

FOR SALE

BIG JOHN'S FARM MARKET / WAREHOUSE & GREEN HOUSES

1754 East Joe Orr Road Ford Heights, IL 60411



SALE PRICE

\$3,900,000

Ken Peach

708 764 2890

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PROPERTY DESCRIPTION

46.81 Acres +/-

Industrial Land Site, Zoned M-2 for Truck Parking, Truck Terminal, Warehouse, Truck Repair, Retail-Commercial Sales & More! Property has New Warehouse 12,300 sf / Several Out Building Totaling 4,000 sf

New TIF and Class 8 are also on the table. / Green Houses are Negotiable

Sale of property contingent upon lease back of about 8 acres until June 30 2025. Seller securing new location.

3 Phase Electric on Site

Real Estate Taxes 2022 \$46,745.00

PROPERTY HIGHLIGHTS

- - M-2 Industrial Zoning
- - Easy Expressway access
- - Large Gravel Yard
- - Gas, Electric, 2-Wells & Septic
- - 3 Curb Cuts

OFFERING SUMMARY

Sale Price:	\$3,900,000
Lot Size:	46.81 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,173	15,408	64,689
Total Population	2,874	39,022	160,501
Average HH Income	\$56,840	\$62,766	\$77,781

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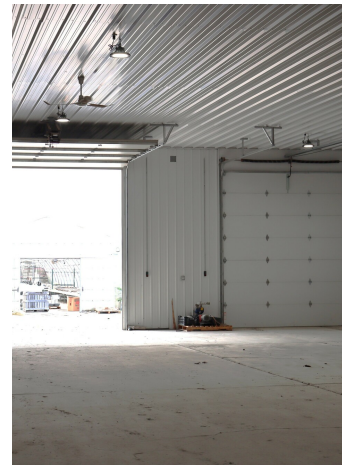


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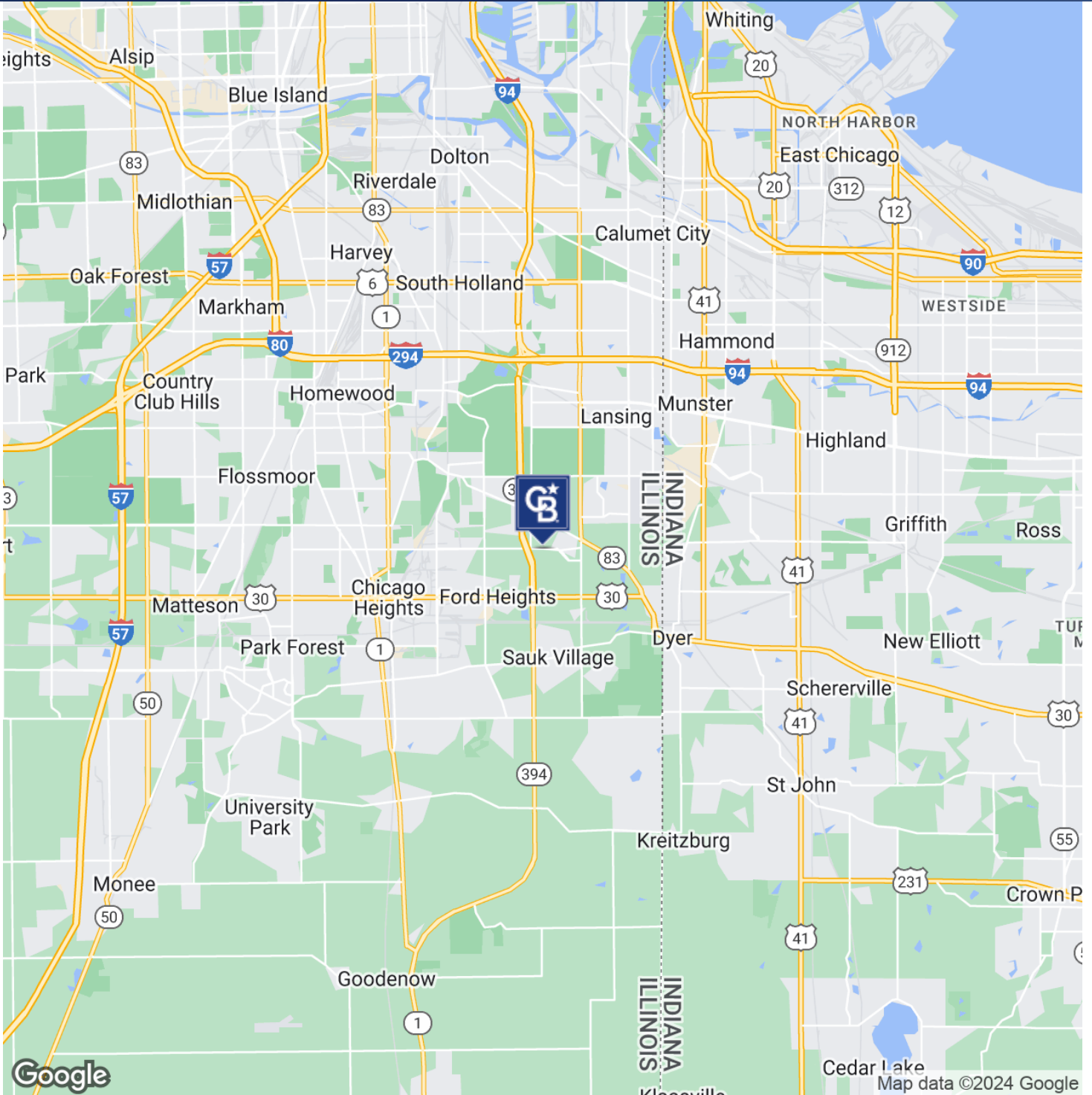


