

# RIVERSTONE PKWY

475 Riverstone  
Pkwy  
Kankakee, IL 60901



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## Riverstone Pkwy

475 Riverstone Pkwy  
 Kankakee, IL 60901



## PROPERTY INFORMATION

**Purchase Price**  
\$325,000.00

**Property Address**  
475 Riverstone Pkwy  
Kankakee, IL 60901

**Land Size**  
3.50 Acres

### COMPANY DISCLAIMER

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

FOR SALE - KANKAKEE - 3.5 ACRES

Fully improved outlot available.

Incredible retail opportunity located along I-57 at Exit 308 with excellent interstate visibility & high traffic counts.

The property is situated adjacent to Walmart Supercenter, Hilton Garden Inn, Speedway, KFC, Taco Bell, Subway, Cash Store, Dollar Tree, & Dunkin' Donuts.

Located in a TIF district. Priced to sell, call today!

## RIVERSTONE

PKWY

475 Riverstone Pkwy  
Kankakee, IL 60901

# Executive Summary - Call Outs

475 Riverstone Pkwy, Kankakee, Illinois, 60901 3 (5 miles)

475 Riverstone Pkwy, Kankakee, Illinois, 60901

Ring of 5 miles

Prepared by Esri

Latitude: 41.07893

Longitude: -87.86643

475 Riverstone Pkwy, Kankakee, Illinois, 60901 3

Ring of 5 miles

## Rustbelt Traditions

Dominant Tapestry Segment

## KEY FACTS



38,529

Total Population



\$149,736

Median Home Value



1,622

Businesses



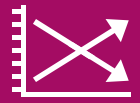
42,463

Daytime Population



38.2

Median Age



-0.65%

2024-2029  
Pop Growth Rate



\$29,143

Per Capita Income



2.4

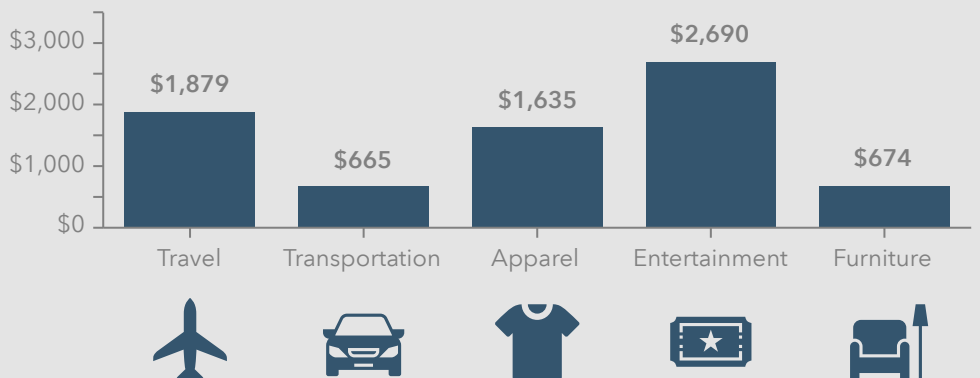
Avg Household Size



\$54,203

Median Household Income

## KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), Esri-U.S. BLS (2024).

© 2024 Esri

Spending facts are average annual dollars per household

Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), Esri-U.S. BLS (2024).

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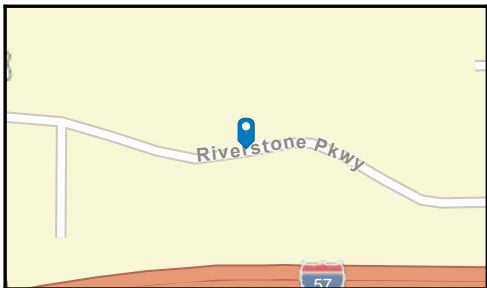
Page 1 of 1

August 27, 2024

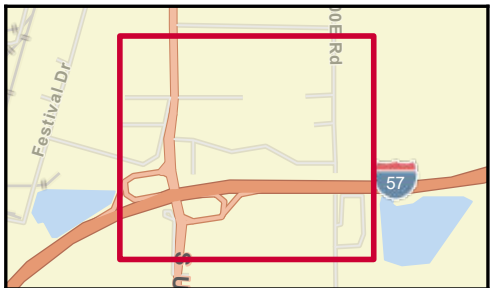




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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q3 2022).



