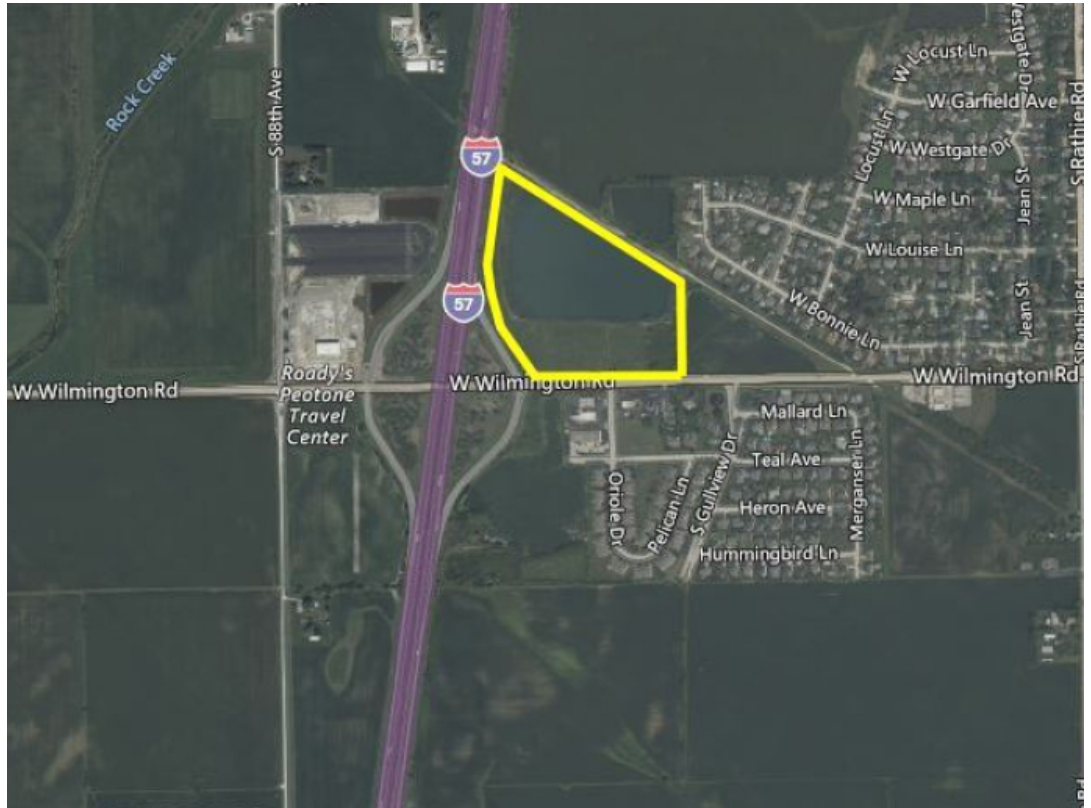




McCOLLY BENNETT
COMMERCIAL *advantage*



28.16
Acres Peotone

*W. Wilmington Rd.
Peotone, IL 60468*

Contact:

Buck Tamblyn
CCIM

Phone : (815)549-4301

License : 475.131086

Email : bucktamblyn@mccolly.com

TABLE OF CONTENTS

PROPERTY INFO & DISCLAIMER

2

PROPERTY DESCRIPTION

3

PROPERTY PHOTOS

4

LABOR FORCE PROFILE

8

AERIAL

10

FLOOD MAP

11

SITE MAP

12

ZONING MAP

13

DEMOGRAPHIC ANALYSIS

14

AERIAL & LOCATION REPORT

20



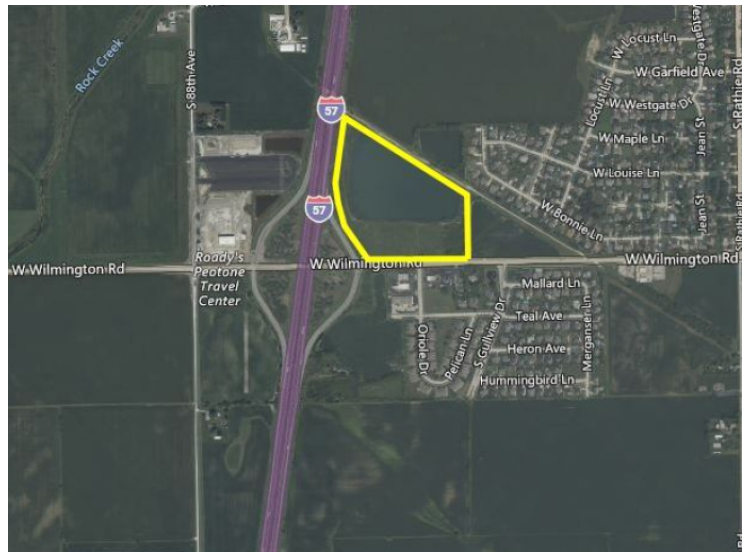
McCOLLY BENNETT
COMMERCIAL *advantage*

PROPERTY INFO:

CALL FOR PRICE

◆ **PROPERTY ADDRESS:**
W. WILMINGTON RD.
PEOTONE, IL 60468

◆ **LAND SIZE:**
28.16 ACRES



28.16
ACRES
PEOTONE

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.

©Copyright 2011-2025 CRE Tech, Inc. All Rights Reserved.

PROPERTY OVERVIEW

Sale Price: Subject to Offers

Lot Size: /- 28.16 Acres

Located at the Northeast corner of Exit 327 of I-57 and Wilmington - Peotone Rd. This interchange / property is in the direct path of growth that is moving south down the I-57 Corridor.

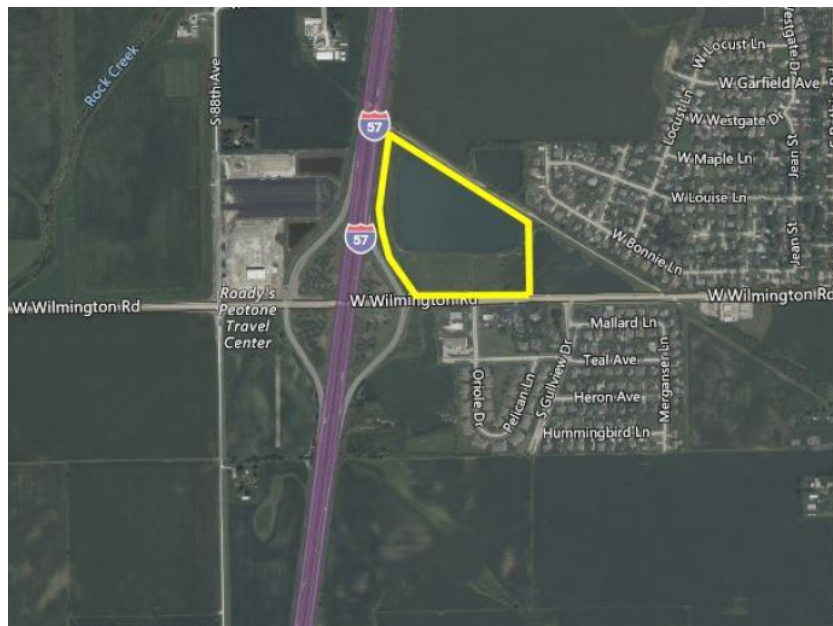
Prime commercial / industrial development.

Traffic Count 31,100 VPD.

