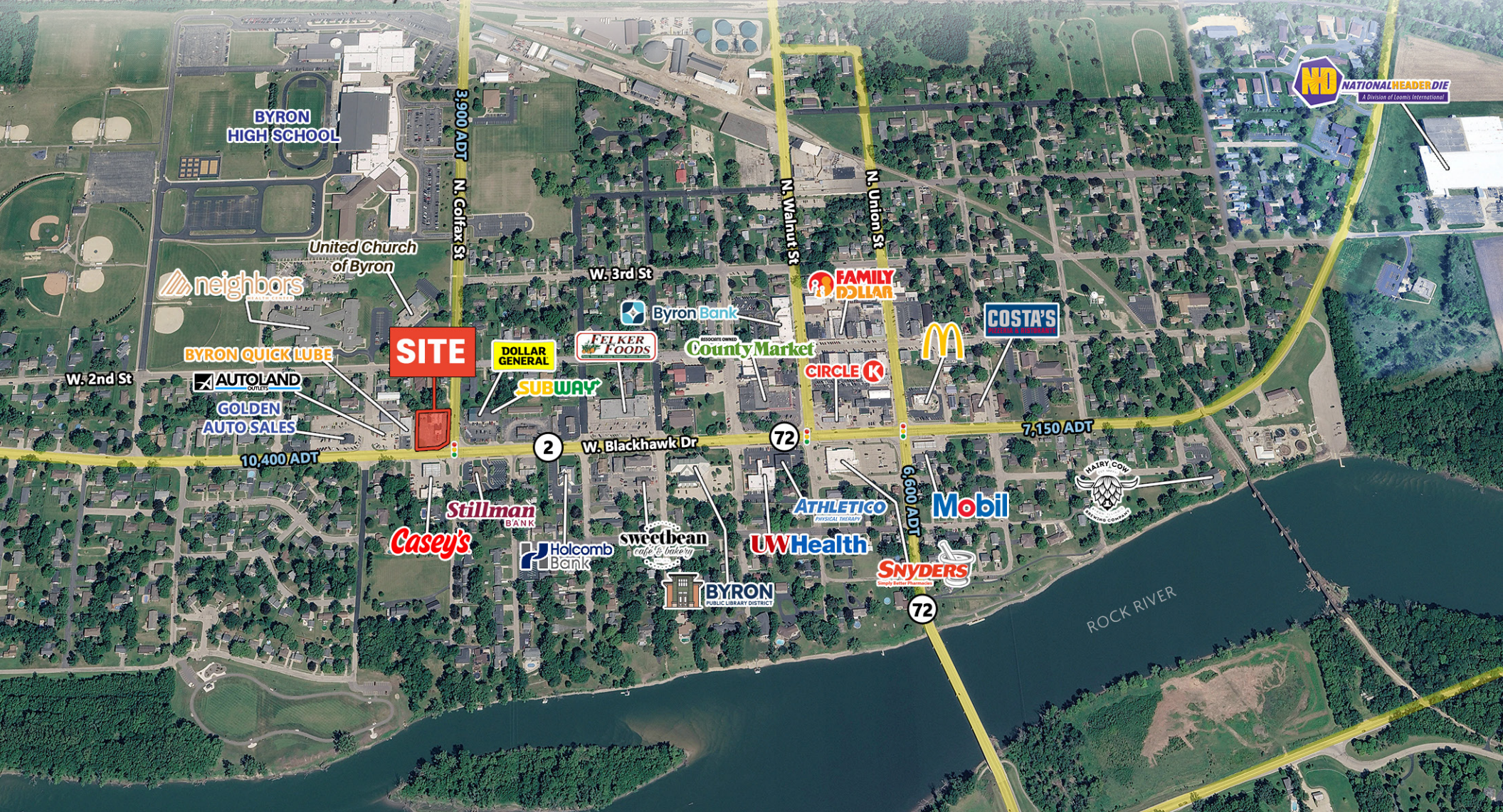


LAND FOR SALE OR GROUND LEASE

PRIME CORNER SITE

705 W. Blackhawk Drive | Byron, IL 61010



PRIME CORNER SITE

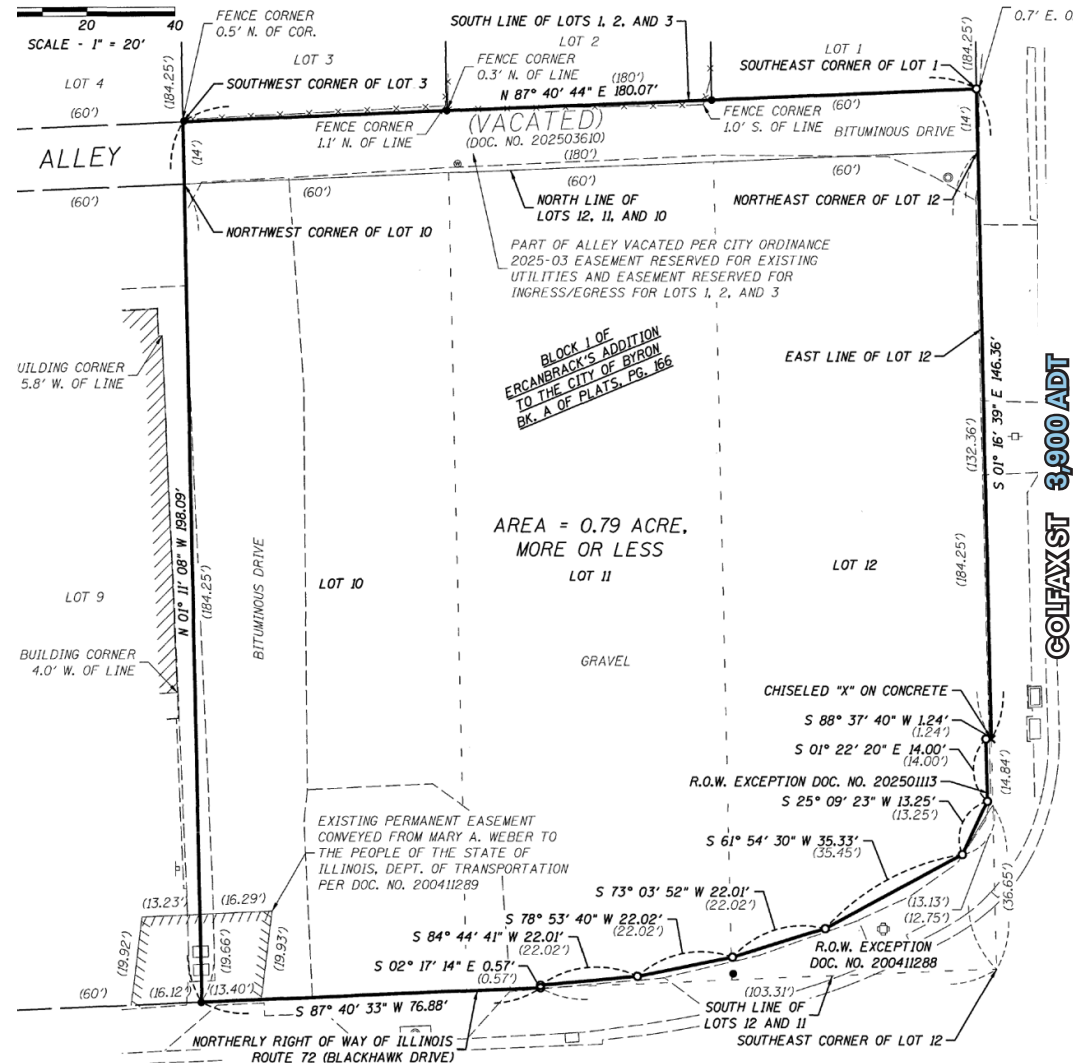
705 W. Blackhawk Drive | Byron, IL 61010

PROPERTY HIGHLIGHTS

- **0.79 Acres Available**
- Frontage on IL-2 & IL-72, where both state routes converge
- Established service node alongside Casey's, Dollar General, Subway, and Byron Quick Lube
- Signalized intersection at Blackhawk/Colfax — the primary route for the majority of the Byron community to Mary Morgan Elementary, Byron Middle School and Byron High School.
- The Park District Fitness Center hosts Byron and all surrounding communities recurring athletic and special events.
- Ideal for drive-thru QSR, coffee/breakfast, fast casual, express car care, or convenience/service retail
- **Future Energy / Data Center Potential:** 524 acres adjacent to the Byron Clean Energy Center have been rezoned industrial with data centers identified as a potential use. Constellation is also investing in increased nuclear output at the Byron Clean Energy Center now. These public developments may position Byron for significant future energy and data-center investment.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	2,877	7,455	10,766
Average HH Income	\$94,507	\$115,901	\$118,699
Daytime Population	3,195	6,183	8,664



