

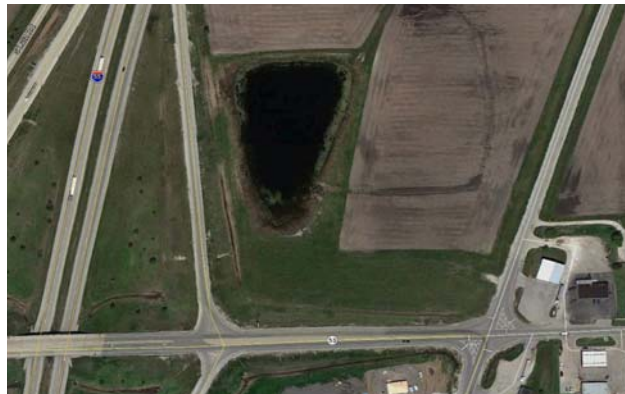
**North West Corner Route 129 & Highway 29  
Gardner, IL**

## \$679,000 ASKING PRICE

**SITE #**                    **129**

**AVAILABLE SPACE:**  
**LAND - 240,000 SF**  
**VACANT LOT**

**RE TAXES (2016) - \$131.92**

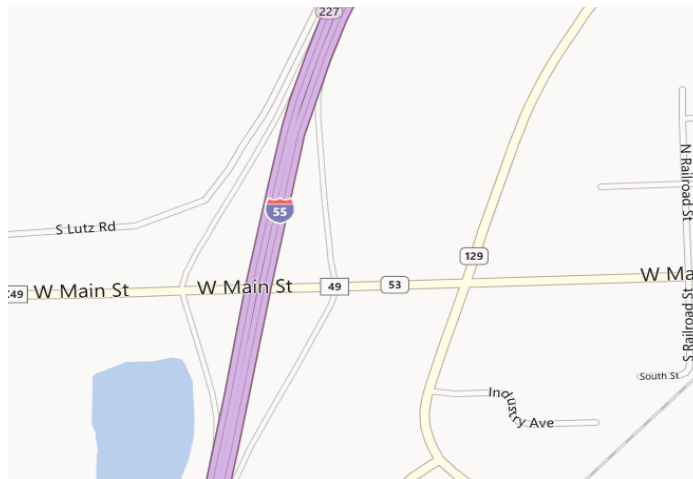


**PROPERTY HIGHLIGHTS:**

- TIF District
- Already re-zoned for commercial use  
B-2 zone & M-1 Manufacturing District