**Land**  
 Status: **NEW**  
 Area: **4507**  
 Address: **475 Riverstone Pkwy Lot 7, Kankakee, IL 60901**  
 Directions: **I-57 Exit 308, North to Riverstone Parkway, lot on North side of Riverstone Parkway**  
 Sold by:  
 Closed:  
 Off Market:  
 Ownership: **Fee Simple**  
 Corp Limits: **Kankakee**  
 Coordinates:  
 Rooms:  
 Bedrooms:  
 Basement:  
 Mobility Score: - ?

MLS #: **12147747**  
 List Date: **08/29/2024**  
 List Dt Rec: **08/29/2024**  
 Contract Date:  
 Financing:  
 Subdivision:  
 Township: **Kankakee**  
 Grid #: **820**  
 Bathrooms / (full/half):  
 Master Bath:  
 Bmt Bath:

List Price: **\$325,000**  
 Orig List Price: **\$325,000**  
 Sold Price:  
 Rental Price:  
 Rental Unit:  
 Mkt. Time (Lst./Tot.): **1/1**  
 Concessions:  
 Contingency:  
 County: **Kankakee**  
 # Fireplaces:  
 Parking:  
 Garage Type:  
 # Spaces: **0**

Remarks: **FOR SALE - KANKAKEE - 3.5 ACRES - Fully improved outlot available. Incredible retail opportunity located along I-57 at Exit 308 with excellent interstate visibility & high traffic counts. The property is situated adjacent to Walmart Supercenter, Hilton Garden Inn, Speedway, KFC, Taco Bell, Subway, Cash Store, Dollar Tree, & Dunkin' Donuts. Located in a TIF district. Priced to sell, call today!**

School Data	Assessments	Tax	Miscellaneous
Elementary: <b>(111)</b> Junior High: <b>(111)</b> High School: <b>(111)</b>	Special Assessments: <b>No</b> Special Service Area: <b>No</b>	Amount: <b>\$21.66</b> PIN: <b>16171730900300</b> Mult PINs: <b>No</b> Tax Year: <b>2023</b> Tax Exmps:	Waterfront: <b>No</b> Acreage: <b>3.51</b> Appx Land SF: <b>152895</b> Front Footage: <b>245</b> # Lots Avail: <b>1</b> Farm: <b>No</b> Bldgs on Land?: <b>No</b>
	Zoning Type: <b>Commercial</b> Actual Zoning:		

