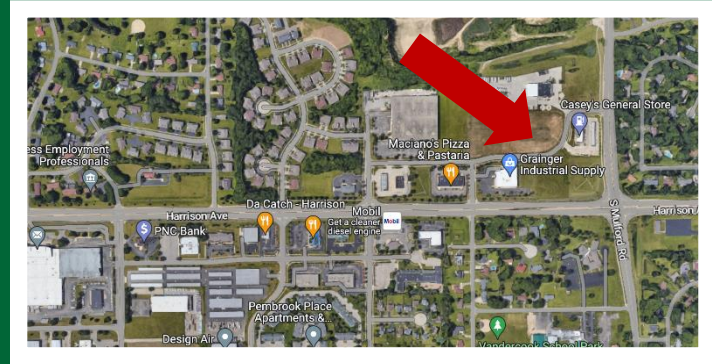




Property Highlights

Multiple lots available in commercial business park.

- Located adjacent to Grainger, Casey's General Store gas station and Collier RV.
- Nearby dense residential
- Easy access to I-39/I-90
- For sale individually or in bulk.



Property Information

Location

The property is generally located at the northwest corner of Mulford Road and Harrison Avenue in Rockford, Winnebago County, Illinois.

Improvements

Electricity, gas, water, sewer in place.

Size/Dimensions

- #1233476006 is +/- 1.62 acres
- #1233476007 is +/- 1.36 acres
- #1233476008 is +/- 1.30 acres
- #1233476009 is +/- 1.38 acres

Sold in bulk or individually



Dan Flanagan
FLANAGAN REALTY, LLC
www.flanaganland.com

dan@flanaganland.com | (630) 388-8522



Site Features

Wetland/Floodplain

No mapped wetland or floodplain per NWI and FIRM Maps.

Access

Located at the high traffic intersection of Mulford Rd & Harrison Ave. Easy access to U.S. Route 20, I-39 and I-90.

Zoning & Taxes

Taxes: \$1801.17 based on 2021 assessment

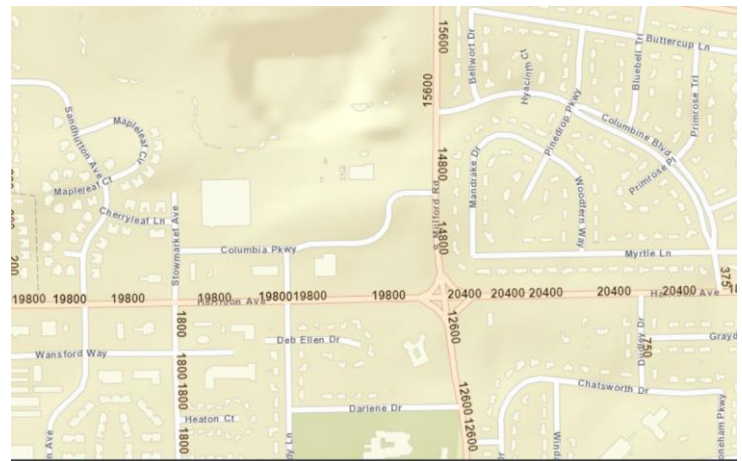
Zoning:

