



0.56 Acres
CALL FOR PRICE

FREEPORT, IL

S ARMSTRONG AVE
FREEPORT, IL 61032



Westmore Group, Inc.

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Chesterfield, MO 63017

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David Elkan

Broker

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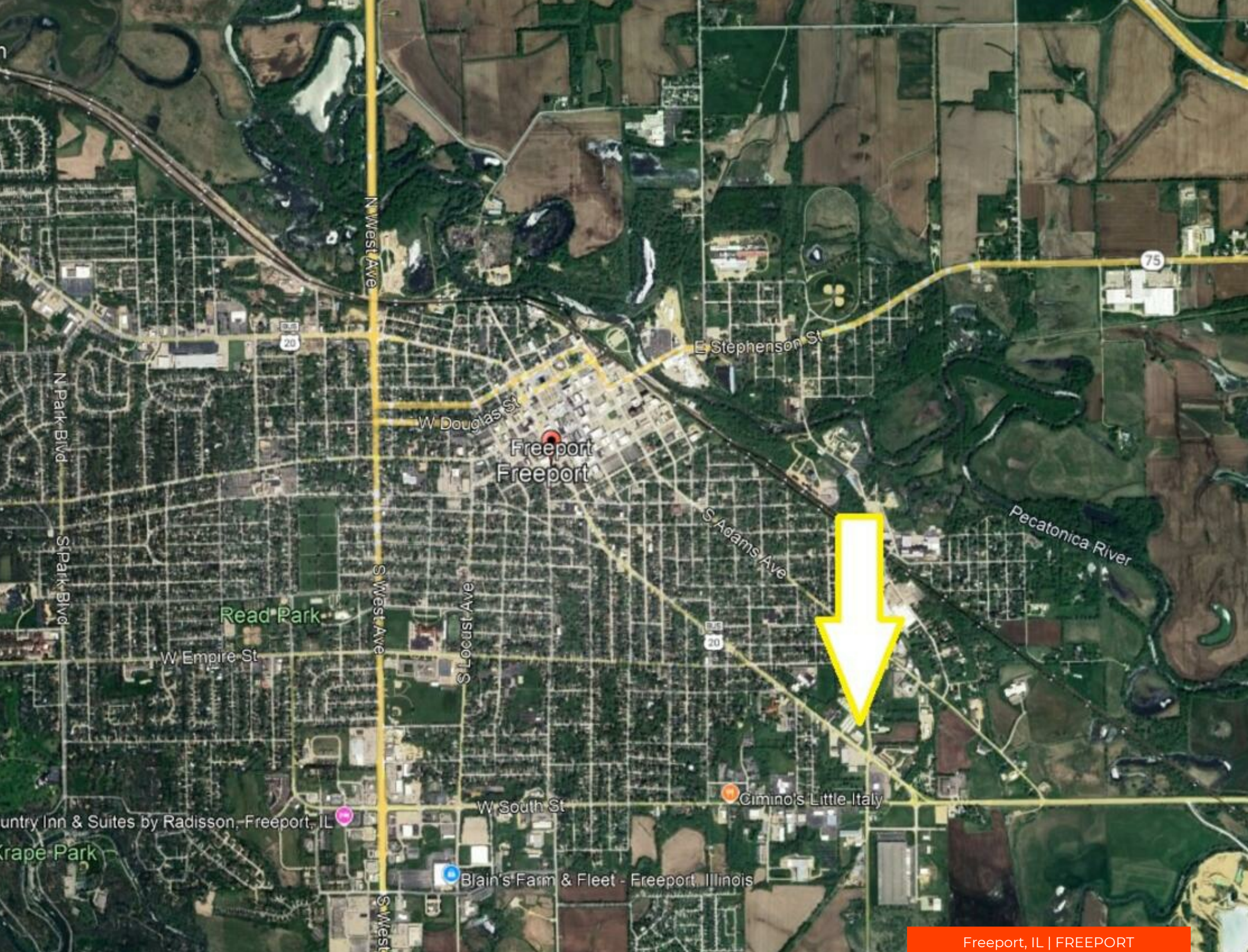
Daniel Elkan

