



**McCOLLY BENNETT**  
**COMMERCIAL *advantage***



**380**  
**E 9000N Rd.**

*380 E 9000N Rd*  
*Manteno, IL 60950*

Contact:

**Buck Tamblyn**

**CCIM**

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## PROPERTY INFO:

- ◆ **PURCHASE PRICE:**  
*\$750,000.00*
- ◆ **PROPERTY ADDRESS:**  
*380 E 9000N RD*  
*MANTENO, IL 60950*
- ◆ **PROPERTY SIZE:**  
*1,568 SQ. FT.*
- ◆ **LAND SIZE:**  
*5.00 ACRES*

**380  
E  
9000N  
RD.**

### COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.  
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# PROPERTY OVERVIEW

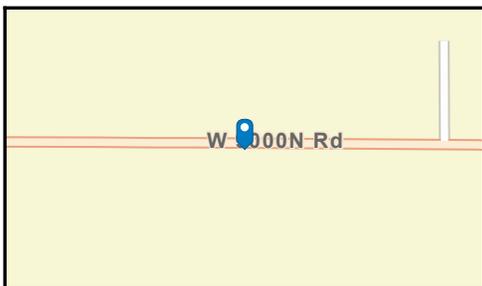
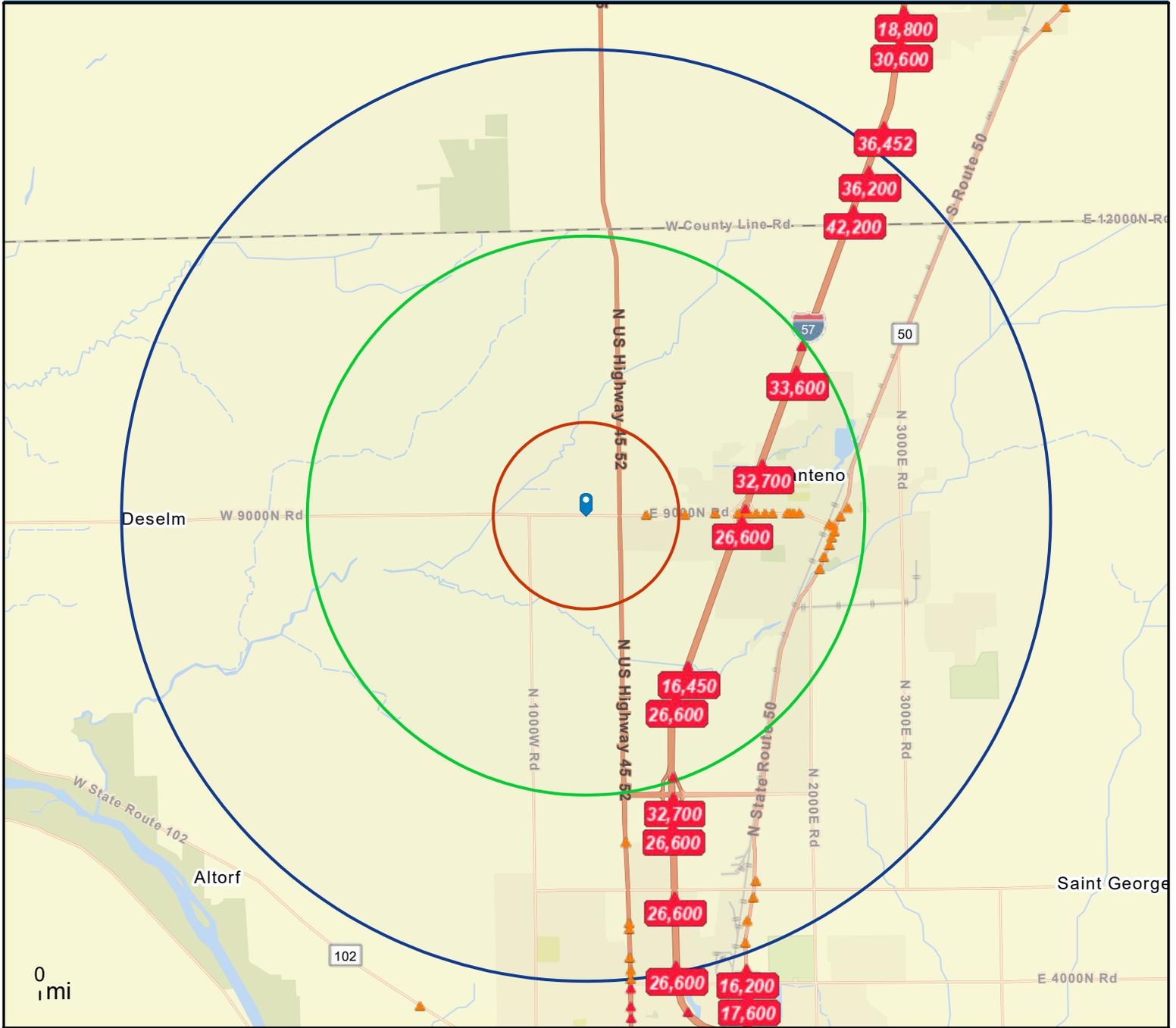
MANTENO - PRIME COMMERCIAL LAND FOR SALE - 5 ACRES SITE DIRECTLY ADJACENT TO THE NEW GOTION INDUSTRIES FACILITY - Do not miss this rare opportunity to own this parcel before major development comes to this area! Excellent potential commercial use (strip center, QSR, office and more)! The widening of 9000 Rd. is already under way and several thousand new jobs are coming next door in the next few years! Call today!

**380**  
**E 9000N Rd.**  
*Manteno IL 60950*



# PROPERTY PHOTOS





- 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: ©2023 Kalibrate Technologies (Q3 2023).



