

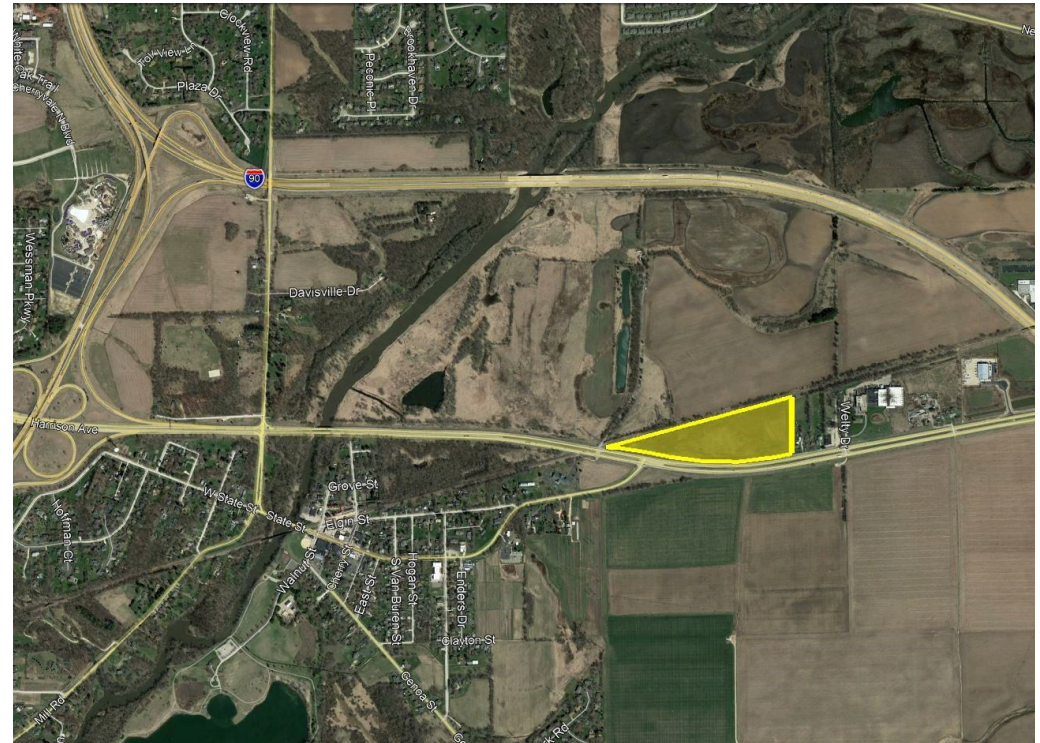
# +/-20 ACRES - LAND FOR SALE

## DEVELOPMENT OPPORTUNITY - Will Consider Dividing Property

### I-90 and US-20, Cherry Valley, Illinois

#### PROPERTY HIGHLIGHTS:

- Zoning:** CG (Commercial General) in Cherry Valley.
- Utilities:** Sewer and water is located near the property at Cherry Valley Village Hall.
- Location:** Approximately 1 mile east of I-90/I-39 and I-39/US 20 interchanges and 2.5 miles west of Chrysler Assembly Plant.
- Frontage:** +/- 2,100' frontage along US Route 20.
- Railroad:** Union Pacific Railroad is at the northern border of the property.
- Acreage:** +/-20 Acres.
- Price:** Subject to Offer