Laundry Features: Lot Size: <b>3.0-3.99 Acres</b> Lot Size Source: Pasture Acreage: Tillable Acreage: Wooded Acreage: Lot Desc: Land Desc: <b>Cleared, Level</b> Land Amenities: Farms Type: Bldg Improvements: Current Use: <b>Commercial</b> Potential Use: <b>Commercial, Retail</b> Location: <b>Out Lot of Shopping Center</b> Known Liens: <b>None Known</b>	Ownership Type: Frontage/Access: <b>County Road, Interstate</b> Driveway: Road Surface: <b>Concrete</b> Rail Availability: Tenant Pays: Min Req/SF (1): Min Req/SF (2): Other Min Req SF: Lease Type: Loans: Equity: Relist: Seller Needs: Seller Will:	Type of House: Style of House: Basement Details: <b>None</b> Construction: Exterior: Air Cond: Heating: Utilities to Site: <b>Electric to Site, Gas to Site, Sanitary Sewer to Site, Water to Site</b> General Info: <b>Interstate Access</b> Backup Package: <b>No</b> Backup Info: Possession: <b>Closing</b> Sale Terms:
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Broker Private Remarks: Internet Listing: <b>Yes</b> VOW AVM: <b>Yes</b> Listing Type: <b>Exclusive Right to Sell</b> <b>? Where is the Buyer Agency</b> <b>Compensation?</b> Showing Inst: <b>Drive by to view</b> Owner: <b>OOR</b> Broker: <b>McColly Bennett Real Estate (94050) / (815) 929-9381</b> List Broker: <b>Jay Tamblyn (940284) / (815) 549-4301 / bucktamblyn@mccolly.com</b> CoList Broker:	Remarks on Internet?: <b>Yes</b> VOW Comments/Reviews: <b>Yes</b> Holds Earnest Money: <b>Yes</b> Addl. Sales Info.: <b>None</b> Cont. to Show?: Ph #:	Addr on Internet?: <b>Yes</b> Lock Box: <b>None</b> Broker Notices: Expiration Date: <b>08/25/2025</b> Broker Owned/Interest: <b>No</b> More Agent Contact Info:
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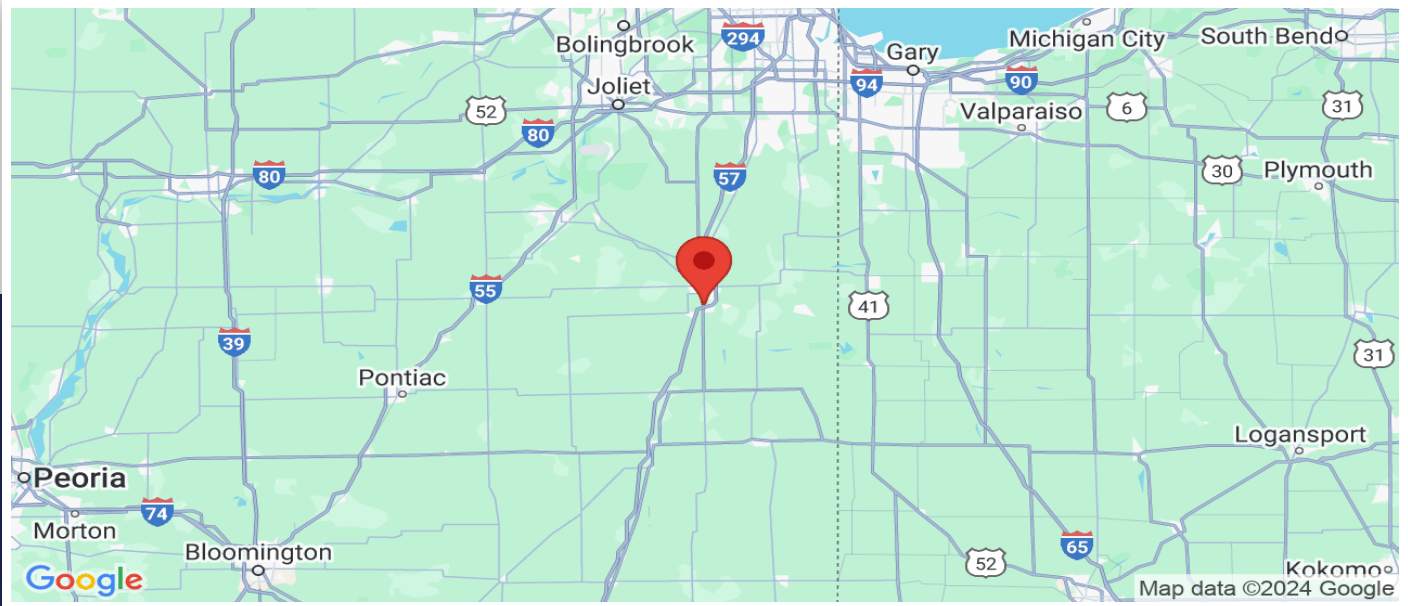
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MLS #: 12147747

