

NEC Galena Road And Cannonball Trail

Montgomery, IL 60538

LAND FOR SALE

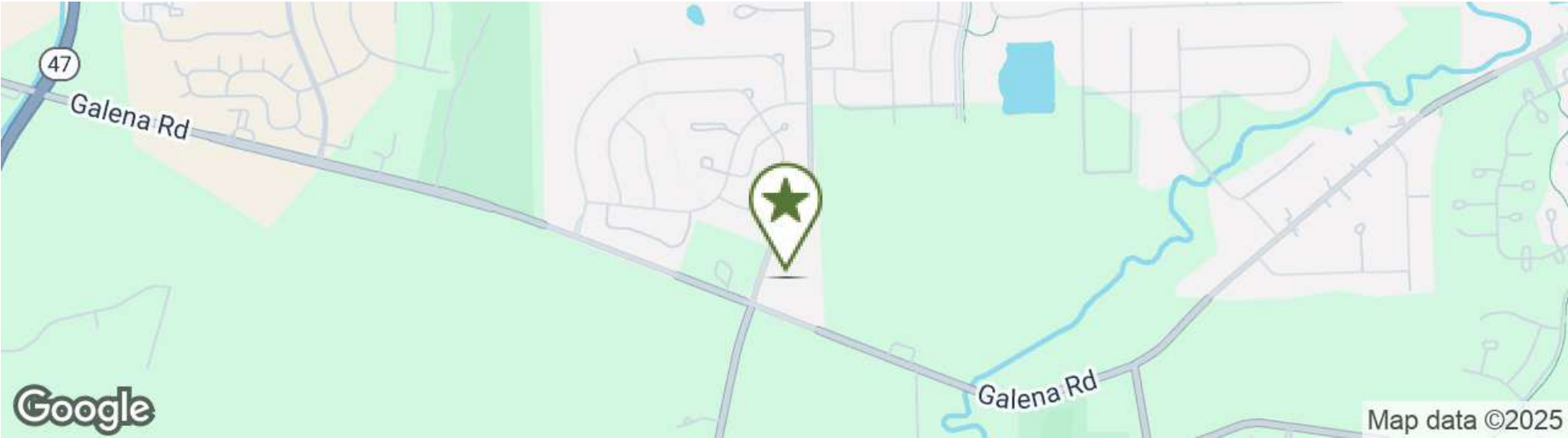


john
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REAL ESTATE

NEC Galena Road and Cannonball Trail | Montgomery, IL 60538

LAND FOR SALE

john greene Real Estate | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



OFFERING SUMMARY

Sale Price:	\$1,725,000
Lot Size:	5.0± Acres
Zoning:	B-1 Neighborhood Business District (Montgomery)
PINs:	02-10-132-003
Price / SF:	\$7.92
2024 Taxes:	\$3,590

PROPERTY OVERVIEW

The 5± AC is located on NEC of Galena Road and Cannonball Trail in Bristol township, Montgomery IL. The parcel falls within the Village of Montgomery boundaries and is zoned B-1 (Neighborhood Business District). Visibility on Galena Road with traffic counts of 7,227 VPD.

Phase 1 completion of the Cannonball Trail and Dickson Road Realignment Project has been announced by Kendall County and Montgomery. For further details, check out the Construction Projects section on the Village's website at <https://www.montgomeryil.org/672/Construction-Projects>

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,180	27,607	113,427
Total Population	3,723	82,957	338,480
Average HH Income	\$114,177	\$121,348	\$125,710

