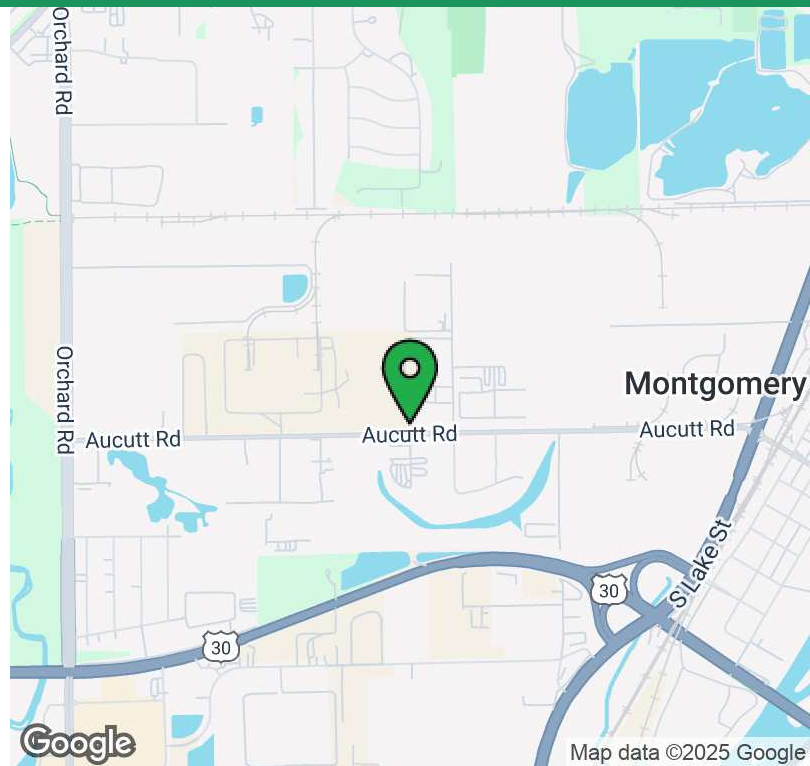


For Sale

Montgomery Rail Center

Aucutt & Knell , Montgomery, IL 60538



Property Description

26.943 Acres of Industrial Land with Rail Service.

Location Description

Located on the north side of Aucutt Rd. between Orchard Rd. & Route 31. Access via Aucutt Rd and Commerce Dr. Site is located 4 1/2 miles south of I-88. Approximately 32,100 VPD on Route 30 & 16,800 VPD on Route 31.

Property Highlights

- Includes 26 + Acres usable with offsite detention
- Located in Orchard TIF District 2
- BNSF rail service spur available
- Annexed and zoned in the village of Montgomery
- Nearby neighbors include General Mills, United Facilities, Old Dominion, NexeoPlastics, and United Sugar Corporation
- Drone Video: <https://tinyurl.com/y8prm8nb>

Offering Summary

Sale Price:	\$5.50 / SF
Total Acreage:	26.943 Acres
Lot 1:	15.952 Acres
Lot 3:	10.991 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,254	28,712	68,677
Total Population	3,297	84,660	206,148
Average HH Income	\$108,248	\$88,078	\$85,290

Brian Dolan

630.774.8524

bdolan@dolanmurphy.com

Dolan & Murphy, Inc. | 630.801.8800 | 765 Orchard Avenue, Aurora, IL 60506

The information herein has been obtained from sources deemed reliable but is subject to verification, change, withdrawal without notice, and is submitted without any warranty as to accuracy.



