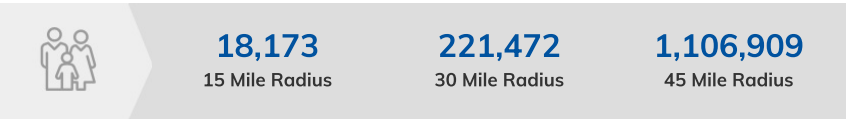


Zoning:	Industrial-Light
Adjacent Available Acres:	5 total lots
Setting:	Mixed-Use Business Park
Within City Limits:	Yes
Site Dimensions:	Lot 1 91,889 SF, Lot 2 99,241 SF, Lot 3 123,604 SF, Lot 4 156,604 SF, Lot 5 132,387 SF
Specialty Features:	TIF District
Sale Price Note:	Lots start at \$175,000
Last Updated:	Jul 25, 2024

Property and Area Description

Watters Drive has become a primary retail center in Dwight, featuring retailers such as Shopko, Docs Drugs, Family Dollar, Berta Hardware, and Champion Fitness. Located 1/4 miles off of Interstate 55 on Illinois Route 17 Water, sewer, gas, and electric to site All properties are zoned for commercial business Lot Prices: Lot 1 - \$175,000 Lot 2 - \$190,000 Lot 3 - \$230,00 Lot 4 - \$245,000 Lot 5 - \$290,000 Lots 1-5: Contact Steve Barr, Advantage Realty Inc., (815) 942-5252 Lot 1 MLS#: 08764106 Lot Size: 2.1 Acres Lot 2 MLS#: 08764118 Lot Size: 2.3 Acres Lot 3 MLS#: 08764167 Lot Size: 2.8 Acres Lot 4 MLS#: 08764175 Lot Size: 3.5 Acres Lot 5 MLS#: 08764180 Lot Size: 3.0 Acres

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: IL Route 17 and IL Route 47 (1 mi.)
Nearest Interstate: I-55 (1 mi.)
Nearest Airport: Dwight Aero Service (4 mi.)
Nearest Commercial Airport: Central Illinois Regional Airport (49.00 mi.)
Rail Served: No
Rail Served By: Other
Rail Accessible: No
Rail Infrastructure in Place: No

Utilities

Electric: ComEd
Natural Gas: Nicor Gas
Water: Village of Dwight
Sewer: Village of Dwight
Telecommunications: Mediacom

Economic Development Contact

For lots 1-5 Contact Steve Barr

Advantage Realty Inc.
900 West Route 6
Morris, IL 60450
(815) 942-5252 | stevebarr@advantagerealty.com

Realtor/Owner Contact

Steve Barr

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Nancy Norton | CEO | Grundy Economic Development Council
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