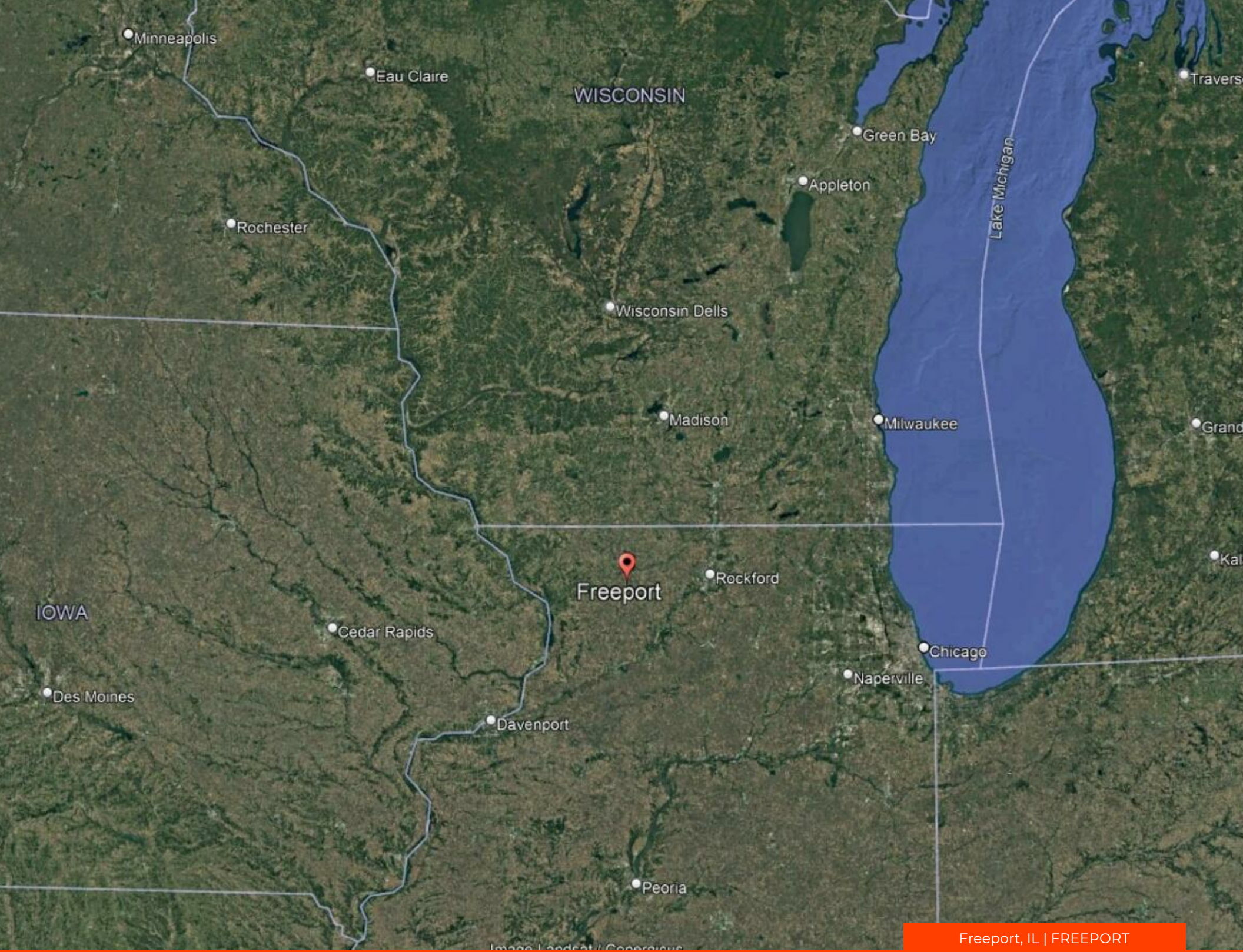
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LOCATION HIGHLIGHTS

- Freeport is the largest city in Stephenson County, Illinois, United States, and its county seat. The population was 23,973 at the 2020 census, and the mayor of Freeport is Jodi Miller, elected in 2017. Freeport is known for hosting the second Lincoln–Douglas debate of 1858, and as "Pretzel City, USA", due to a popular local German bakery that became well known for its prolific pretzel production after it opened in 1869. Freeport High School's mascot is the Pretzel to honor its heritage.
- Freeport is home to the oldest Carnegie Library in Illinois and one of the first Carnegie Libraries designed by the Chicago architectural firm of Patton and Miller. It was renovated into Freeport's city hall and city offices were moved to Carnegie City Hall in February 2017.
- Freeport is located approximately 20 miles south of the Wisconsin state line, and at the center of a large agricultural area, located about 114 miles northwest of Chicago, and 25 miles west of Rockford.



