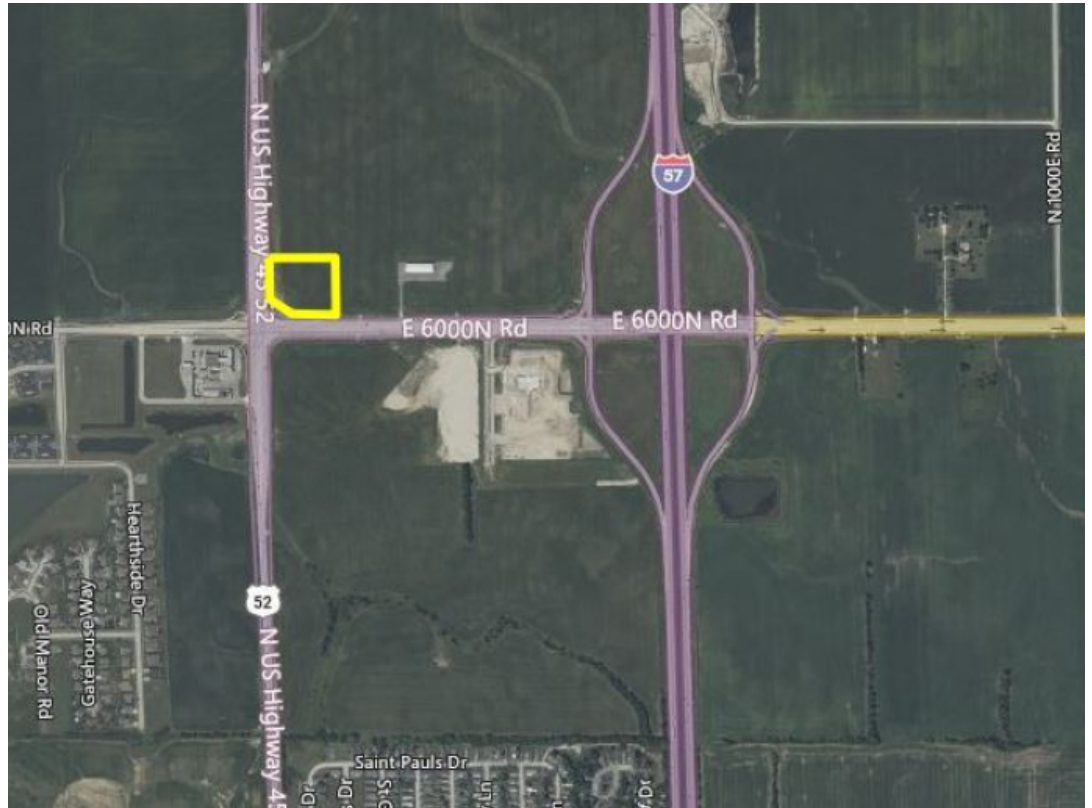




McCOLLY BENNETT
COMMERCIAL *advantage*



Bourbonnais Pkwy.

*NE 5 Acres Corner N US Hwy. 45
52 Bourbonnais Parkway
Bourbonnais, IL 60914*

Contact:

Buck Tamblyn

CCIM

Phone : (815)549-4301

License : 475.131086

Email : bucktamblyn@mccolly.com

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2

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3

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PROPERTY ADDRESS:

LAND SIZE:

BOURBONNAIS
PKWY.

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

PROPERTY OVERVIEW

This interchange project area will provide a gateway to this strategically located and growing Kankakee County market area. This is an improvement with regional significance that will positively impact land use / development patterns in Kankakee.

Prime commercial / industrial development

Ideally located for local, regional distribution

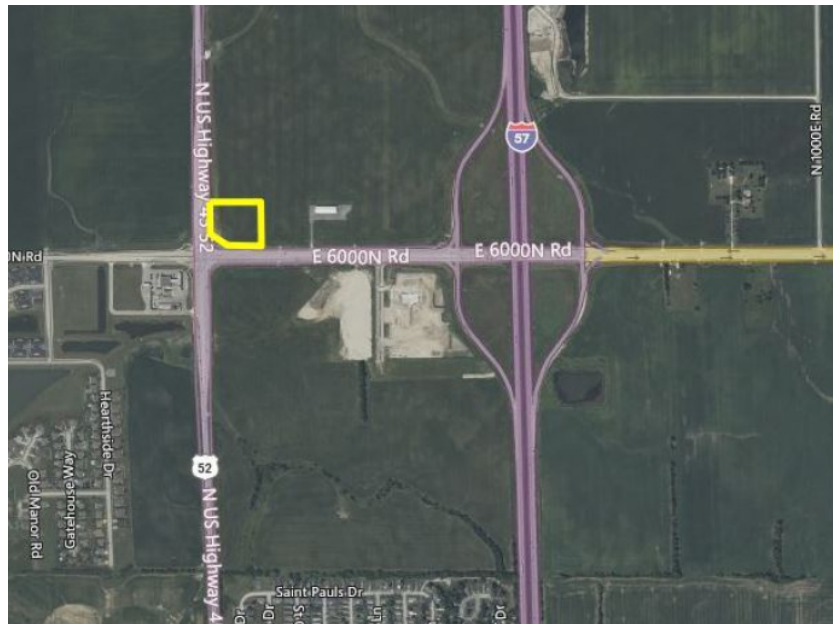
Zoning M-1 (allows for commercial / industrial

IDOT 2030 proposed traffic count - 30,000 VPD on Route 6000; 26,000 VPD on 45 / 52

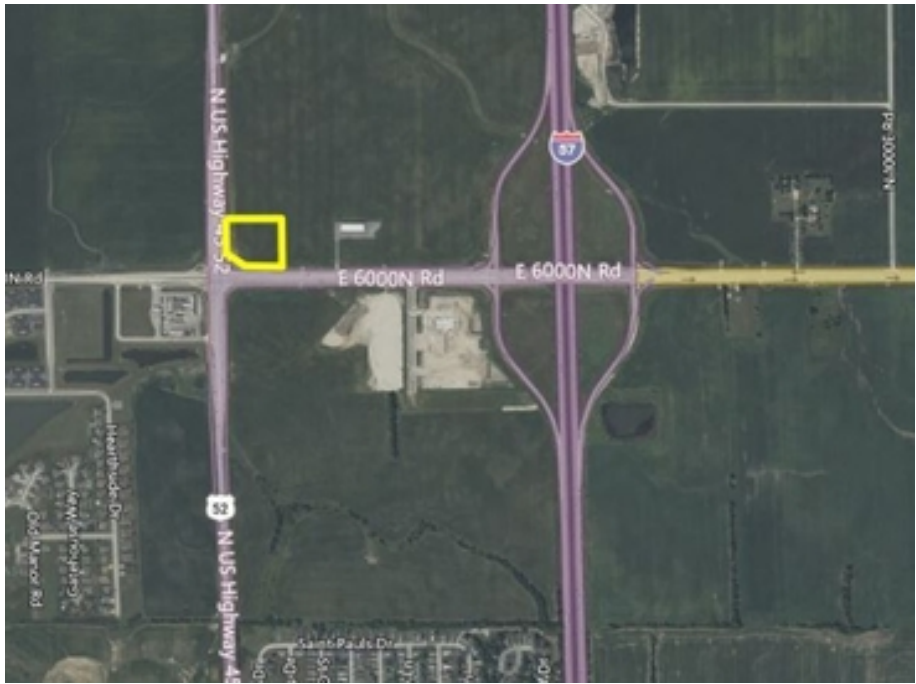
Sewer and water to site

Bourbonnais
Pkwy.