**Land**  
 Status: **NEW**  
 Area: **951**  
 Address: **380 E 9000n Rd , Manteno, IL 60950**  
 Directions: **I-57 N take exit 322 toward Manteno, slight left onto the ramp to E 9000N Rd/E Co Hwy 9/Section Line Rd, continue to follow E 9000N Rd/E Co Hwy 9, destination will be on the left south side of the road.**

Sold by:  
 Closed:  
 Off Market:  
 Dimensions: **778.30X350**  
 Ownership: **Fee Simple**  
 Corp Limits: **Unincorporated**  
 Coordinates:  
 Rooms:  
 Bedrooms:  
 Basement:  
 Mobility Score: -

MLS #: **12562104**  
 List Date: **02/16/2026**  
 List Dt Rec: **02/16/2026**

Contract Date:  
 Financing:  
 Subdivision:  
 Township: **Rockville**  
 Bathrooms / (full/half):  
 Master Bath:  
 Bmt Bath: **No**

List Price: **\$750,000**  
 Orig List Price: **\$750,000**  
 Sold Price:  
 Rental Price:  
 Rental Unit:  
 Mkt. Time (Lst./Tot.): **2/2**  
 Concessions:  
 Contingency:  
 County: **Kankakee**  
 # Fireplaces:  
 Parking:  
 Garage Type:  
 # Spaces: **0**

Remarks: **MANTENO - PRIME COMMERCIAL LAND FOR SALE - 5 ACRES SITE DIRECTLY ADJACENT TO THE NEW GOTION INDUSTRIES FACILITY - Do not miss this rare opportunity to own this parcel before major development comes to this area! Excellent potential commercial use (strip center, QSR, office and more)! The widening of 9000 Rd. is already under way and several thousand new jobs are coming next door in the next few years! Call today!**

School Data	Assessments	Tax	Miscellaneous
Elementary: <b>(5)</b> Junior High: <b>(5)</b> High School: <b>(5)</b>	Special Assessments: <b>Unknown</b> Special Service Area: <b>Included in Tax Bill</b>	Amount: <b>\$5,274</b> PIN: <b>03022010000500</b> Mult PINs: Tax Year: <b>2024</b> Tax Exmp:	Waterfront: <b>No</b> Acreage: <b>5</b> Appx Land SF: <b>217800</b> Front Footage: <b>778</b> # Lots Avail: Farm: <b>No</b> Bldgs on Land?: <b>Yes</b>
	Zoning Type: <b>Commercial</b> Actual Zoning:		

Laundry Features: Lot Size: <b>5.0-5.99 Acres</b> Lot Size Source: <b>County Records</b> Pasture Acreage: Tillable Acreage: Wooded Acreage: Lot Desc: Land Desc: <b>Level</b> Land Amenities: Farms Type: Bldg Improvements: Current Use: <b>Agricultural/W Bldg</b> Potential Use: <b>Commercial, Retail, Restaurant, Office/Medical, Office/Retail</b> Location: Known Liens:	Ownership Type: Frontage/Access: <b>County Road</b> Driveway: Road Surface: <b>Concrete</b> 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: <b>None</b> Construction: Exterior: Air Cond: Heating: Utilities to Site: <b>Electric to Site, Gas to Site, Sanitary Sewer to Site, Well-Private</b> General Info: <b>School Bus Service, Interstate Access</b> Backup Package: <b>No</b> Backup Info: Possession: <b>Closing</b> Sale Terms:
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Broker Private Remarks: Does seller agree to display on VOW?: <b>Yes</b> VOW AVM: <b>Yes</b> Does seller agree to display online? : <b>Yes</b> Listing Type: <b>Exclusive Right to Sell</b> Addl. Sales Info.: <b>None</b> Showing Inst: <b>Contact listing agent.</b> Owner: <b>OOR</b> Broker: <b>McColly Bennett Real Estate (94050) / (815) 929-9381</b> List Broker: <b>Jay Tamblyn (940284) / (815) 549-4301 / bucktamblyn@mccolly.com</b> CoList Broker:	Remarks on Internet?: <b>Yes</b> VOW Comments/Reviews: <b>Yes</b> Holds Earnest Money: <b>No</b> Broker Notices: Cont. to Show?: Ph #:	Addr on Internet?: <b>Yes</b> Lock Box: <b>None</b> Expiration Date: <b>02/04/2027</b> Broker Owned/Interest: <b>No</b>
More Agent Contact Info:		

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 NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

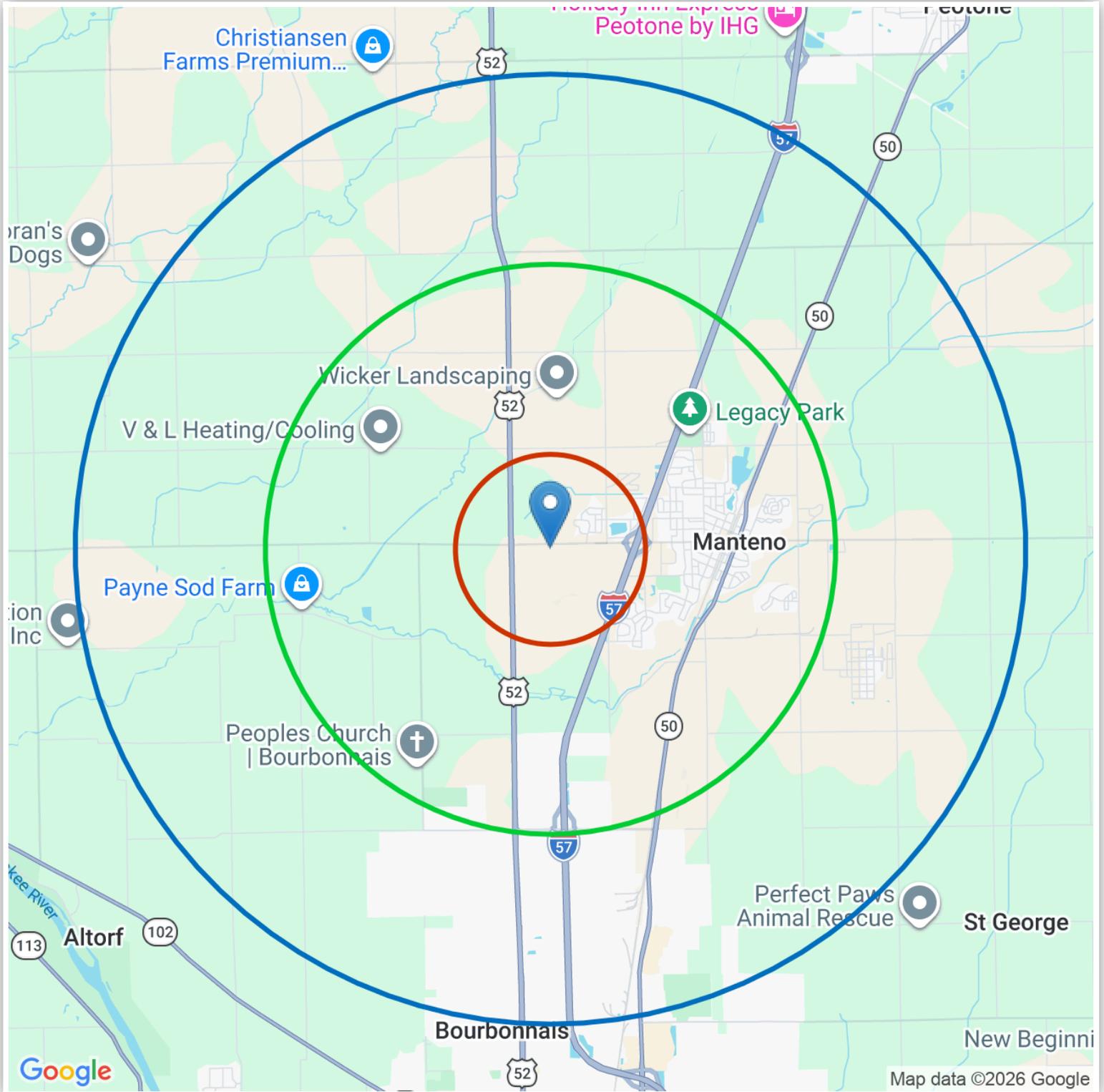
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Prepared By: Jay Tamblyn | McColly Bennett Real Estate | 02/17/2026 03:22 PM