Zoning: General Commercial

Sewer, water and electric to site.

28.16
Acres Peotone
Peotone IL 60468





PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



Civilian Labor Force Profile

8318 Wilmington Rd, Peotone, Illinois, 60468
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 41.32460
 Longitude: -87.81593

2024 Labor Force						
Age Group	Population	Employed	Unemployed	Unemployment Rate	Labor Force Participation Rate	Employment-Population Ratio
16+	7,390	4,493	216	4.6%	63.7%	60.8%
16-24	957	625	48	7.1%	70.3%	65.3%
25-54	3,162	2,615	149	5.4%	87.4%	82.7%
55-64	1,319	897	18	2.0%	69.4%	68.0%
65+	1,953	356	0	0.0%	18.2%	18.2%
Male Age 16+	3,771	2,244	126	5.3%	62.8%	59.5%
Female Age 16+	3,620	2,249	89	3.8%	64.6%	62.1%
White Age 16+	6,549	4,017	164	3.9%	63.8%	61.3%
Black Age 16+	121	40	2	4.8%	34.7%	33.1%
American Indian Age 16+	11	7	0	0.0%	63.6%	63.6%
Asian Age 16+	47	17	0	0.0%	36.2%	36.2%
Pacific Islander Age 16+	2	2	0	0.0%	100.0%	100.0%
Other Race Age 16+	162	100	32	24.2%	81.5%	61.7%
Multiple Races Age 16+	497	310	17	5.2%	65.8%	62.4%

Economic Dependency Ratio	
Total	98.4
Child (<16)	34.0
Working-Age (16-64)	28.9
Senior (65+)	35.5

Industry	Employed	Percent	US Percent	Location Quotient
Total	4,493	100.0%	100.0%	-
Agriculture/Forestry/Fishing	139	3.1%	1.1%	2.82
Mining/Quarrying/Oil & Gas	1	0.0%	0.3%	0.00
Construction	417	9.3%	6.9%	1.35
Manufacturing	424	9.4%	10.0%	0.94
Wholesale Trade	124	2.8%	2.0%	1.40
Retail Trade	518	11.5%	10.5%	1.10
Transportation/Warehousing	337	7.5%	5.1%	1.47
Utilities	39	0.9%	0.9%	1.00
Information	69	1.5%	2.0%	0.75
Finance/Insurance	86	1.9%	4.8%	0.40
Real Estate/Rental/Leasing	31	0.7%	1.8%	0.39
Professional/Scientific/Tech	251	5.6%	8.3%	0.67
Management of Companies	0	0.0%	0.1%	0.00
Admin/Support/Waste Management	159	3.5%	4.3%	0.81
Educational Services	343	7.6%	9.1%	0.84
Health Care/Social Assistance	626	13.9%	14.1%	0.99
Arts/Entertainment/Recreation	112	2.5%	2.3%	1.09
Accommodation/Food Services	234	5.2%	6.8%	0.76
Other Services (Excluding Public)	336	7.5%	4.6%	1.63
Public Administration	250	5.6%	5.0%	1.12

Data Note: Location Quotients compare the industry/occupation share of a local area's employment relative to that same share nationally. A value lower/greater than 1 indicates that the local area is less/more specialized in that industry or occupation category than the US as a whole.

Explore the Esri Labor Force Learn Lesson for more information on how to use and interpret the estimates in this report.

Source: Esri forecasts for 2024 and 2029.

Civilian Labor Force Profile

8318 Wilmington Rd, Peotone, Illinois, 60468
 Ring: 5 mile radius

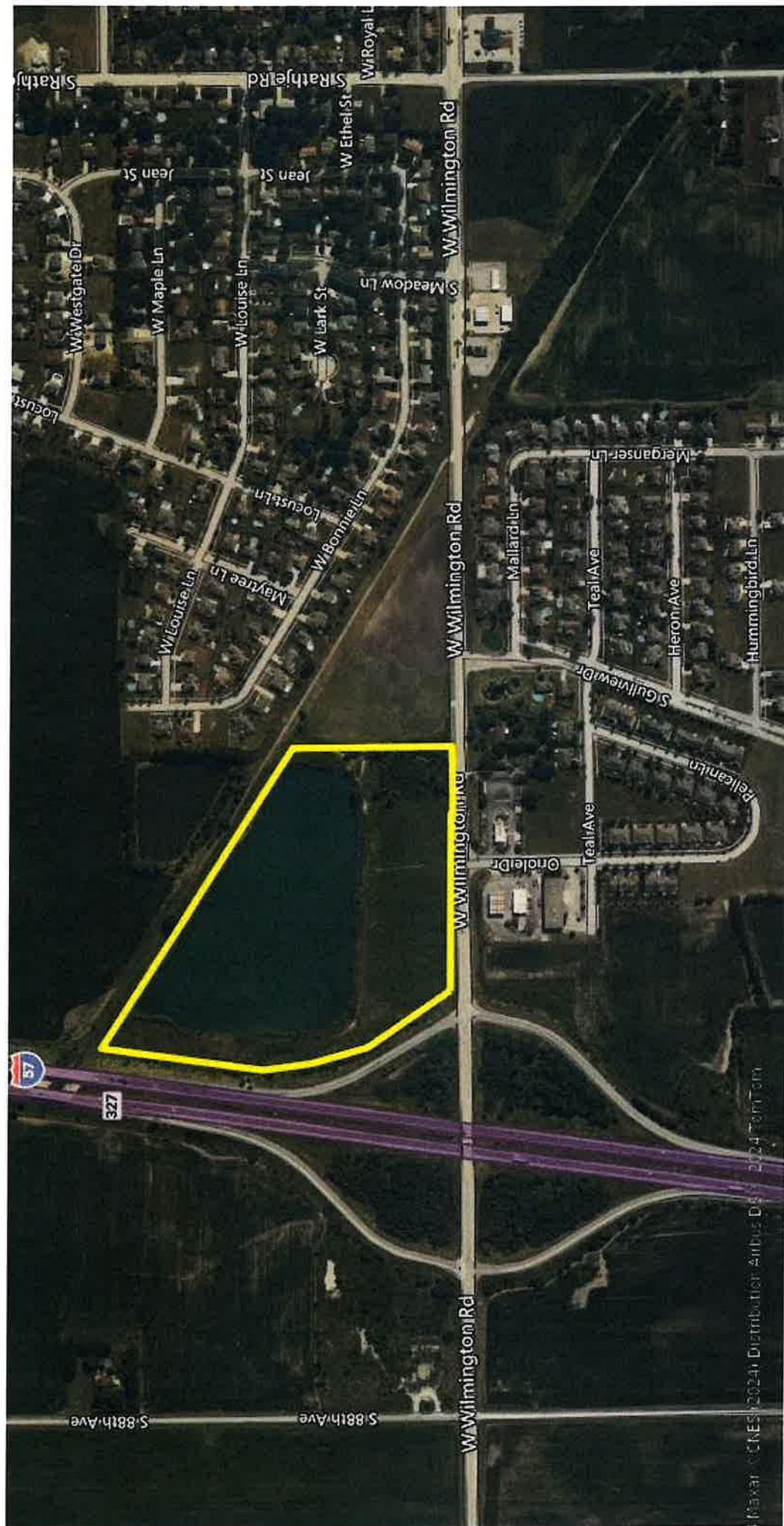
Prepared by Esri
 Latitude: 41.32460
 Longitude: -87.81593