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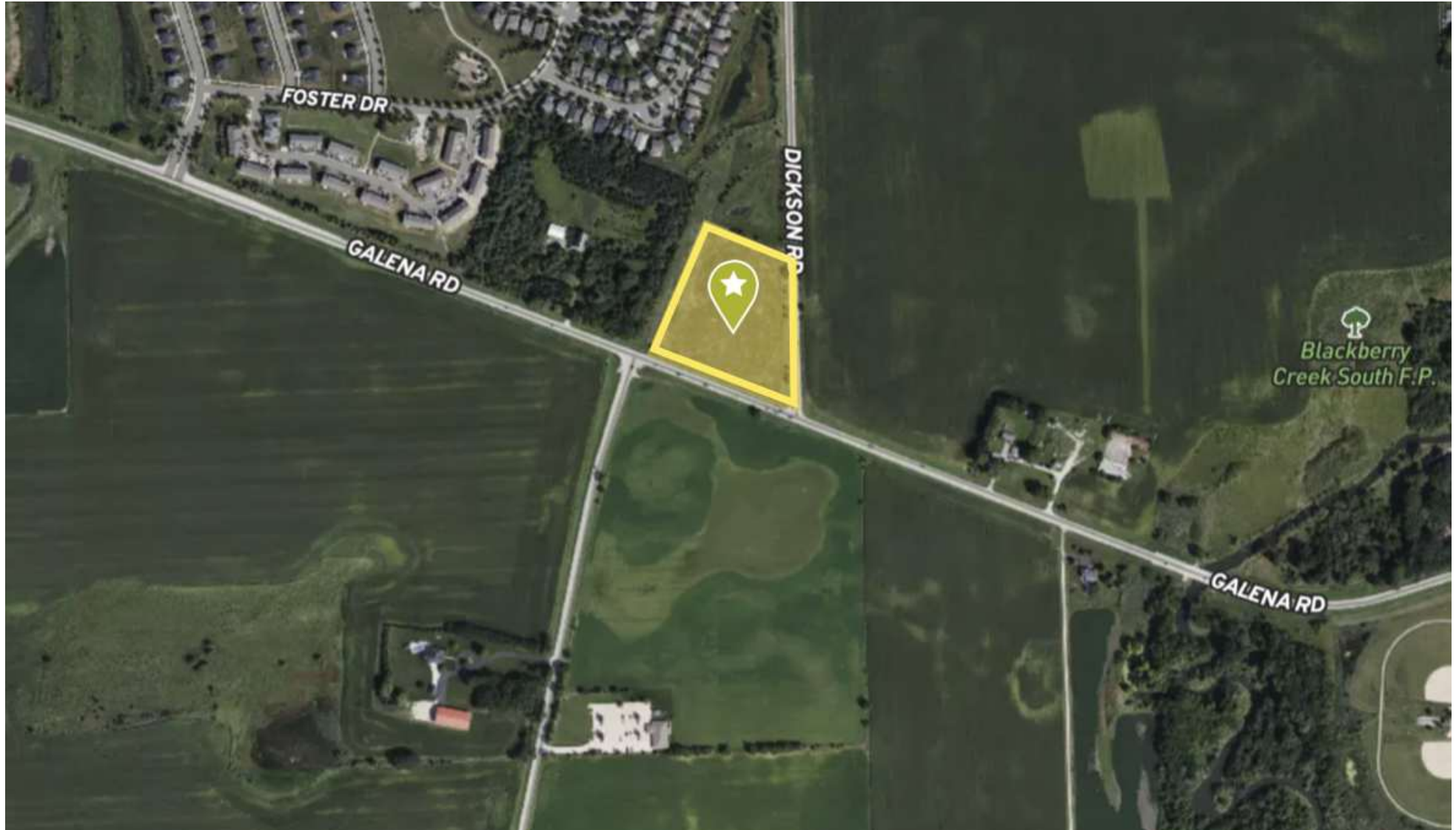
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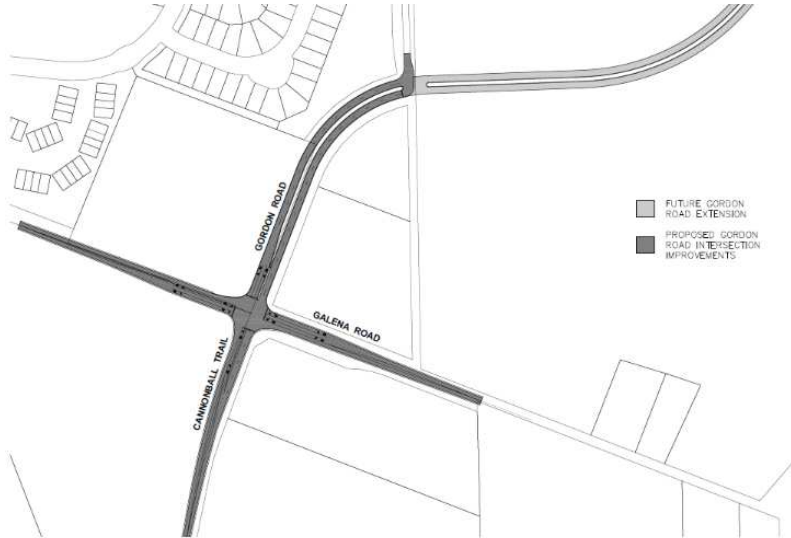
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CURRENT CONSTRUCTION PROJECT

