



NEW 2.26-ACRE PAD OPPORTUNITY



SCAN HERE!

EDDIE CHERRY

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**1 GOLF ROAD
ALTON, IL 62002**

2.26 ACRES

\$595,000 (\$6.05/S.F.)



PROPERTY INFORMATION

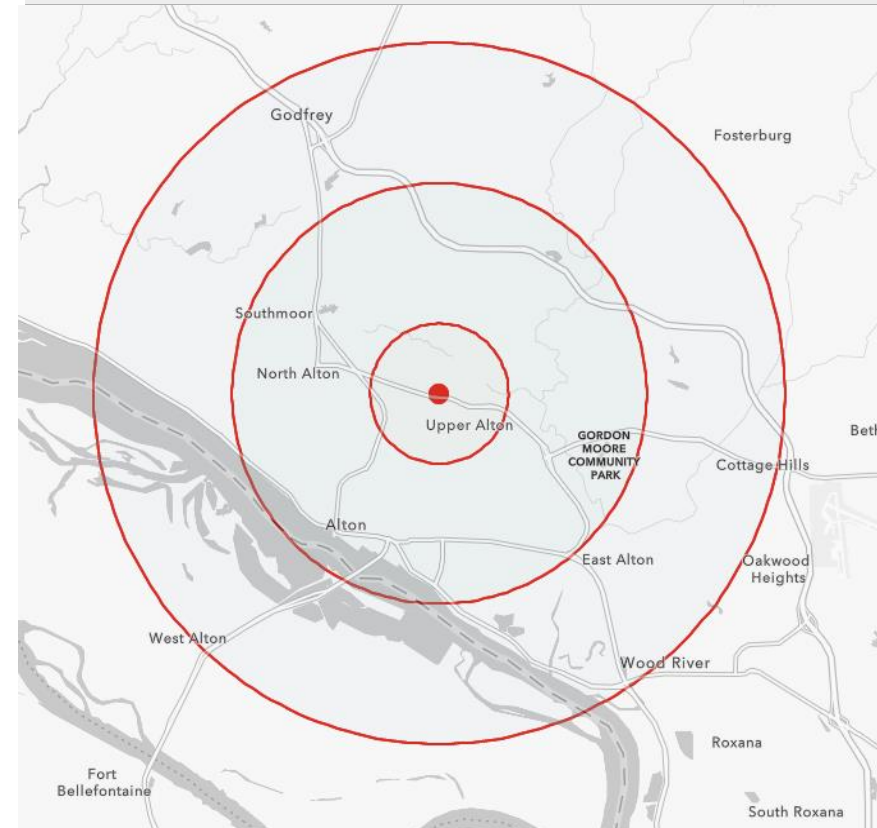


- NEW 2.26-ACRE PAD OPPORTUNITY IN ALTON, ILLINOIS
- LOCATED AT SIGNALIZED INTERSECTION OF HOMER ADAMS PARKWAY (19,800 VPD+) AND GOLF ROAD
- ADJACENT TO NEW 120-ROOM HOLIDAY INN EXPRESS
- DEVELOPMENT READY WITH ALL UTILITIES TO SITE
- ADDITIONAL CURB-CUT AVAILABLE
- PYLON SIGNAGE OPPORTUNITY AT INTERSECTION
- IMMEDIATE PROXIMITY TO ALTON PUBLIC TRANSIT, HOME DEPOT, KOHLS, AND TARGET



DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
POPULATION		3,020	34,233	55,200
HOUSEHOLDS		1,488	15,280	24,066
AVERAGE HH INCOME		\$55,443	\$77,601	\$83,610



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The map is a detailed survey of a residential area in the City of Allen, Texas. It shows several lots, including Part Lot 5, Lot 7, and Lot 6. Lot 7 is the central focus, bounded by Buckmaster Avenue to the north and east, and Golf Road (formerly Buckmaster Avenue) to the south and west. The map includes property lines, easements, and various utility lines (water, sewer, gas, electric). It also shows topographic features like contour lines and a creek. The map is dated 2021 and includes a north arrow and a scale bar.

Lot 7: Buckmaster Avenue PD 23-12-04-01-12-101-008 City of Allen

Part Lot 5: Buckmaster Avenue PD 23-12-01-12-101-005 City of Allen

Part Lot 5: Buckmaster Avenue PD 23-12-01-12-101-006 City of Allen

Lot 6: House Address Parkway PD 23-1-07-01-12-201-007 Allen Middle LLC Dwg 2021R0407

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Part Lot 5: Buckmaster Avenue PD 23-12-01-12-101-005 City of Allen

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AERIAL



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Information is from appropriate sources but is not guaranteed. No representation is made of environmental or other conditions of the property. We recommend Purchaser investigate fully.