Bourbonnais IL 60914



PROPERTY PHOTOS



PROPERTY PHOTOS



SITE INFRASTRUCTURE

WATER/SEWER - AQUA ILLINOIS

Water: There is a 16' main going to the site, which would be able to provide approximately 3.5 to 4.5 MGD, and additional capacity would be available upon request and execution of a water supply agreement with Aqua.

Sewer: There is an 18' main at Bourbonnais Parkway that can send 3.5 million gallons per day (MGD) through the interconnection with Bourbonnais. Additional capacity of 1 MGD through the Kankakee connection for a total of 4.5 MGD.

POWER - COMED

Abundant power available with existing transmission and distribution lines run along Route 50 which service the site.

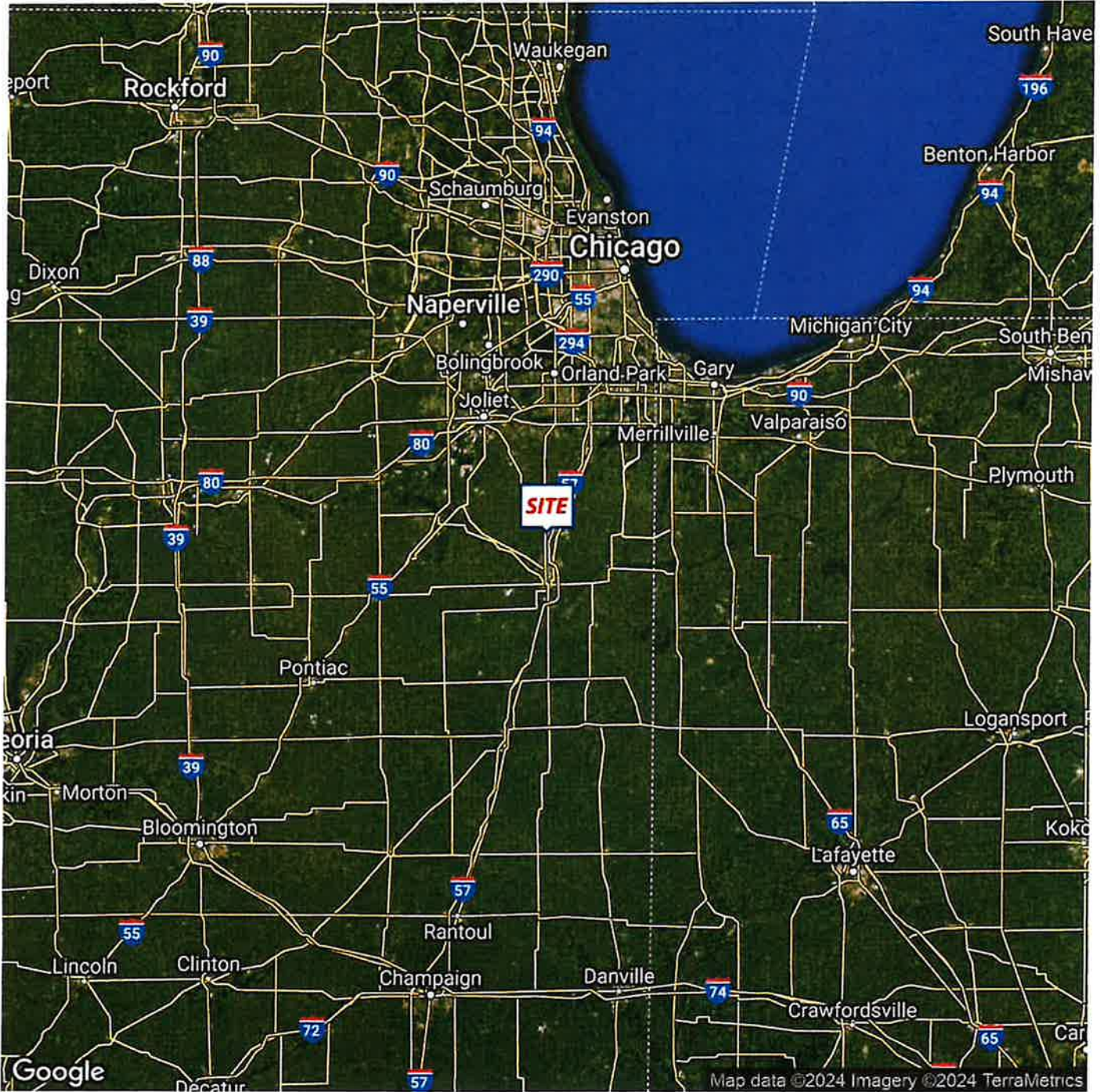
GAS - NICOR GAS

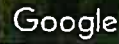
Gas Service provided by Nicor Gas.

HEADLINE ARTICLES & VIDEOS

- https://www.daily-journal.com/news/local/road-ranger-project-just-the-start-for-bourbonnais-parkway-interchange/article_7a7a3714-114b-11ee-9a54-77cc7c6c432a.html
- https://www.linkedin.com/posts/bear-construction-company_bearcc-roadranger-villageofbourbonnais-activity-7124764593897291776-0tN7?utm_source=share&utm_medium=member_desktop

REGIONAL MAP





EMPLOYMENT

KANKAKEE COUNTY TOP EMPLOYERS

GENERAL MANUFACTURING

AAF Flanders	180
Ag Reliant Genetics	18
AHF Products (formerly Armstrong)	285
Crown Holdings Inc.	151
Dabirco	15
Edmund Allen Lumber Company	84
Electron Beam Technologies, Inc.	65
Enterprise Coated Products	22
Fibre Drum	35
Fratco Inc.	200
Greif Inc.	40
IKO Midwest Inc.	125
ITW Angleboard	65
J.R. Edwards Brushes & Rollers Inc.	120
RS Cryo Equipment	30
Simplex	39
VanVoort Lumber Company Inc.	63
Vulcan Materials Company	34



IRON/STEEL/METALS INDUSTRIES

ABC Coating	160
Arctic Snow & Ice Control	60
Belson Steel Center and Scrap	75
CMC Rebar	80
Nucor Steel	470
Peddinghaus Corporation	230
Shoup Manufacturing	200
SteelFab	16
Stor-Loc	65
Vandab Inc.	55

CHEMICALS MANUFACTURING

Arden Americas / WW Henry	40
DOW Chemical Company	56
Kersing	230
Sherwin Williams	125
Sun Chemical	56



HEALTH CARE

Ascension St. Mary	750
Cigna Healthcare	1,200
Illinois Bone & Joint Institute	100
Illinois Veterans Home	368
Nexus Indian Oaks	310
Riverside Healthcare	2,791
Shapiro Developmental Center	1,200

BIOTECHNOLOGY

CSL Behring	1,500
Millipore Sigma	89



FOOD PROCESSING

Bunge Milling	85
Del Monte Fresh	175
FutureCeuticals	135
Gilster-Mary Lee	75
Heartland Harvest	42
J.R. Short Milling Company	151
Johnsenville / Mokence Packing	327
Plochman Inc.	78
Rise Baking	192
Silve International	235
Urban Farmer LLC	450
Van Drunen Farms	534

PLASTICS MANUFACTURING

ITW Zip-Pak	45
Pactiv Evergreen	240
Ring Container	42

TRANSPORTATION/DIST./LOGISTICS

A.N. Webber	220
Baker and Taylor	454
Fedex Freight	25
Hoekstra Transportation	115
Mickelson	100
Midwest Transit	300
NFI Industries	260
Swift Transportation	25
Transformco	52
Vision Logistics	90