**380 E 9000N Rd.**

380 E 9000N Rd, Manteno, IL, 60950

LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



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KEY FACTS

**1,078**  
Population

**41.6** Median Age

**2.42**  
Average Household Size

**439**  
Total Households

EDUCATION

4.14%  
No High School Diploma

5.61%  
High School Graduate

17.76%  
Some College

31.78%  
Bachelor's/ Grad

BUSINESS

**32**  
Total Businesses

**146**  
Total Employees

EMPLOYMENT

**2**  
Manufacturing Employees

**16**  
Retail Trade Employees

**0**  
Eating & Drinking Employees

**8**  
Finance/Ins/Real Estate Emp

**3.1%** Unemployment Rate

INCOME

**\$115,587**  
Median Household Income

**\$47,784**  
Per Capita Income

**\$544,086**  
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (38.43%) ■

The smallest group : \$15,000 - \$24,999 (1.12%) ■

Indicator	Value(%)	
< \$15,000	2.7	■
\$15,000 - \$24,999	1.12	■
\$25,000 - \$34,999	4.49	■
\$35,000 - \$49,999	2.7	■
\$50,000 - \$74,999	12.36	■
\$75,000 - \$99,999	9.21	■
\$100,000 - \$149,999	38.43	■
\$150,000 - \$199,999	22.92	■
\$200,000+	6.29	■



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KEY FACTS

**9,995**  
Population

**44.9** Median Age

**2.35**  
Average Household Size

**4,222**  
Total Households

EDUCATION

**3.57%**  
No High School Diploma

**6.59%**  
High School Graduate

**21.15%**  
Some College

**18.48%**  
Bachelor's/ Grad

BUSINESS

**297**  
Total Businesses

**2,316**  
Total Employees

EMPLOYMENT

**201**  
Manufacturing Employees

**632**  
Retail Trade Employees

**347**  
Eating & Drinking Employees

**138**  
Finance/Ins/Real Estate Emp

**3.6%** Unemployment Rate

INCOME

**\$100,760**  
Median Household Income

**\$45,678**  
Per Capita Income

**\$367,825**  
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (29.88%) ■  
The smallest group : \$15,000 - \$24,999 (4.41%) ■

Indicator	Value(%)	
< \$15,000	4.7	■
\$15,000 - \$24,999	4.41	■
\$25,000 - \$34,999	10.54	■
\$35,000 - \$49,999	6.6	■
\$50,000 - \$74,999	12.8	■
\$75,000 - \$99,999	10.11	■
\$100,000 - \$149,999	29.88	■
\$150,000 - \$199,999	12.33	■
\$200,000+	8.63	■



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KEY FACTS

**17,162**  
Population

**41.7** Median Age

**2.53**  
Average Household Size

**6,591**  
Total Households

EDUCATION

**3.45%**  
No High School Diploma

**9.11%**  
High School Graduate

**20.35%**  
Some College

**18.04%**  
Bachelor's/ Grad

BUSINESS

**568**  
Total Businesses

**6,461**  
Total Employees

EMPLOYMENT

**1,580**  
Retail Trade Employees

**772**  
Manufacturing Employees

**668**  
Finance/Ins/Real Estate Emp

**763**  
Eating & Drinking Employees

**3.8%** Unemployment Rate

**\$100,033**  
Median Household Income

**\$43,754**  
Per Capita Income

**\$363,185**  
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (26.34%) ■  
The smallest group : \$15,000 - \$24,999 (4.99%) ■

Indicator	Value(%)	
< \$15,000	5.26	■
\$15,000 - \$24,999	4.99	■
\$25,000 - \$34,999	8.66	■
\$35,000 - \$49,999	6.24	■
\$50,000 - \$74,999	13.92	■
\$75,000 - \$99,999	10.91	■
\$100,000 - \$149,999	26.34	■
\$150,000 - \$199,999	14.63	■
\$200,000+	9.07	■