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CANNONBALL TRAIL & DICKSON ROAD REALIGNMENT PROJECT

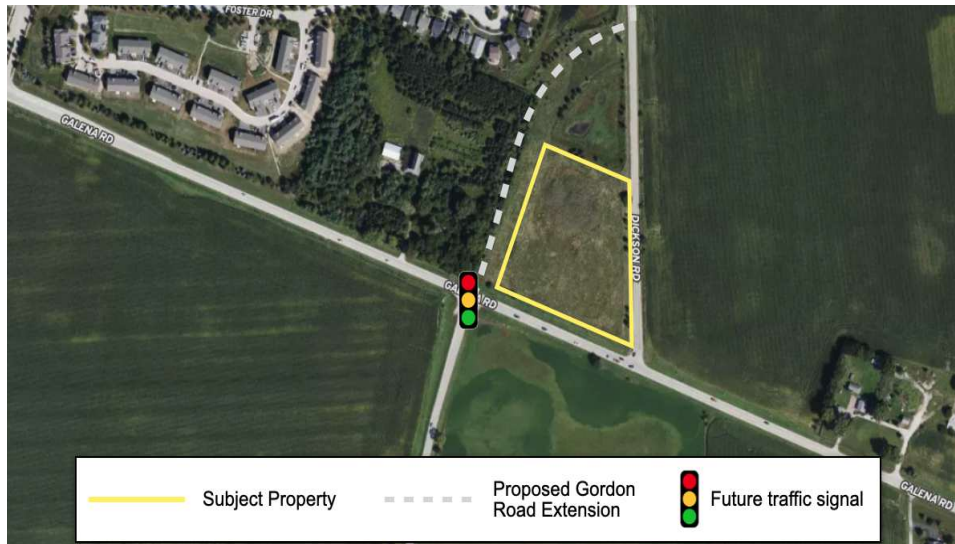
The Cannonball Trail and Dickson Road Realignment Project is a key infrastructure improvement aimed at enhancing traffic flow, increasing roadway safety, and supporting future connectivity. A joint effort between the Village of Montgomery and the Kendall County Highway Department, the project involves extending Gordon Road to connect with a newly aligned portion of Cannonball Trail, creating a four-way stop and vacating the intersection of Dickson and Galena Roads.

This realignment will improve driver safety, reduce congestion, and provide a more organized traffic route through Montgomery. By summer 2025, the intersection will be upgraded to a traffic signal, further enhancing efficiency and accessibility. The project is also part of a larger vision to extend Gordon Road beyond its current endpoint, improving regional connectivity for residents and visitors.

Construction on the new section of Gordon Road is nearly complete, and the closure of the Galena-Dickson intersection is set to begin in late November, weather permitting. Residents and travelers should expect changes in traffic patterns and remain mindful of ongoing work in the area.

The Village of Montgomery is dedicated to maintaining high infrastructure standards and fostering sustainable growth. This realignment reflects the Village's commitment to a well-planned, efficient road network that meets the needs of its citizens both now and in the future.