OTHER

All Star Management	441
Aqua Illinois	65
The Daily Journal	50
e2i	40
IL Army National Guard	40 FT / 300 PT
Kankakee Community College	375
Kankakee Nursery	85
Kankakee River Metropolitan Agency	23
K.B. Cores	125
Monicals Pizza Corporation	139
Olivet Nazarene University	560
Triok Enterprises - Classic Cinemas	32

Employment by Industries in Kankakee, IL Metro Area



DATA USA

INCENTIVES

Property Tax Abatement*

- New Construction
- 5 years - 100%, 80%, 60%, 40%, 20% in participating taxing districts
- KRVEZ and KCEZ Industrial, manufacturing, distribution, warehousing
- KCEZ - Includes commercial, office, and retail development

Expedited Approval Process / Point-of-Contact Sales Tax Exemption (Building Materials)*

- Building Materials
- Issuance of Building Permit Required
- Certificate of Eligibility for Sales Tax Exemption
- What qualifies? "Building materials that are eligible for the enterprise zone sales tax deduction include items that are permanently affixed to real property such as lumber, mortar, glued-down carpets, wallpaper, and similar affixed items."

Investment Tax Credit*

- Allows a .5 percent credit against the state income tax for investments in qualified property that is placed in service in an enterprise zone
- The credit may be taken by a qualified taxpayer who makes an investment in a "qualified property" and who otherwise meets the terms of the state
- "Qualified Property" - tangible, whether new or used, including buildings and structural components of buildings, acquired by purchase, is depreciable, has a useful life
- Examples: Buildings, structural components of buildings, elevators, material tanks, boilers and major computer installations

Machinery and Equipment Sales Tax Exemption*

- Certificate by the state is required prior to getting an exemption
- Several qualifying criteria

Utility Tax Exemption*

- State certification is required
- Several qualifying criteria must be met by the company
- 5 percent state tax exemption on gas, electricity, and the ICF
- 1 percent administrative charge and excise tax on the act or privilege of originating or receiving telecommunications



BOURBONNAIS DEMOGRAPHICS

KANKAKEE AREA CAREER CENTER

KACC offers state-of-the-art technical/vocational education, emphasizing theory, technical skills, and workplace excellence. Students earn professional certifications, dual college credit and internship/training opportunities. Knowledge, skill sets, and soft skills are transferrable, aiding them as they embark on college and the workplace. Visit www.kacc-il.org.

WORKFORCE BOARD

- Responsible for investing \$2M annually in support of local workforce training
- \$702,265 in training scholarships awarded to area residents, 225 local scholarships issued
- Awarded \$476,405 to area businesses for training current workforce

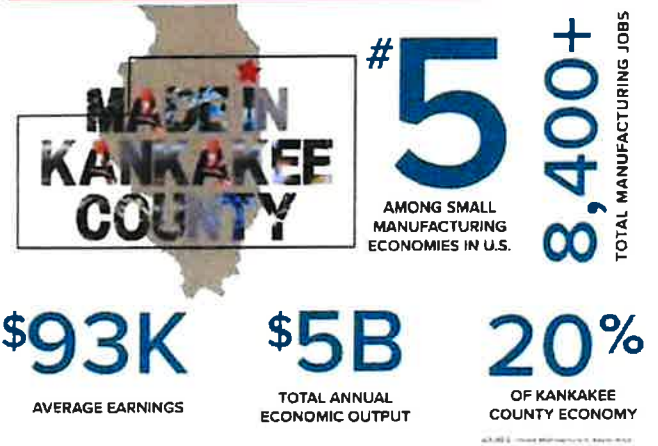
LIVABILITY

- 90.7% of US Average Cost of Living Index
- Remote-Work Accessible
- Urbanized Location
- Shuttle Service to Midway International Airport 12 times Daily

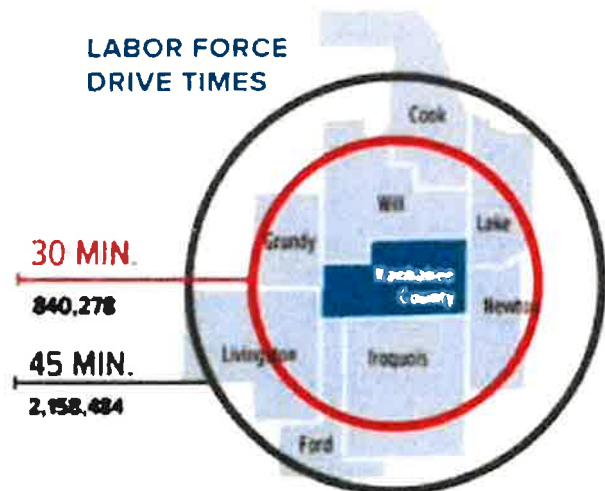
OCCUPATION GROWTH

	2021 JOBS	2025 PROJECTION
Administrative & Supportive Services	4,022	4,986
Food Manufacturing	2,063	2,322
Chemical Manufacturing	2,634	2,805
Professional, Scientific & Technical Services	1,377	1,527
Hospitals	3,685	4,062
Real Estate	291	315