Occupation	Employed	Percent	US Percent	Location Quotient
Total	4,493	100.0%	100.0%	-
White Collar	2,340	52.1%	62.6%	0.83
Management	614	13.7%	12.1%	1.13
Business/Financial	216	4.8%	6.3%	0.76
Computer/Mathematical	79	1.8%	4.1%	0.44
Architecture/Engineering	44	1.0%	2.4%	0.42
Life/Physical/Social Sciences	45	1.0%	1.3%	0.77
Community/Social Service	31	0.7%	1.8%	0.39
Legal	28	0.6%	1.2%	0.50
Education/Training/Library	271	6.0%	6.2%	0.97
Arts/Design/Entertainment	58	1.3%	2.2%	0.59
Healthcare Practitioner	252	5.6%	6.4%	0.88
Sales and Sales Related	383	8.5%	8.5%	1.00
Office/Administrative Support	319	7.1%	10.1%	0.70
Blue Collar	1,252	27.9%	21.0%	1.33
Farming/Fishing/Forestry	4	0.1%	0.5%	0.20
Construction/Extraction	286	6.4%	4.9%	1.31
Installation/Maintenance/Repair	208	4.6%	2.9%	1.59
Production	201	4.5%	5.3%	0.85
Transportation/Material Moving	553	12.3%	7.5%	1.64
Services	901	20.1%	16.4%	1.23
Healthcare Support	196	4.4%	3.3%	1.33
Protective Service	110	2.4%	2.1%	1.14
Food Preparation/Serving	214	4.8%	5.3%	0.91
Building Maintenance	228	5.1%	3.2%	1.59
Personal Care/Service	153	3.4%	2.6%	1.31

Data Note: Location Quotients compare the industry/occupation share of a local area's employment relative to that same share nationally. A value lower/greater than 1 indicates that the local area is less/more specialized in that industry or occupation category than the US as a whole.

Explore the Esri Labor Force Learn Lesson for more information on how to use and interpret the estimates in this report.

Source: Esri forecasts for 2024 and 2029.



700 ORIOLE DR PEOTONE, IL 60468-8988

LOCATION ACCURACY: *User-defined location*

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	170695	PANEL	0500G
PANEL DATE	February 15, 2019	MAP NUMBER	17197C0500G





PigushEng.com

588 William Latham Drive, Suite 8
Burlington, IL 60914

O 815.614.3447
F 815.614.3795

Rev	Issued	Description

THESE PLANS WERE PREPARED BY PIGUSH ENGINEERING, INC. (P.E.) AND ARE THE PROPERTY OF PIGUSH ENGINEERING, INC. NO PART OF THESE PLANS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF PIGUSH ENGINEERING, INC.

GOETECHNICAL EXHIBIT

Peotone, Illinois

**Chalkstone
Partners LLC**

131 Chalkstone Drive
Prospect, Texas 75078

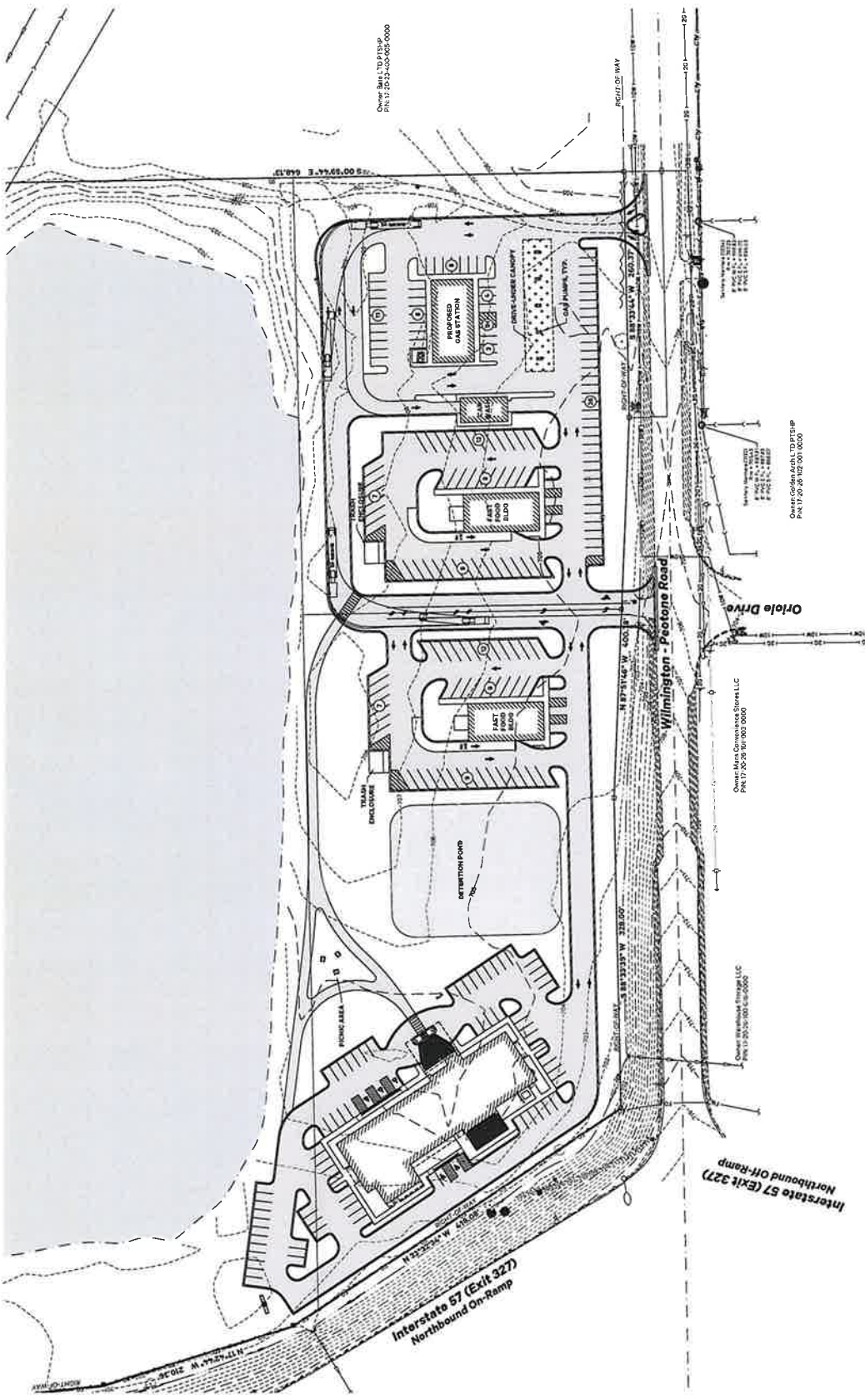
Project:	22070.0101
Issued:	Preliminary
Drawn by:	JOW
Checked by:	NAP



Scale: 1"=50'
0 25 50 100

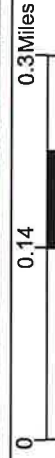
**SCHEMATIC DESIGN
PRELIMINARY
EXHIBIT**