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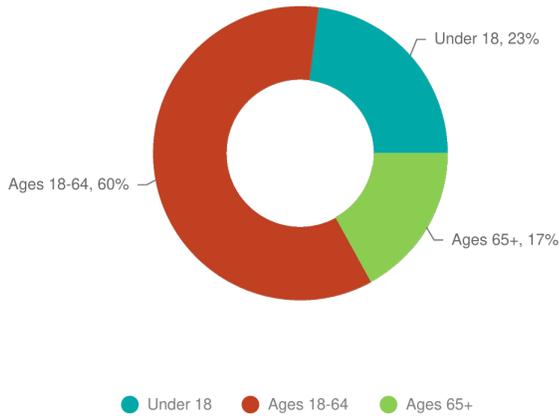
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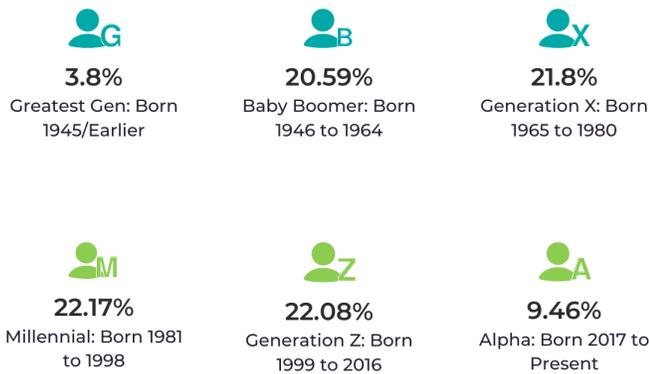
**POPULATION TRENDS AND KEY INDICATORS**  
1 Miles Ring

<b>1,078</b> Population	<b>445</b> Households	<b>41.6</b> Median Age
<b>2.42</b> Avg Size Household	<b>\$115,587</b> Median Household Income	<b>\$276,087</b> Median Home Value
<b>103</b> Wealth Index	<b>140</b> Housing Affordability	<b>27.6</b> Diversity Index

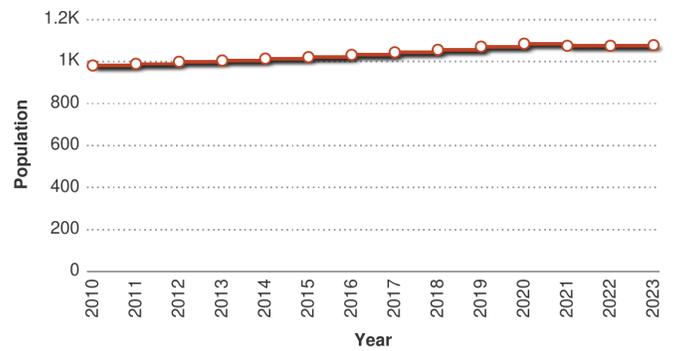
**POPULATION BY AGE**



**POPULATION BY GENERATION**



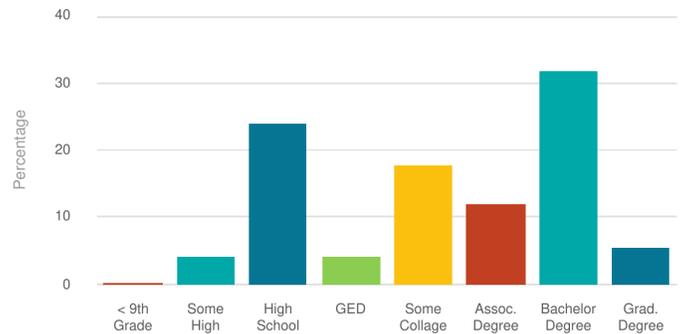
**HISTORICAL & FORECAST POPULATION**



**DAYTIME POPULATION**



**POPULATION BY EDUCATION**



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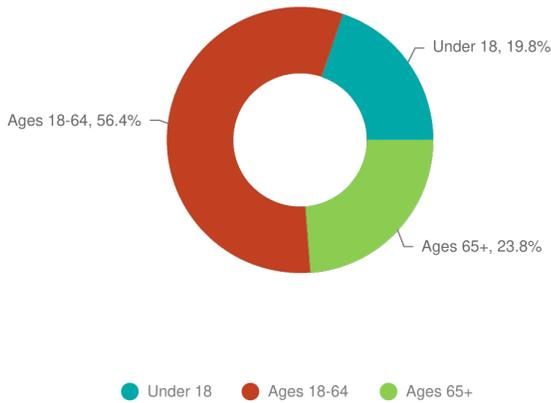
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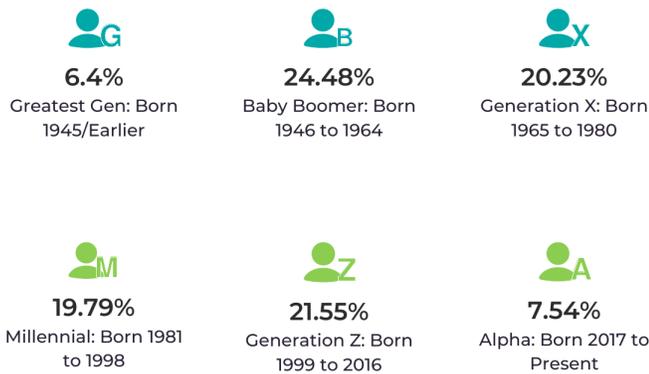
**POPULATION TRENDS AND KEY INDICATORS**  
3 Miles Ring

<b>9,995</b> Population	<b>4,194</b> Households	<b>44.9</b> Median Age
<b>2.35</b> Avg Size Household	<b>\$100,760</b> Median Household Income	<b>\$249,073</b> Median Home Value
<b>99</b> Wealth Index	<b>136</b> Housing Affordability	<b>31.7</b> Diversity Index

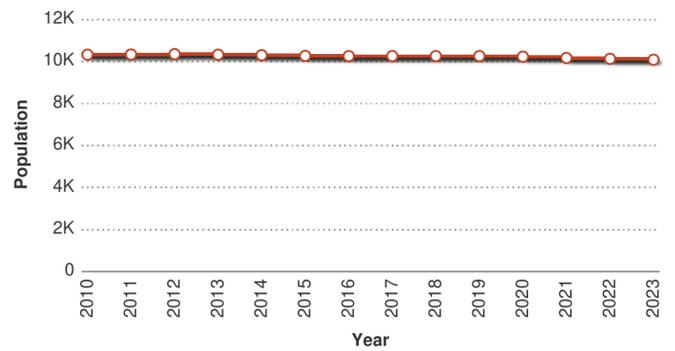
**POPULATION BY AGE**



**POPULATION BY GENERATION**



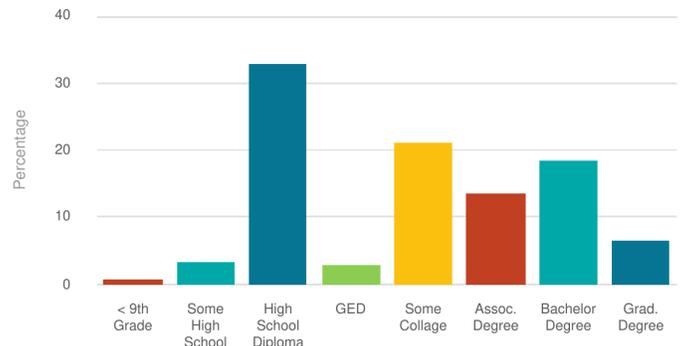
**HISTORICAL & FORECAST POPULATION**



**DAYTIME POPULATION**



**POPULATION BY EDUCATION**



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**POPULATION TRENDS AND KEY INDICATORS**  
5 Miles Ring

