

DEVELOPMENT
SITE(S)
FOR SALE

±2.83 AC
2 PARCELS

SITE IS IN
TIF AND
ENTERPRISE
ZONE

EXPANDABLE
UP TO 15 AC

GREAT CENTRAL
LOCATION


TRANSWESTERN
REAL ESTATE
SERVICES

IL-53 & MONTROSE DR

Romeoville, IL 60446



PROPERTY SPECIFICATIONS

- Site Sizes:
 - Parcel 1: 1.43 AC
 - Parcel 2: 1.40 AC
- Zoning: B3 Highway/Regional Shopping Center
- Real Estate Taxes: \$40/Year per Site
- **SALE PRICE: STO-Use Dependent**

PROPERTY HIGHLIGHTS

- Expandable to Several Larger Configurations
- Total Site can be Expanded up to 15 AC
- Light Industrial & Hybrid Uses Possible
- 39,500 Vehicles per Day on IL-53
- Site is in TIF and Enterprise Zone

TERRI ALEXANDER, SIOR
Executive Vice President
847-588-5641
terri.alexander@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2024 Transwestern.

**DEVELOPMENT
SITE(S)
FOR SALE**

**±2.83 AC
2 PARCELS**

**SITE IS IN
TIF AND
ENTERPRISE
ZONE**

**EXPANDABLE
UP TO 15 AC**

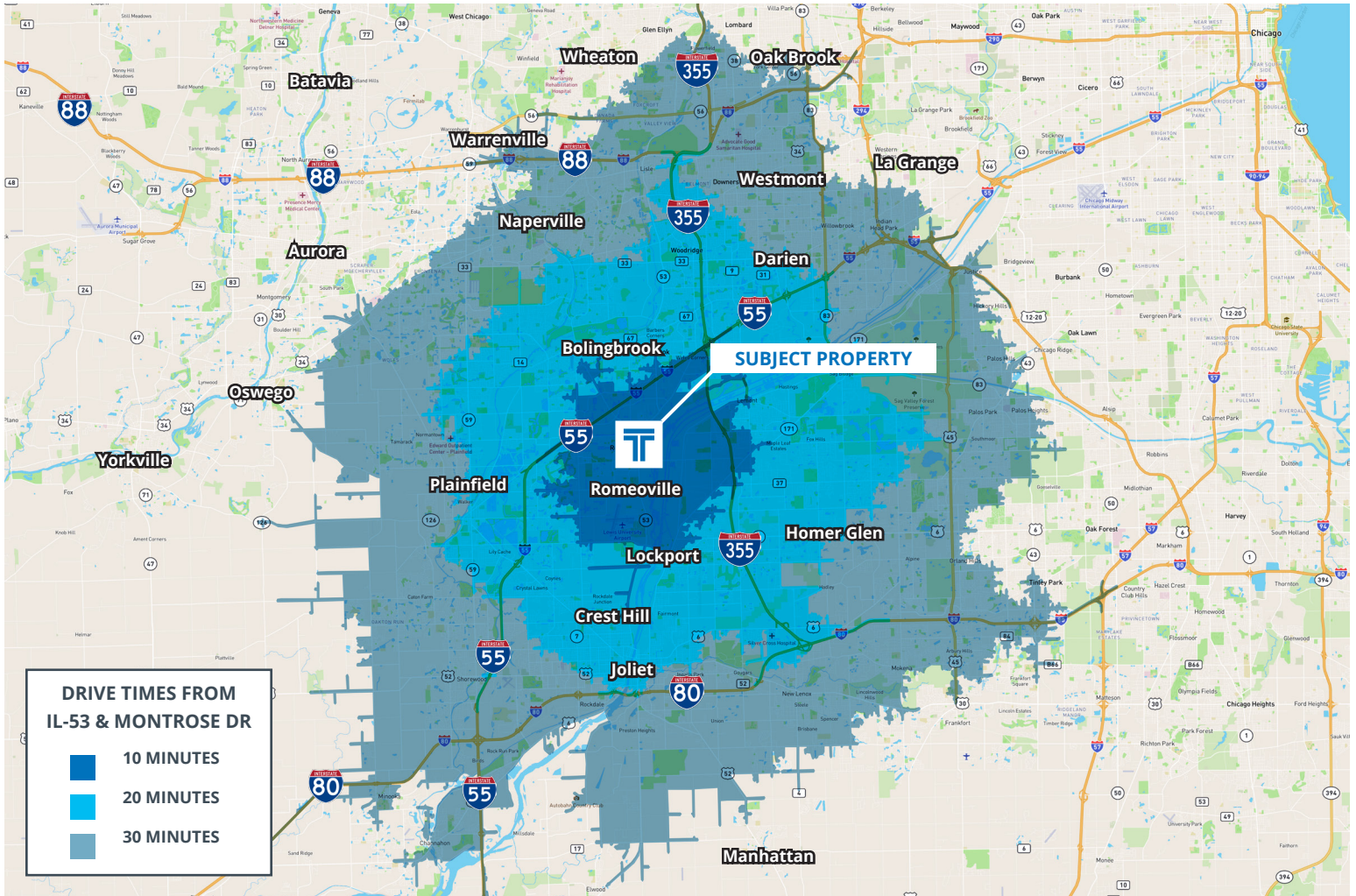
**GREAT CENTRAL
LOCATION**

**T
TRANSWESTERN
REAL ESTATE
SERVICES**

IL-53 & MONTROSE DR

Romeoville, IL 60446

DRIVE TIME MAP



HIGH-LEVEL AREA DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

2020 TOTAL POPULATION

9,509

34,002

158,353

2020 MEDIAN HOUSEHOLD INCOME

\$69,352

\$67,827

\$81,684

% POP. W/ BACHELOR'S DEGREE

9.4%

16.7%

21.5%

Source: U.S. Census

TERRI ALEXANDER, SIOR
Executive Vice President
847-588-5641
terri.alexander@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2024 Transwestern.