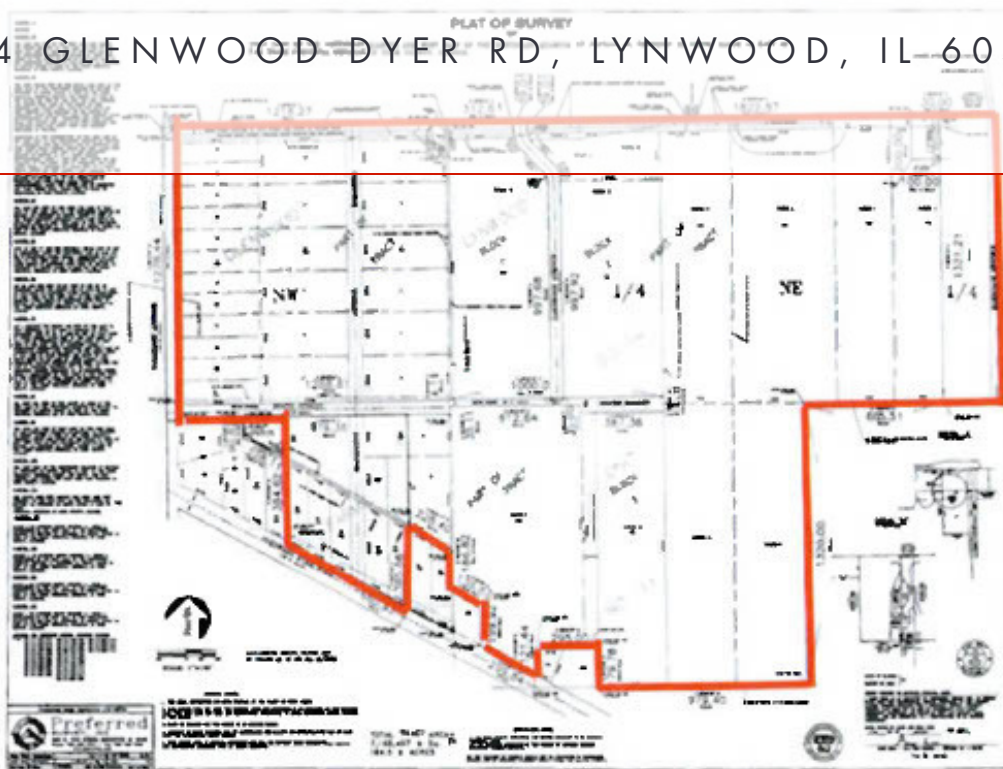


LYNWOOD - FOR SALE - 165 ACRES OF LAND - EXCELLENT POTENTIAL FOR INDUSTRIAL DEVELOPMENT!

2504 GLENWOOD DYER RD, LYNWOOD, IL 60411



EXCLUSIVELY PRESENTED BY:

BUCK TAMBLYN

Broker

815.549.4301

bucktamblyn@mccolly.com

JEFF BENNETT

Partner

815.922.6505

jbennett@mccolly.com



FOR SALE

165 AC - EXCELLENT POTENTIAL FOR INDUSTRIAL DEVELOPMENT

2504 Glenwood Dyer Rd, Lynwood, IL 60411



OFFERING SUMMARY

Sale Price: \$3,300,000

Lot Size: 165 Acres

Price / AC: \$20,000

PROPERTY OVERVIEW

Currently zoned A-1 (Agricultural), this land has utilities to the site (water, sewer, electric and gas).

The property has great potential for industrial development, with enough land available to appropriately design a site for large industrial use.

The property has good drainage in place and great access to main thoroughfares and close proximity to major highways.

Priced at \$20,000 per acres!