MANUFACTURING MOVEMENT



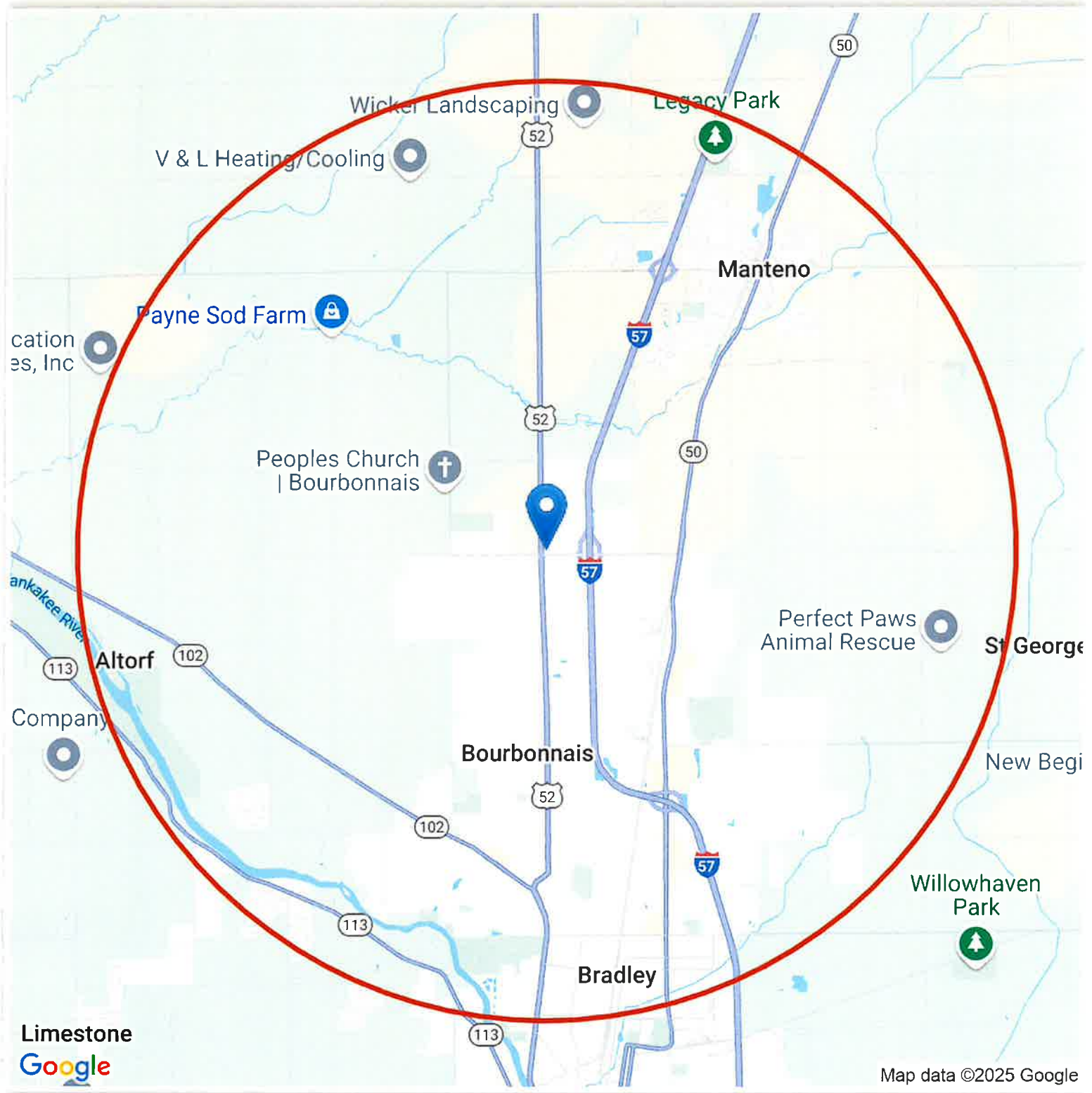
LABOR FORCE DRIVE TIMES



SOURCE: U.S. Census Bureau. OnTheMap application LEHD Origin-Destination

Bourbonnais Pkwy.

NE 5 Acres Corner N US Hwy. 45 52 Bourbonnais P
LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



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Email: bucktamblyn@mccolly.com

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PLAT OF SURVEY

of

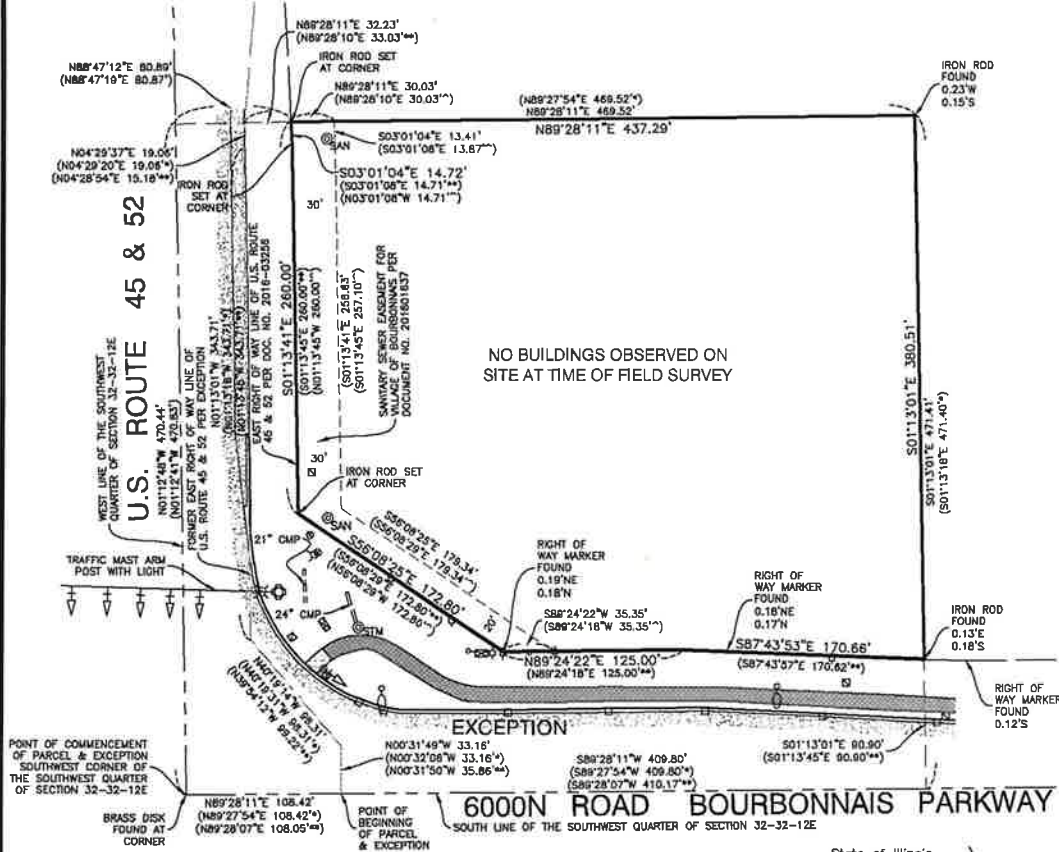
A part of the Southwest Quarter of Section 32, Township 32 North, Range 12 East of the Third Principal Meridian in Kankakee County, Illinois, described as follows: Commencing at the southwest corner of the Southwest Quarter of said Section 32, thence North 89 degrees 27 minutes 54 seconds East along the south line of the Southwest Quarter of said Section 32 a distance of 108.42 feet to a PK nail, said point to be known as the point of beginning; thence North 00 degrees 32 minutes 06 seconds West along the easterly right-of-way line of U.S. Route 45 & 52 a distance of 33.16 feet to an iron rod; thence North 40 degrees 19 minutes 31 seconds West along said right-of-way line a distance of 98.31 feet to an iron rod; thence North 01 degrees 13 minutes 18 seconds West along said right-of-way line a distance of 343.71 feet to an iron rod; thence North 04 degrees 29 minutes 20 seconds East a distance of 19.06 feet to an iron rod; thence North 89 degrees 27 minutes 54 seconds East a distance of 469.52 feet to an iron rod; thence South 01 degrees 13 minutes 18 seconds East a distance of 471.40 feet to a PK nail on the south line of the Southwest Quarter of said Section 32; thence South 89 degrees 27 minutes 54 seconds West a distance of 409.80 feet to the point of beginning.

EXCEPTING THEREFROM the following. That part of the Southwest Quarter of Section 32, Township 32 North, Range 12 East of the Third Principal Meridian, Kankakee County, Illinois, with bearing and grid distances referenced to the Illinois State Plane Coordinate System, East Zone NAD 83 (2007 ADJ) described as follows:

Commencing at the southwest corner of the Southwest Quarter of said Section 32 per monument record recorded as Document Number 2007-07572 in Kankakee County Recorder's Office; thence North 89 degrees 28 minutes 07 seconds East 108.05 feet on the south line of said Southwest Quarter to the existing east right-of-way line of U.S. Route 45/52 and the point of beginning; thence North 00 degrees 31 minutes 50 seconds West 35.86 feet on said existing east right-of-way line; thence North 39 degrees 54 minutes 12 seconds West 99.22 feet on said existing east right-of-way line; thence North 01 degrees 13 minutes 45 seconds West 343.71 feet on said existing east right-of-way line; thence North 04 degrees 28 minutes 54 seconds East 15.18 feet on said existing east right-of-way line; thence North 89 degrees 28 minutes 10 seconds East 33.03 feet; thence South 03 degrees 01 minutes 06 seconds East 14.71 feet; thence South 01 degrees 13 minutes 45 seconds East 260.00 feet; thence South 56 degrees 08 minutes 29 seconds East 172.80 feet; thence North 89 degrees 24 minutes 18 seconds East 125.00 feet; South 87 degrees 43 minutes 57 seconds East 170.66 feet; thence South 01 degrees 13 minutes 45 seconds East 90.90 feet to said south line of the Southwest Quarter; thence South 89 degrees 28 minutes 07 seconds West 410.17 feet on said south line to the point of beginning, situated in the County of Kankakee and State of Illinois.

