



MARQUETTE PROPERTIES, INC.

Mark Hansen
Cell: 815-791-6344
Email: mark.marquetteprop@gmail.com

FOR SALE

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

Acres: 141 +/- total acres – Will divide

Reduced Price: \$18,500 per surveyed acre for entire parcel.

If divided: \$14,000/ac for the NW 51 acres, or \$22,000/ac for the SE 90 acres

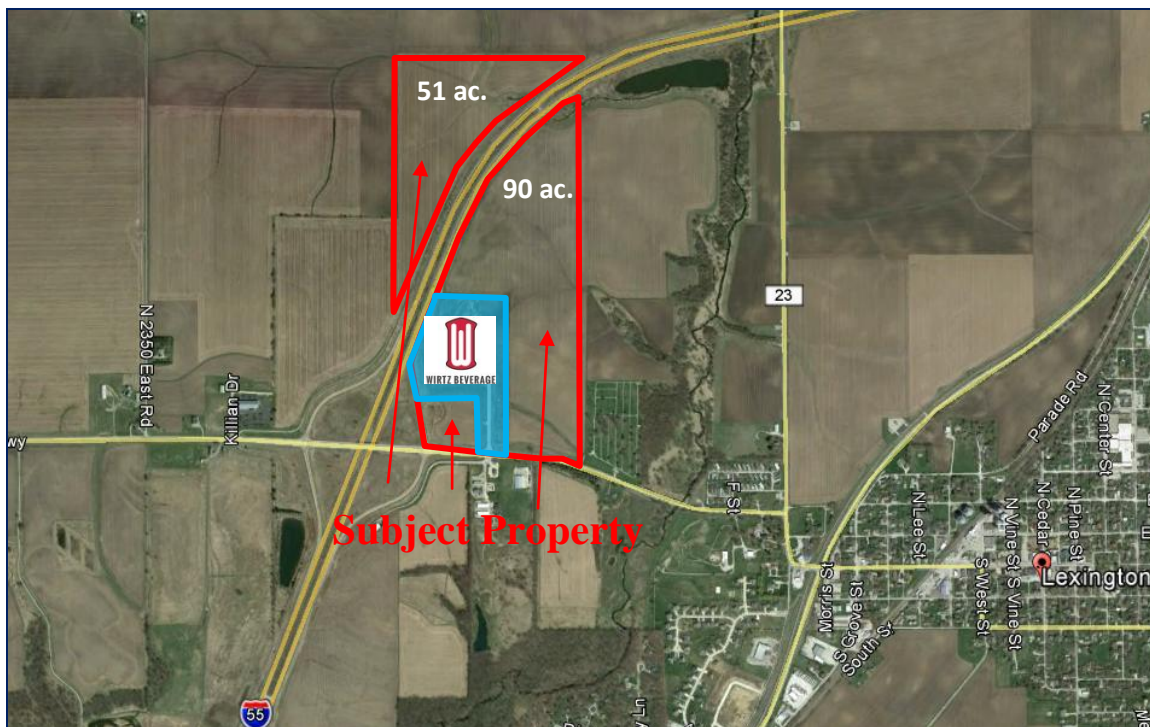
Location: East & West sides of the interchange at I-55 P.J Keller Highway (McLean Cty. Hwy 08)

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

Utilities: Village of Lexington sewer & water on site

Taxes: \$5,808.04 (2021)

Comments: Directly adjacent to the brand new Wirtz Beverage Distribution Center. Great access to I-55 via 2 brand new industrial-grade roadway into the property. Property located in a TIF district. Rare find!



7695 Ashley Rd.
Morris, IL 60450

www.MARQUETTEPROPERTIES.com