C0.1





28.16 AC Peotone

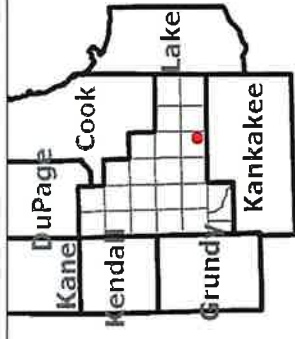


1:9,028



WGS_1984_Web_Mercator_Auxiliary_Sphere

Disclaimer of Warranties and Accuracy of Data: Although the data developed by Will County for its maps, websites, and Geographic Information System has been produced and processed from sources believed to be reliable, no warranty, expressed or implied, is made regarding accuracy, adequacy, completeness, legality, reliability or usefulness of any information. This disclaimer applies to both isolated and aggregate uses of the information. The County and elected officials provide this information on an "as is" basis. All warranties of any kind, express or implied, including but not limited to the implied warranties of merchantability, fitness for a particular purpose, freedom from contamination by computer viruses or hackers and non-infringement of proprietary rights are disclaimed. Changes may be periodically made to the information herein; these changes may or may not be incorporated in any new version of the publication. If you have obtained information from any of the County web pages from a source other than the County pages, be aware that electronic data can be altered subsequent to original distribution. Data can also quickly become out of date. It is recommended that careful attention be paid to the contents of any data, and that the originator of the data or information be contacted with any questions regarding appropriate use. Please direct any questions or issues via email to gis@willcountyillinois.com.



Legend

- Roadways**
 - Federal
 - State
 - County
 - Local and Private
- Parcels**
- Townships**
- Zoning**
 - * Special Use Permit ** Court Ordinance
 - Agricultural (A-1s)
 - Rural Residence (A-2s)
 - Local Commercial (C-1s)
 - Local Commercial (C-2s)
 - General Commercial (C-3s)
 - Highway Commercial (C-4s)
 - Business Park Commercial (C-5s)
 - Recreation Commercial (C-6s)
 - CHECK
 - Residential Rural Estate (E-1s)
 - Residential Estate (E-2s)
 - Limited Industrial (I-1s)
 - General Industrial (I-2s)
 - Intensive Industrial (I-3s)
 - Municipal
 - Single-Family Residence (R-1s)

Notes

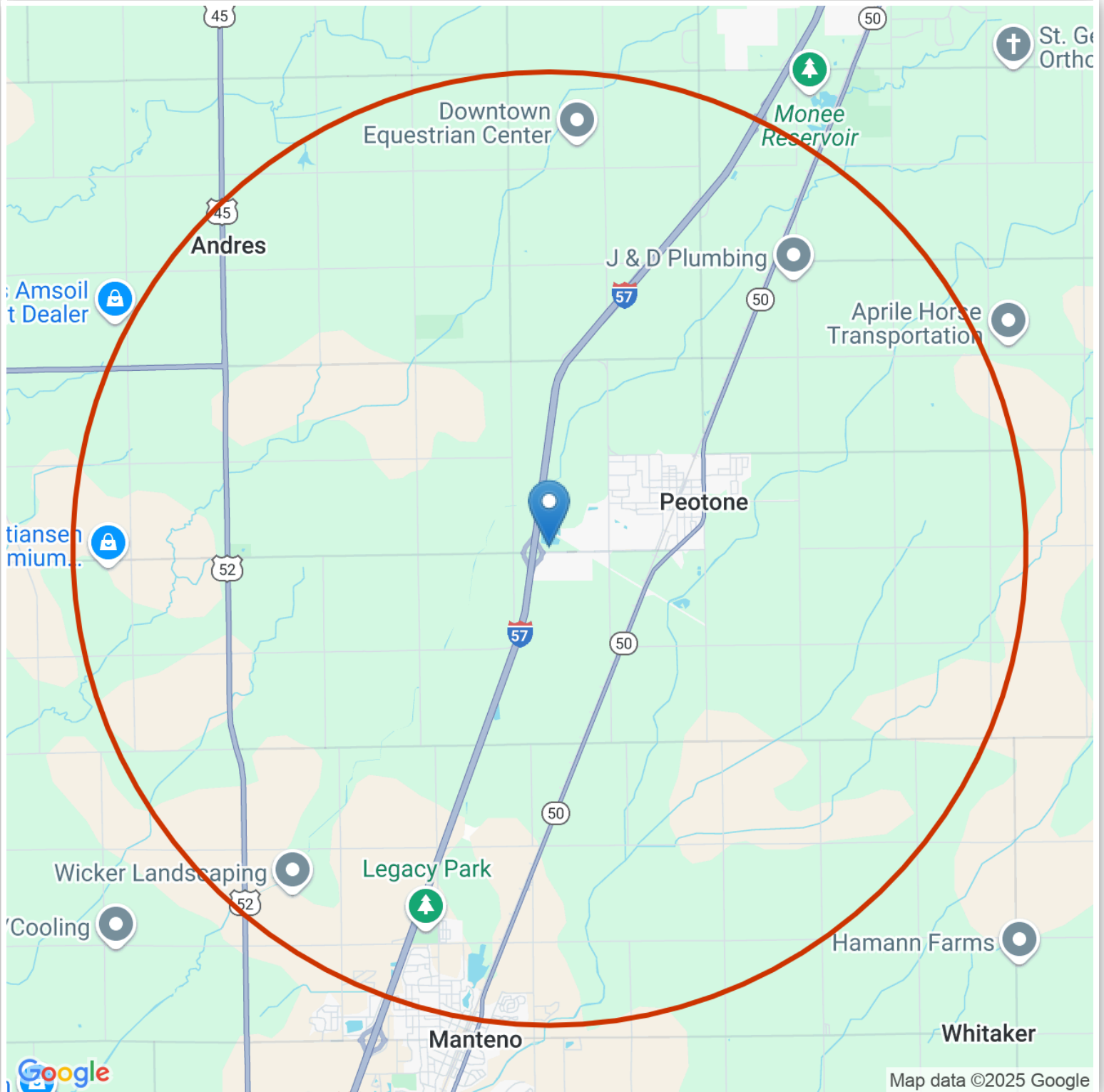
28.16 Acres Peotone

W. Wilmington Rd., Peotone, IL, 60468

LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



McCOLLY BENNETT
COMMERCIAL *advantage*



Buck Tamblin, CCIM

McColly Bennett Real Estate
Phone : (815) 549-4301
License: 475.131086
Email: bucktamblin@mccolly.com
<http://bucktamblin.mccolly.com/>
29 Heritage Drive, Bourbonnais IL 60914

© Copyright 2011- 2025 CRE Tech, Inc. All Rights Reserved.



Page 14

KEY FACTS

8,887
Population

43.9 Median Age



2.46
Average Household Size

3,513
Total Households

EDUCATION



2.78%
No High School Diploma



8.23%
High School Graduate



20.63%
Some College

16.59%
Bachelor's/ Grad

BUSINESS



214
Total Businesses



1,876
Total Employees

EMPLOYMENT

405

Retail Trade Employees

181

Manufacturing Employees

152

Eating & Drinking Employees

47

Finance/Ins/Real Estate Emp

4.6%

Unemployment Rate

Households by Income

The largest group : \$100,000 - \$149,999 (19.73%) ■

The smallest group : \$15,000 - \$24,999 (4.03%) ■

Indicator	Value(%)	
< \$15,000	7.61	■
\$15,000 - \$24,999	4.03	■
\$25,000 - \$34,999	8.2	■
\$35,000 - \$49,999	9.36	■
\$50,000 - \$74,999	14.83	■
\$75,000 - \$99,999	11.47	■
\$100,000 - \$149,999	19.73	■
\$150,000 - \$199,999	17.11	■
\$200,000+	7.64	■

INCOME



\$86,378
Median Household Income



\$42,980
Per Capita Income



\$312,852
Median Net Worth



Copyright © 2024 TheAnalyst PRO by CRE Tech, Inc. <https://TheAnalystPRO.com>
This infographic contains data provided by Esri.