PIN 03-02-32-300-007

AREA = 156.393 SQUARE FEET OR 3.590 ACRES



Note:

- The ground coordinate system used and bearings provided for on this plat are derived from Global Navigation Satellite System (GNSS) measurements. The values shown on the hereon drawn plat are estimated Illinois State Plane Eastern Zone (NAD) 1983 (2011) (GEOID18) GROUND coordinates based upon an average location for the length of the project having the following parameters:

41°12'24.41180780" North Latitude (WGS '84)
87°52'31.335078346" West Longitude (WGS '84)
569.406 Ellipsoid Height U.S. Survey Feet (WGS '84)
677.370 Orthometric Height (NAVD '88 Geoid '18)

Use of the above information should yield a combined factor of: 1.0000340741.

Ground distances should be divided by the combined factor to arrive at grid distances. Grid distances should be multiplied by the combined factor to arrive at ground distances.

- This survey was prepared with the benefit of information contained in Chicago Title Insurance Company Commitment File No. P22-0077.
- (XXX.XX') Denotes record dimension or dimension computed from record dimension values.
(XXX.XX'') Denotes measured dimension or dimension computed from measured dimension values.
(XXX.XX'*) Denotes record dimension from legal description of parcel.
(XXX.XX'**) Denotes record dimension from legal description of exception.
(XXX.XX'**) Denotes record dimension from easement legal description.

Notes with regard to the above referenced commitment - Schedule B, Part II Exceptions, the following responses are noted:

- Item 10: Right of Way Grant to Ozark Pipeline Corporation recorded September 24, 1926 in Book 355, Page 273 covers entire Southwest Quarter, unable to plot.
- Item 11: Easement for Cathodic Protection Facilities to Shell Oil Company recorded April 10, 1964 in Book 841, Page 473 covers entire Southwest Quarter, unable to plot.
- Item 12: Right of Way Plat for F.A. Route 45, recorded December 16, 1965 as Document No. 65-8875 is illegible and unable to plot. Believe to be consumed in subsequent right of way acquisition.
- Item 13: Right of Way Grant to Explorer Pipeline Corporation recorded April 14, 1971 as Document No. 71-2571 does not appear to impact this parcel.

State of Illinois }
County of Cook } SS

I, Randell E. Gann, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the property described in the caption to the hereon drawn plat, and that this plat is a true and correct representation of said survey. Dimensions shown hereon are in feet and decimal parts thereof.

South Holland, Illinois April 4, 2022

Randell E. Gann
License No. 035-003241
Expires November 30, 2022

This professional service conforms to the current Illinois minimum standards for a boundary survey.

Field work completed April 1, 2022.

22-R0328

ROBINSON ENGINEERING, LTD.
CONSULTING REGISTERED PROFESSIONAL ENGINEERS
AND PROFESSIONAL LAND SURVEYORS
125 MOONEY DRIVE
(815) 932-7406
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ILLINOIS DESIGN FIRM REGISTRATION NO. 184001128

FOR:
MR. JESSIE ALMAYATI
601 ARMOUR ROAD
BOURBONNAIS, ILLINOIS 60914

Drawn by: KM Date: April 4, 2022
Checked by: REG Scale: 1" = 60'
Sheet 1 of 1 Project No: 22-R0328



60 0 60
SCALE 1" = 60'

LEGEND

- SAN SANITARY MANHOLE
- STM STORM MANHOLE
- STORM CURB INLET
- FIRE HYDRANT
- WATER VALVE
- PHONE BOX
- POWER POLE
- ANCHOR & GUY WIRE
- ALUMINUM STREET LIGHT
- TRAFFIC SIGNAL POST
- TRAFFIC SIGNAL LIGHT
- UTILITY HAND HOLE
- TRAFFIC SIGNAL CONTROL BOX
- BITUMINOUS
- CONCRETE

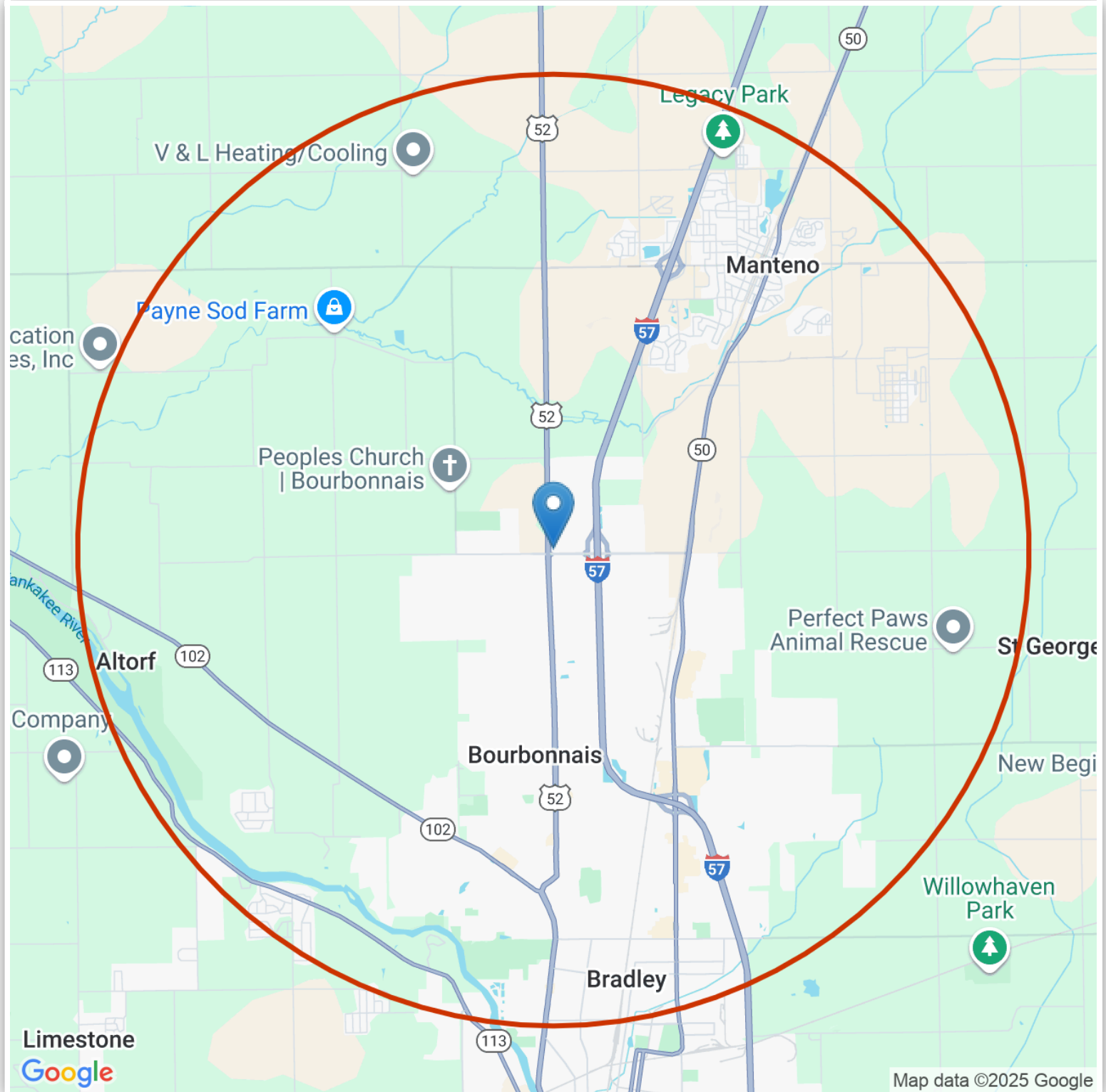


Bourbonnais Pkwy.