3 MILE RADIUS



POPULATION
19,218



DAYTIME POPULATION
23,489



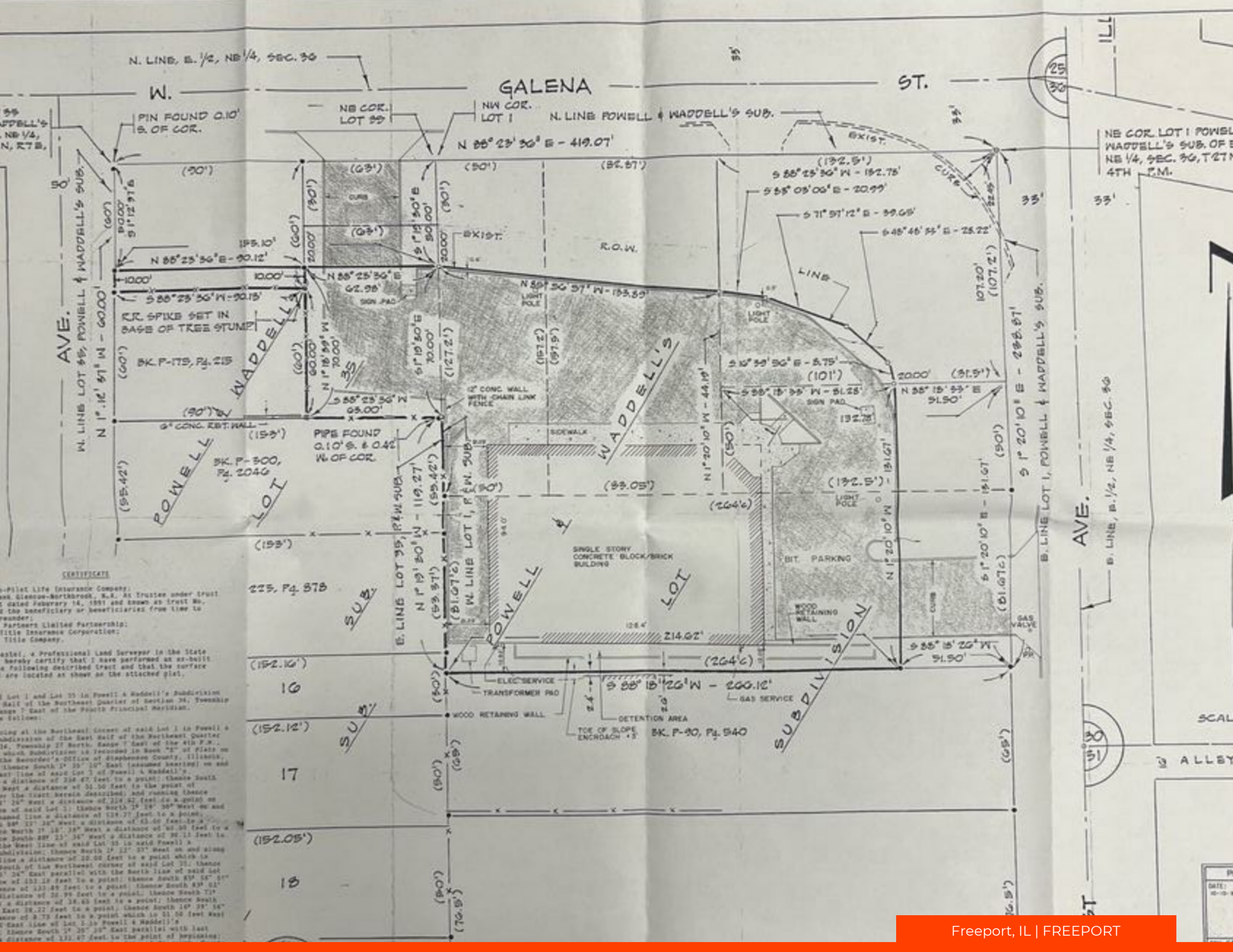
HOUSEHOLDS
8,581



AVG. HOUSEHOLD INCOME
\$ 63,814

Freeport, IL | FREEPORT





CERTIFICATE

I, _____, a Professional Land Surveyor in the State of Illinois, do hereby certify that I have performed an as-built survey of the following described tract and that the surface area is as shown on the attached plat.

Tract: Lot 1 and Lot 35 in Powell & Waddell's Subdivision, Township 22 North, Range 7 East of the Fourth Principal Meridian, Illinois.