Buck Tamblyn, CCIM

McColly Bennett Real Estate
Phone : (815)49-4301
License: 475.131086
Email: bucktamblyn@mccolly.com
<http://bucktamblyn.mccolly.com/>
29 Heritage Drive, Bourbonnais IL 60914

28.16 Acres Peotone

W. Wilmington Rd., Peotone, IL, 60468

INFOGRAPHIC: COMMUNITY PROFILE (RING: 5 MILE RADIUS)



McCOLLY BENNETT
COMMERCIAL *advantage*

Community Profile



8,887

Population
Total

-0.34%

Population
Growth

2.46

Average
HH Size

43.9

Median
Age

35.7

Diversity
Index

\$86,378

Median HH
Income

\$295,052

Median Home
Value

19.71%

Under 18

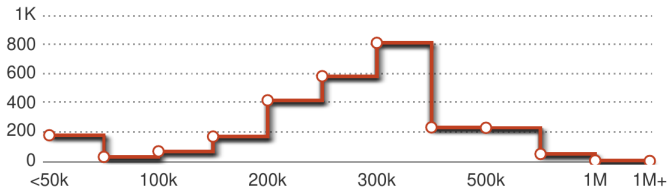
58.38%

Ages 18
to 65

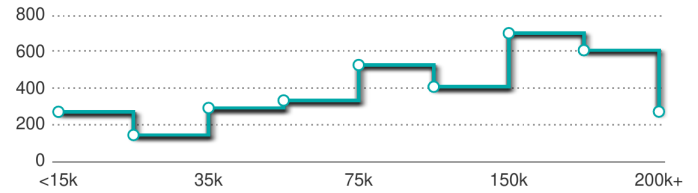
21.91%

Aged 66+

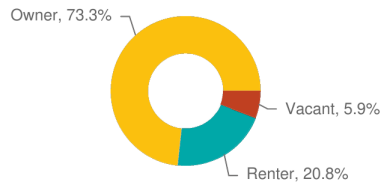
HOME VALUE



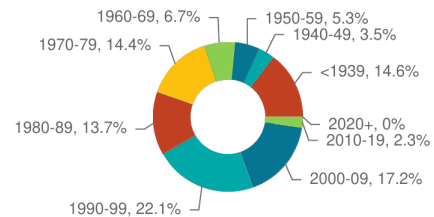
HOUSEHOLD INCOME



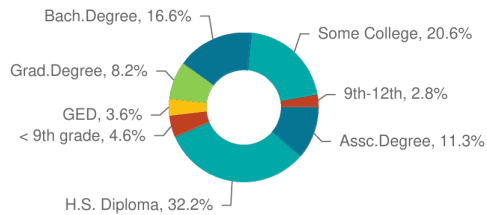
HOME OWNERSHIP



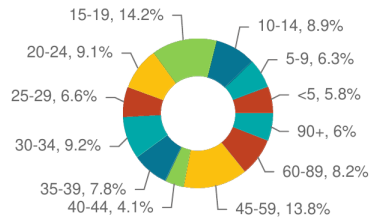
HOUSING: YEAR BUILT



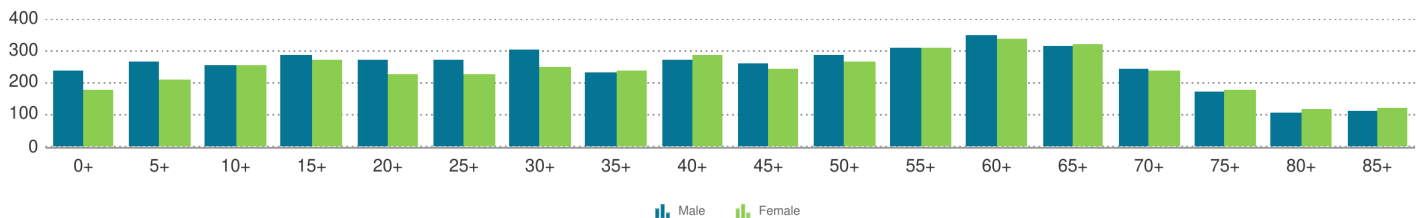
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



Copyright © 2024 TheAnalyst PRO by CRE Tech, Inc. <https://TheAnalystPRO.com>
This infographic contains data provided by Esri.



Buck Tamblyn, CCIM

McColly Bennett Real Estate
Phone : (815) 549-4301
License: 475.131086
Email: bucktamblyn@mccolly.com
<http://bucktamblyn.mccolly.com/>
29 Heritage Drive, Bourbonnais IL 60914

© Copyright 2011- 2025 CRE Tech, Inc. All Rights Reserved.

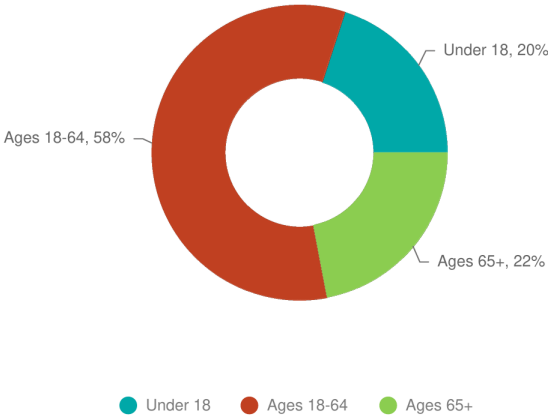


Page 16

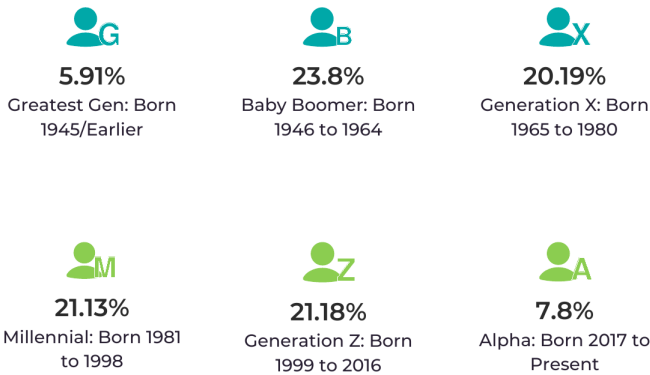
POPULATION TRENDS AND KEY INDICATORS
5 Miles Ring

8,887 Population	3,547 Households	43.9 Median Age
2.46 Avg Size Household	\$86,378 Median Household Income	\$295,052 Median Home Value
95 Wealth Index	97 Housing Affordability	35.7 Diversity Index

