

1100 Mulford Dr., Rockford, IL

\$192,500



Property Highlights

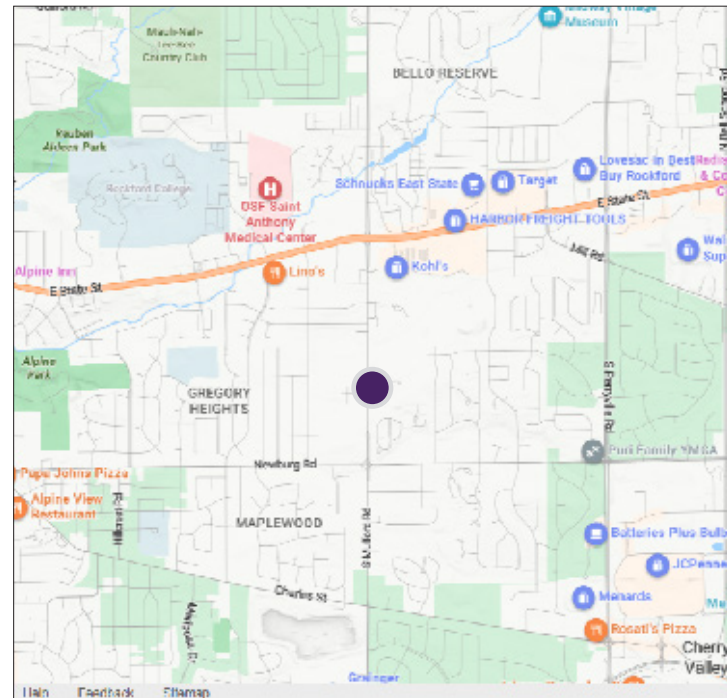
- 9.03 acre residential land parcel
- Lots can be developed for many uses [click here for full list of uses](#)
- \$1,000 annual income on farming lease
- All utilities available to site
- Excellent builder/developer opportunity
- Close proximity to busy Rte 20/State St
- Close to shopping and transportation
- Nearby businesses include Target, Walmart, Home Depot, Best Buy, Kohl's, Dick's Sporting Goods, Culver's, Portillo's and many more
- Traffic: 24,335 vehicles daily
- Zoning: R-2
- Taxes (2022): \$448.34

Property Overview

A 9.03 acre (or 392,040 square foot) residential development site in Rockford is available for sale. The parcel provides various developmental possibilities. Close proximity to shopping and restaurants on busy State Street/Route #21. Perfect builder/developer opportunity.

Rockford, the largest city in Illinois outside of the Chicago MSA, is located in the growing I-90 economic corridor. The city has a diverse economic base, with many businesses located along US Route 20/State Street.

| DEMOGRAPHICS | 1 Mile | 3 Mile | 5 Mile |
|---------------|----------|----------|----------|
| Population | 5,885 | 56,126 | 152,781 |
| Households | 2,471 | 23,335 | 62,911 |
| Median Income | \$71,074 | \$70,839 | \$57,591 |



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