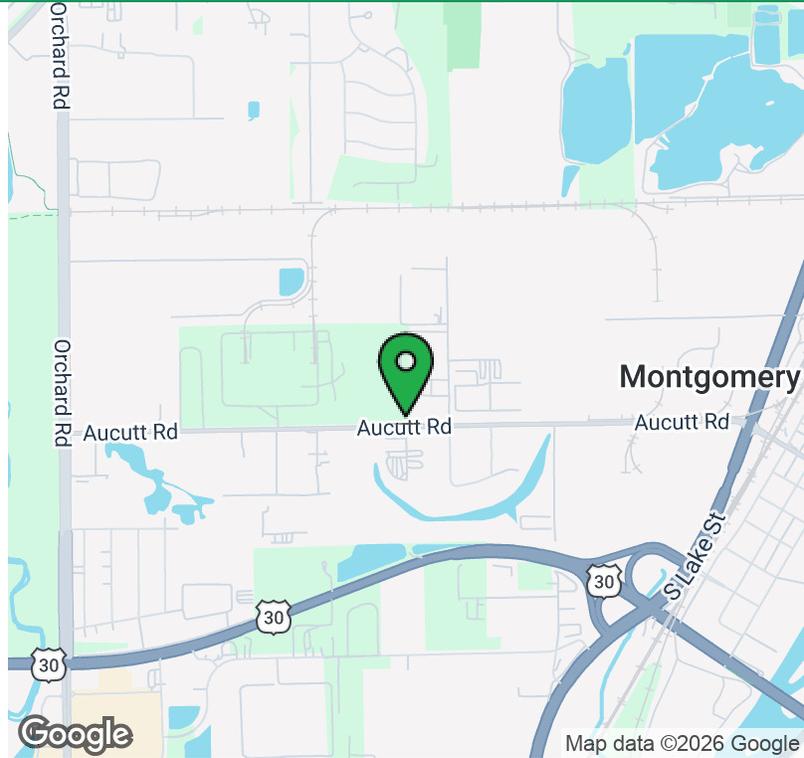


# For Sale

Aucutt & Knell , Montgomery, IL 60538

# Last Remaining Lot In Montgomery Rail Center



## Property Description

15.952 Acres of Industrial Land with Rail Service.

## Location Description

Located on the north side of Aucutt Rd. between Orchard Rd. & Route 31. Access via Aucutt Rd and Commerce Dr. Site is located 4 1/2 miles south of I-88. Approximately 32,100 VPD on Route 30 & 16,800 VPD on Route 31.

## Property Highlights

- Located in Orchard TIF District 2
- BNSF rail service spur available
- Annexed and zoned in the village of Montgomery
- Nearby neighbors include General Mills, United Facilities, Old Dominion, NexeoPlastics, and United Sugar Corporation
- Drone Video: <https://tinyurl.com/y8prm8nb>

## Offering Summary

Sale Price:	\$5.50 / SF
Lot 1:	15.952 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,254	28,712	68,677
Total Population	3,297	84,660	206,148
Average HH Income	\$108,248	\$88,078	\$85,290

## Brian Dolan

630.774.8524

[bdolan@dolanmurphy.com](mailto:bdolan@dolanmurphy.com)

Dolan & Murphy, Inc. | 630.801.8800 | 765 Orchard Avenue, Aurora, IL 60506

The information herein has been obtained from sources deemed reliable but is subject to verification, change, withdrawal without notice, and is submitted without any warranty as to accuracy.