<b>17,162</b> Population	<b>6,617</b> Households	<b>41.7</b> Median Age
<b>2.53</b> Avg Size Household	<b>\$100,033</b> Median Household Income	<b>\$244,947</b> Median Home Value
<b>102</b> Wealth Index	<b>137</b> Housing Affordability	<b>39.3</b> Diversity Index

**HISTORICAL & FORECAST POPULATION**

2019-2024  
Historic  
Growth Rate

**-0.23%**



2024-2029  
Forecasted  
Growth Rate

**-0.31%**





Household  
Population

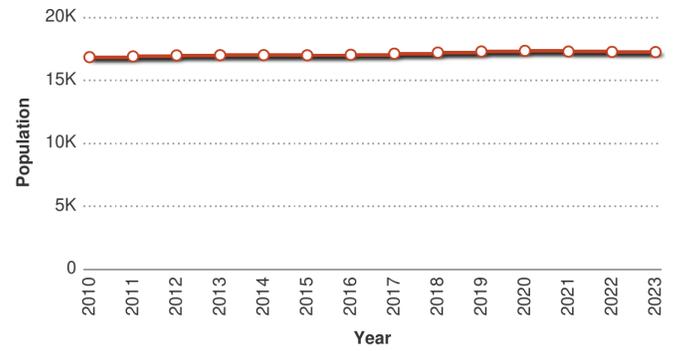
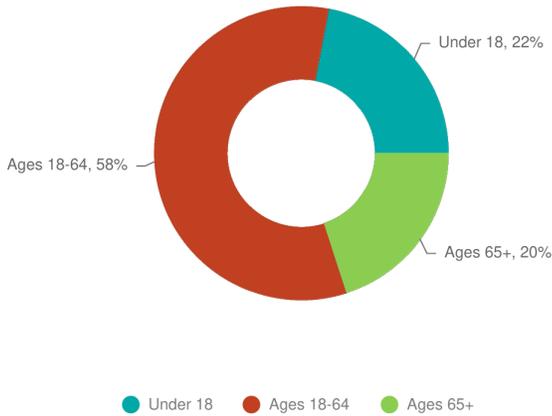
**16,550**



Population  
Density

**216**

**POPULATION BY AGE**



**DAYTIME POPULATION**



**15,501**  
2024 Total Daytime Population



**9,001**  
2024 Daytime Pop: Residents



**6,500**  
2024 Daytime Pop: Workers



**197**  
2024 Daytime Pop Density

**POPULATION BY GENERATION**



**5.62%**  
Greatest Gen: Born  
1945/Earlier



**21.42%**  
Baby Boomer: Born  
1946 to 1964



**19.99%**  
Generation X: Born  
1965 to 1980



**21.11%**  
Millennial: Born 1981  
to 1998

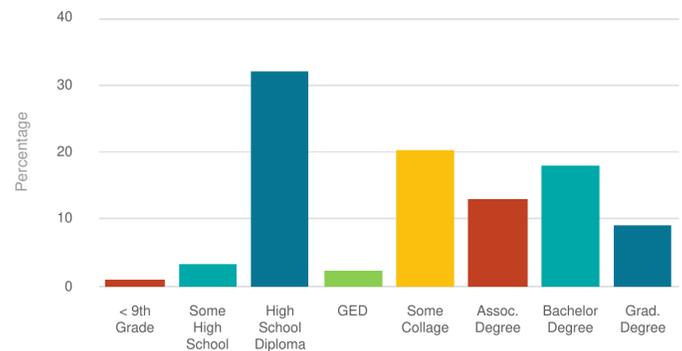


**23.12%**  
Generation Z: Born  
1999 to 2016



**8.75%**  
Alpha: Born 2017 to  
Present

**POPULATION BY EDUCATION**



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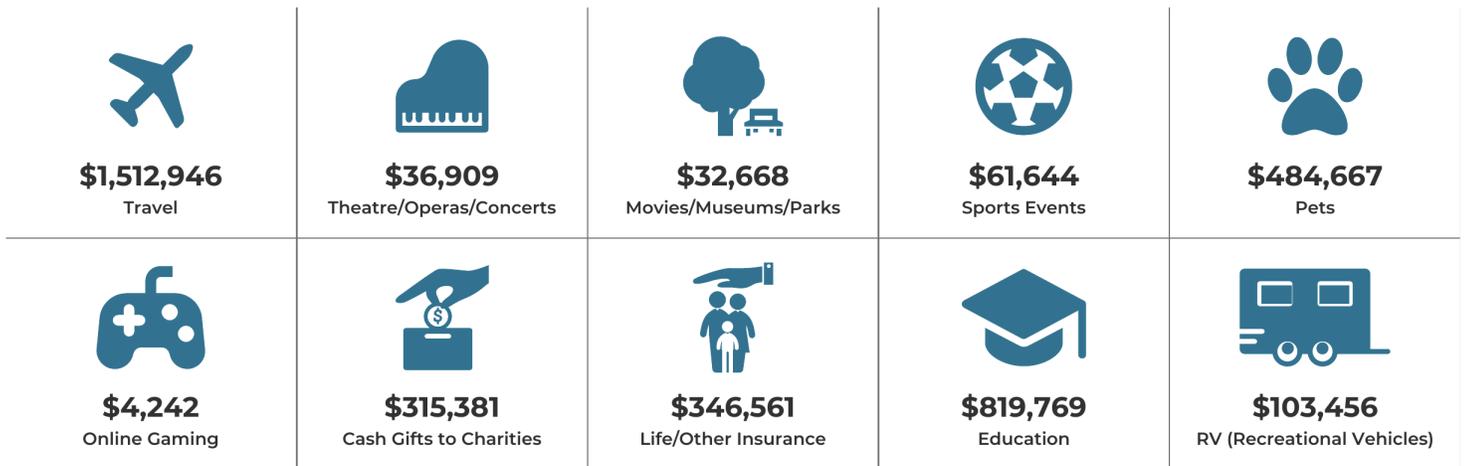


