

±80.95 AC  
FOR SALE

DIVISIBLE  
±1.42 AC  
TO  
±80.95 AC

ZONED  
BUSINESS  
PARK (BP)

TIF DISTRICT



TRANSWESTERN

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# BOHLMANN & SAUK TRAIL

Richton Park, IL 60471



## Contact Information:

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Vice President

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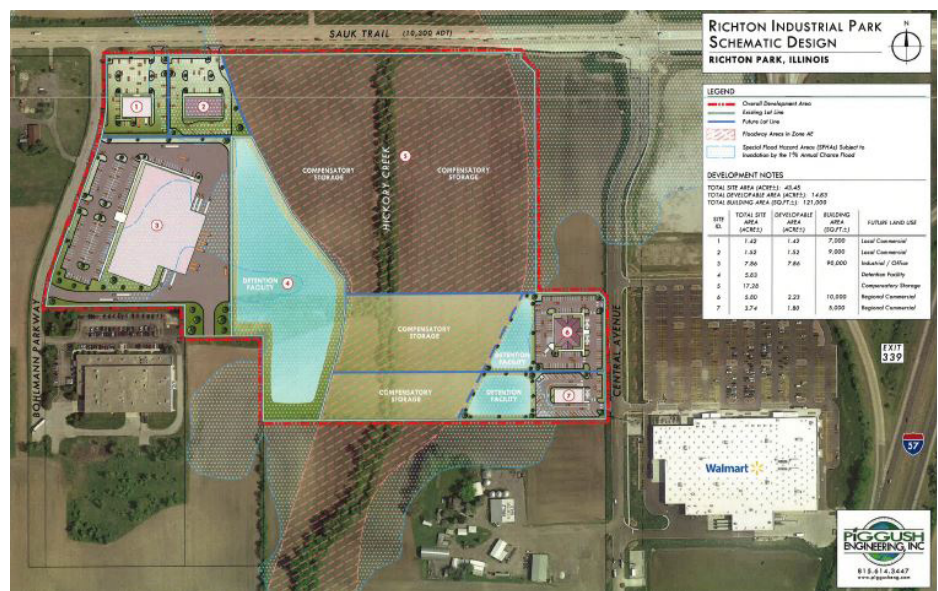
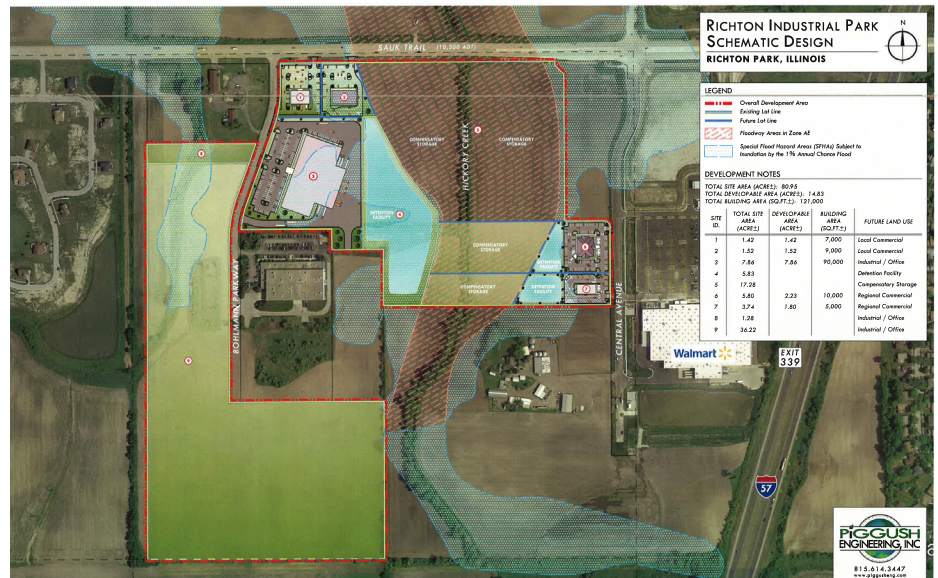
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## HIGHLIGHTS