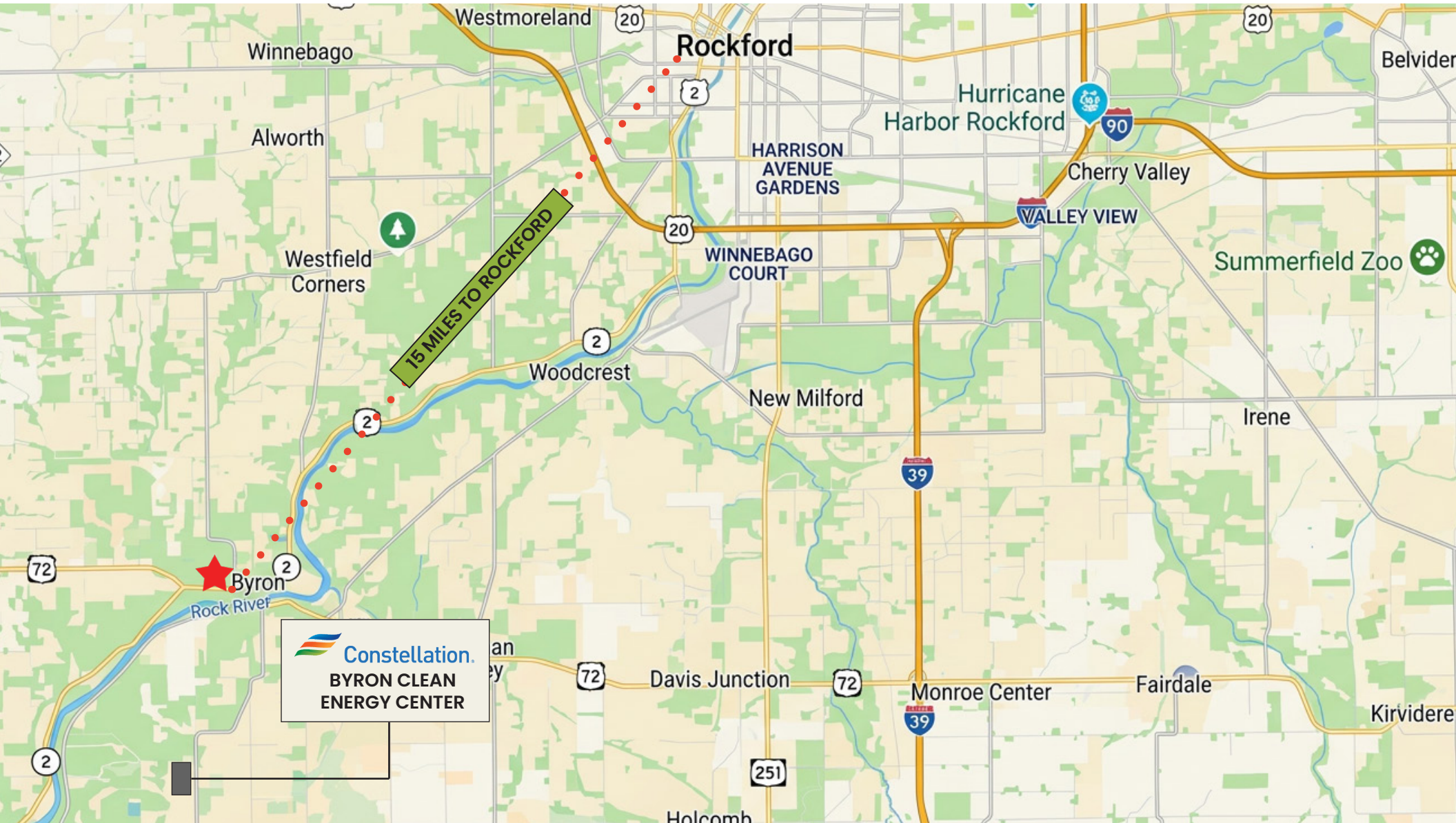
IL ROUTE 42 & IL ROUTE 2 / BLACKHAWK DR 10,400 ADT



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FOR MORE
INFORMATION
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REALTY RESOURCES
MEMBER

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