Commercial zoning

Price: \$968,773
 \$3.50 psf for inlots
 \$6.00 psf for Mulford Road access

Traffic

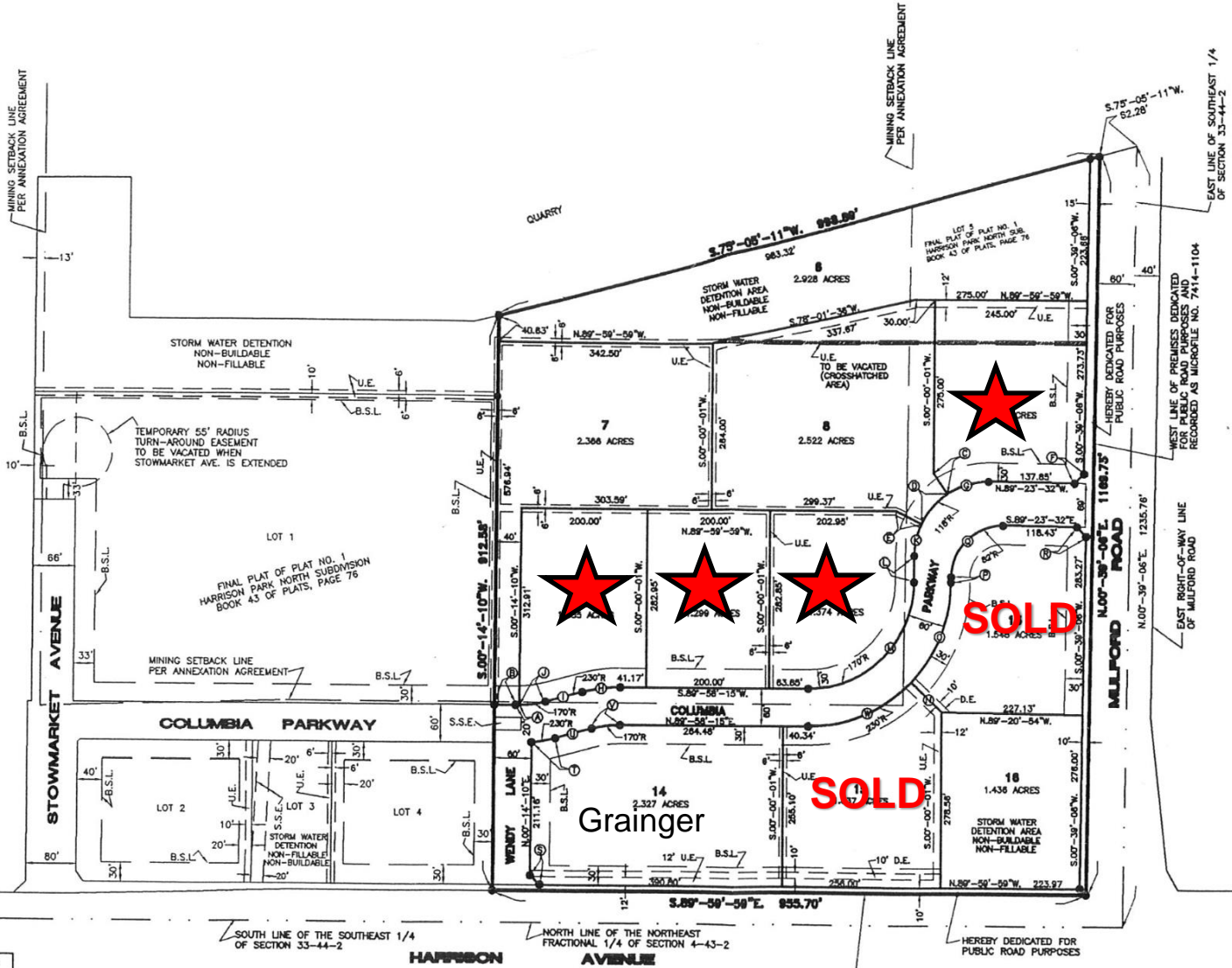
Approximately 19,800 vehicles per day on Harrison Avenue and 14,800 vehicles per day on Mulford Road.



IDOT Traffic Map



Dan Flanagan
FLANAGAN REALTY, LLC
www.flanaganland.com



Dan Flanagan
FLANAGAN REALTY, LLC
www.flanaganland.com

Flanagan Realty, LLC represents the seller in this transaction and will not be acting as a dual agent or representative of the buyer unless specifically stated in writing. The information contained herein is from sources considered reliable, but is not guaranteed and is subject to change without notice. Buyers are advised to independently verify all information and perform their own due diligence. This offering may be withdrawn or subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers.

About Flanagan Realty, LLC

Summary of Experience

Dan Flanagan, ALC is the owner and managing broker of Flanagan Realty, LLC. Dan is considered by many to be one of the foremost experts in land and commercial real estate brokerage, acquisition, disposition, consulting and valuation in the greater Chicago area. His extensive knowledge of land and commercial real estate bring tremendous value to anyone who is seeking to buy, sell or lease commercial or industrial real estate, land, or farms, or is otherwise facing challenges with land or commercial real estate.

Mr. Flanagan has actual, hands-on development experience in residential, commercial, industrial and special-use real estate. As a result, he is uniquely qualified to help with a wide range of real estate related issues and challenges.

The following is a brief overview of Dan's relevant experience and qualifications:

- ♦ Accredited Land Consultant designation from the National Association of Realtors, Realtors Land Institute. Recipients of this designation are considered the "Best of the Best" in the land business and must meet stringent education, experience, sales volume, and testing requirements.
- ♦ President - Illinois Chapter of the Realtors Land Institute.
- ♦ Board of Directors of the National Realtors Land Institute
- ♦ Former partner with a large Midwestern private equity real estate development firm.
- ♦ Sales volume well into the hundreds of millions, averaging in excess of \$25 million in sales annually.
- ♦ Frequent commentator on the Chicago real estate industry and market. Quoted in Chicago Tribune, Crain's Chicago Business News and Real Estate on Radio, WLS 890 AM.
- ♦ Masters in Public Administration from Northern Illinois University with a specialization in City Management and Environmental Planning.
- ♦ Extensive expertise in real estate valuation, including comparable sales analysis, income analysis, discounted cash flow analysis, market and absorption studies and other methods.
- ♦ Frequently contacted by area real estate appraisers to provide insight regarding land and commercial real estate markets and valuation.



ILLINOIS ASSOCIATION OF REALTORS NOTICE OF NO AGENCY RELATIONSHIP

Name of Broker Associate: Daniel Flanagan

Name of Brokerage Company Flanagan Realty, LLC

NOTICE OF NO AGENCY RELATIONSHIP

In regard to this property, Daniel Flanagan of Flanagan Realty, LLC has entered into an agreement with Seller to provide certain real estate brokerage services and represents the seller in this transaction and will not be acting as a dual agent or representative of the buyer unless specifically stated in writing.

THIS NOTICE OF NO AGENCY IS BEING PROVIDED AS REQUIRED BY STATE LAW.

Customer Signature

Print Customer's Name

Date