**LOCATION:**

- Just East of I 55 Highway 29 Exit



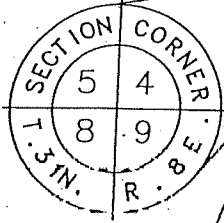
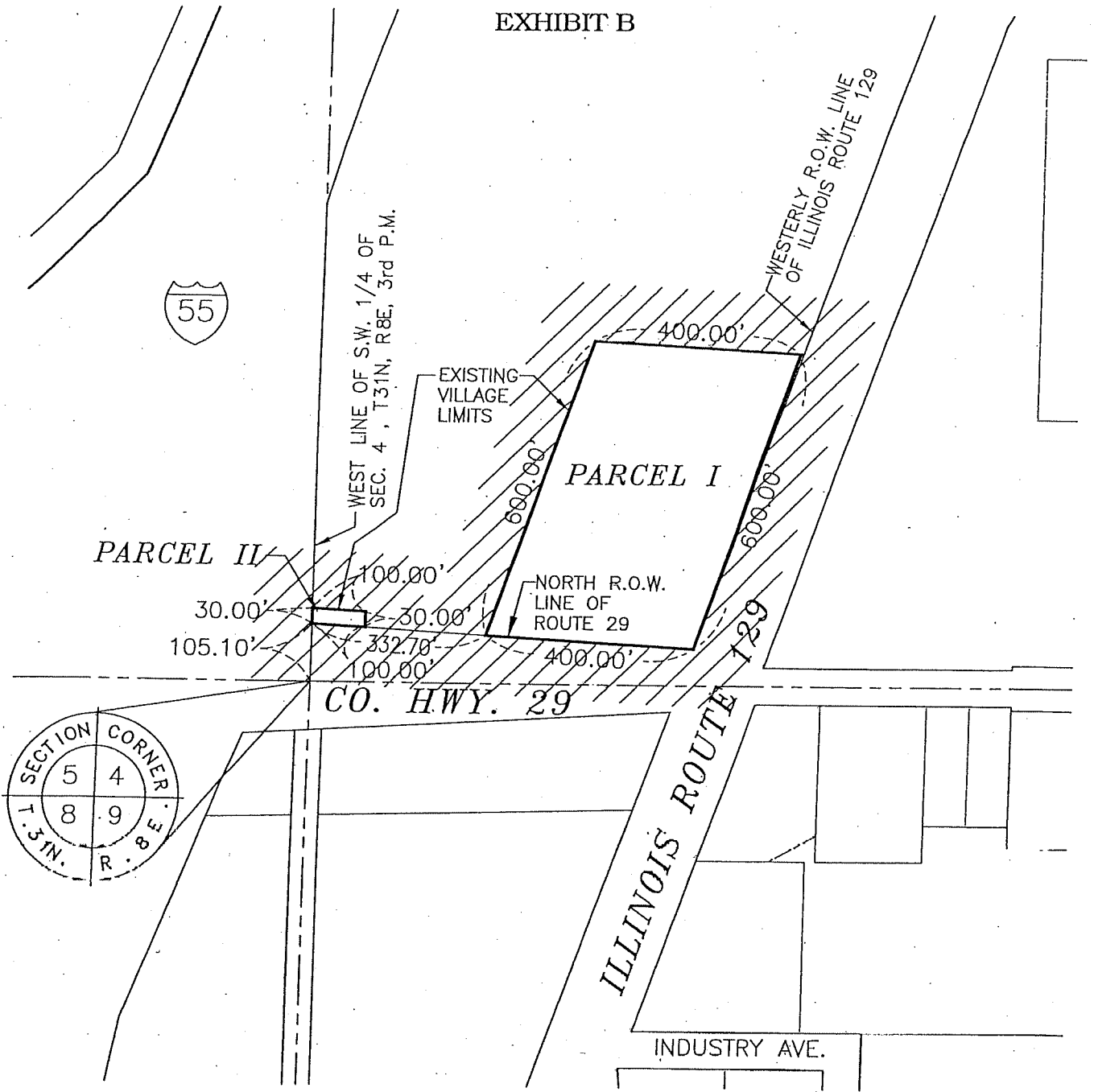
<b>Radius:</b>	<b><u>1 Mile</u></b>	<b><u>3 Mile</u></b>	<b><u>5 Mile</u></b>
<b>Population:</b>	1,259	3,008	3,867
<b>Avg. Income:</b>	\$65,998	\$68,643	\$70,350

**TRAFFIC:**

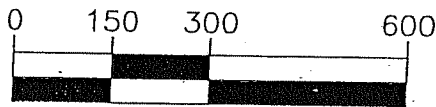
- 5,750 vehicles per day
- 23,400 vehicles per day on I55

# ANNEXATION PLAT VILLAGE OF GARDNER, ILLINOIS

EXHIBIT B



GRAPHIC SCALE



1" = 300'

LEGEND

- VILLAGE LIMITS
- - - SECTION LINE
- AREA TO BE ANNEXED

ANGEL ASSOCIATES PROPERTY

CHAMLIN & ASSOCIATES, INC.  
CONSULTING ENGINEERS & LAND SURVEYORS  
PERU ILLINOIS MORRIS

SCALE: 1"=500'

ANNEXATION PLAT  
GARDNER, ILLINOIS

DATE: 7/5/07

DRAWN BY:  
MAB

FILE NO.: