

BUSCH PLASTICS, INC

21706 E Lincoln Hwy, Lynwood, IL 60411



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McColly Bennett Commercial Advantage

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Property Description

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2022**

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**Property Info &
Disclaimer**

**BUSCH
PLASTICS, INC**

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PROPERTY OVERVIEW

Discover a premier investment opportunity at 21706 E Lincoln Hwy, Lynwood, IL. Busch Plastics, Inc., an 8,100 SF mixed-use property, presents a versatile asset in a strategic location. Situated in a rapidly developing area, this property offers significant potential for both commercial and industrial use. Its proximity to major highways ensures excellent connectivity and visibility, attracting diverse business ventures. The spacious layout accommodates various operational needs, making it ideal for investors aiming to capitalize on Lynwood's growth. With increasing demand for mixed-use spaces, this property is poised to deliver strong returns. Seize the chance to invest in a high-potential asset in a thriving market!



BUSCH PLASTICS, INC

21706 E Lincoln Hwy, Lynwood, IL 60411



PROPERTY DETAILS

Owners of Busch Plastics Inc., highly regarded as a custom plastic fabricator and distributor, a family owned and operated firm for 47 years, is looking forward to retirement and proudly offers its assets and a wide range of established local and national customers.

Included are the assets and real estate of Busch Plastics, Inc. Adaptable to many skills and trades such as cabinet making and custom millwork in addition to the complete, turnkey, plastics manufacturing business. With the attached 4-bedroom 1¾ bath, 1800 SF home this represents the perfect Live-work environment for skilled craftsmen.

Your purchase includes the following:

- 1.67-acre site providing additional room for expansion.
- 6,300 sq. ft. production floor, warehouse and office.
- A well-constructed, attached 4-bedroom, 1 3/4-bath, 1,800 sq. ft. house with a pool.
- All assets of Busch Plastics, Inc. (see equipment list):

Production machinery

Vehicles

Office furniture and equipment

Established customer list.

Whether adding to an existing plastics business or expanding a craftsman's workshop, Busch Plastics presents great opportunity with its turnkey operation, assets, and customer lists.



PROPERTY PHOTOS



BUSCH PLASTICS, INC

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EQUIPMENT LIST

2006 GMC Savannah delivery box truck

Milling machine - Hardinge brand

Lathe - Enco brand

Laser machine - Epilog brand

Oven - small, 24" x 24"

Oven -large, 5' x 9' - Radiant brand

Hydraulic press for oven forming

CNC Router - 4' x 8' Motion Master

Dust collector system for CNC

Vacuum for **CNC**

(1) Toyota 7000lb Fork truck

Upright panel saw - S' x 14' - Holz-her 1203

Edge Finisher Machine (EFM)

Drill press - industrial, radial-arm, Delta brand

(3) Drill Presses - stand -up

Industrial Disk Sander

Industrial 8and Saw - Delta brand

12" Band Saw

8" Jointer

P,n Router

Chop Saw

12" Table Saw

14" Table Saw

Industrial Tool Grinder

Upright Buffer

Shaper

2' x 4' Vacuuming forming pump w/ 2" line

4' heat strip Unit

(10) 8' heat strips

(3) Router tables

miles)

(3) Industrial heat guns

(6) Variable Transformers for heat strips

(2) Jig saws

(3) Power buffers

1" Sander

4" Glass sander

Oscillating sander

Banding equipment / crimper

(12) shop carts

(1) Drywall! sheet cart

(10) 10' high pallet racks

(2) sheet racks

(7) Shop Vacs

(4) Industrial shipping containers - on premises
outside

(1) 40' semi-trailer - for storage- on premises outside

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Lynwood, IL 60411

Offered by

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UPPER FLOOR



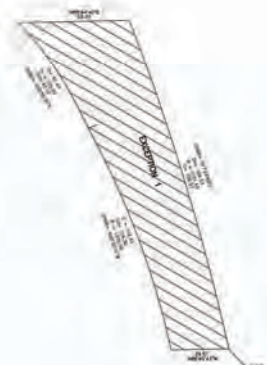
LOWER FLOOR



MAIN FLOOR

1

SAYO PARCEL CONTAINING 0.137 ACRES, MORE OR LESS.



NOTE: THIS DOCUMENT IS ONLY VALID WHEN ISSUED WITH A RED-INK STAMP SURVEILLANCE DECLARATION AND DECLARANT'S SIGNATURE/STAMP SHOWN HEREON TO BE VALID. IF THIS DOCUMENT DOES NOT HAVE THE ORIGINAL RED-COLORED SEAL.

I, PAUL J. NOWICKI, a Professional Licensed Surveyor, do hereby certify that I have surveyed the property described in the caption to the heretofore drawn plat and that the foregoing plat is a true and correct representation of the same. All dimensions are in feet and decimal parts thereof and are corrected to a temperature of 60 degrees Fahrenheit.

Date 3/22/2002 _____
Certified No. 2544



SITE PHOTO



NOTE: Copyright © Robert A. Brundage, Inc.
Dimensions: 14 1/2" (H) x 10 1/2" (W). All rights reserved. All use of this drawing must be acknowledged by photocopying, recording or by any other means. It cannot be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without permission in writing from the copyright owner. All other uses are prohibited.

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BUSCH PLASTICS
FRANK A. BUSCH, BUSCH

FRANK & DEBRA BUSCH
21706 US ROUTE 30

21706 US ROUTE 30
LYNWOOD, ILLINOIS 60411

LYNWOOD ILLINOIS 60411

IN BY JVS DATE MARCH 22, 2022

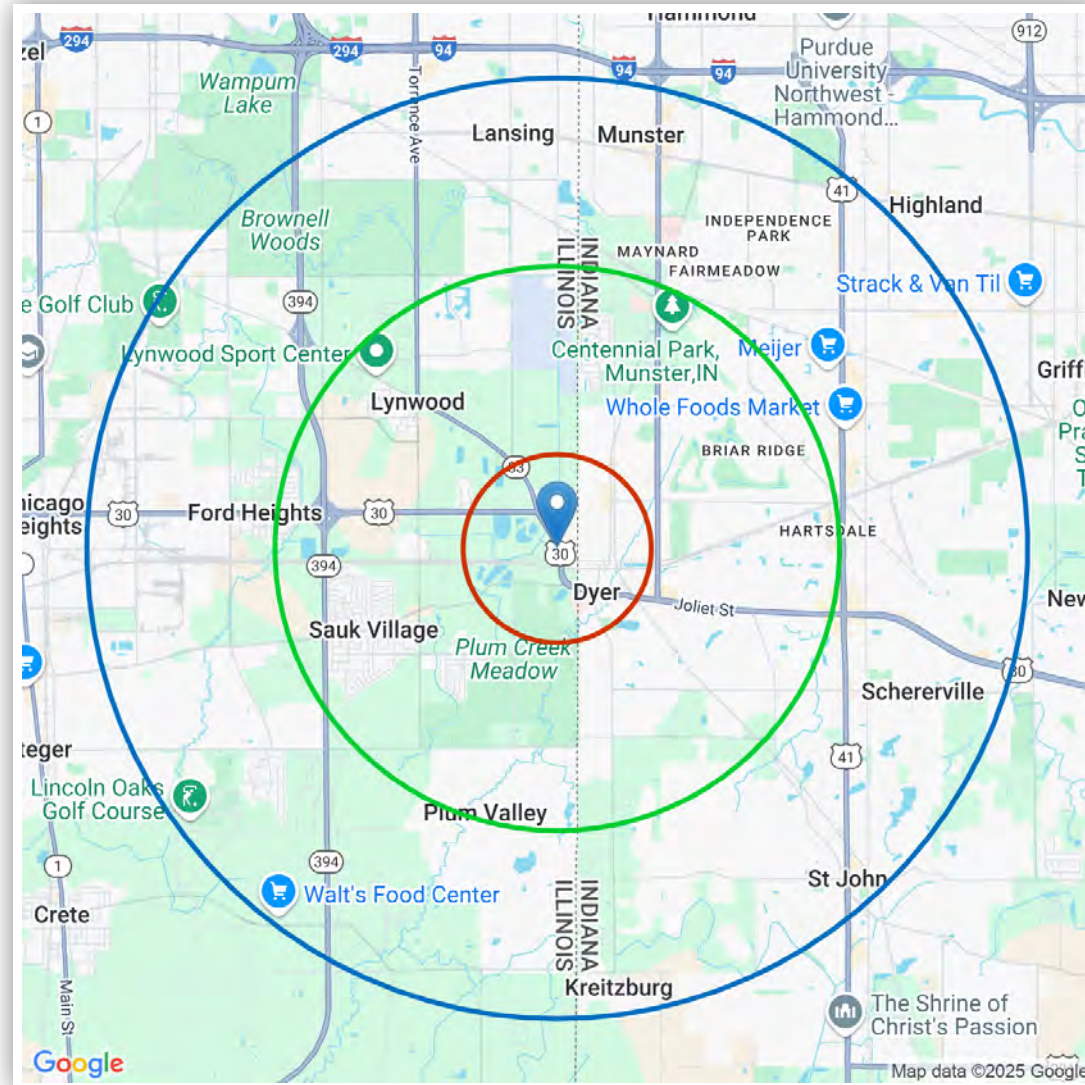
SCALE 1" = 30'

OF	ORDER NO. 32215
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Contractor or builder should verify and compare all points before beginning any construction and at once report any discrepancies to the Surveyor. Consult your deed or title policy for easements and restrictions.

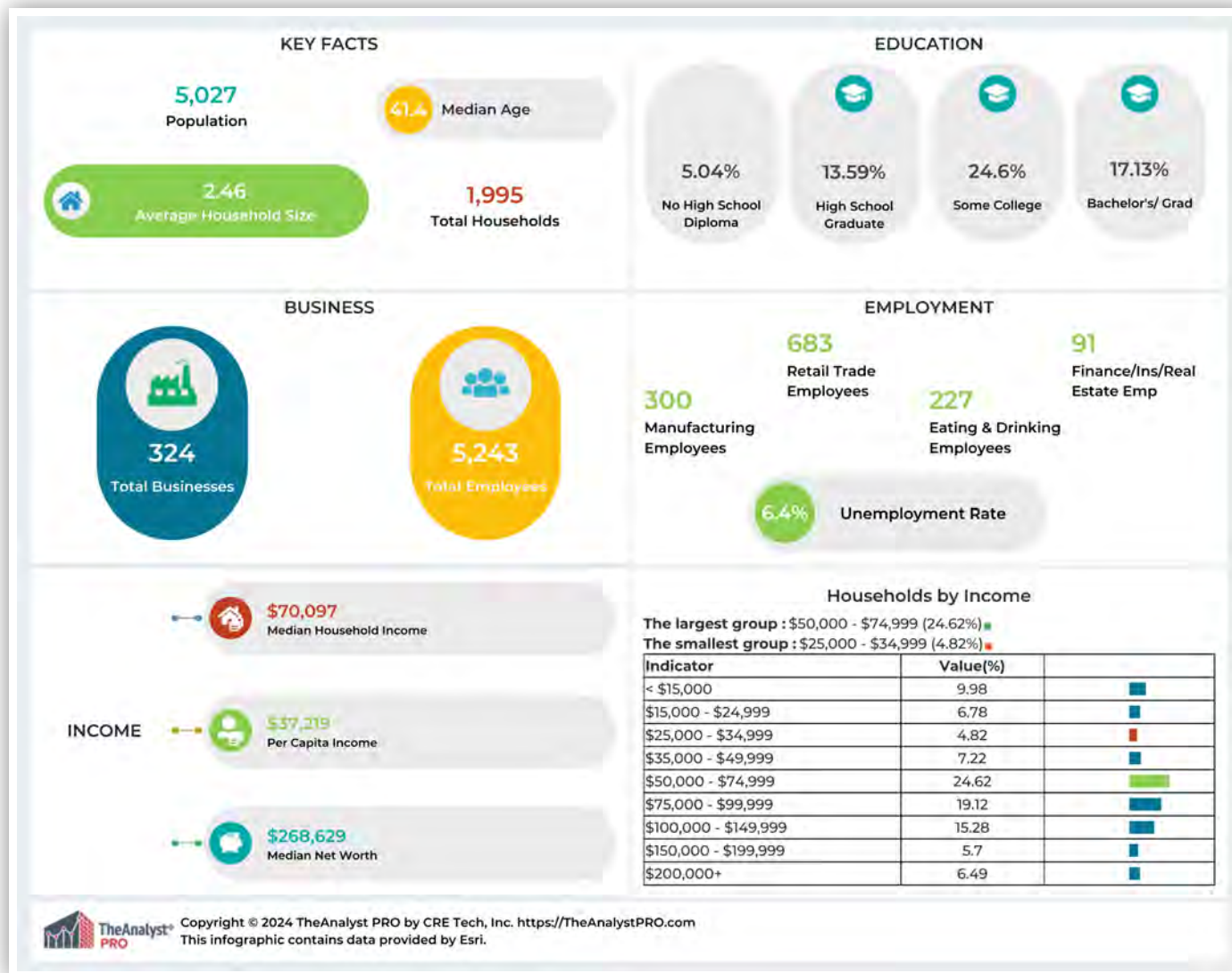
RESERVED TO LOCATE BUILDINGS
DATE _____
ORDER NO. _____

LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



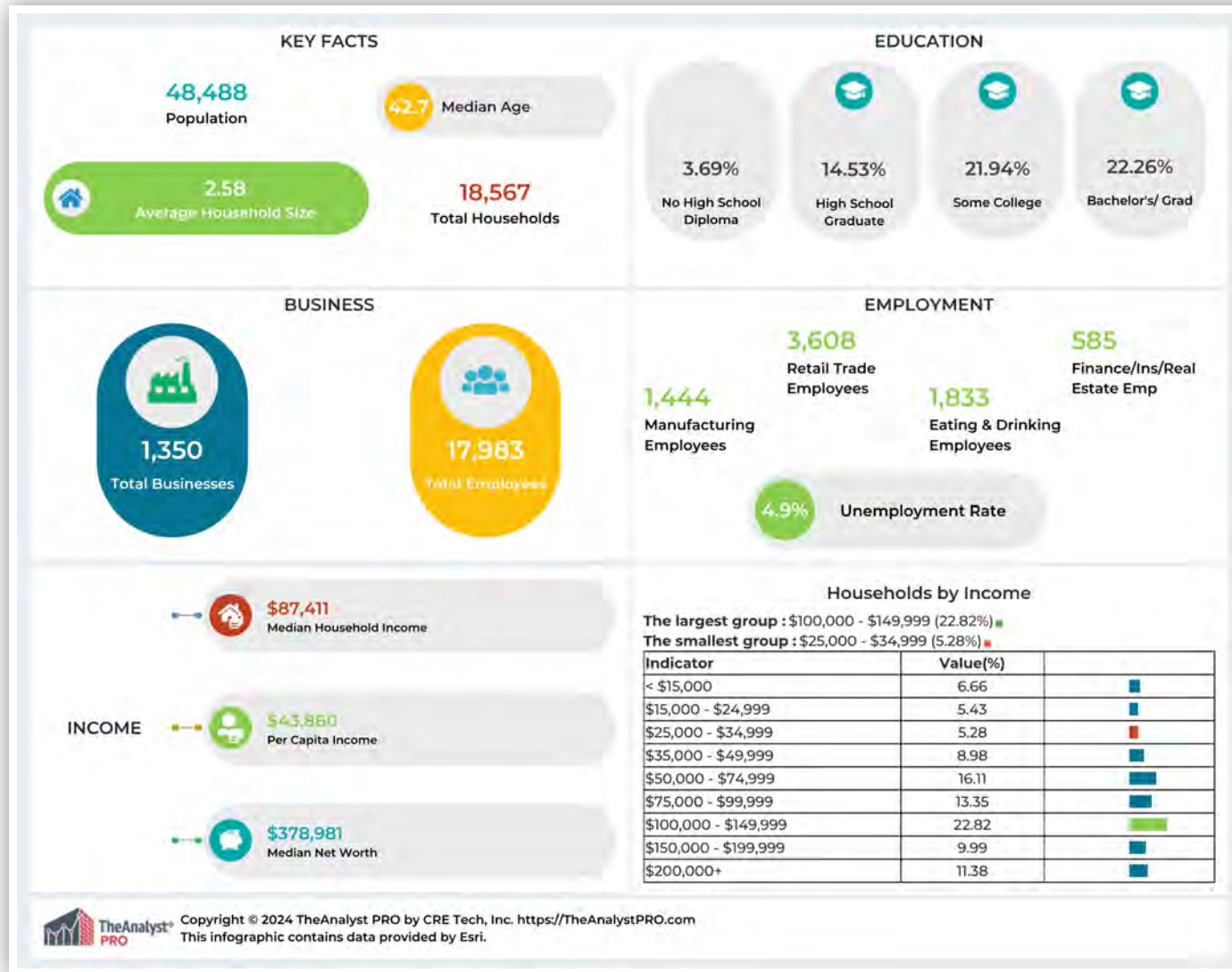
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INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)



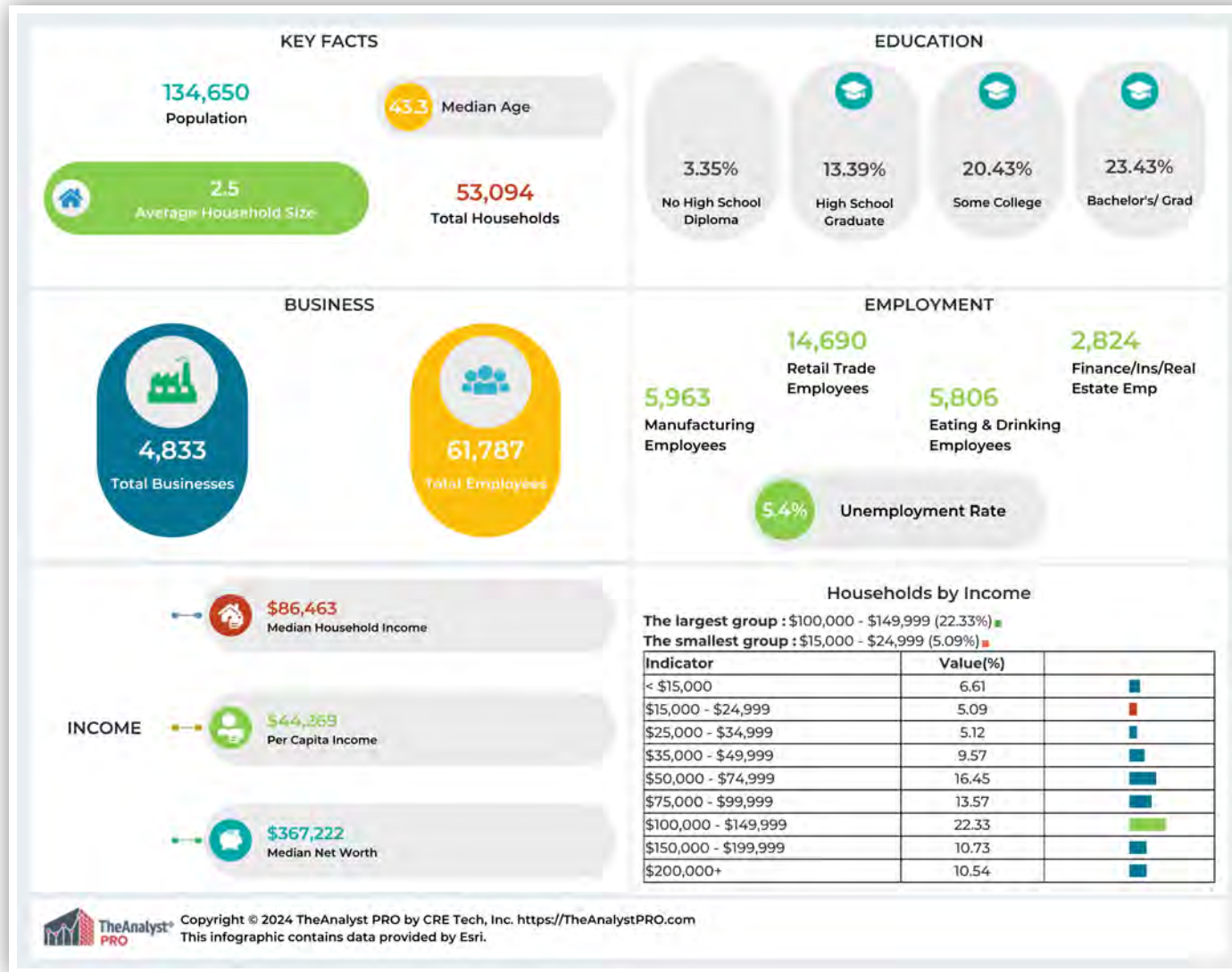
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INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)



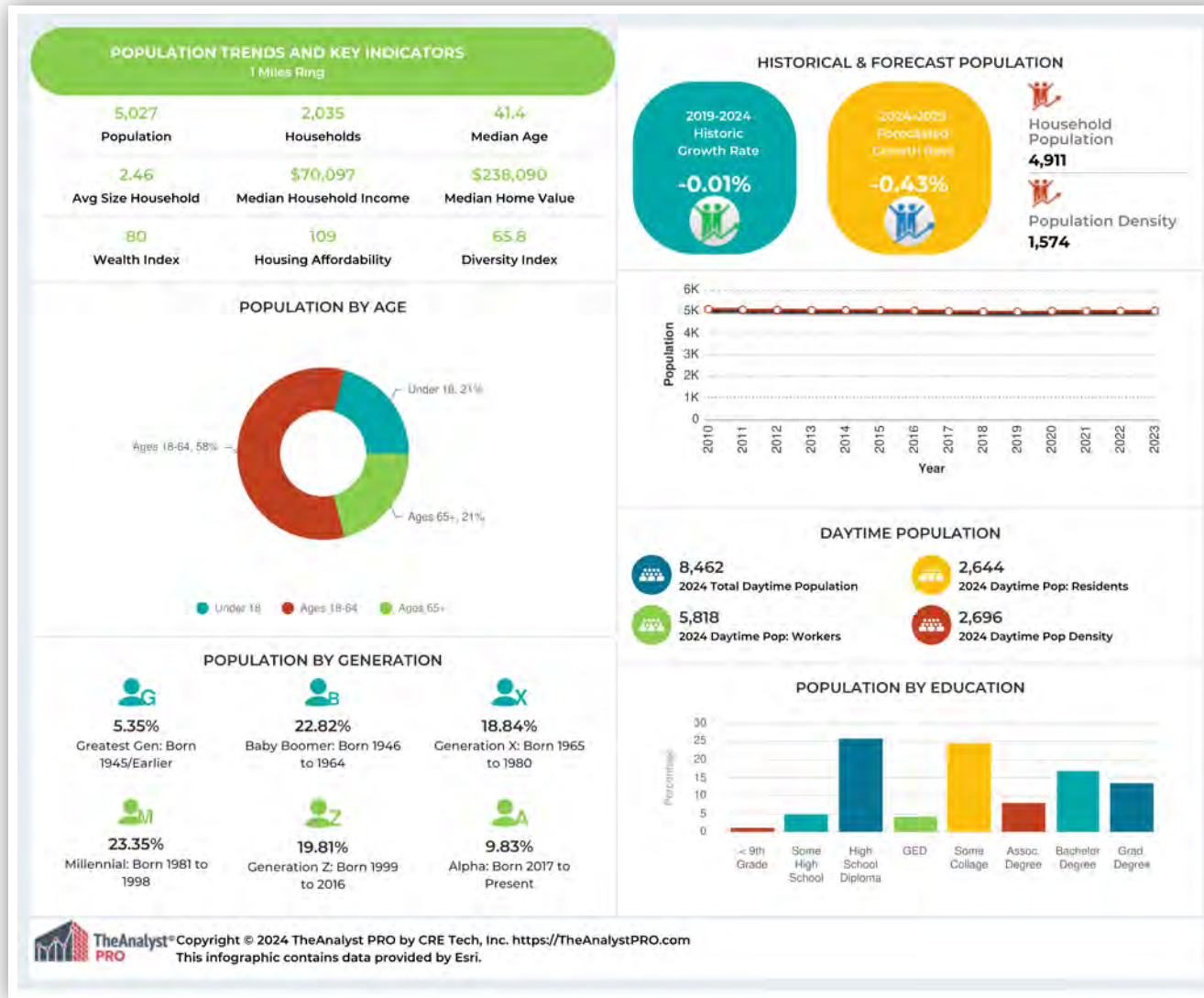
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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)



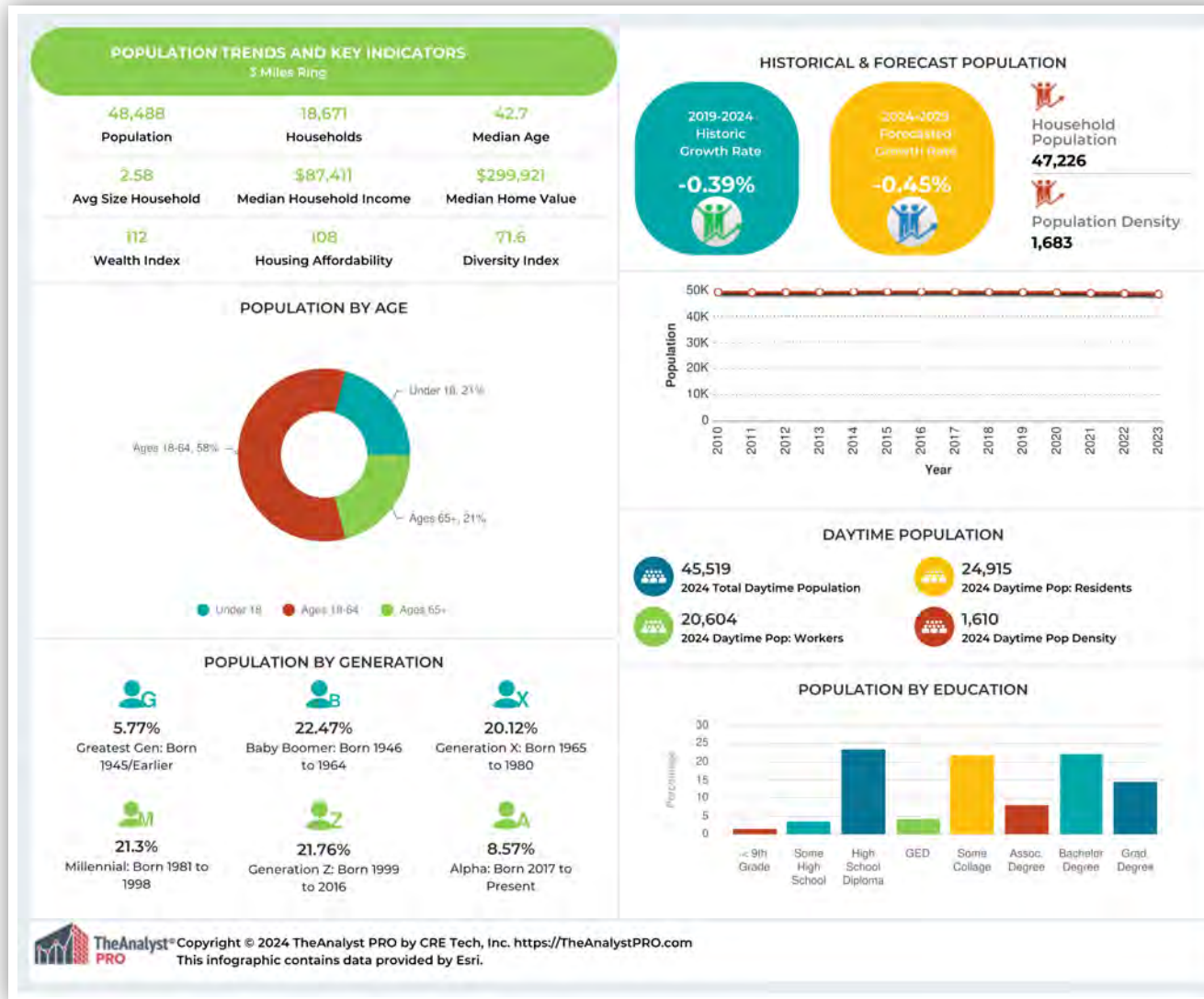
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INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)



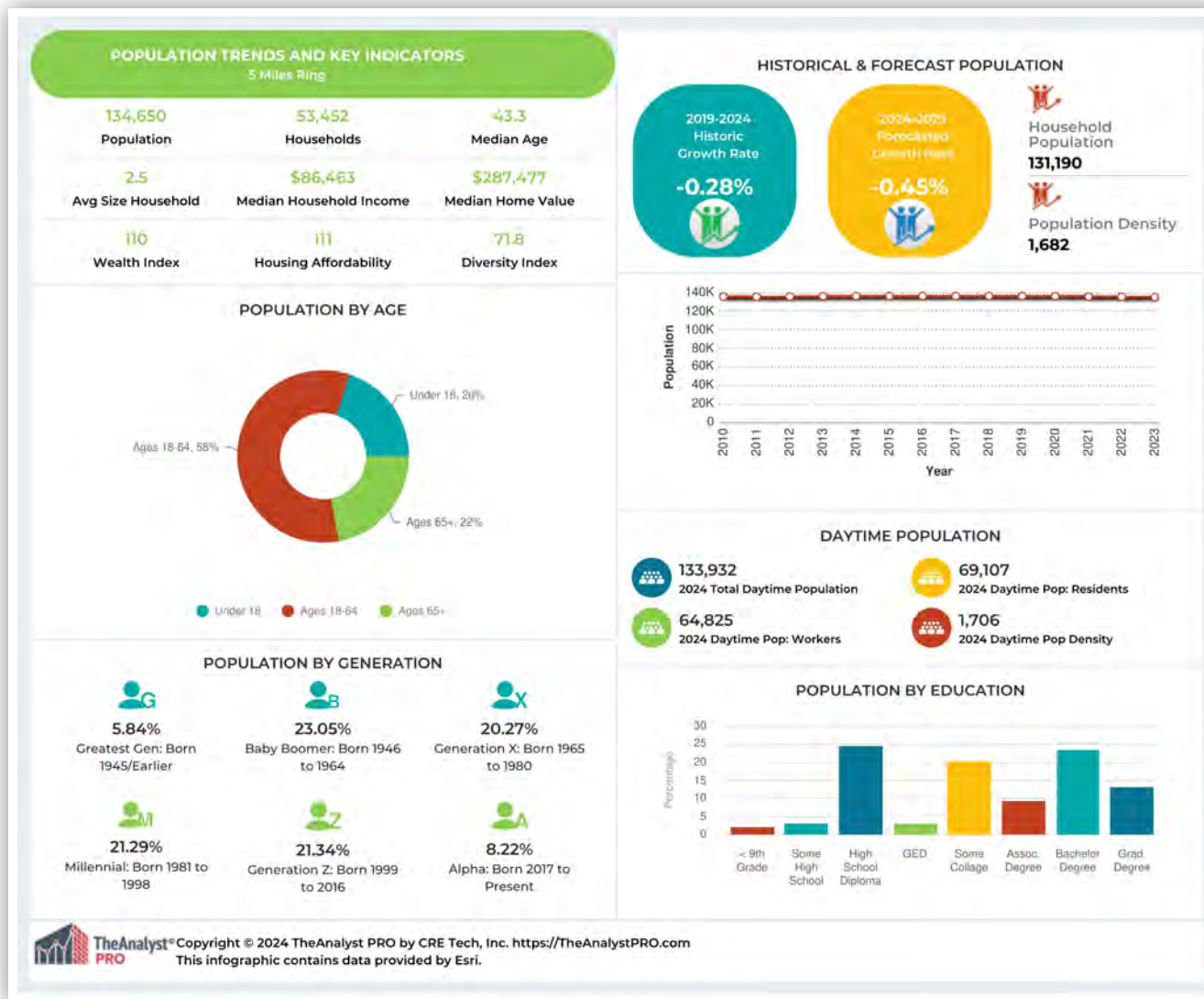
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INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)



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INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)



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INFOGRAPHIC: COMMUNITY PROFILE (RING: 1 MILE RADIUS)



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INFOGRAPHIC: COMMUNITY PROFILE (RING: 3 MILE RADIUS)



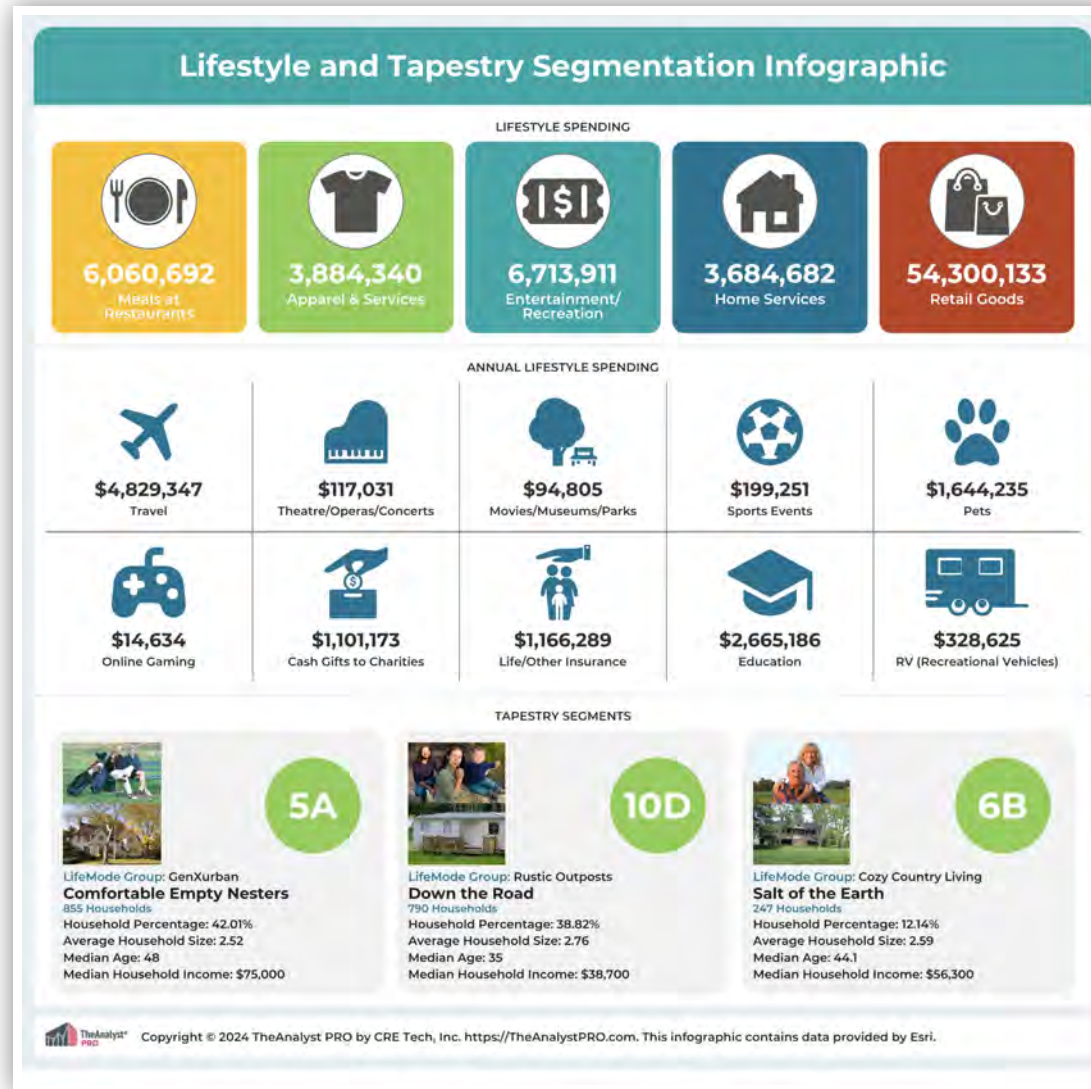
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INFOGRAPHIC: COMMUNITY PROFILE (RING: 5 MILE RADIUS)



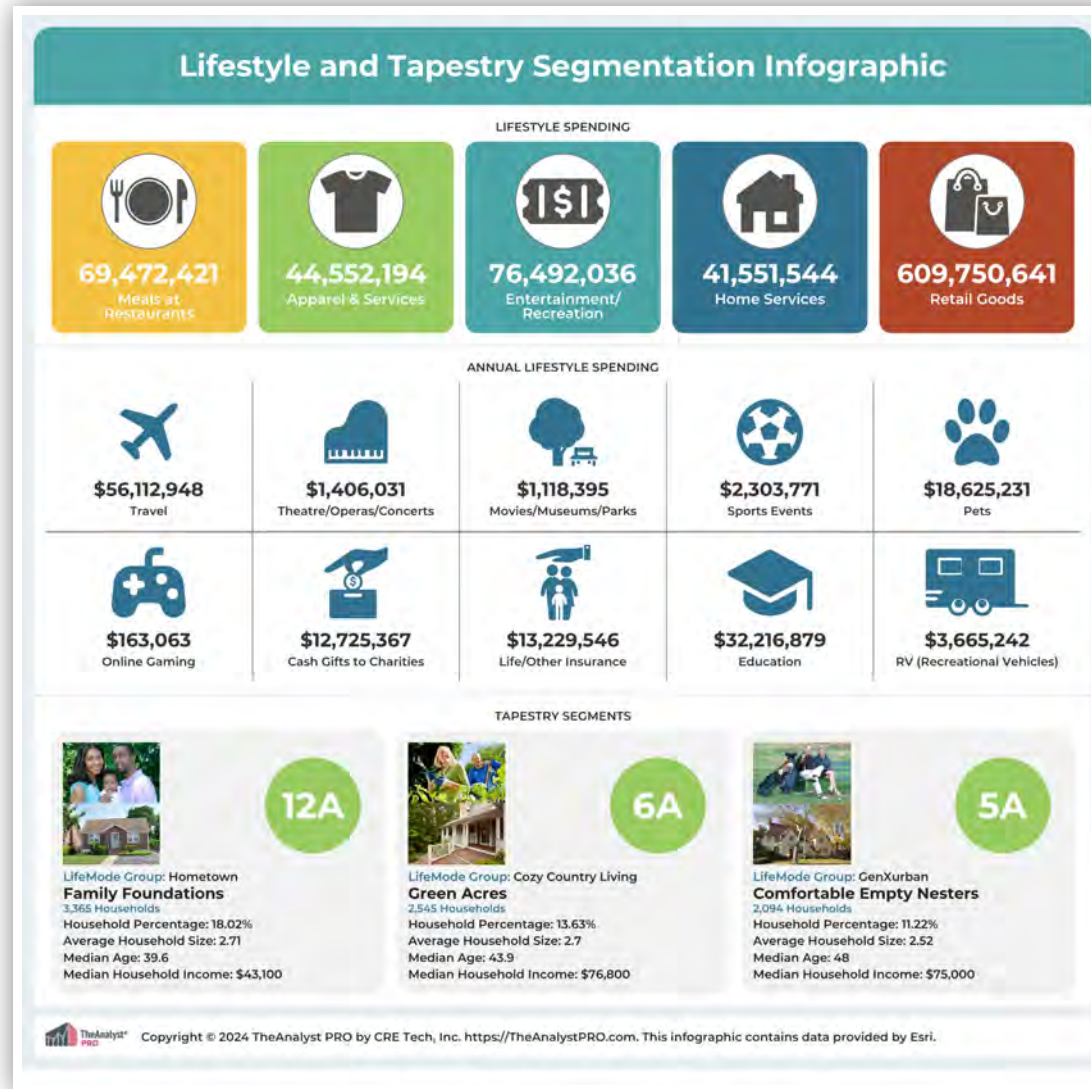
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INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 1 MILE RADIUS)



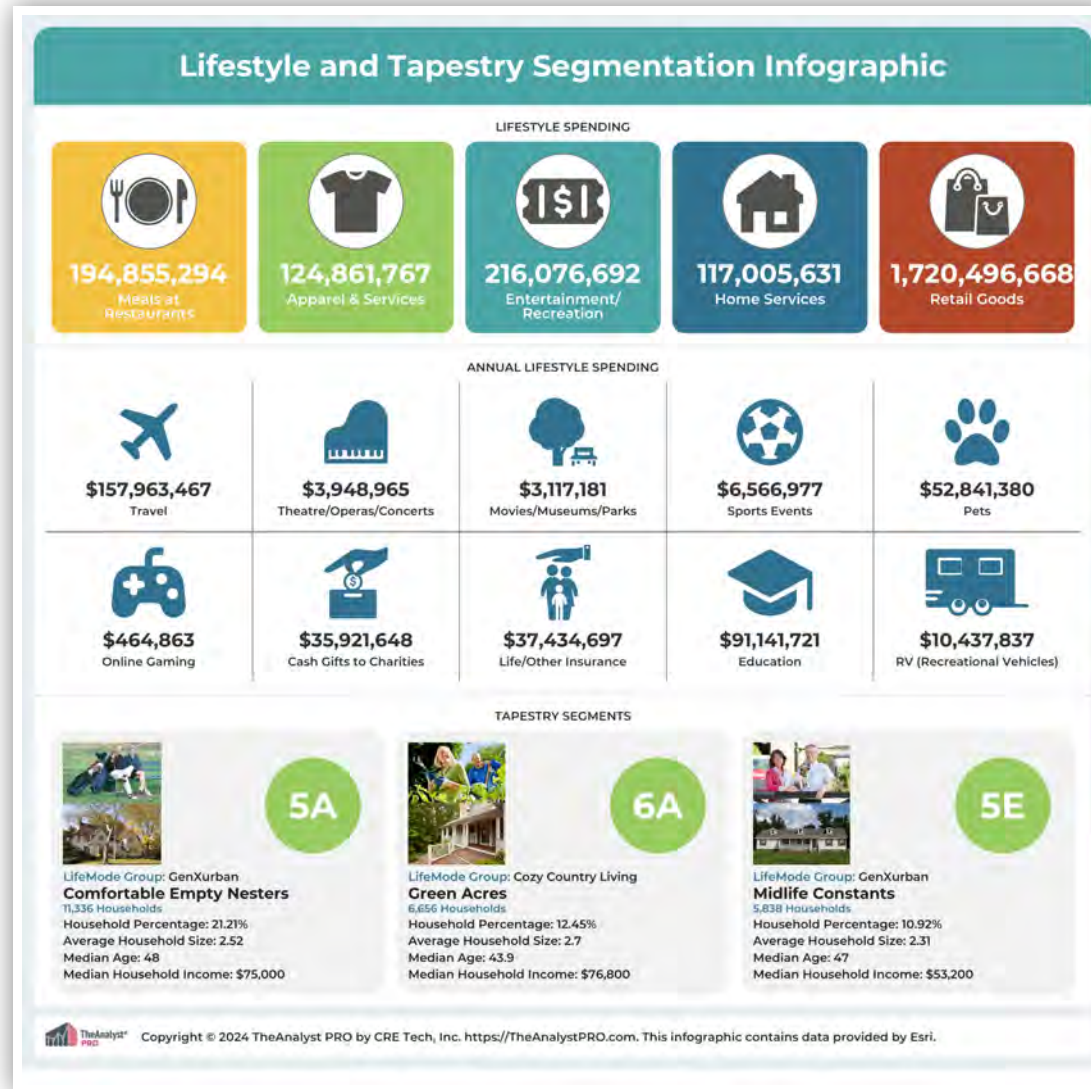
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INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 3 MILE RADIUS)



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INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)



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INFOGRAPHIC: LIFESTYLE / TAPESTRY

Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

Segment 1A (Top Tier)	Segment 5C (Parks and Rec)	Segment 8C (Bright Young Professionals)	Segment 11B (Young and Restless)
Segment 1B (Professional Pride)	Segment 5D (Rustbelt Traditions)	Segment 8D (Downtown Melting Pot)	Segment 11C (Metro Fusion)
Segment 1C (Boomburbs)	Segment 5E (Midlife Constants)	Segment 8E (Front Porches)	Segment 11D (Set to Impress)
Segment 1D (Savvy Suburbanites)	Segment 6A (Green Acres)	Segment 8F (Old and Newcomers)	Segment 11E (City Commons)
Segment 1E (Exurbanites)	Segment 6B (Salt of the Earth)	Segment 8G (Hardscrabble Road)	Segment 12A (Family Foundations)
Segment 2A (Urban Chic)	Segment 6C (The Great Outdoors)	Segment 9A (Silver & Gold)	Segment 12B (Traditional Living)
Segment 2B (Pleasantville)	Segment 6D (Prairie Living)	Segment 9B (Golden Years)	Segment 12C (Small Town Simplicity)
Segment 2C (Pacific Heights)	Segment 6E (Rural Resort Dwellers)	Segment 9C (The Elders)	Segment 12D (Modest Income Homes)
Segment 2D (Enterprising Professionals)	Segment 6F (Heartland Communities)	Segment 9D (Senior Escapes)	Segment 13A (International Marketplace)
Segment 3A (Laptops and Lattes)	Segment 7A (Up and Coming Families)	Segment 9E (Retirement Communities)	Segment 13B (Las Casas)
Segment 3B (Metro Renters)	Segment 7B (Urban Villages)	Segment 9F (Social Security Set)	Segment 13C (NeWest Residents)
Segment 3C (Trendsetters)	Segment 7C (American Dreamers)	Segment 10A (Southern Satellites)	Segment 13D (Fresh Ambitions)
Segment 4A (Soccer Moms)	Segment 7D (Barrios Urbanos)	Segment 10B (Rooted Rural)	Segment 13E (High Rise Renters)
Segment 4B (Home Improvement)	Segment 7E (Valley Growers)	Segment 10C (Diners & Miners)	Segment 14A (Military Proximity)
Segment 4C (Middleburg)	Segment 7F (Southwestern Families)	Segment 10D (Down the Road)	Segment 14B (College Towns)
Segment 5A (Comfortable Empty Nesters)	Segment 8A (City Lights)	Segment 10E (Rural Bypasses)	Segment 14C (Dorms to Diplomas)
Segment 5B (In Style)	Segment 8B (Emerald City)	Segment 11A (City Strivers)	Segment 15 (Unclassified)

BUSCH PLASTICS, INC
21706 E Lincoln Hwy, Lynwood, IL, 60411

EXECUTIVE SUMMARY (RINGS: 1, 3, 5 MILE RADIUS)

	1 mile	3 mile	5 mile
Population			
2010 Population	5,151	49,676	135,841
2020 Population	5,030	49,294	136,270
2024 Population	5,027	48,488	134,650
2029 Population	4,942	47,573	132,062
2010-2020 Annual Rate	-0.24%	-0.08%	0.03%
2020-2024 Annual Rate	-0.01%	-0.39%	-0.28%
2024-2029 Annual Rate	-0.34%	-0.38%	-0.39%
2020 Male Population	47.9%	47.6%	47.8%
2020 Female Population	52.1%	52.4%	52.2%
2020 Median Age	42.3	42.6	43.3
2024 Male Population	49.0%	48.4%	48.6%
2024 Female Population	51.0%	51.6%	51.4%
2024 Median Age	41.4	42.7	43.3

In the identified area, the current year population is 134,650. In 2020, the Census count in the area was 136,270. The rate of change since 2020 was -0.28% annually. The five-year projection for the population in the area is 132,062 representing a change of -0.39% annually from 2024 to 2029. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 43.3, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	61.4%	51.3%	55.5%
2024 Black Alone	23.2%	30.8%	25.5%
2024 American Indian/Alaska Native Alone	0.5%	0.4%	0.5%
2024 Asian Alone	1.7%	4.0%	2.9%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	4.4%	4.9%	6.1%
2024 Two or More Races	8.8%	8.6%	9.5%
2024 Hispanic Origin (Any Race)	12.9%	13.3%	16.1%

Persons of Hispanic origin represent 16.1% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 71.6 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	80	112	110
2010 Households	1,978	17,823	51,092
2020 Households	1,995	18,567	53,094
2024 Households	2,035	18,671	53,452
2029 Households	2,048	18,723	53,581
2010-2020 Annual Rate	0.09%	0.41%	0.39%
2020-2024 Annual Rate	0.47%	0.13%	0.16%
2024-2029 Annual Rate	0.13%	0.06%	0.05%
2024 Average Household Size	2.46	2.58	2.50

The household count in this area has changed from 53,094 in 2020 to 53,452 in the current year, a change of 0.16% annually. The five-year projection of households is 53,581, a change of 0.05% annually from the current year total. Average household size is currently 2.50, compared to 2.55 in the year 2020. The number of families in the current year is 35,930 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini Index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

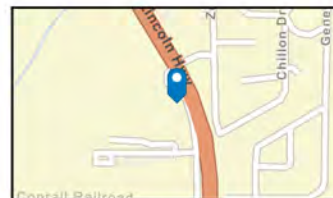
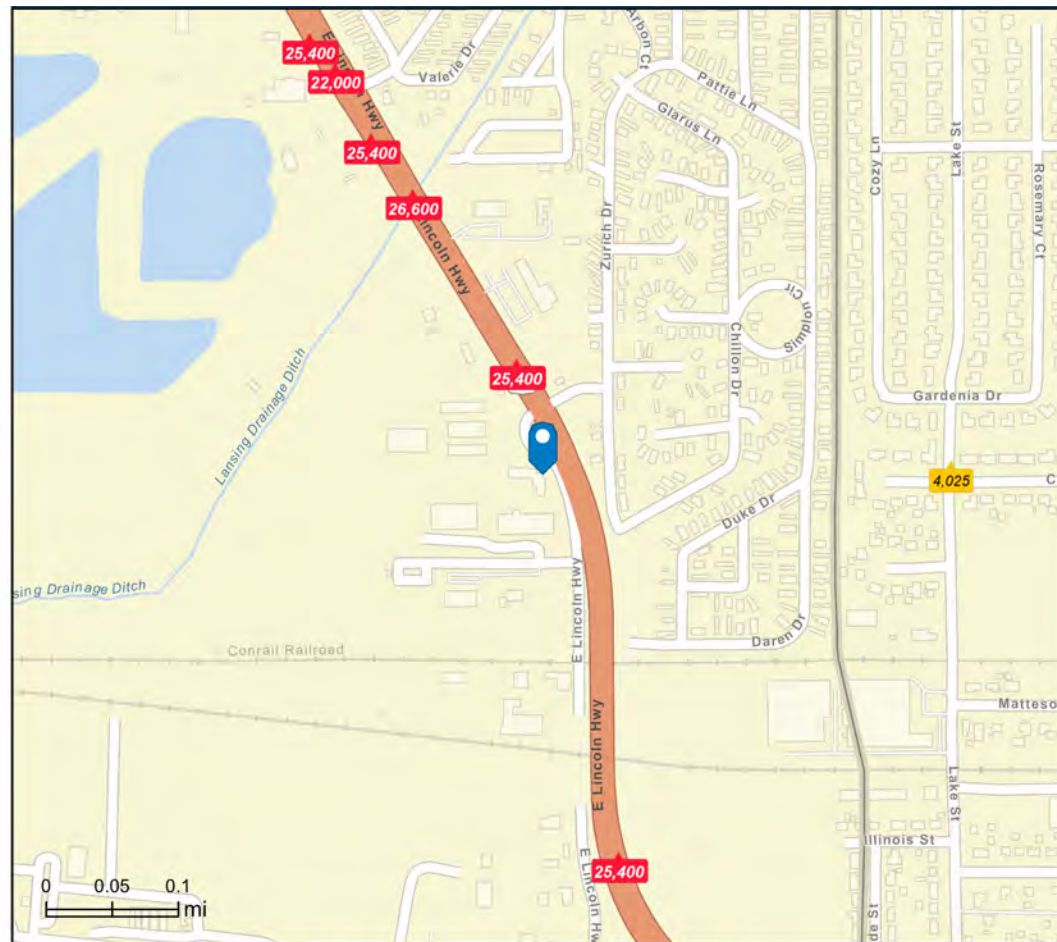
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EXECUTIVE SUMMARY (RINGS: 1, 3, 5 MILE RADIUS)

	1 mile	3 mile	5 mile
Mortgage Income			
2024 Percent of Income for Mortgage	21.3%	21.5%	20.8%
Median Household Income			
2024 Median Household Income	\$70,097	\$87,411	\$86,463
2029 Median Household Income	\$77,533	\$101,097	\$101,246
2024-2029 Annual Rate	2.04%	2.95%	3.21%
Average Household Income			
2024 Average Household Income	\$90,386	\$113,160	\$111,331
2029 Average Household Income	\$104,168	\$129,138	\$128,164
2024-2029 Annual Rate	2.88%	2.68%	2.86%
Per Capita Income			
2024 Per Capita Income	\$37,219	\$43,860	\$44,269
2029 Per Capita Income	\$43,882	\$51,188	\$52,089
2024-2029 Annual Rate	3.35%	3.14%	3.31%
GINI Index			
2024 Gini Index	38.5	37.6	37.4
Households by Income			
Current median household income is \$86,463 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$101,246 in five years, compared to \$91,442 all U.S. households.			
Current average household income is \$111,331 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$128,164 in five years, compared to \$130,581 for all U.S. households.			
Current per capita income is \$44,269 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$52,089 in five years, compared to \$51,203 for all U.S. households.			
Housing			
2024 Housing Affordability Index	109	108	111
2010 Total Housing Units	2,062	18,905	54,018
2010 Owner Occupied Housing Units	1,684	14,867	41,511
2010 Renter Occupied Housing Units	293	2,955	9,581
2010 Vacant Housing Units	84	1,082	2,926
2020 Total Housing Units	2,105	19,703	56,013
2020 Owner Occupied Housing Units	1,520	14,686	41,815
2020 Renter Occupied Housing Units	475	3,881	11,279
2020 Vacant Housing Units	106	1,133	2,917
2024 Total Housing Units	2,160	19,852	56,568
2024 Owner Occupied Housing Units	1,593	15,053	42,966
2024 Renter Occupied Housing Units	443	3,618	10,486
2024 Vacant Housing Units	125	1,181	3,116
2029 Total Housing Units	2,162	19,918	56,836
2029 Owner Occupied Housing Units	1,640	15,343	43,807
2029 Renter Occupied Housing Units	408	3,380	9,774
2029 Vacant Housing Units	114	1,195	3,255
Socioeconomic Status Index			
2024 Socioeconomic Status Index	46.0	49.8	51.4
Currently, 76.0% of the 56,568 housing units in the area are owner occupied; 18.5% are renter occupied; and 5.5% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 56,013 housing units in the area and 5.2% vacant housing units. The annual rate of change in housing units since 2020 is 0.23%. Median home value in the area is \$287,477, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.62% annually to \$327,162.			
Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.			
Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.			

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TRAFFIC COUNT MAP - CLOSE-UP



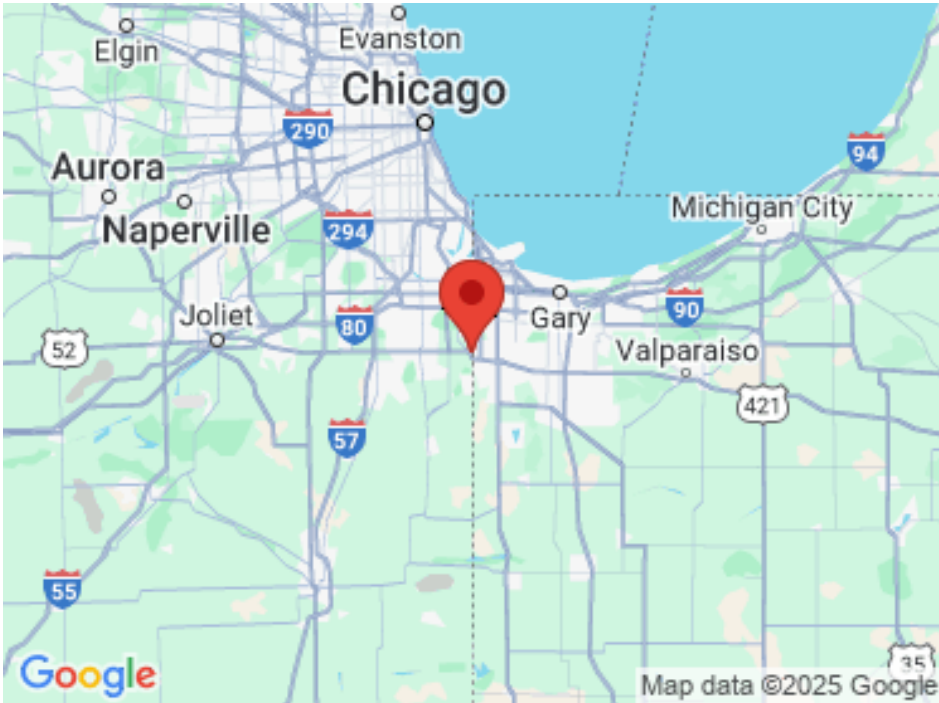
Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q4 2024).

BUSCH PLASTICS, INC
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AREA LOCATION MAP



BUSCH PLASTICS, INC
21706 E Lincoln Hwy, Lynwood, IL, 60411

AERIAL ANNOTATION MAP



BUSCH PLASTICS, INC
21706 E Lincoln Hwy, Lynwood, IL, 60411



BUSCH PLASTICS, INC

PROPERTY INFORMATION

PURCHASE PRICE
\$1,450,000.00

PROPERTY ADDRESS
21706 E Lincoln Hwy
Lynwood, IL 60411

PROPERTY SIZE
8,100 Sq. Ft.

LAND SIZE
1.67 Acres

21706 E Lincoln Hwy
Lynwood, IL 60411

Company Disclaimer

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CONTACT



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Email: bill.loy@mccolly.com

License: IN: RB17001333

**BUSCH
PLASTICS, INC**

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Lynwood, IL 60411



WE'RE LOCAL
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(219) 670-2864



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Schererville, IN 46375 United States