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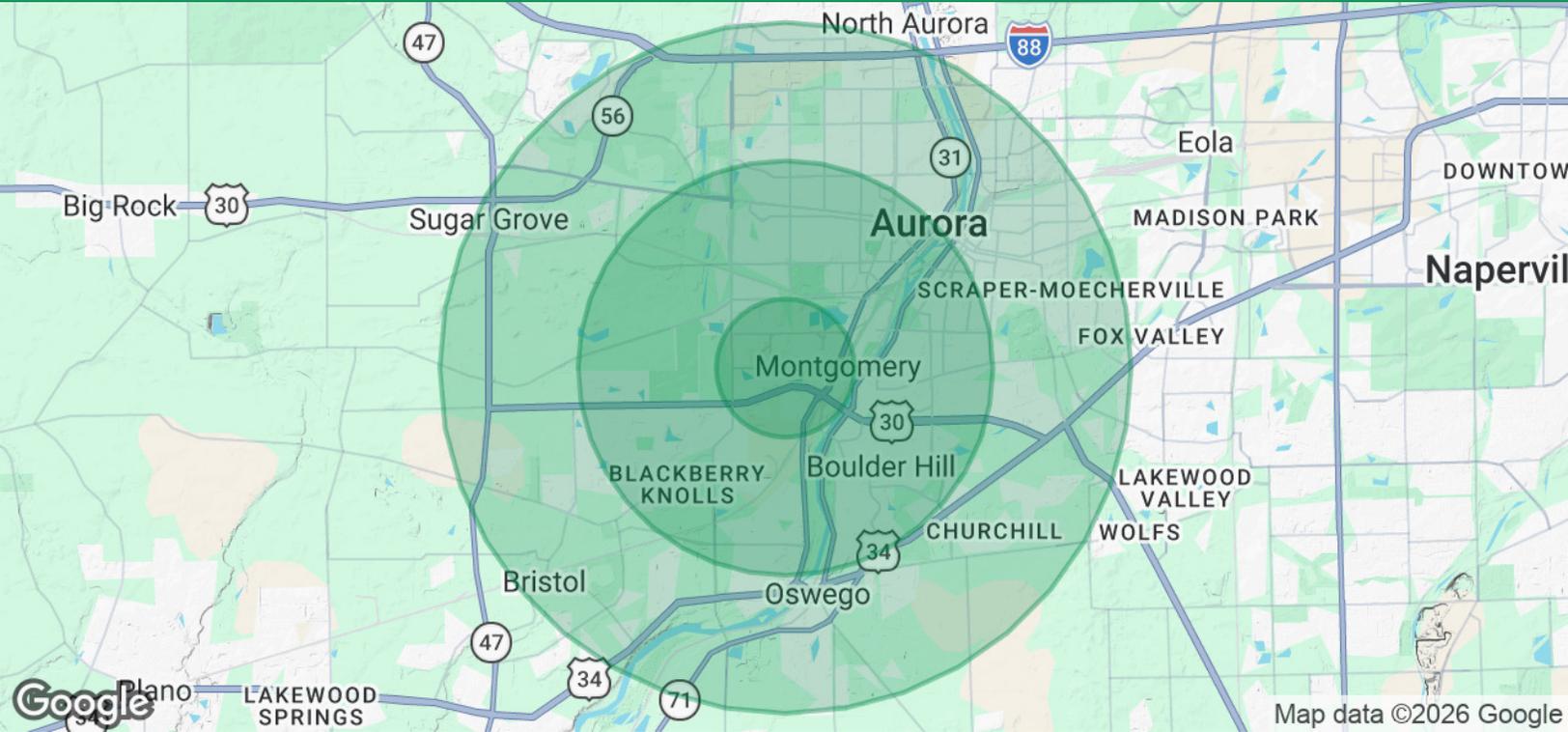
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## For Sale

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# Last Remaining Lot In Montgomery Rail Center



### Population

	1 Mile	3 Miles	5 Miles
Total Population	3,297	84,660	206,148
Average Age	38.3	34.5	33.7
Average Age (Male)	30.9	32.9	33.1
Average Age (Female)	44.2	35.8	35.1

### Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	1,254	28,712	68,677
# of Persons per HH	2.6	2.9	3.0
Average HH Income	\$108,248	\$88,078	\$85,290
Average House Value	\$208,300	\$192,806	\$190,841

2020 American Community Survey (ACS)

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