# Lifestyle and Tapestry Segmentation Infographic

## LIFESTYLE SPENDING



## ANNUAL LIFESTYLE SPENDING



## TAPESTRY SEGMENTS



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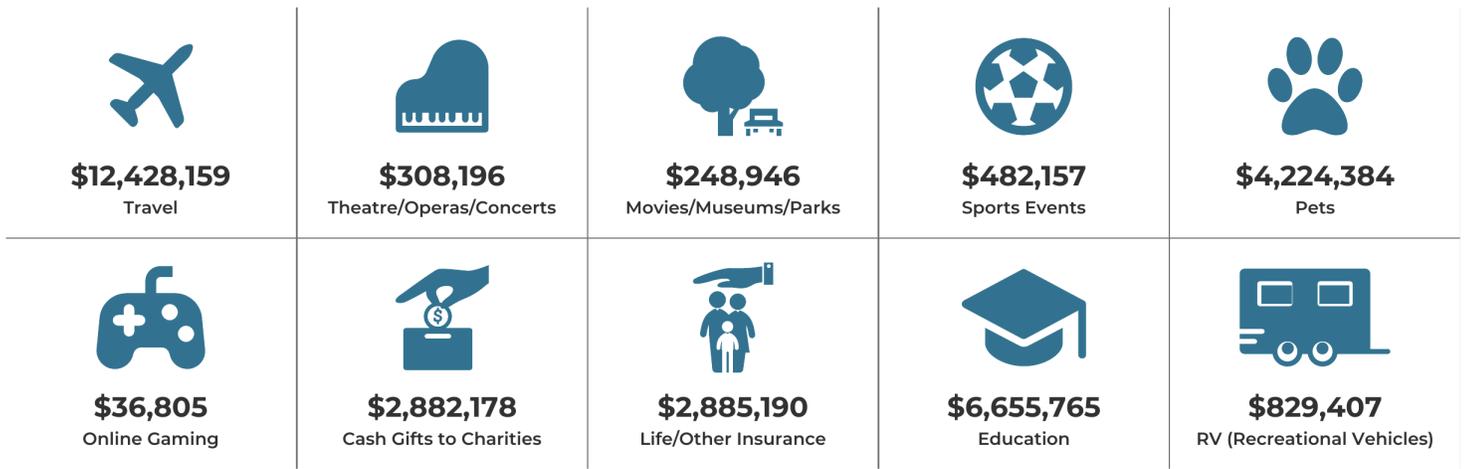