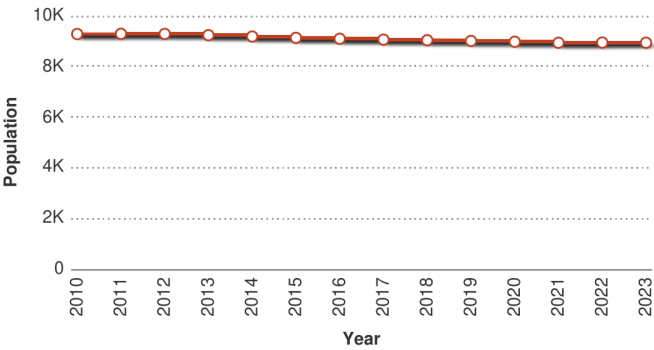
POPULATION BY AGE



POPULATION BY GENERATION



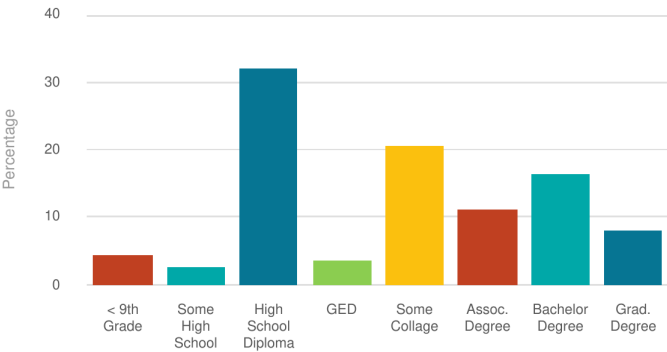
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



TheAnalyst
PRO

Copyright © 2024 TheAnalyst PRO by CRE Tech, Inc. <https://TheAnalystPRO.com>
This infographic contains data provided by Esri.



Buck Tamblyn, CCIM

McColly Bennett Real Estate
Phone : (815)49-4301
License: 475.131086
Email: bucktamblyn@mccolly.com
<http://bucktamblyn.mccolly.com/>
29 Heritage Drive, Bourbonnais IL 60914



28.16 Acres Peotone

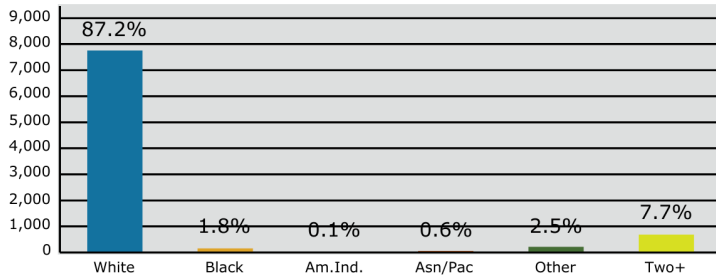
W. Wilmington Rd., Peotone, IL, 60468

GRAPHIC PROFILE (RING: 5 MILE RADIUS)



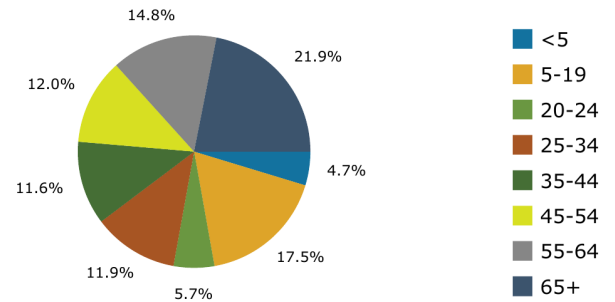
McCOLLY BENNETT
COMMERCIAL *advantage*

2024 Population by Race

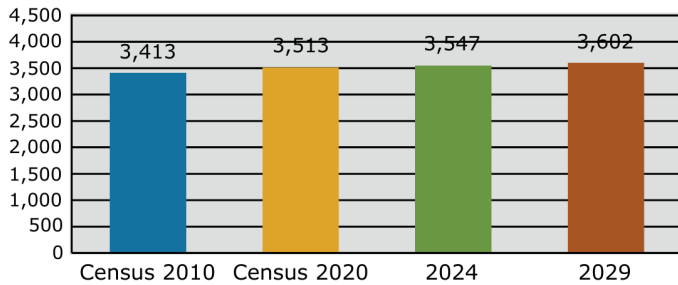


2024 Percent Hispanic Origin: 8.9%

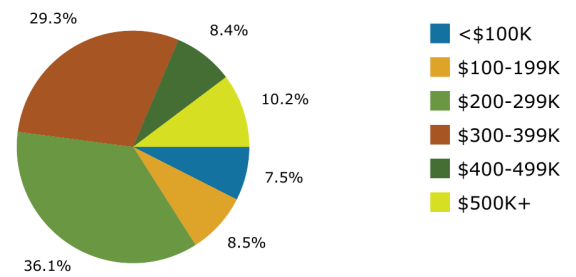
2024 Population by Age



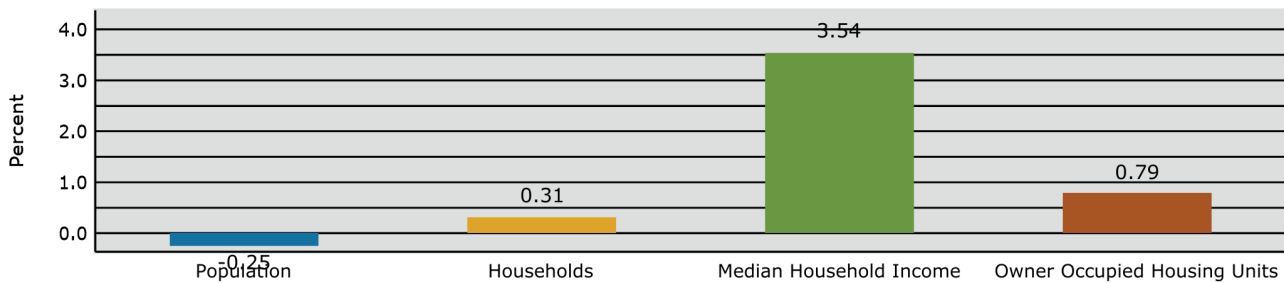
Households



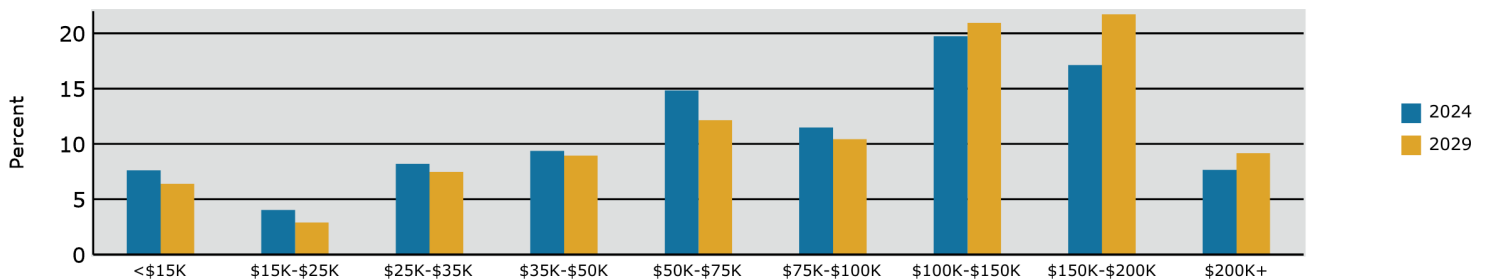
2024 Home Value



2024-2029 Annual Growth Rate



Household Income



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



Buck Tamblyn, CCIM

McColly Bennett Real Estate
Phone : (815) 549-4301
License: 475.131086
Email: bucktamblyn@mccolly.com
<http://bucktamblyn.mccolly.com/>
29 Heritage Drive, Bourbonnais IL 60914

© Copyright 2011- 2025 CRE Tech, Inc. All Rights Reserved.



