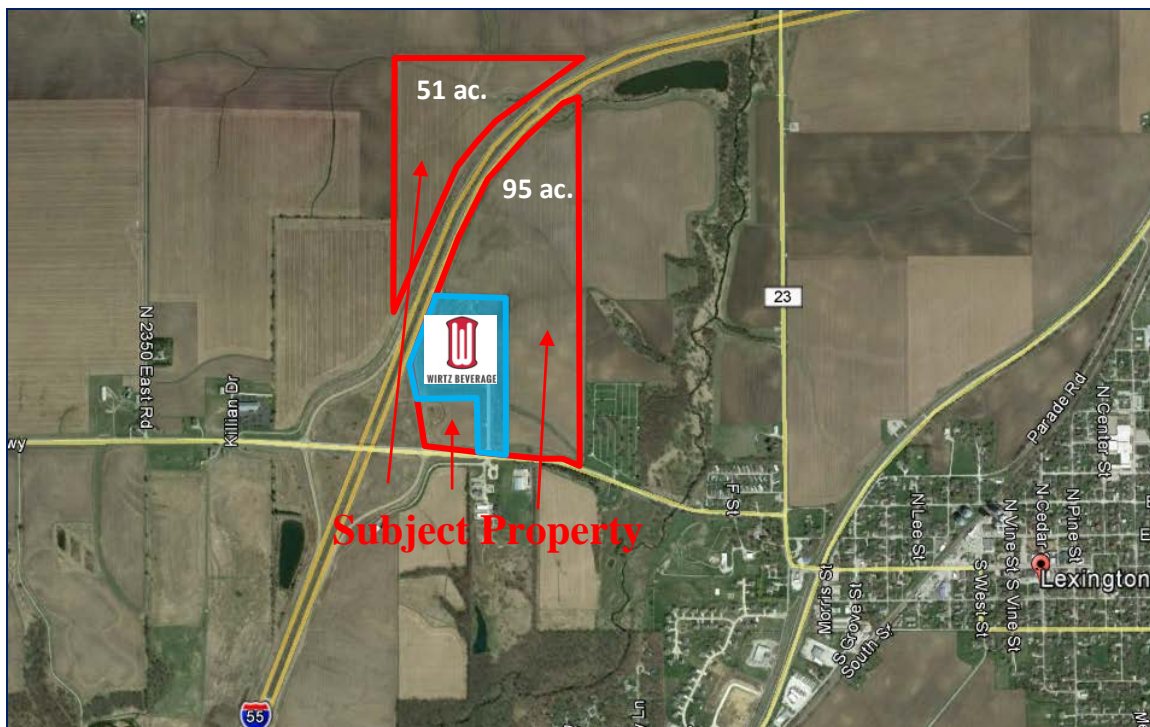
Location: East & West sides of the interchange at I-55 P.J Keller Highway (McLean Cty. Hwy 08)

Zoning: Mixed Use: Industrial, Commercial & High Density Residential

Utilities: Village of Lexington sewer & water on site

Taxes: \$4,482.80 (2016)

Comments: Directly adjacent to the brand new Wirtz Beverage Distribution Center. Great access to I-55 via a brand new industrial-grade roadway into the property. Property located in a TIF district. Rare find!



519 Franklin St. Suite 102

Morris, IL 60450

www.MARQUETTEPROPERTIES.com