Prepared By: Jay Tamblyn | McColly Bennett Real Estate | 08/29/2024 02:52 PM



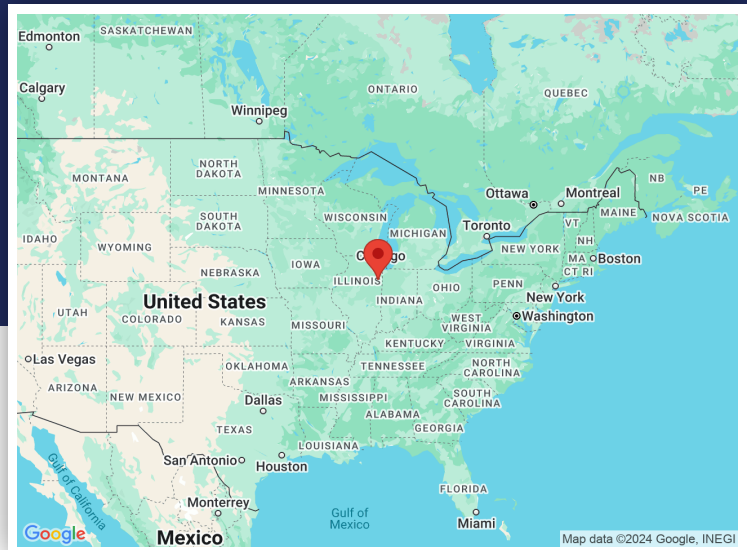
## AREA LOCATION MAP



# RIVERSTONE

## PKWY

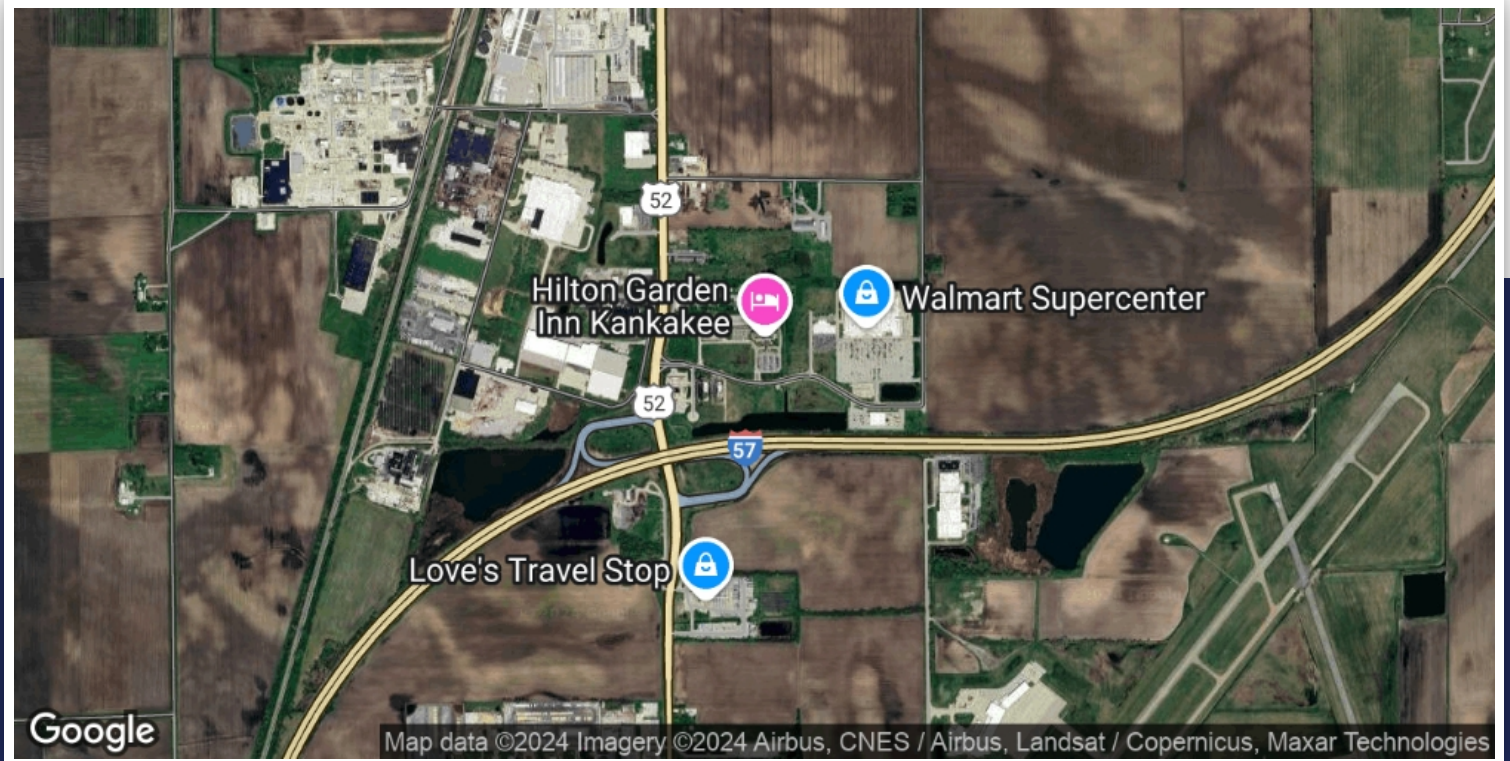
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**AERIAL ANNOTATION MAP**



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