### FOR SALE

# LYNWOOD - 1.31 ACRES



3570 Sauk Trail, Lynwood, IL 60411



#### **OFFERING SUMMARY**

Sale Price: \$150,000

Lot Size: 1.31 Acres

Price / Acre: \$114,504

Zoning: C-4

#### **PROPERTY OVERVIEW**

Excellent corner location - Rte. 30 and Sauk Trail

Zoned C-4 Commercial with 310ft. of Frontage.

Traffic Count of 25,000 VPD!!

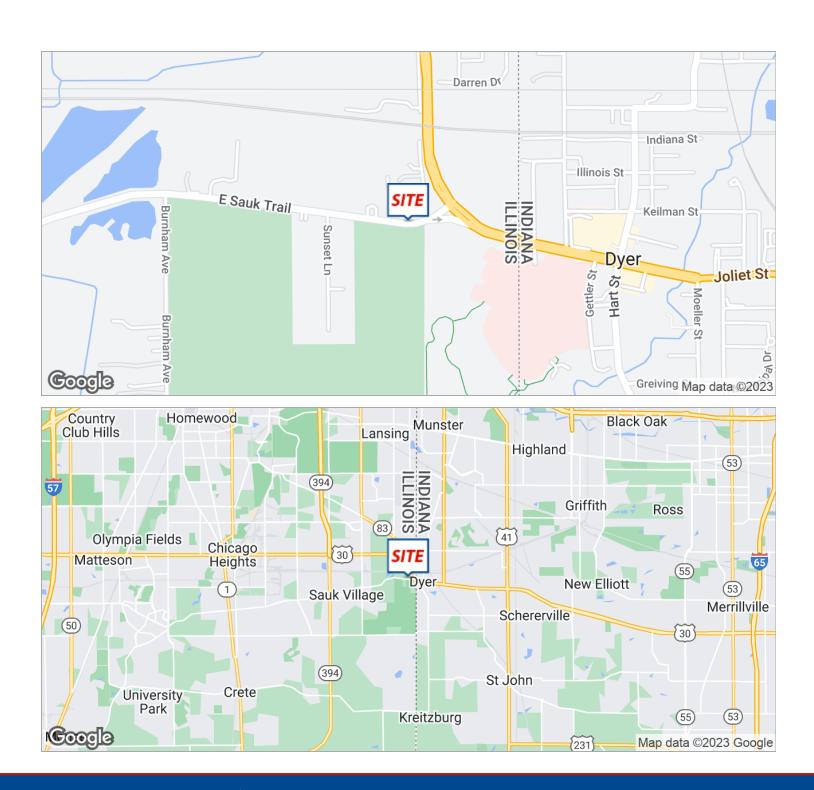
Many possibilities!

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MCCOLLY BENNETT COMMERCIAL ADVANTAGE

29 Heritage Dr Bourbonnais, IL 60914 P: 815.929.9381 mccollycre.com BUCK TAMBLYN BROKER 815.549.4301 bucktamblyn@mccolly.com JEFF BENNETT PARTNER 815.922.6505 jbennett@mccolly.com



Land MLS #: 11842153 List Price: \$150,000 List Date: 07/25/2023 Orig List Price: \$150,000 Status: **NFW** Area: 5411 List Dt Rec: 07/25/2023 Sold Price:

Contingency:

# Fireplaces:

Bldgs on Land?: No

Parking:

County: Cook

Address: 3570 E Sauk Trl , Lynwood, IL 60411

Directions: Corner of Sauk Trail & Rt 30

Sold by: Rental Price: \$0 Rental Unit: Closed: Contract Date: Off Market: Financing: Mkt. Time (Lst./Tot.): 1/1 Dimensions: 428 X 142 Concessions:

Ownership: Fee Subdivision: Simple

Corp Limits: Lynwood Township: Bloom

Coordinates: Bathrooms / Rooms:

(full/half): Master Bath: Bedrooms: Garage Type: Bmt Bath: No Basement: # Spaces: 0

More Agent Contact Info:

Prepared By: Jay Tamblyn | McColly Bennett Real Estate | 07/25/2023 01:12 PM

Mobility Score: -

#### Some photos may be virtually staged

Remarks: LYNWOOD - 1.31 Acres - Excellent corner location - Rte. 30 and Sauk Trail - Zoned C-4 Commercial with 310ft of Frontage, Traffic Count of 25,000 VPD!! Many possibilities!