Surveyed: _____

Scale: _____

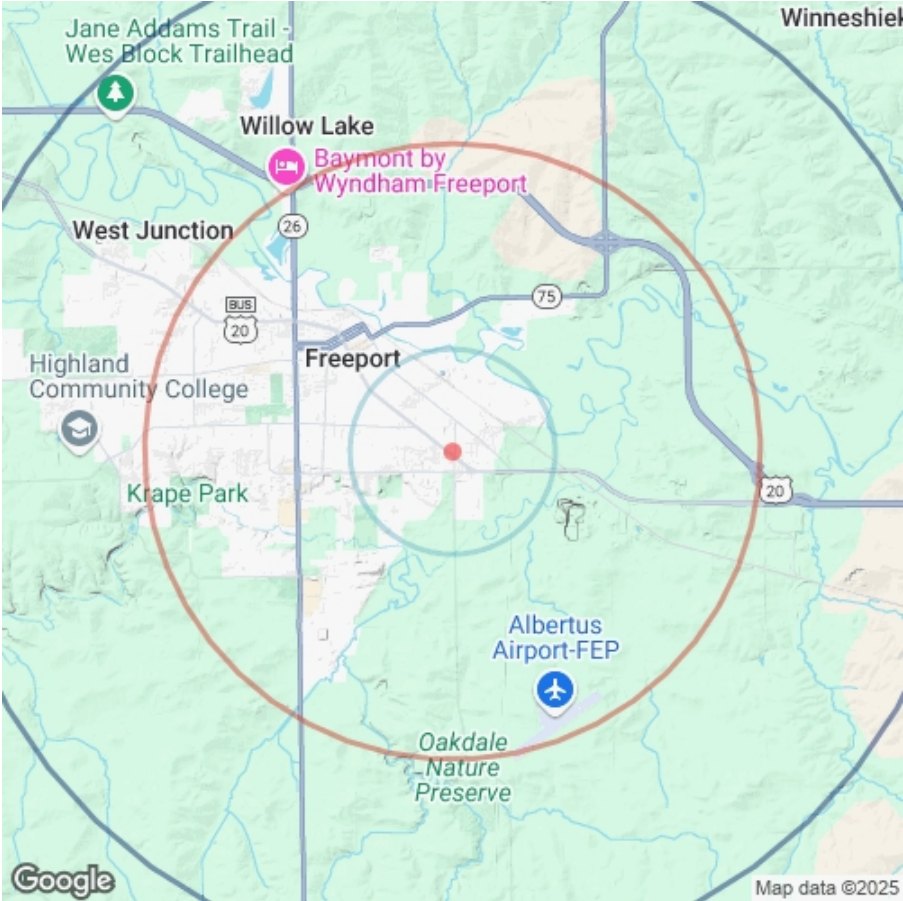
Surveyor: _____

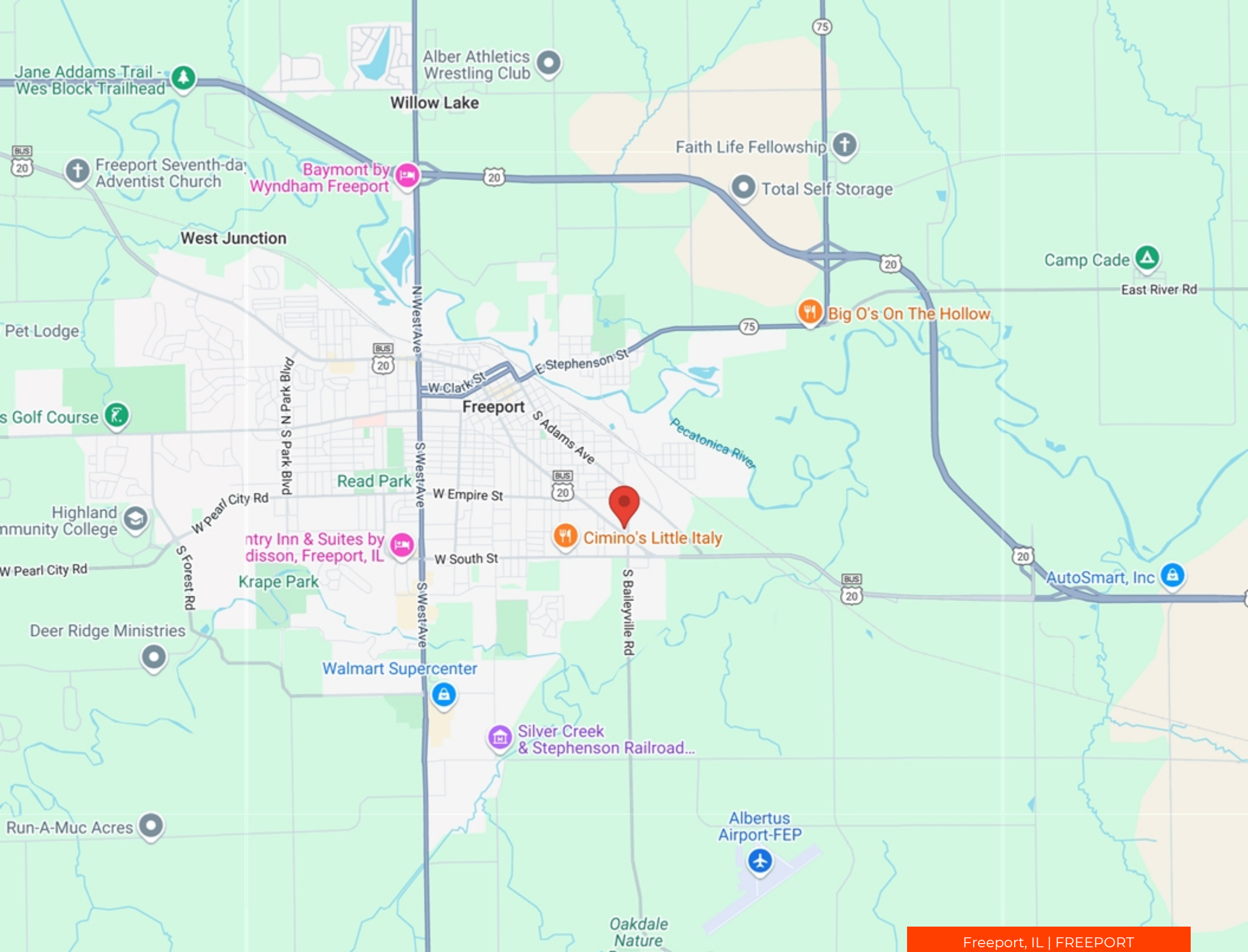
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,471	22,392	30,253
2010 Population	6,358	21,466	29,299
2024 Population	5,424	19,218	26,194
2029 Population	5,222	18,565	25,303
2024-2029 Growth Rate	-0.76 %	-0.69 %	-0.69 %
2024 Daytime Population	4,883	23,489	29,745