For more information, visit the Village of Montgomery current construction projects website here: <https://www.montgomeryil.org/672/Construction-Projects>



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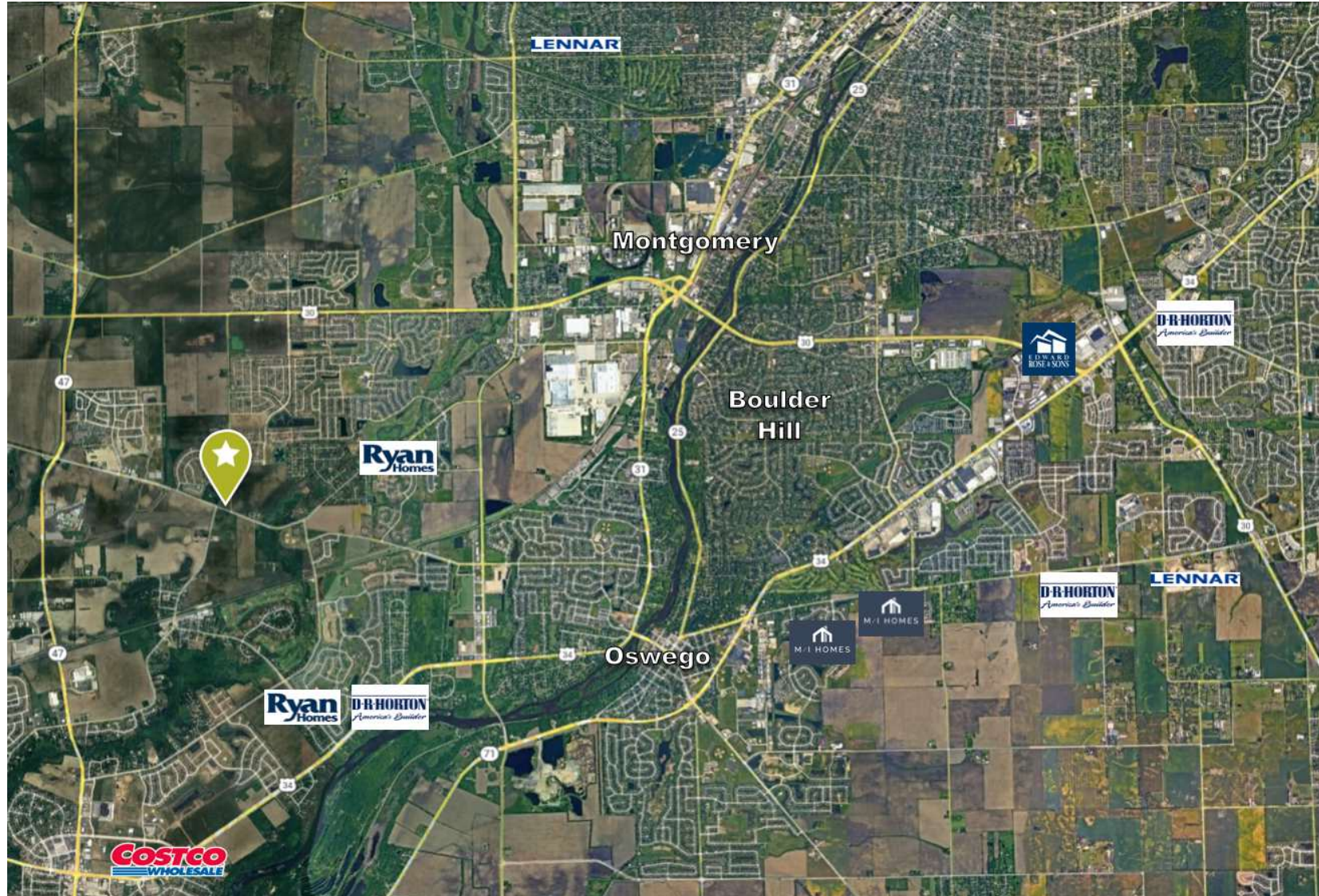
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NEARBY DEVELOPMENTS

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