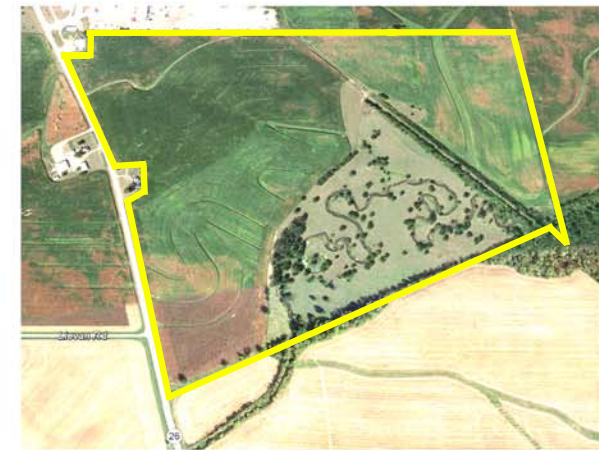


**For Sale**

**Land Parcels**

**±320 Acres**



**West Parcel ±68 Acres  
Price: \$100,000/acre**

**East Parcel ±65 Acres  
Price: \$44,000/acre**

**South Parcel ±187 Acres  
Price: \$33,000/acre**



The West & East Parcels are the natural commercial retail growth areas for the City of Dixon. The South Parcel is the expansion path for the Industrial Park. The sites all have easy access to I-88. The City and State offer Enterprise Zone and Opportunity Zone and possible TIF benefits.

**For Additional Information Contact:  
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630-584-3666  
lkh@midwestcre.com**

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Above information is subject to verification and no liability for omissions is assumed. Price subject to change and listing may be withdrawn without notice.