MCCOLLY BENNETT COMMERCIAL ADVANTAGE

29 Heritage Dr
Bourbonnais, IL 60914
P: 815.929.9381
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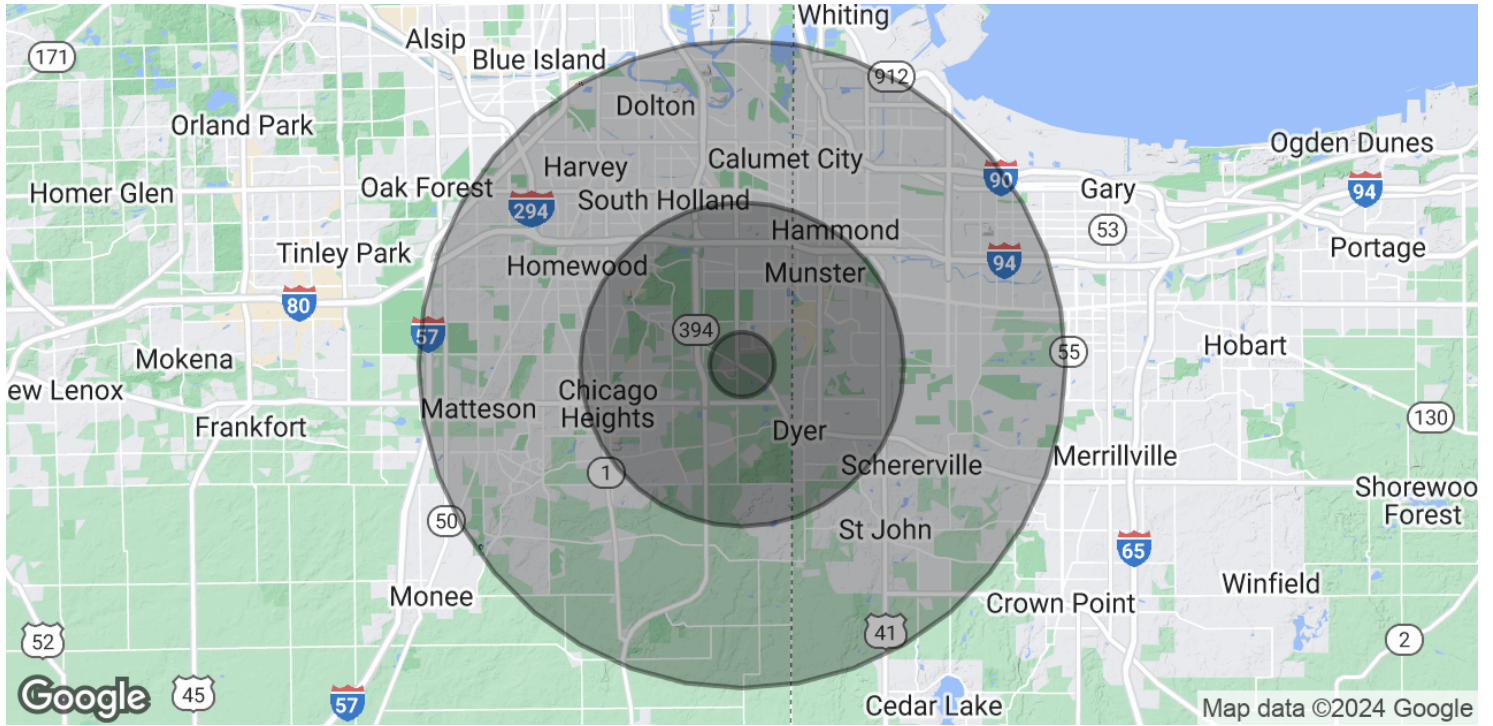
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FOR SALE

165 AC - EXCELLENT POTENTIAL FOR INDUSTRIAL DEVELOPMENT



2504 Glenwood Dyer Rd, Lynwood, IL 60411



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	5,341	149,276	613,156
Average Age	42	42	41
Average Age (Male)	40	40	39
Average Age (Female)	43	43	42

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,005	57,546	236,016
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$111,166	\$99,853	\$88,553
Average House Value	\$245,012	\$248,356	\$220,376

Demographics data derived from AlphaMap

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Note that any changes you have made to photos will not display until you click Save Changes



Land
 Status: **DRF** MLS #: **12101315** List Price: **\$3,300,000**
 Area: **5411** List Date: **07/08/2024** Orig List Price:
 List Dt Rec: Sold Price:
 Address: **2504 Glenwood Dyer Rd , Lynwood, IL 60411**
 Directions: **I-57 N to US-30 E in Matteson. Take exit 340 from I-57 N. Continue on US-30 E. Drive to IL-83 N/Glenwood Dyer Rd in Lynwood.**
 Sold by: Rental Price:
 Closed: Contract Date: Rental Unit:
 Off Market: Financing: Mkt. Time (Lst./Tot.): /
 Dimensions: **165 AC** Concessions:
 Ownership: **Fee Simple** Subdivision: Contingency:
 Corp Limits: **Lynwood** Township: **Bloom** County: **Cook**
 Coordinates: # Fireplaces:
 Rooms: Bathrooms / Parking:
 (full/half):
 Bedrooms: Master Bath: Garage Type:
 Basement: Bmt Bath: **No** # Spaces: **0**
 Mobility Score: - ?