NE 5 Acres Corner N US Hwy. 45 52 Bourbonnais P
LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



McCOLLY BENNETT
COMMERCIAL *advantage*



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KEY FACTS

50,260
Population

38.2 Median Age



2.48
Average Household Size

19,315
Total Households

EDUCATION



3.75%
No High School Diploma



10.46%
High School Graduate



21.31%
Some College



15.94%
Bachelor's/Grad

BUSINESS



1,826
Total Businesses



24,684
Total Employees

EMPLOYMENT

6,731

Retail Trade Employees

3,581

Manufacturing Employees

2,751

Eating & Drinking Employees

2,136

Finance/Ins/Real Estate Emp

5%

Unemployment Rate

INCOME



\$90,289
Median Household Income



\$41,807
Per Capita Income



\$286,602
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (24.91%) ■

The smallest group : \$15,000 - \$24,999 (4.51%) ■

Indicator	Value(%)	
< \$15,000	6.46	■
\$15,000 - \$24,999	4.51	■
\$25,000 - \$34,999	7.2	■
\$35,000 - \$49,999	9.07	■
\$50,000 - \$74,999	15.48	■
\$75,000 - \$99,999	10.9	■
\$100,000 - \$149,999	24.91	■
\$150,000 - \$199,999	12.48	■
\$200,000+	9	■



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POPULATION TRENDS AND KEY INDICATORS
5 Miles Ring