- Richton Industrial Park
- Located in new TIF District (Tax Increment Financing)
- Adjacent to Central Avenue, Richton Park's newest mixed-use development area
- Utilities readily available to site
- CMAP, FEMA, AND ACE Stormwater Boundary revision & future Management Planning underway to enhance & increase developable green areas
- Retail, Commercial and Industrial sites available
- Real Estate Taxes: \$3,000
- Sale Price: \$1,863,000 (\$23,000 Per Acre)

## Site Plans



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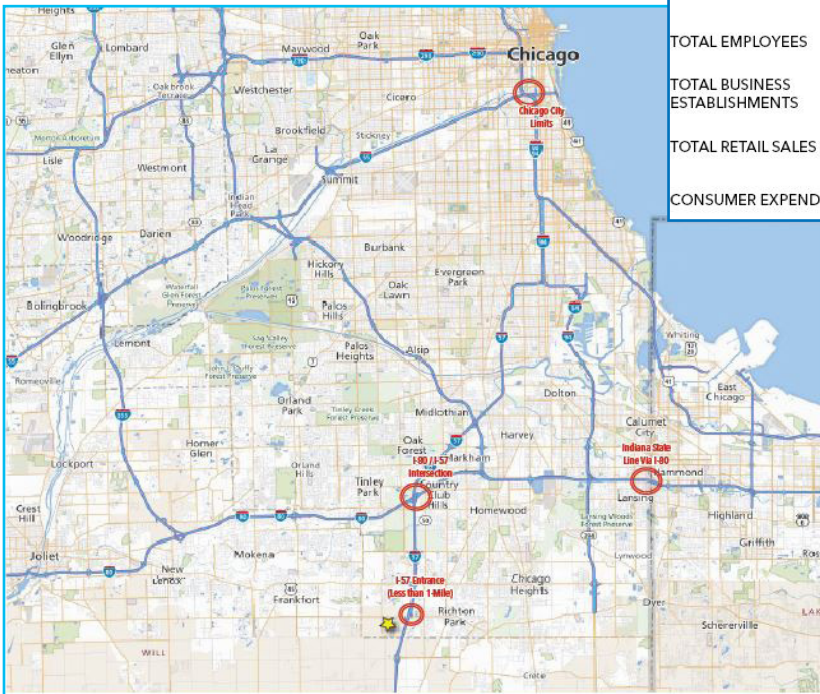
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## Area Demographics

AREA DEMOGRAPHICS	3-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
POPULATION	41,578	108,444	425,925
5-YEAR POPULATION GROWTH FORECAST	2.35%	2.45%	2.42%
MEDIAN AGE	39	40	40
MEDIAN HOUSEHOLD INCOME	\$92,236	\$88,257	\$90,622
TOTAL HOUSEHOLD INCOME	\$1,672,055,383	\$4,282,575,763	\$16,578,981,898
TOTAL EMPLOYEES	9,084	28,843	137,267
TOTAL BUSINESS ESTABLISHMENTS	595	2,029	9,336
TOTAL RETAIL SALES	\$373,132,000	\$1,216,497,000	\$5,485,026,000
CONSUMER EXPENDITURES	\$866,847,000	\$2,395,458,000	\$10,015,412,000

## Logistics



### DISTANCE FROM SITE TO:

Sauk Trail / 57 Interchange	Approximately 1,230 Feet
I-294 Intersection	Approximately 5.3 Miles
Indiana State Line via I-80	Approximately 9.4 Miles
South Chicago City Limits	Approximately 13.5 Miles
South Suburbs (3-Mile Radius)	Matteson, Olympia Fields, Park Forest
South Suburbs (5-Mile Radius)	Chicago Heights, Flossmoor, Frankfort, Monee, South Chicago Heights, Steger, University Park

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