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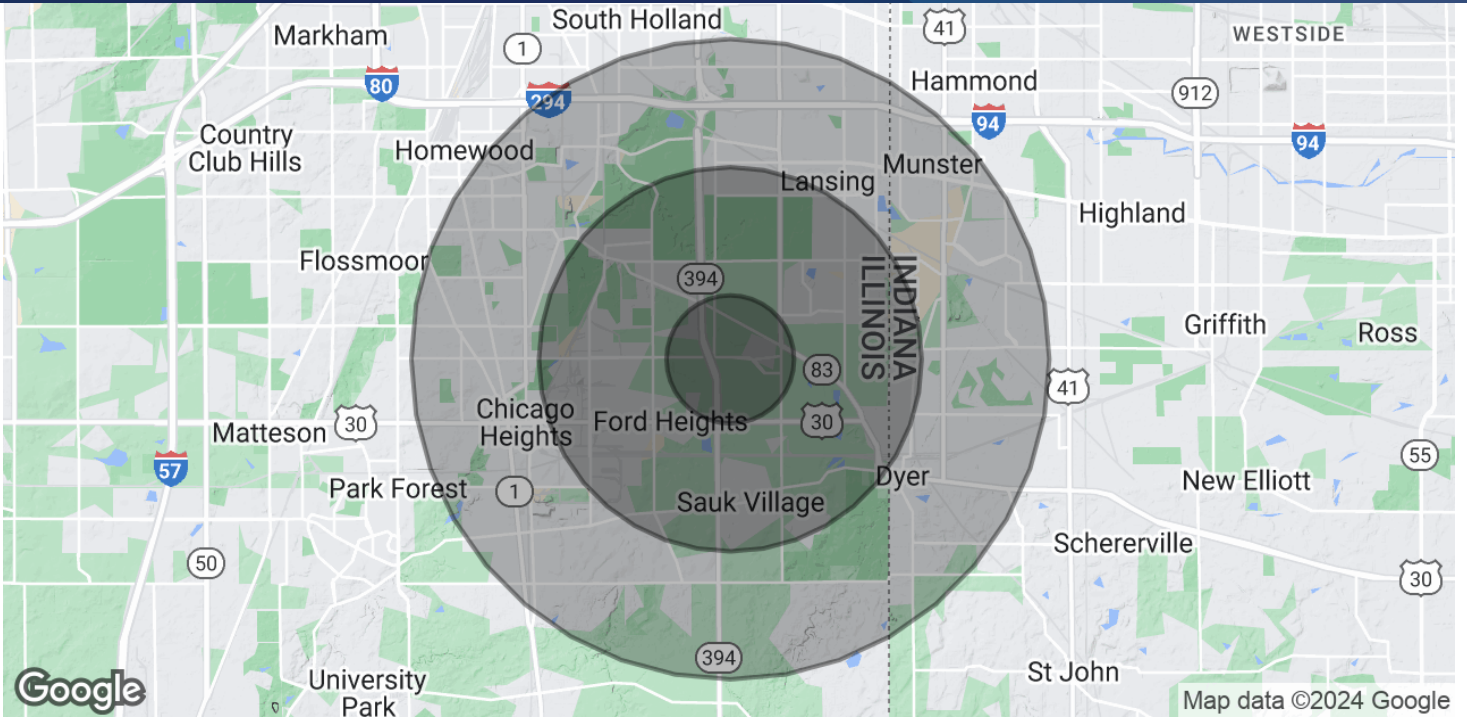


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,874	39,022	160,501
Average Age	39.8	39.3	41.1
Average Age (Male)	38	36.2	39.5
Average Age (Female)	39.5	41.7	42.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,173	15,408	64,689
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$56,840	\$62,766	\$77,781
Average House Value	\$113,456	\$131,773	\$161,780

2020 American Community Survey (ACS)

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