# Lifestyle and Tapestry Segmentation Infographic

## LIFESTYLE SPENDING



## ANNUAL LIFESTYLE SPENDING



## TAPESTRY SEGMENTS

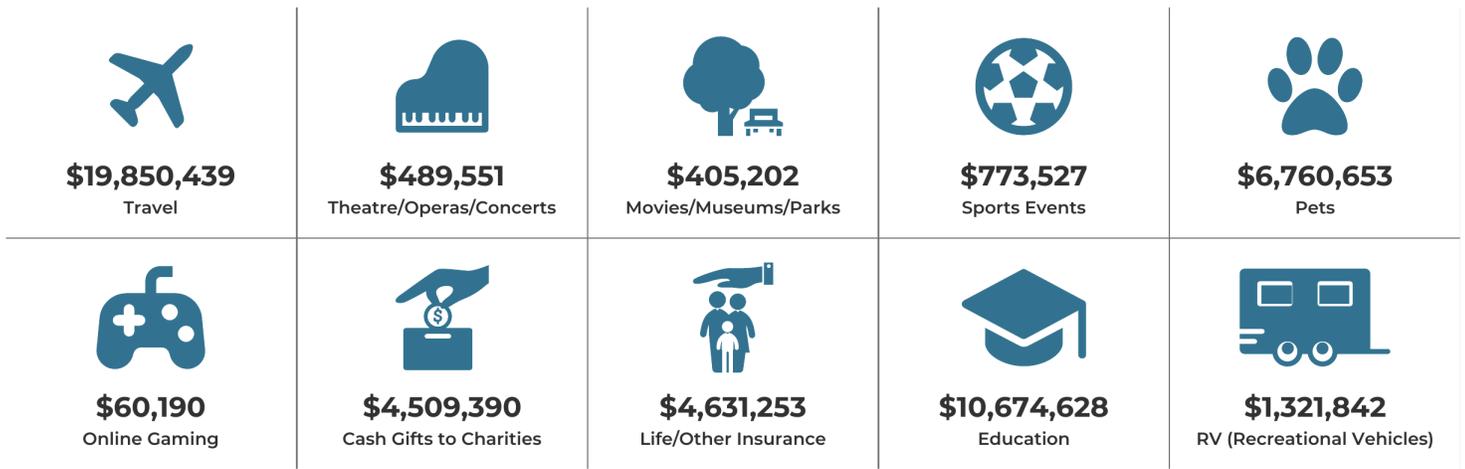


# Lifestyle and Tapestry Segmentation Infographic

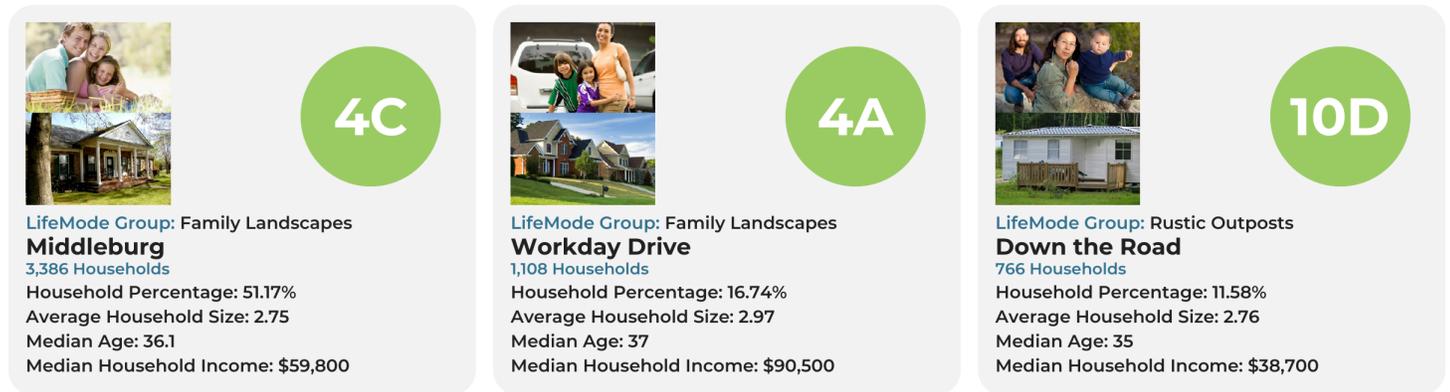
## LIFESTYLE SPENDING



## ANNUAL LIFESTYLE SPENDING



## TAPESTRY SEGMENTS





## Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

- |   |   |
|---|---|
| Segment 1A (Top Tier)                   | Segment 8C (Bright Young Professionals) |
| Segment 1B (Professional Pride)         | Segment 8D (Downtown Melting Pot)       |
| Segment 1C (Boomburbs)                  | Segment 8E (Front Porches)              |
| Segment 1D (Savvy Suburbanites)         | Segment 8F (Old and Newcomers)          |
| Segment 1E (Exurbanites)                | Segment 8G (Hardscrabble Road)          |
| Segment 2A (Urban Chic)                 | Segment 9A (Silver & Gold)              |
| Segment 2B (Pleasantville)              | Segment 9B (Golden Years)               |
| Segment 2C (Pacific Heights)            | Segment 9C (The Elders)                 |
| Segment 2D (Enterprising Professionals) | Segment 9D (Senior Escapes)             |
| Segment 3A (Laptops and Lattes)         | Segment 9E (Retirement Communities)     |
| Segment 3B (Metro Renters)              | Segment 9F (Social Security Set)        |
| Segment 3C (Trendsetters)               | Segment 10A (Southern Satellites)       |
| Segment 4A (Soccer Moms)                | Segment 10B (Rooted Rural)              |
| Segment 4B (Home Improvement)           | Segment 10C (Diners & Miners)           |
| Segment 4C (Middleburg)                 | Segment 10D (Down the Road)             |
| Segment 5A (Comfortable Empty Nesters)  | Segment 10E (Rural Bypasses)            |
| Segment 5B (In Style)                   | Segment 11A (City Strivers)             |
| Segment 5C (Parks and Rec)              | Segment 11B (Young and Restless)        |
| Segment 5D (Rustbelt Traditions)        | Segment 11C (Metro Fusion)              |
| Segment 5E (Midlife Constants)          | Segment 11D (Set to Impress)            |
| Segment 6A (Green Acres)                | Segment 11E (City Commons)              |
| Segment 6B (Salt of the Earth)          | Segment 12A (Family Foundations)        |
| Segment 6C (The Great Outdoors)         | Segment 12B (Traditional Living)        |
| Segment 6D (Prairie Living)             | Segment 12C (Small Town Simplicity)     |
| Segment 6E (Rural Resort Dwellers)      | Segment 12D (Modest Income Homes)       |
| Segment 6F (Heartland Communities)      | Segment 13A (International Marketplace) |
| Segment 7A (Up and Coming Families)     | Segment 13B (Las Casas)                 |
| Segment 7B (Urban Villages)             | Segment 13C (NeWest Residents)          |
| Segment 7C (American Dreamers)          | Segment 13D (Fresh Ambitions)           |
| Segment 7D (Barrios Urbanos)            | Segment 13E (High Rise Renters)         |
| Segment 7E (Valley Growers)             | Segment 14A (Military Proximity)        |
| Segment 7F (Southwestern Families)      | Segment 14B (College Towns)             |
| Segment 8A (City Lights)                | Segment 14C (Dorms to Diplomas)         |
| Segment 8B (Emerald City)               | Segment 15 (Unclassified)               |

