



MOTIVATED SELLER!

PRICE REDUCTION!

Gulf Coast Camping Resort

PROPERTY HIGHLIGHTS

- Strong location for industrial
- Property is significantly cleared
- Shortage of industrial product in current market
- Utilities to Site
- Multi-uses to include storage facility, flex warehouse or other commercial
- Very good proximity to US-41
- Nearby retail shopping centers
- Seller may be willing to split parcel

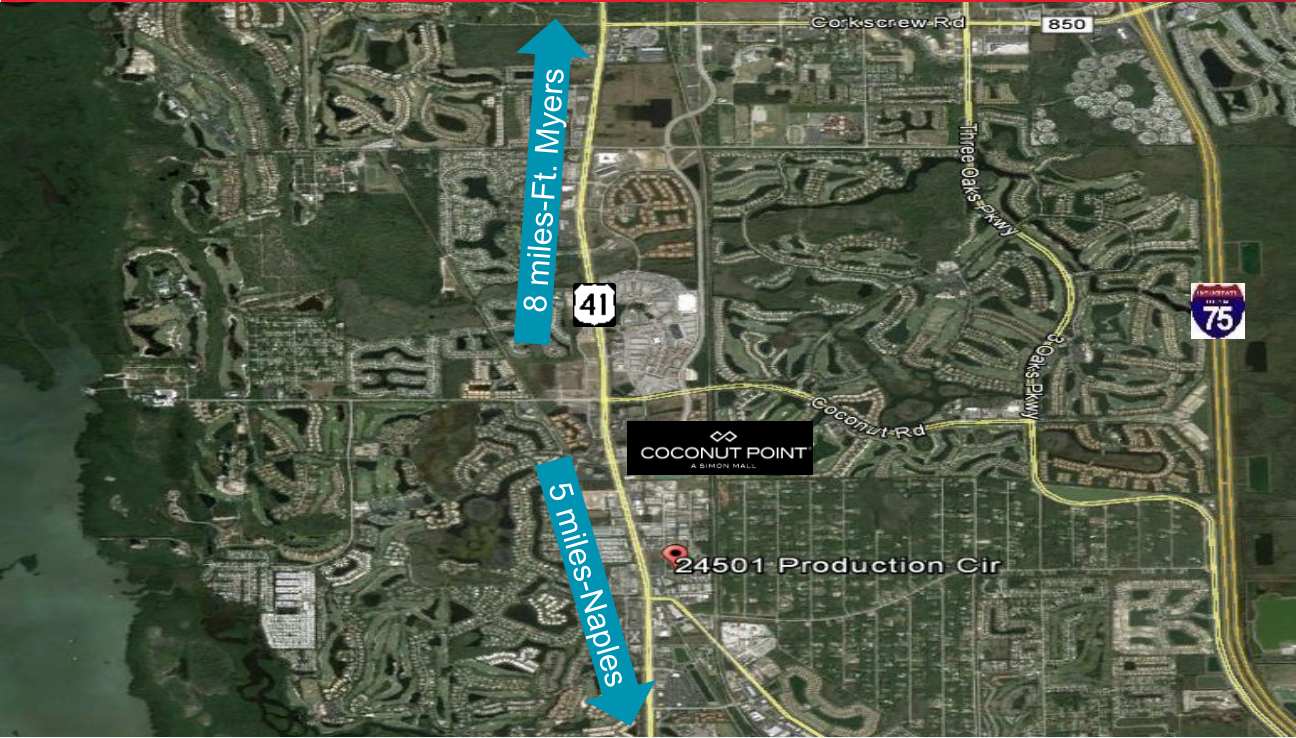
PROPERTY FEATURES

SIZE	5± Acres
ASKING PRICE	\$1,500,000
ZONING	IL – Light Industrial
PARCEL ID	16-47-25-B2-00011.1300
TRAFFIC COUNT	51,685 AADT

For more information, please contact:

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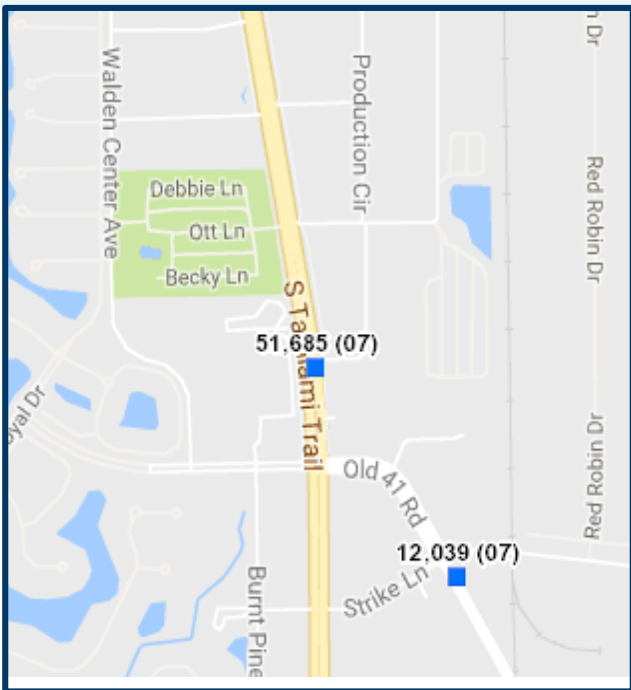
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TRAFFIC COUNTS



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	3,926	28,822	73,141
POPULATION 2016-2021 ANNUAL RATE	2.14%	2.23%	2.19%
AVG. HH INCOME	\$115,101	\$115,149	\$94,957
MEDIAN HH INCOME	\$75,624	\$65,666	\$56,803
TOTAL HOUSEHOLDS	2,065	13,882	33,815
HH's w/ INCOME \$50K+	1,388	8,551	19,112
AVERAGE HH SIZE	1.90	2.08	2.16
MEDIAN AGE	66.1	62.9	58.9
MEDIAN HH INCOME 2016-2021 ANNUAL RATE	2.35%	2.81%	2.70%