



2098 W. Washington Road

is being offered at

\$475,000

EXECUTIVE SUMMARY

The O'Bryan & Ball Team has been exclusively retained to sell 2098 W. Washington Road in Washington, IL. The property is 7.5 acres, zoned C-2, on Washington Road already cut/cleared, ready for retail, multifamily, or senior development. The lot is close to Menards and Super Walmart, and directly adjacent to Meijer Mart parcel. A natural gas well is on the site.

Please reach out to listing brokers for additional information.

LISTING METRICS

7.53

TOTAL ACRES

328,006

TOTAL SF

\$63,081

PRICE / ACRE

\$1.45

PRICE / SF

C-2

ZONING

TAZEWELL

COUNTY

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PROPERTY DETAILS

ADDRESS	2098 W. Washington Road
CITY / STATE / ZIP	Washington, IL 61571
PARCEL ID(s)	02-02-20-200-011 02-02-20-200-028 02-02-20-206-001
TOTAL ACRES	7.53
PROPERTY TYPE	Land / Development Site
ZONING	C-2
YEAR BUILT	N/A
TAXABLE VALUE	\$9,230
TAX CODE	02021
TAX RATE	8.97474%
TOTAL TAX (2023)	\$828.37



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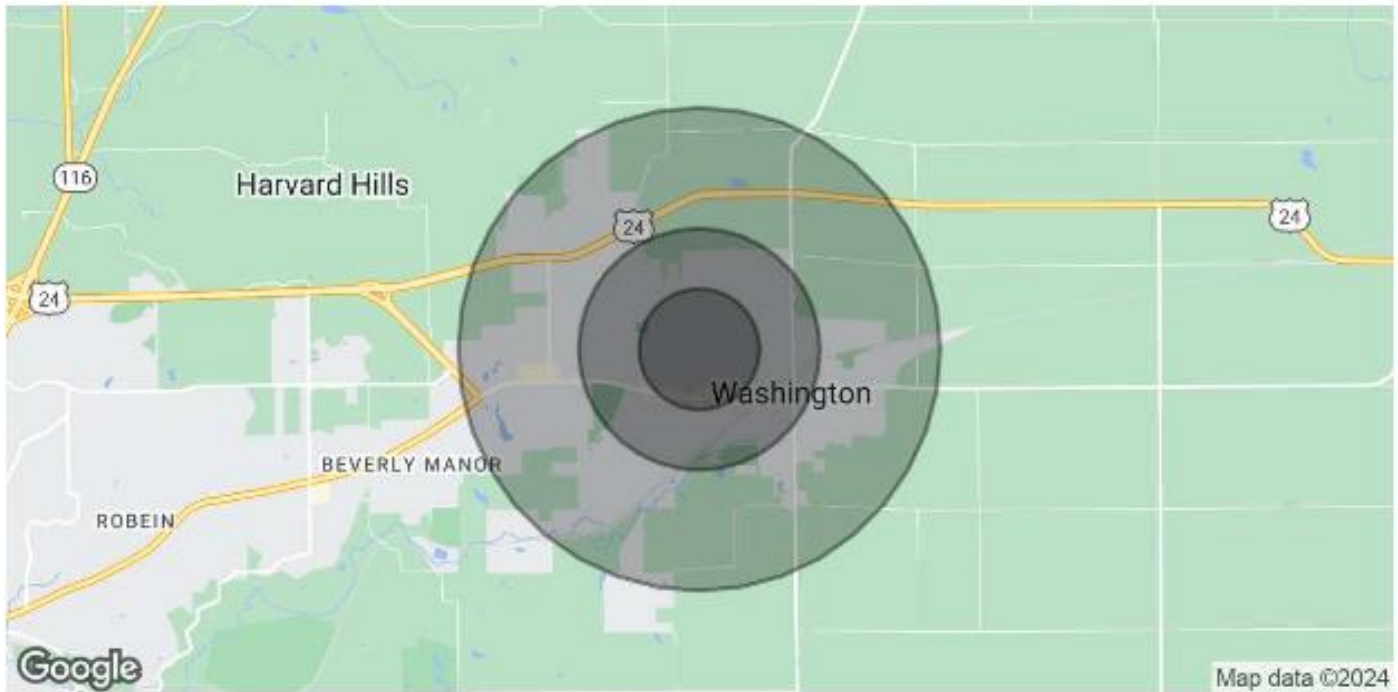
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DEMOGRAPHICS MAP & REPORT – WASHINGTON, IL



POPULATION	0.5 MILES	1 MILE	2 MILES
Total Population	2,210	7,580	14,654
Average Age	38	39	40
Average Age (Male)	36	37	38
Average Age (Female)	40	40	41

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total Households	803	2,844	5,604
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$114,511	\$114,231	\$115,596
Average House Value	\$281,824	\$274,344	\$274,596

Demographics data derived from AlphaMap

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