**FOR MORE INFORMATION**  
**Please Contact:**

**Brian Coleman & Associates, Inc.**

A REAL ESTATE COMPANY

847.272.7277

bcoleman@bcaRealEstate.com

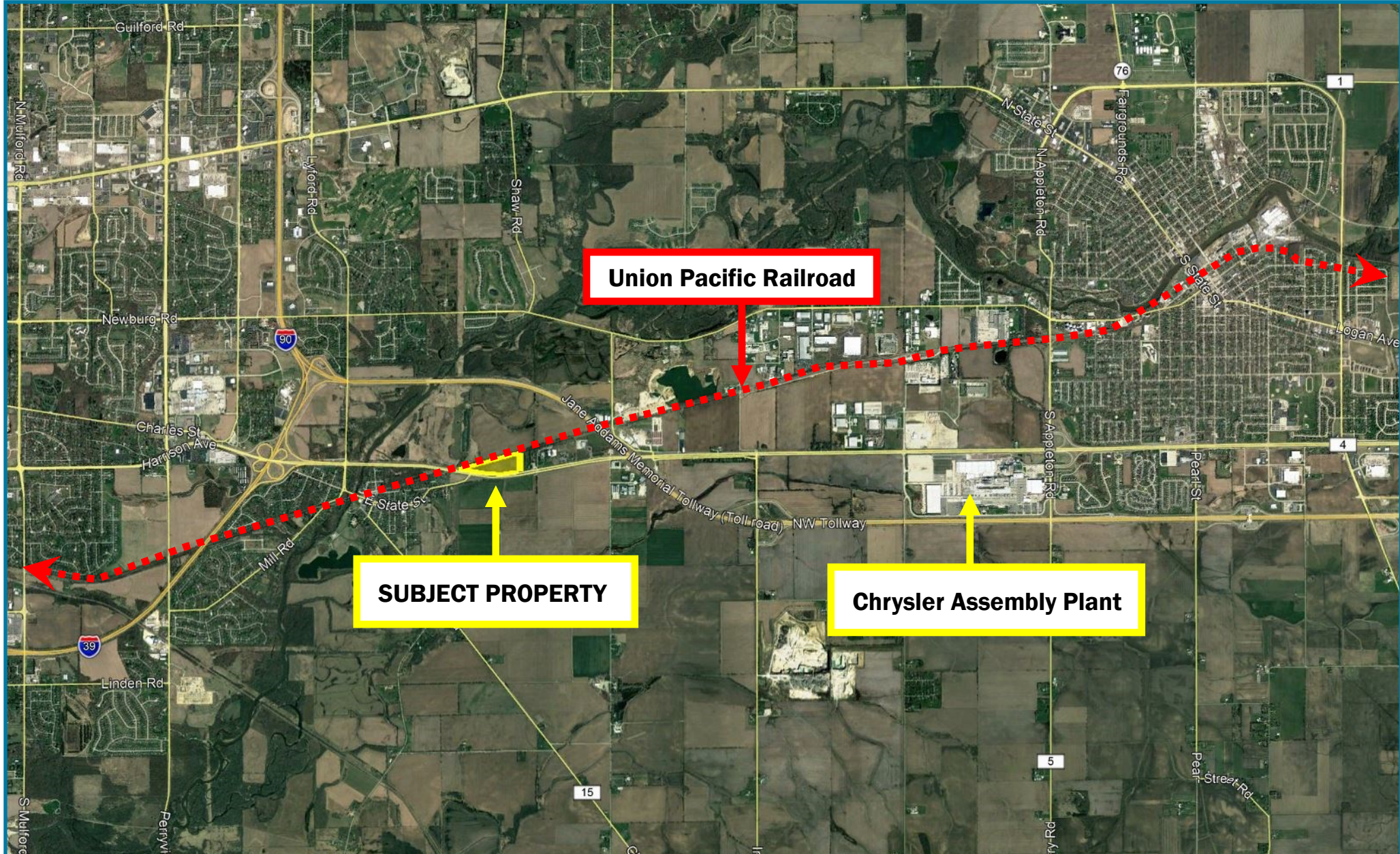
*This property is being presented by Brian Coleman & Associates, Inc., (BCA) the exclusive listing real estate broker for this property. Be advised that BCA represents and is an agent of the seller and not the buyer for this property and therefore there is no protection of buyer's confidential information. All information contained herein is from sources deemed reliable and is submitted subject to inaccuracies, errors, or omissions. It is the buyer's responsibility to independently perform their own due diligence prior to purchasing this property. This offering may be withdrawn or modified without notice.*

# +/- 20 ACRE - DEVELOPMENT OPPORTUNITY

## I-90 and US-20, Cherry Valley, Illinois

EXCLUSIVELY MARKETING BY:  
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### Aerial Photograph