**School Data Assessments** <u>Miscellaneous</u> <u>Tax</u> Elementary: (168) Junior High: (168) Amount: **\$2,802.46** Special Assessments: Unknown Waterfront: No Special Service Area: No PIN: 33291000030000 Acreage: 1.31 High School: (206) Appx Land SF: 57015 Mult PINs: Tax Year: 2021 Front Footage: 300 Tax Exmps: # Lots Avail: 1 Zoning Type: Farm: No Actual Zoning:

Laundry Features: None Ownership Type: Type of House: Lot Size: 1.0-1.99 Acres Frontage/Access: City Street Style of House:

Lot Size Source: Driveway: Basement Details: None

Pasture Acreage: Road Surface: Asphalt Construction: Tillable Acreage: Rail Availability: Exterior: Wooded Acreage: Tenant Pays: Air Cond: None

Lot Desc: Corner Min Req/SF (1): Heating: Land Desc: Level Min Req/SF (2): Utilities to Site: Electric to Site, Gas to Site, Well-

**Private, None** Land Amenities: Other Min Reg SF: General Info: School Bus Service Farms Type: Lease Type:

Backup Package: No Bldg Improvements: Loans: Backup Info: Current Use: Agricultural/Land Only Equity: Possession: Closing Potential Use: Relist:

Sale Terms: Conventional, Lease/Purchase, Seller Needs: Location: Corner

Rent w/ Option, Cash Only Known Liens: None Known Seller Will:

Broker Private Remarks:

MLS #: 11842153

Internet Listing: Yes Remarks on Internet?: Yes Addr on Internet?: Yes VOW AVM: Yes VOW Comments/Reviews: Yes Lock Box: None Listing Type: Exclusive Right to Sell Special Comp Info: None Holds Earnest Money: Yes Buyer Ag. Comp.: 2.5% OF GROSS SALE Addl. Sales Info.: None **Broker Notices:** 

PRICE MINUS \$395 (% of **Gross Sale Price)** ?

Showing Inst: Drive by to view Expiration Date: 07/25/2024 Cont. to Show?:

Owner: Owner of record Broker Owned/Interest: No

Broker: McColly Bennett Real Estate (94050) / (815) 929-9381

List Broker: Jay Tamblyn (940284) / (815) 549-4301 / bucktamblyn@mccolly.com

CoList Broker: Jeffry Bennett (940015) / (815) 922-6505

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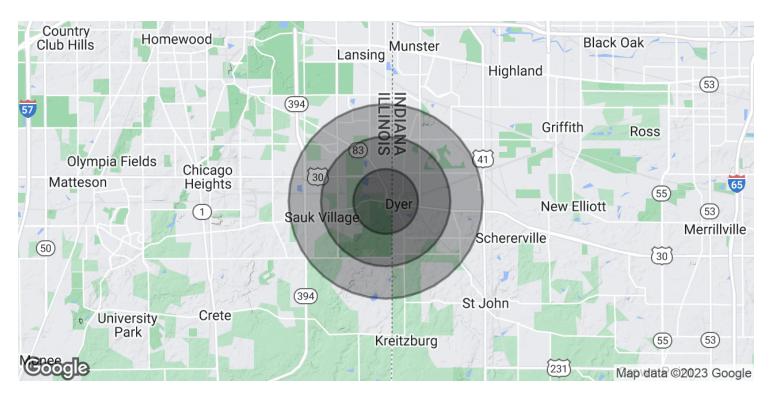
NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	4,740	22,897	45,242
Average Age	38.9	40.8	42.7
Average Age (Male)	39.0	39.0	40.0
Average Age (Female)	41.5	43.5	45.2
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,955	9,097	18,290
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$73,513	\$80,211	\$91,243
Average House Value	\$180,623	\$1 <i>7</i> 8,886	\$205,489

<sup>\*</sup> Demographic data derived from 2020 ACS - US Census



## Traffic Count Map - Close Up

3570 E Sauk Trl, Sauk Village, Illinois, 60411 2 3570 E Sauk Trl, Sauk Village, Illinois, 60411

Rings: 1, 3, 5 mile radii

Prepared by Esri Latitude: 41.49539

Longitude: -87.52972





Source: ©2023 Kalibrate Technologies (Q2 2023).

Average Daily Traffic Volume

Lup 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



June 28, 2023





### 3570 E SAUK TRL LYNWOOD, IL 60411-5220

LOCATION ACCURACY: User-defined location

### Flood Zone Determination Report

## Flood Zone Determination: **OUT**

COMMUNITY	170054	PANEL	0832J
PANEL DATE	August 19, 2008	MAP NUMBER	17031C0832J