50,260

Population

19,243

Households

38.2

Median Age

2.48

Avg Size Household

\$90,289

Median Household
Income

\$226,656

Median Home Value

97

Wealth Index

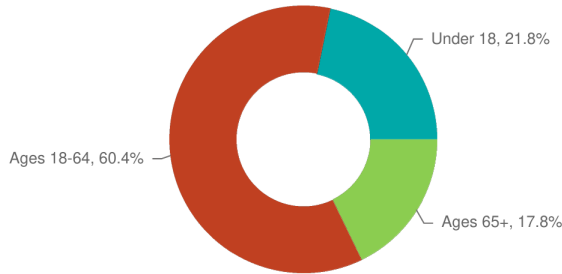
134

Housing Affordability

46.6

Diversity Index

POPULATION BY AGE



Under 18 Ages 18-64 Ages 65+

POPULATION BY GENERATION



4.7%

Greatest Gen: Born
1945/Earlier



19.26%

Baby Boomer: Born
1946 to 1964



18.93%

Generation X: Born
1965 to 1980



22.28%

Millennial: Born 1981
to 1998



25.53%

Generation Z: Born
1999 to 2016



9.31%

Alpha: Born 2017 to
Present

HISTORICAL & FORECAST POPULATION

2019-2024
Historic
Growth Rate

-0.42%



2024-2029
Forecasted
Growth Rate

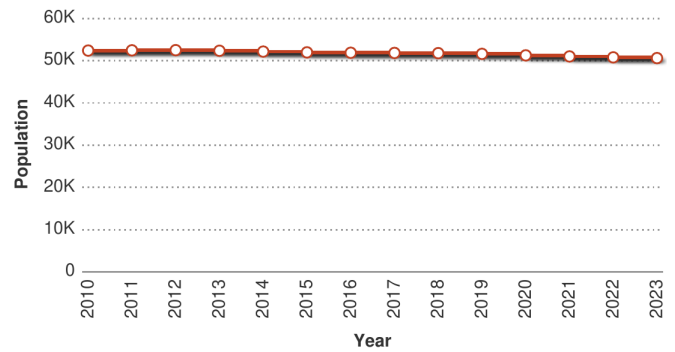
-0.43%



Household
Population
46,881



Population
Density
629



DAYTIME POPULATION



47,086

2024 Total Daytime Population



26,436

2024 Daytime Pop: Residents



20,650

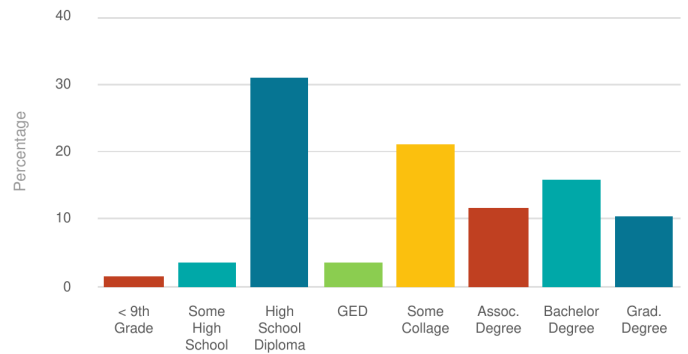
2024 Daytime Pop: Workers



600

2024 Daytime Pop Density

POPULATION BY EDUCATION



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Community Profile



50,260

Population
Total

-0.42%

Population
Growth

2.48

Average
HH Size

38.2

Median
Age

46.6

Diversity
Index

\$90,289

Median HH
Income

\$226,656

Median Home
Value

21.61%

Under 18

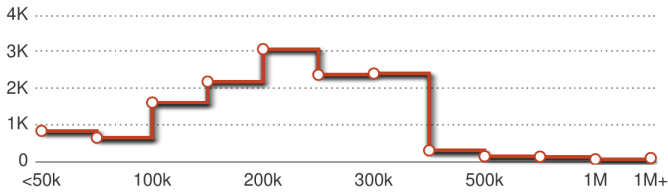
60.56%

Ages 18
to 65

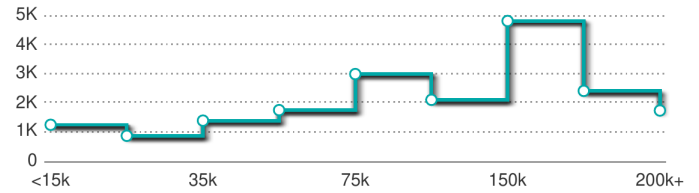
17.83%

Aged 66+

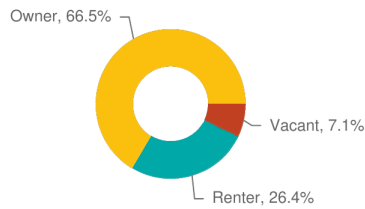
HOME VALUE



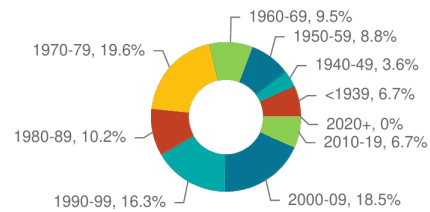
HOUSEHOLD INCOME



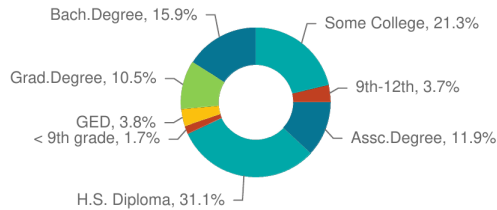
HOME OWNERSHIP



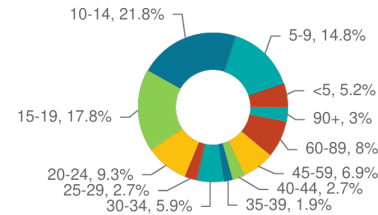
HOUSING: YEAR BUILT



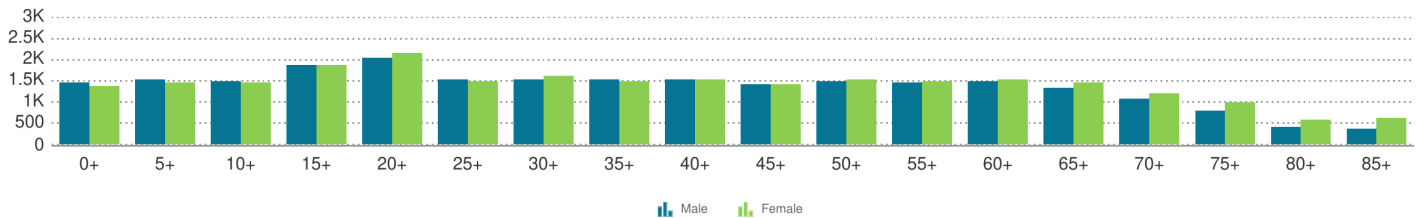
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



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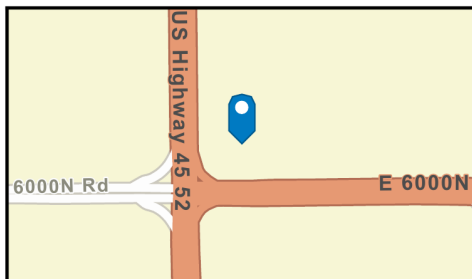
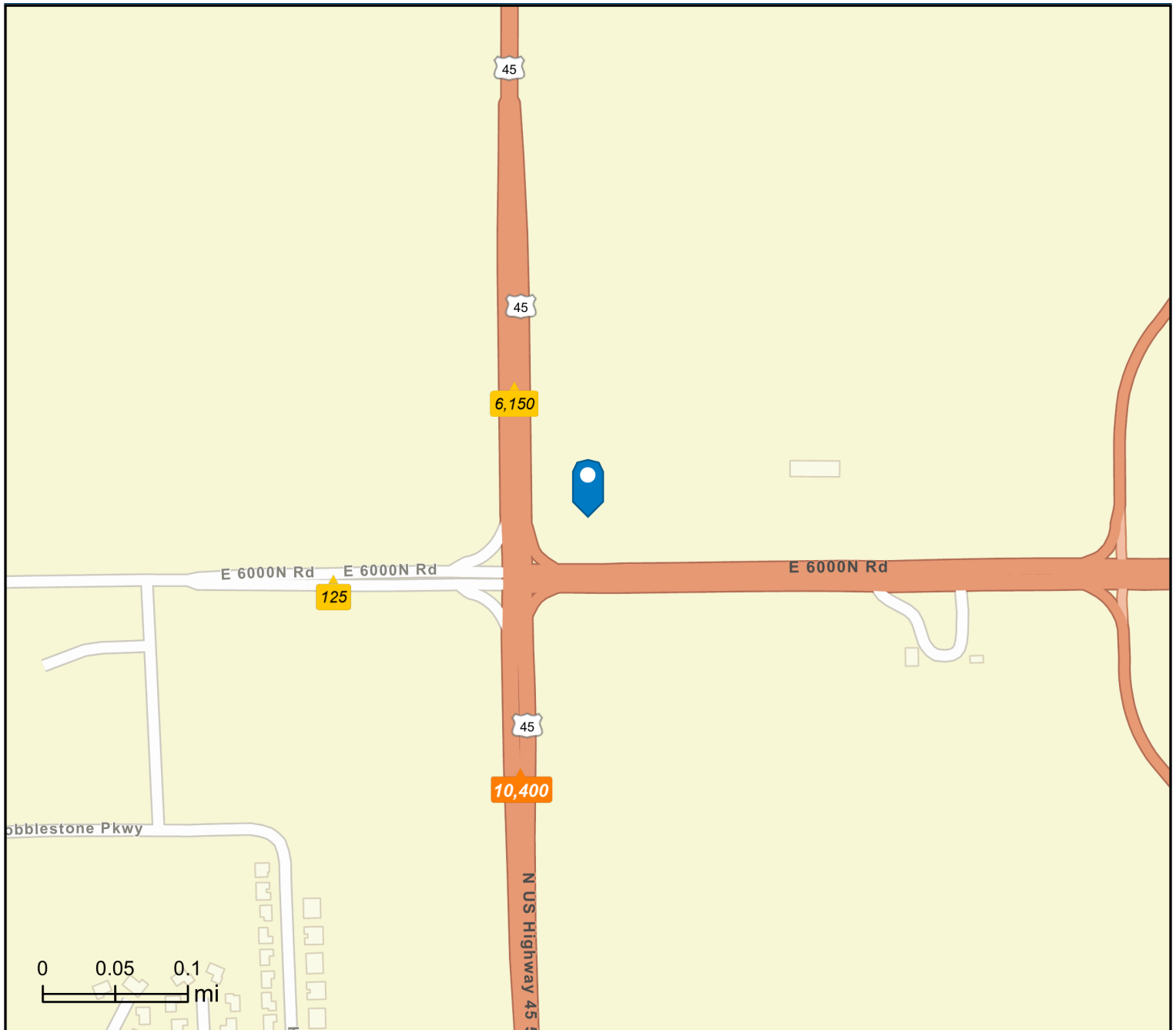
Bourbonnais Pkwy.