Remarks: **LYNWOOD - FOR SALE - 165 ACRES OF LAND - EXCELLENT POTENTIAL FOR INDUSTRIAL DEVELOPMENT! Currently zoned A-1 (Agricultural), this land has utilities to the site (water, sewer, electric and gas). The property has great potential for industrial development, with enough land available to appropriately design a site for large industrial use. The property has good drainage in place and great access to main thoroughfares and close proximity to major highways. Priced at \$20,000 per acres!**

School Data	Assessments	Tax	Miscellaneous
Elementary: Sandridge (172) Junior High: Sandridge (172) High School: (206)	Special Assessments: Unknown Special Service Area: Included in Tax Bill	Amount: \$7,892.31 PIN: 33181030070000 Mult PINs: (See Agent Remarks) Tax Year: 2023 Tax Exmps:	Waterfront: No Acreage: 165 Appx Land SF: Front Footage: 1120 # Lots Avail: Farm: Yes Bldgs on Land?: No
Zoning Type: Agriculture Actual Zoning:			

Laundry Features: Lot Size: 100+Acres Lot Size Source: County Records Pasture Acreage: Tillable Acreage: 140 Wooded Acreage: Lot Desc: Corner, Level Land Desc: Cleared, Level, Tillable Land Amenities: Farms Type: Grain Bldg Improvements: Current Use: Agricultural/Land Only Potential Use: Industrial/Mfg, Residential-Single Family Location: Corner Known Liens: None Known	Ownership Type: Frontage/Access: State Road Driveway: Road Surface: Asphalt 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: Construction: Exterior: Air Cond: Heating: Utilities to Site: Electric Nearby, Gas Nearby, Sanitary Sewer to Site, Water-Nearby General Info: None Backup Package: No Backup Info: Possession: Closing Sale Terms:
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Broker Private Remarks: Multiple Parcels - Tax amount includes: **33181030070000/\$19.06, 33181020050000/\$137.84, 33181020070000/\$246.81, 33181060170000/\$241.52, 33181060150000/\$177.70, 33181060160000/\$60.64, 33181000190000/\$251.53, 33181020060000/\$287.34, 33181020080000/\$61.13, 33181020040000/\$97.51, 33182000130000/\$141.60, 33182000070000/\$4,543.99, 33182000140000/\$208.79, 33182000160000/\$292.92, 33181040070000/\$15.11, 33181040030000/\$21.47, 33181030030000/\$56.89, 33181040010000/\$41.10, 33181000200000/\$283.68, 33181010090000/\$278.48, 33181030080000/\$19.06, 33181040080000/\$51.21, 33181040040000/\$18.77, 33181060100000/\$338.16**

Internet Listing: Yes VOW AVM: Yes Listing Type: Exclusive Right to Sell Buyer Ag. Comp.: 2.0% (% of Gross Sale Price) ? Showing Inst: Drive by to view. Owner: OOR Broker: McColly Bennett Real Estate (94050) / (815) 929-9381 List Broker: Jay Tamblin (940284) / (815) 549-4301 / bucktamblin@mccolly.com CoList Broker:	Remarks on Internet?: Yes VOW Comments/Reviews: Yes Holds Earnest Money: Yes Addl. Sales Info.: None Cont. to Show?: Ph #:	Addr on Internet?: Yes Lock Box: None (Located at None) Special Comp Info: None Broker Notices: Expiration Date: 07/02/2025 Broker Owned/Interest: No More Agent Contact Info:
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Copyright 2024 MRED LLC - The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals. NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

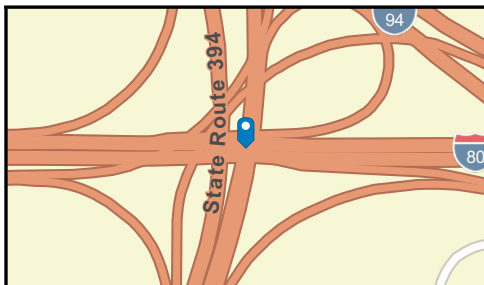
MLS #: 12101315

Prepared By: Jay Tamblin | McColly Bennett Real Estate | 07/16/2024 02:47 PM

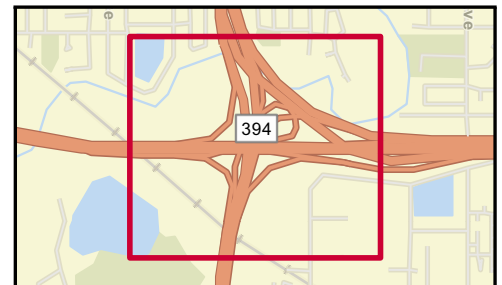
Traffic Count Map - Close Up

IL-394 N, Lansing, Illinois, 60438
Rings: 1, 3, 5 mile radii

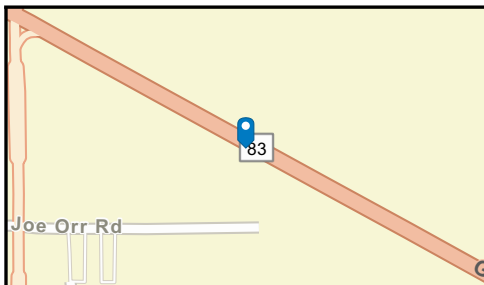
Prepared by Esri
Latitude: 41.57776
Longitude: -87.58159



- 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 (Q2 2024).



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