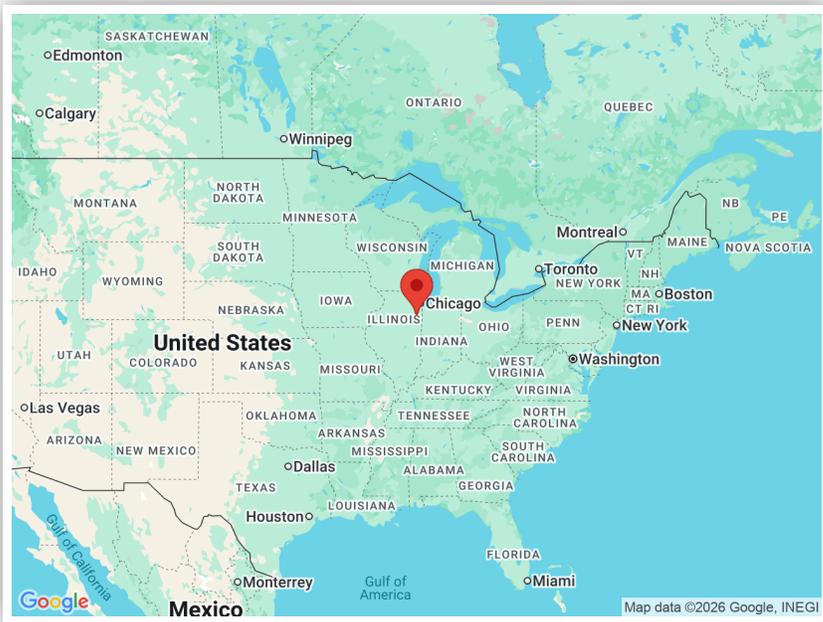
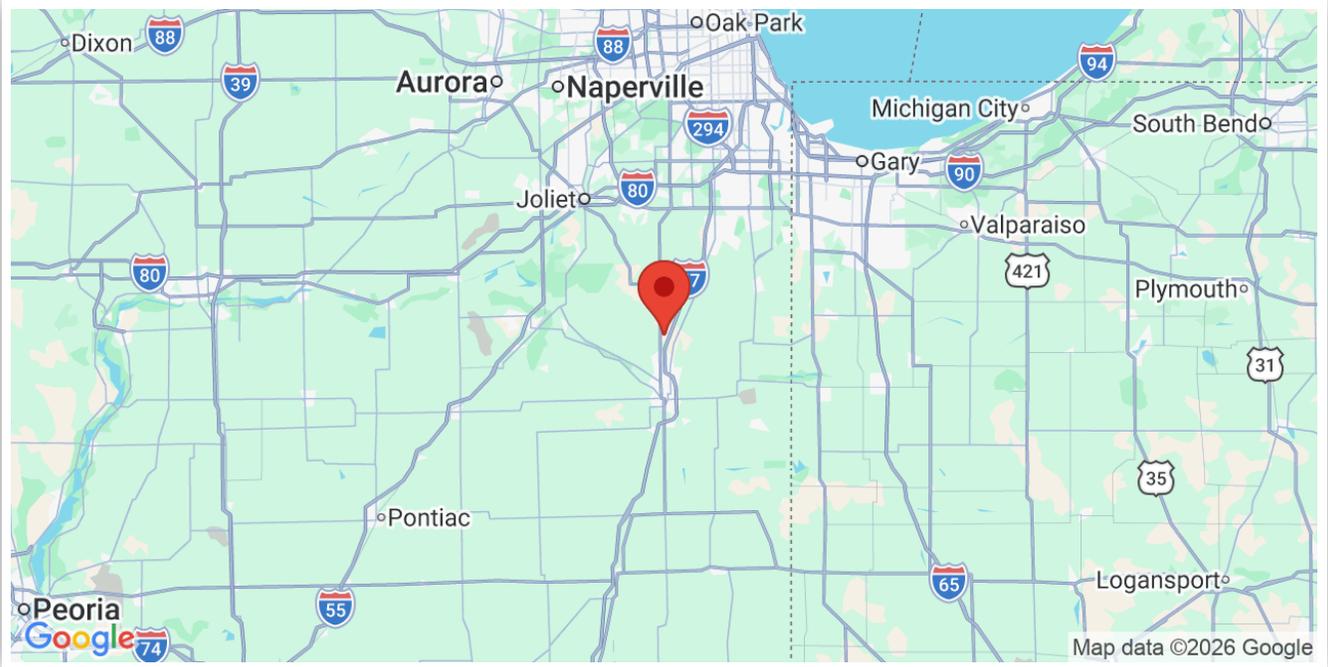


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380 E 9000 Rd, Manteno, IL, 60950

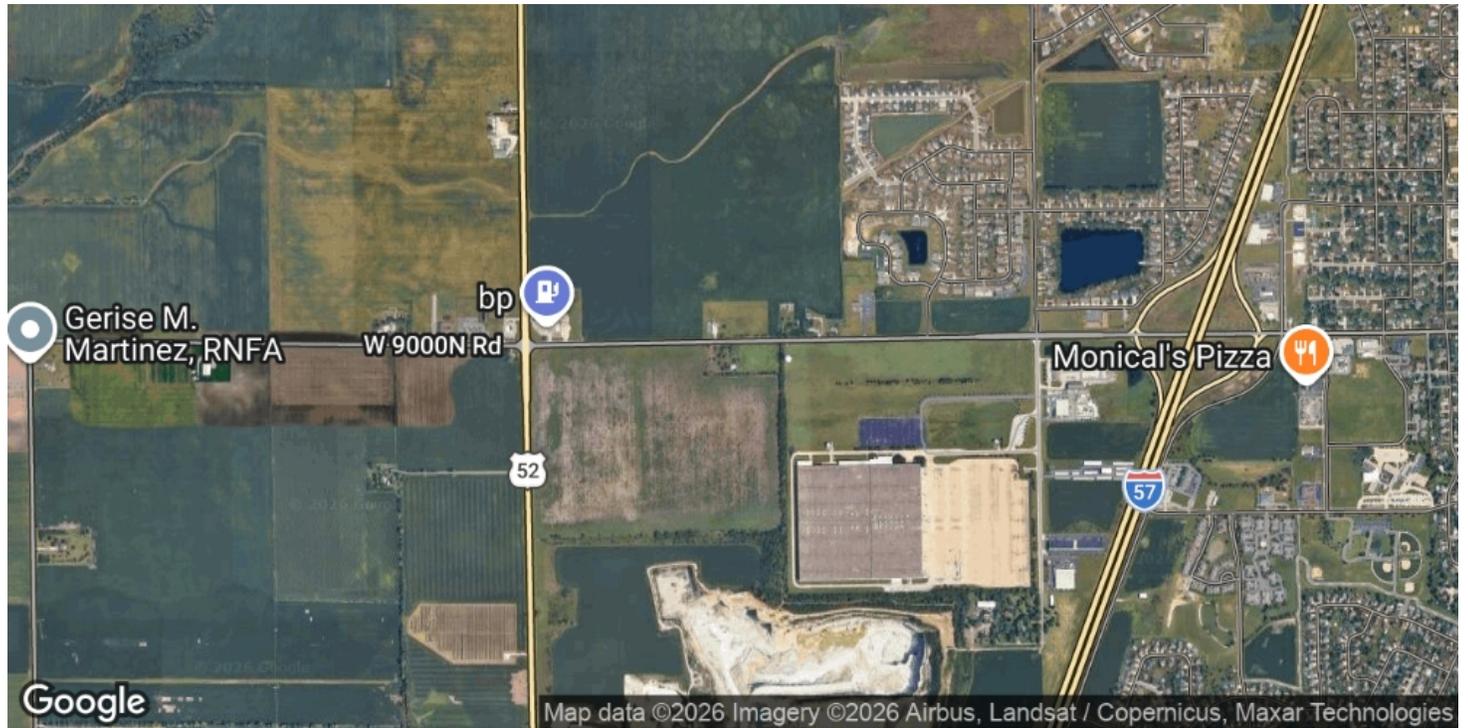


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