NE 5 Acres Corner N US Hwy. 45 52 Bourbonnais P

TRAFFIC COUNT MAP - CLOSE-UP



McCOLLY BENNETT
COMMERCIAL *advantage*



Average Daily Traffic Volume

▲ Up to 6,000 vehicles per day

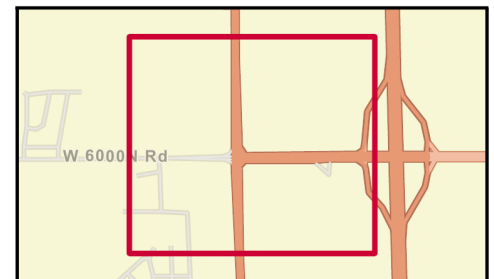
▲ 6,001 - 15,000

▲ 15,001 - 30,000

▲ 30,001 - 50,000

▲ 50,001 - 100,000

▲ More than 100,000 per day



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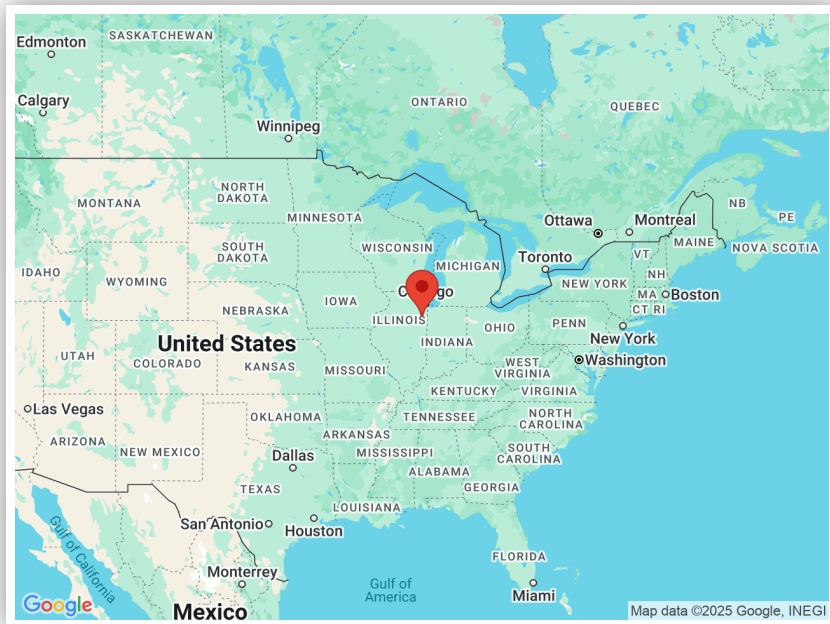
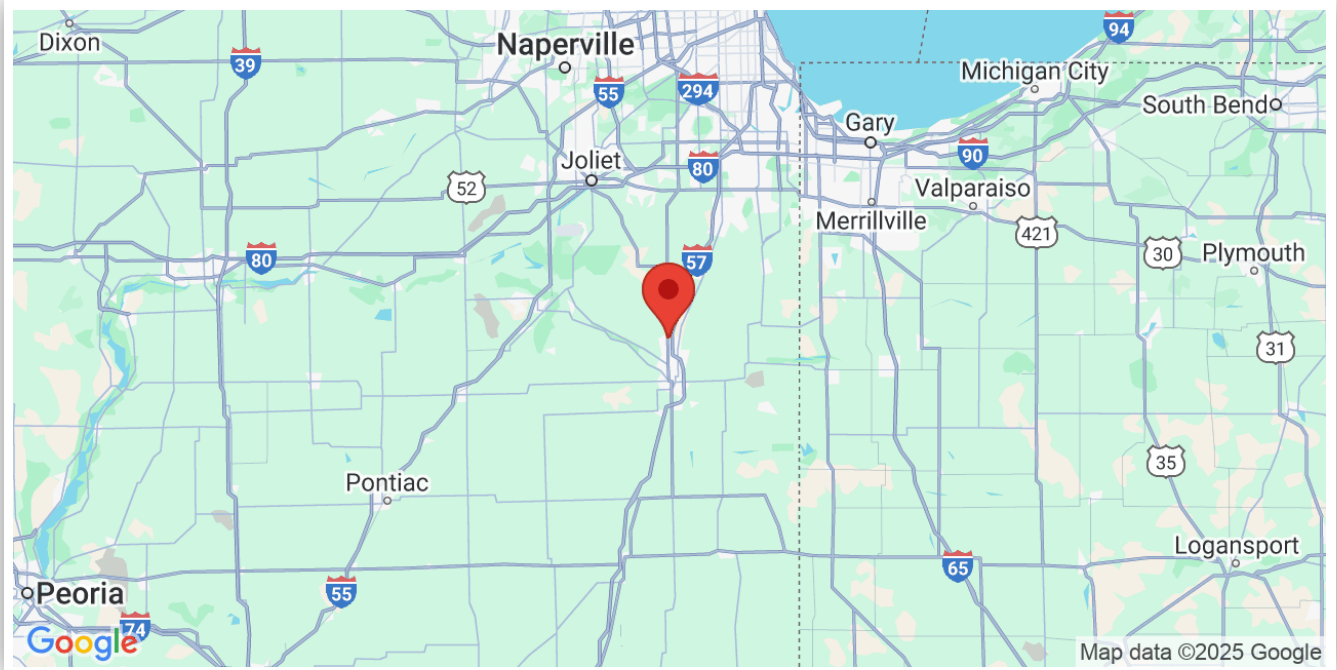
Bourbonnais Pkwy.

NE 5 Acres Corner N US Hwy. 45 52 Bourbonnai..

AREA LOCATION MAP

Bourbonnais Pkwy.

NE 5 Acres Corner N US Hwy. 45 52 Bourbonnais Parkway, Bourbonnais, IL, 60914



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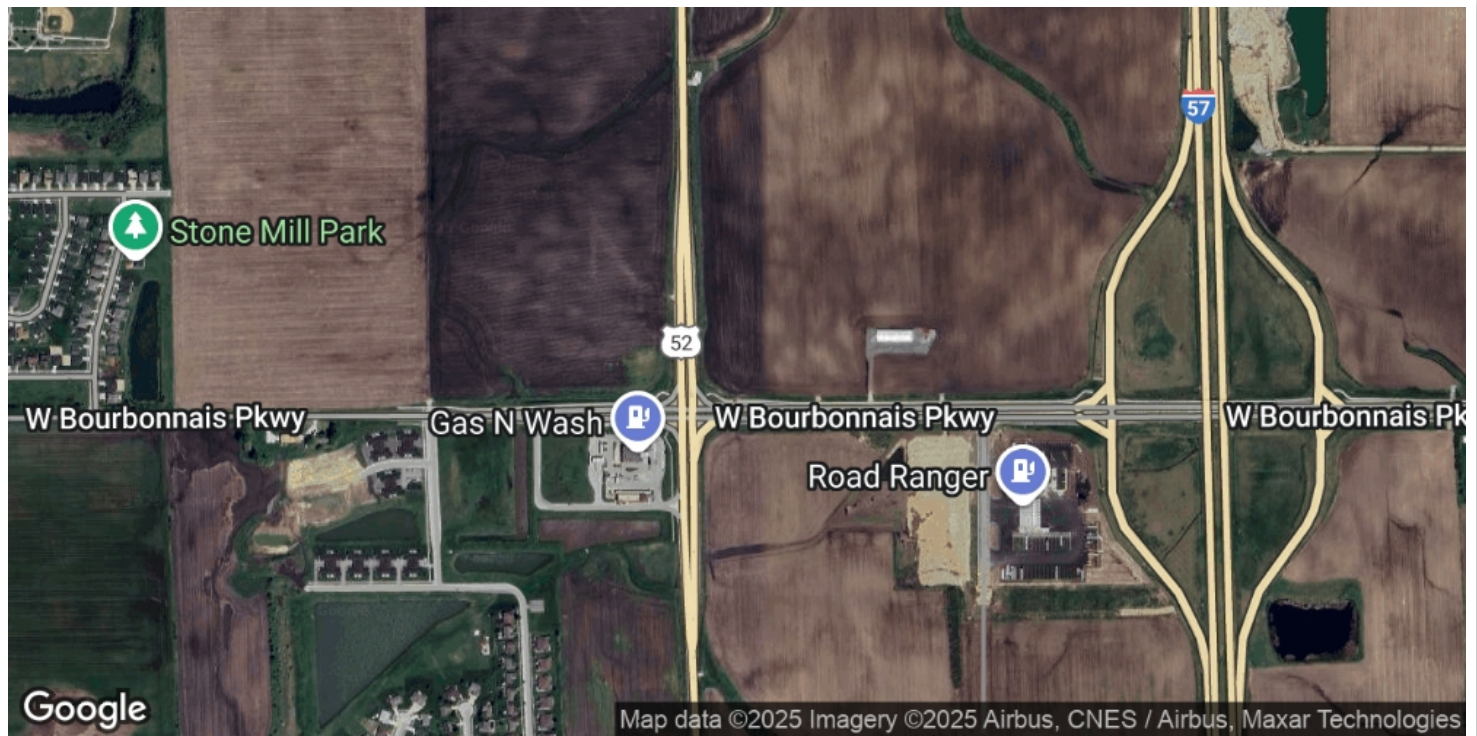
Bourbonnais Pkwy.

NE 5 Acres Corner N US Hwy. 45 52 Bourbonnai..

AERIAL ANNOTATION MAP

Bourbonnais Pkwy.

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