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	334	1,295	1,622
\$15000-24999	286	1,050	1,234
\$25000-34999	242	1,028	1,285
\$35000-49999	401	1,316	1,636
\$50000-74999	478	1,471	2,020
\$75000-99999	191	846	1,249
\$100000-149999	234	1,066	1,720
\$150000-199999	34	281	557
\$200000 or greater	19	227	426
Median HH Income	\$ 42,965	\$ 44,368	\$ 50,815
Average HH Income	\$ 54,824	\$ 63,814	\$ 71,775

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	2,569	9,495	12,725
2010 Total Households	2,411	9,139	12,566
2024 Total Households	2,219	8,581	11,748
2029 Total Households	2,202	8,519	11,672
2024 Average Household Size	2.37	2.19	2.18
2024 Owner Occupied Housing	1,398	5,112	7,505
2029 Owner Occupied Housing	1,437	5,241	7,679
2024 Renter Occupied Housing	821	3,469	4,243
2029 Renter Occupied Housing	765	3,278	3,993
2024 Vacant Housing	415	1,352	1,649
2024 Total Housing	2,634	9,933	13,397





ABOUT FREEPORT

Freeport is the largest city in Stephenson County, Illinois, United States, and its county seat. The population was 23,973 at the 2020 census, and the mayor of Freeport is Jodi Miller, elected in 2017. Freeport is known for hosting the second Lincoln–Douglas debate of 1858, and as "Pretzel City, USA", due to a popular local German bakery that became well known for its prolific pretzel production after it opened in 1869.



CITY OF FREEPORT

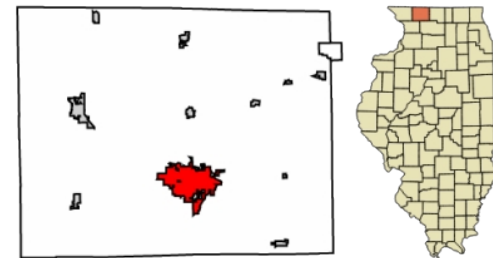
COUNTY

STEPHENSON

AREA	POPULATION
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POPULATION

CITY	11.9 SQ MI	POPULATION	23,973
LAND	11.9 SQ MI	DENSITY	2,017.76 SQ MI
ELEVATION	778 FT		



CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from WESTMORE GROUP, INC. and it should not be made available to any other person or entity without the written consent of WESTMORE GROUP, INC..

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to WESTMORE GROUP, INC.. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. WESTMORE GROUP, INC. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, WESTMORE GROUP, INC. has not verified, and will not verify, any of the information contained herein, nor has WESTMORE GROUP, INC. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE WESTMORE GROUP, INC. ADVISOR FOR MORE DETAILS.**

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