Page 18

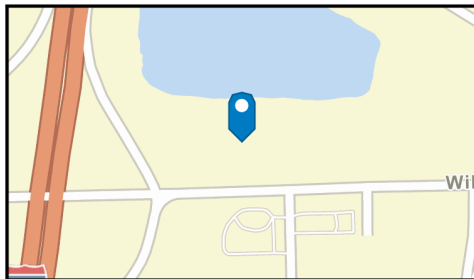
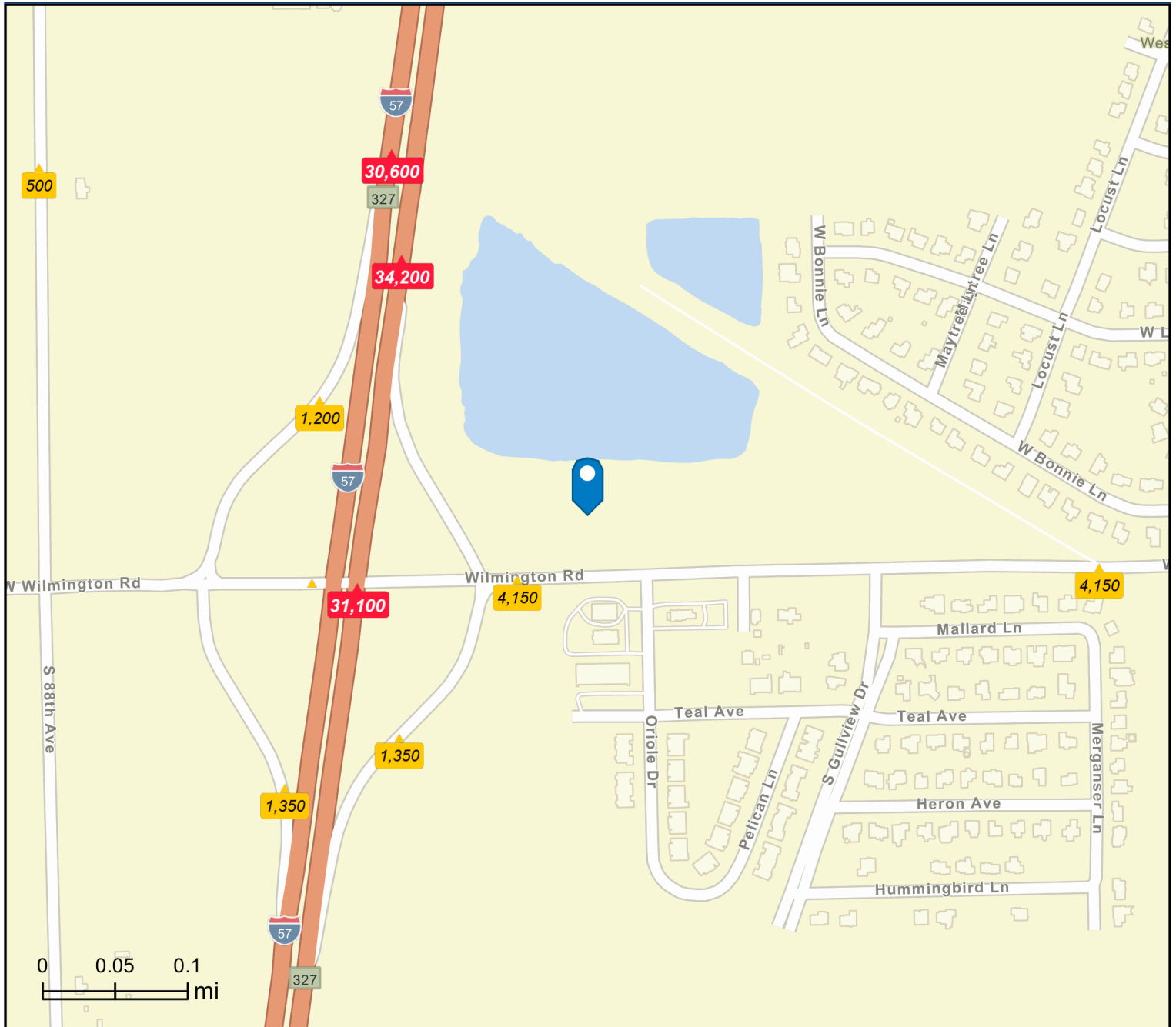
28.16 Acres Peotone

W. Wilmington Rd., Peotone, IL, 60468

TRAFFIC COUNT MAP - CLOSE-UP



McCOLLY BENNETT
COMMERCIAL *advantage*



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 (Q4 2024).



Buck Tamblyn, CCIM

McColly Bennett Real Estate
Phone: (815) 549-4301
License: 475.131086
Email: bucktamblyn@mccolly.com
<http://bucktamblyn.mccolly.com/>
29 Heritage Drive, Bourbonnais IL 60914

© Copyright 2011- 2025 CRE Tech, Inc. All Rights Reserved.



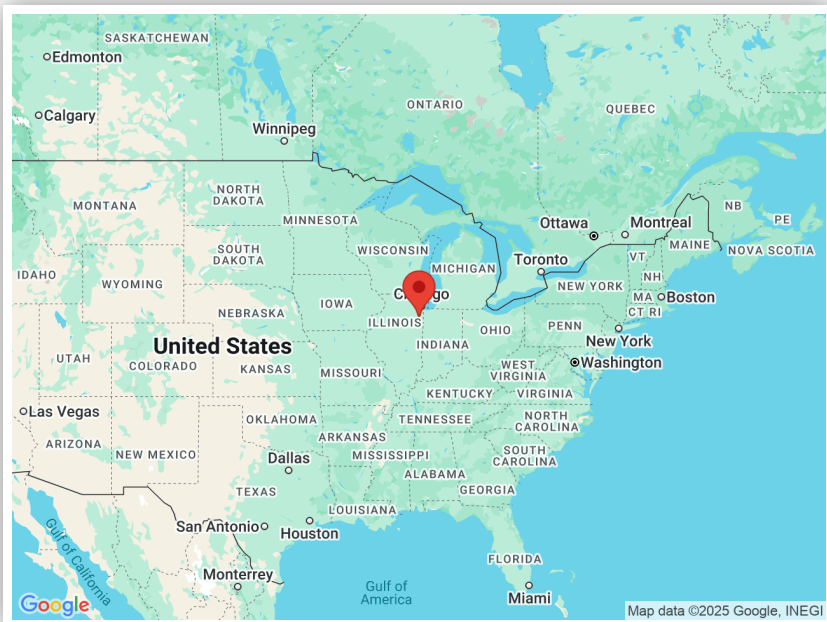
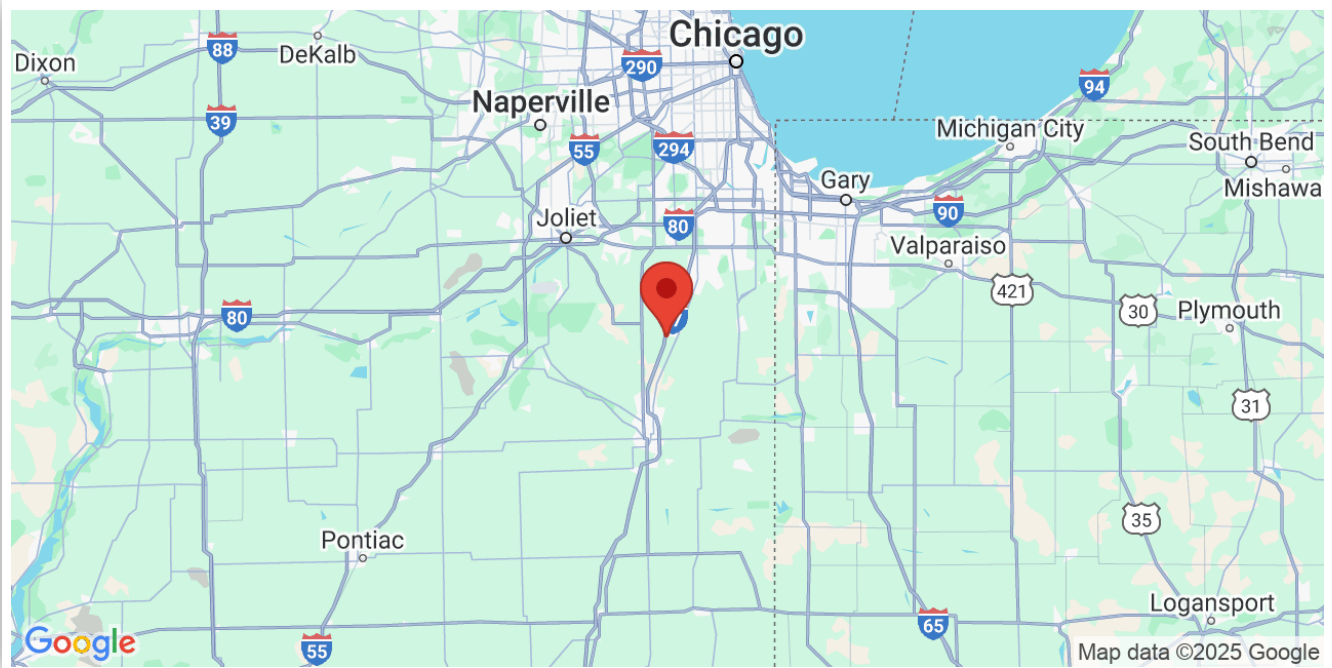
Page 19