For Sale

Montgomery Rail Center

Aucutt & Knell , Montgomery, IL 60538



Brian Dolan

630.774.8524

bdolan@dolanmurphy.com

Dolan & Murphy, Inc. | 630.801.8800 | 765 Orchard Avenue, Aurora, IL 60506

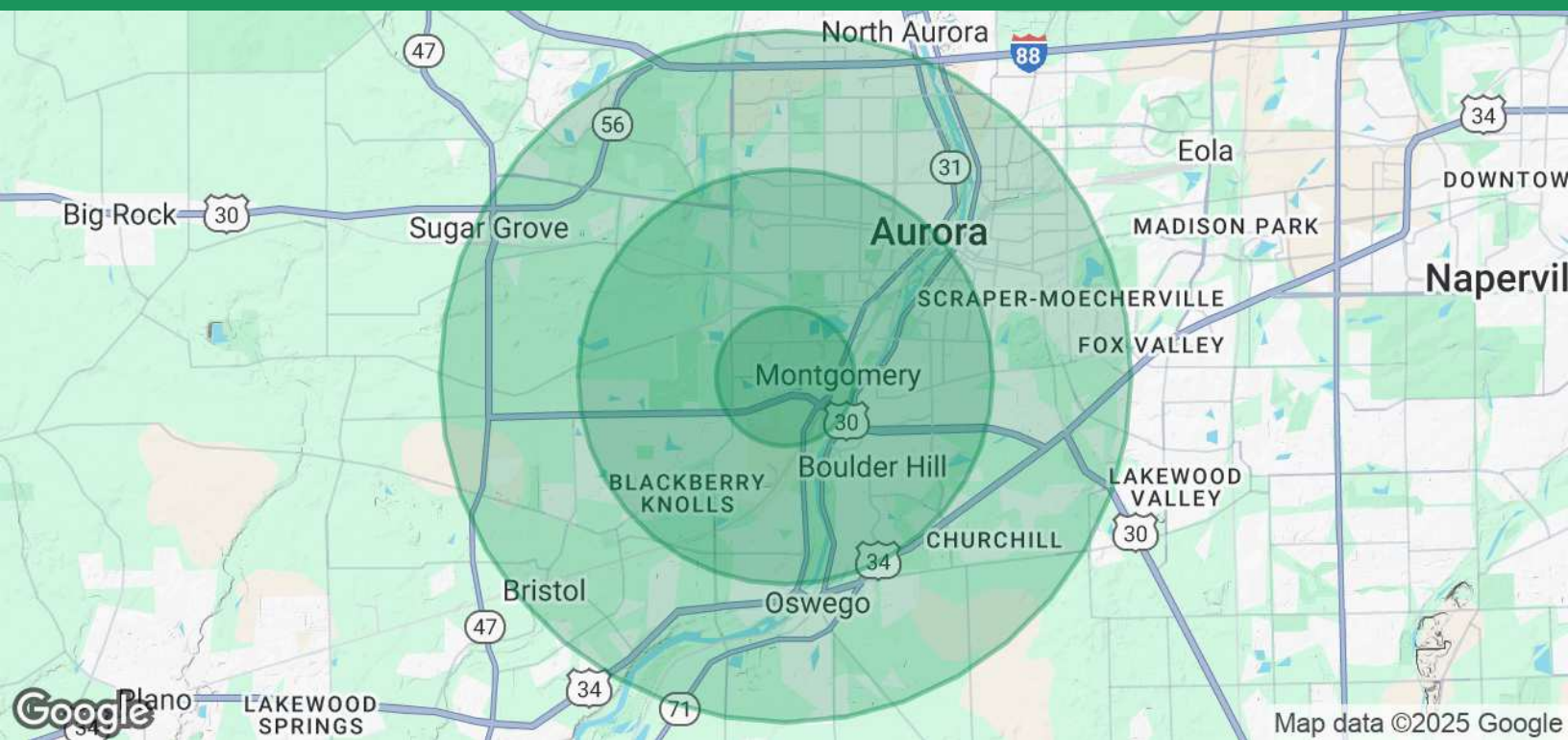
The information herein has been obtained from sources deemed reliable but is subject to verification, change, withdrawal without notice, and is submitted without any warranty as to accuracy.



For Sale

Montgomery Rail Center

Aucutt & Knell , Montgomery, IL 60538



Population	1 Mile	3 Miles	5 Miles
Total Population	3,297	84,660	206,148
Average Age	38.3	34.5	33.7
Average Age (Male)	30.9	32.9	33.1
Average Age (Female)	44.2	35.8	35.1

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,254	28,712	68,677
# of Persons per HH	2.6	2.9	3.0
Average HH Income	\$108,248	\$88,078	\$85,290
Average House Value	\$208,300	\$192,806	\$190,841

2020 American Community Survey (ACS)

Brian Dolan
630.774.8524
bdolan@dolanmurphy.com

Dolan & Murphy, Inc. | 630.801.8800 | 765 Orchard Avenue, Aurora, IL 60506

The information herein has been obtained from sources deemed reliable but is subject to verification, change, withdrawal without notice, and is submitted without any warranty as to accuracy.