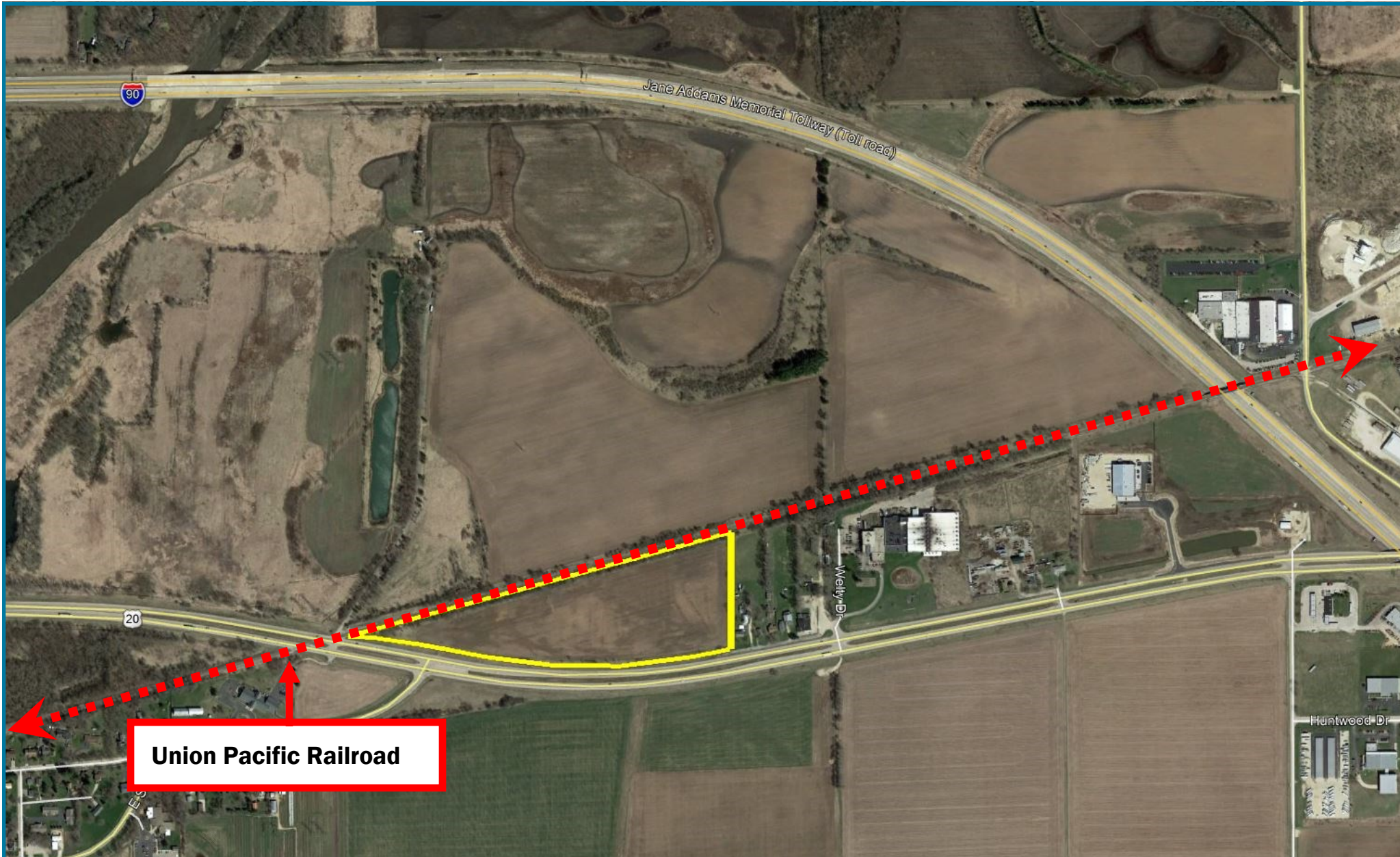


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### Location Map