28.16 Acres Peotone

W. Wilmington Rd., Peotone, IL, 60468

AREA LOCATION MAP

28.16 Acres Peotone W. Wilmington Rd., Peotone, IL, 60468



Buck Tamblyn, CCIM

McColly Bennett Real Estate
Phone: (815) 549-4301
License: 475.131086
Email: bucktamblyn@mccolly.com
http://bucktamblyn.mccolly.com/
29 Heritage Drive, Bourbonnais IL 60914

© Copyright 2011- 2025 CRE Tech, Inc. All Rights Reserved.



Page 20

28.16 Acres Peotone

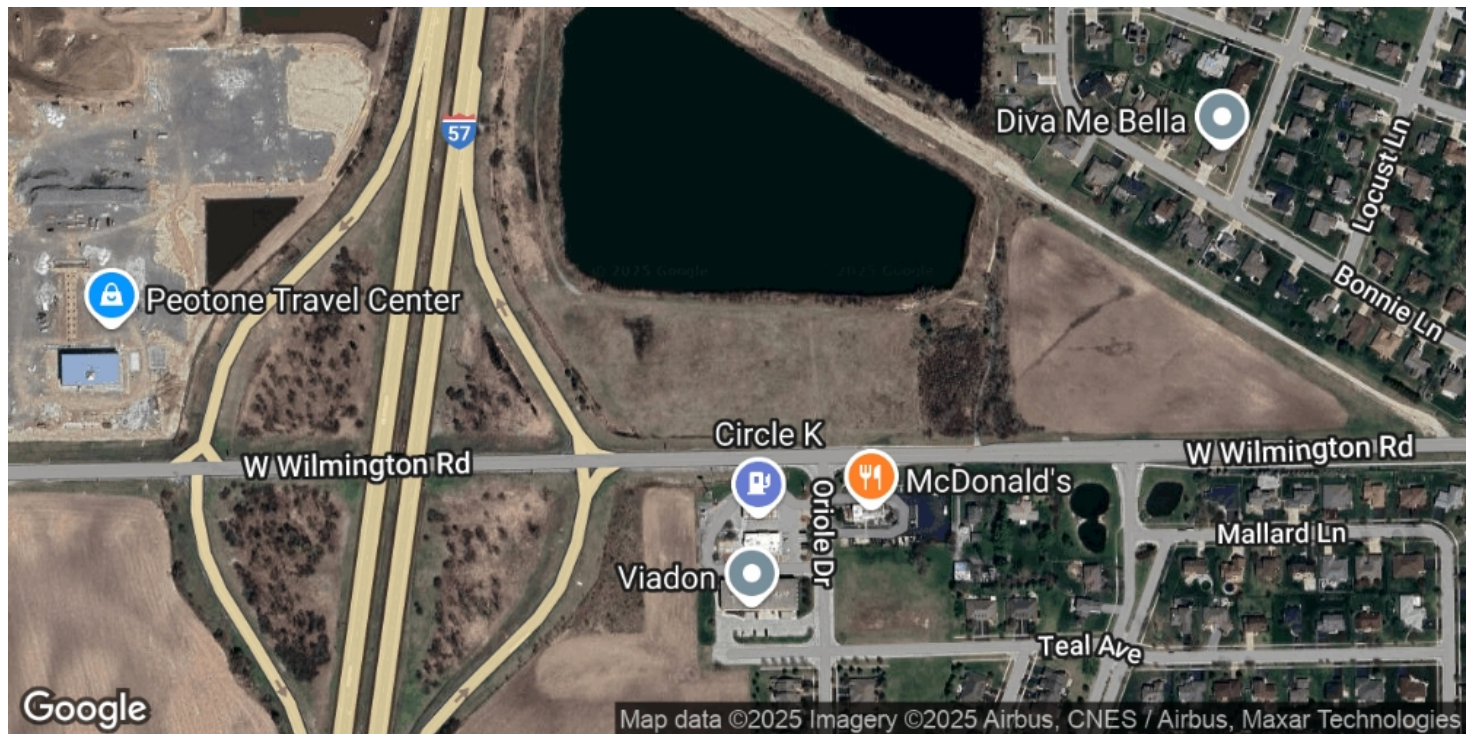
W. Wilmington Rd., Peotone, IL, 60468

AERIAL ANNOTATION MAP



McCOLLY BENNETT
COMMERCIAL *advantage*

28.16 Acres Peotone W. Wilmington Rd., Peotone, IL, 60468



Buck Tamblyn, CCIM

McColly Bennett Real Estate
Phone: (815) 549-4301
License: 475.131086
Email: bucktamblyn@mccolly.com
<http://bucktamblyn.mccolly.com/>
29 Heritage Drive, Bourbonnais IL 60914

© Copyright 2011- 2025 CRE Tech, Inc. All Rights Reserved.



Page 21



Buck Tamblyn, CCIM

Phone: (815)549-4301

Email: bucktamblyn@mccolly.com

License: 475.131086



MCCOLLY BENNETT REAL ESTATE

BUCK TAMBLYN, CCIM



(815)549-4301



bucktamblyn@mccolly.com



29 Heritage Drive
Bourbonnais, IL, 60914, United States