

630 W DAVIS ST

BUSHNELL, IL 61422



PROPERTY DESCRIPTION

This sale is for Cortelyou Ready Mix Concrete in Bushnell, Illinois and includes the land, 7 buildings/garages, business (state certified) and extensive business assets such as a 53' portable concrete plant, 17 vehicles (mixers, semis, tanker trailer, dump trailer, tandem and a 2020 JCB 411HT Loader), and all other business assets. The business site features a water washout pit, forms for excess concrete, landscaping rock and more. The plant has an 80 yards/hour capacity and has historically averaged 12,000 yards/year when fully staffed and could produce up to 17,000 yards/year. The plant control system is a Command Alkon Batch System with backup lightning kits. New roofs in 2023 and 2024, new belt rollers in 2023, and before the sale of the business, the bag house will be replaced and the hopper will be relined. Full list of assets is available on request and with an appropriate offer, the seller would consider selling the land and buildings separately from the business and other hard assets. Pole barn five OH doors are 14' tall by 11' wide, vehicle repair garage OH doors are 12.5' tall by 12' wide, and workshop OH doors are 9'x9'. Appointments must be made in advance and owners will be present as this is an active business.

OFFERING SUMMARY

Sale Price:	\$899,00
Building Size:	0 14,124

DEMOGRAPHICS	1 MILE	5 MILES	SF 10 MILES
Total Households	600	1,933	5,529
Total Population	1,331	4,068	10,921
Average HH Income	\$44,425	\$46,259	\$51,477

O'BRYAN AND BALL
COMMERCIAL REAL ESTATE



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Jessica Ball

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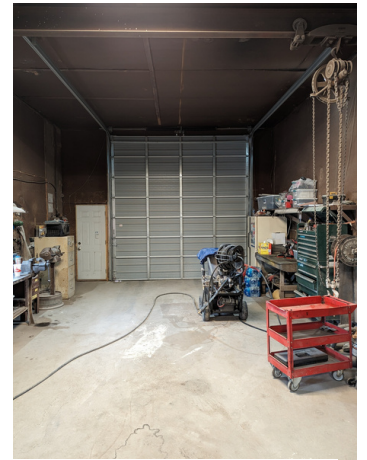
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FOR SALE

INDUSTRIAL PROPERTY

LOCATION MAP

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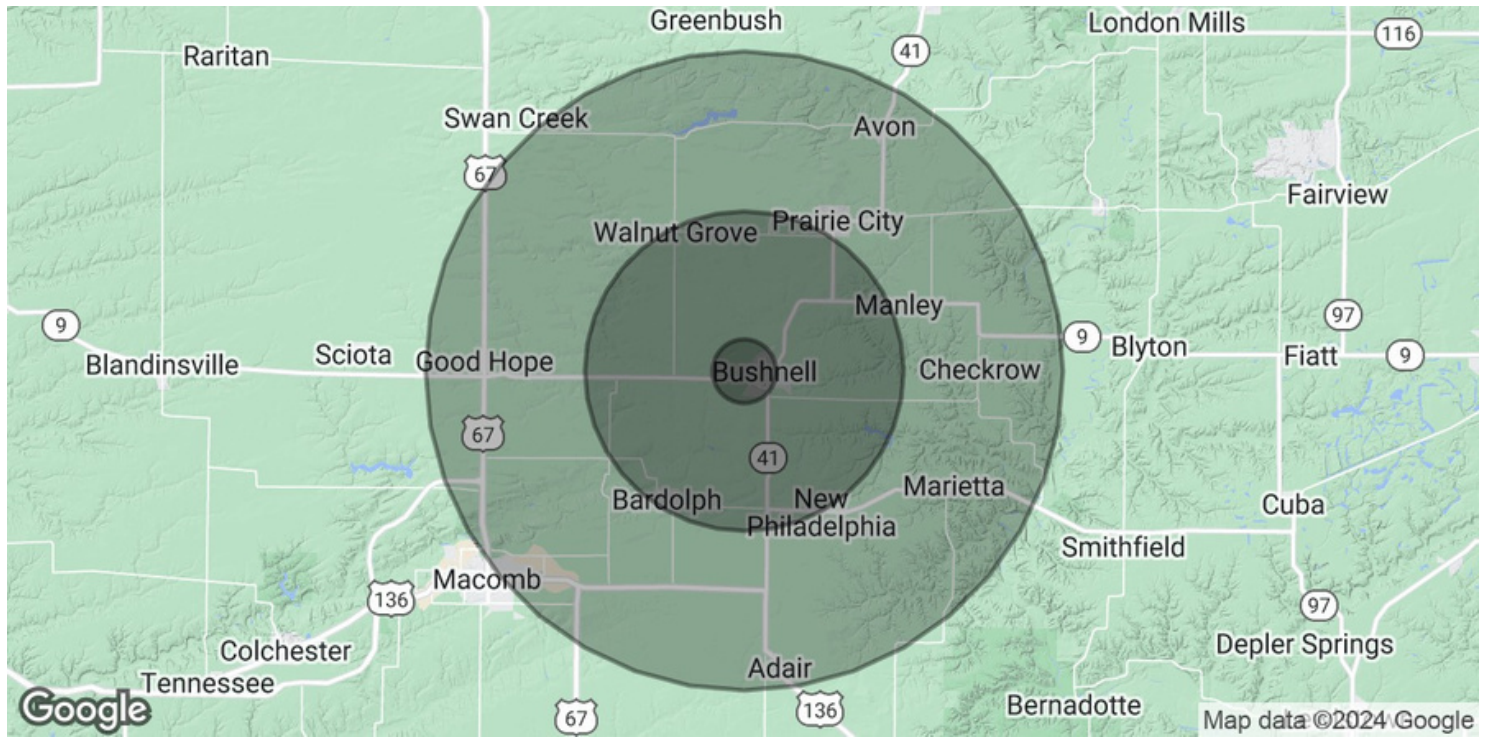
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,331	4,068	10,921
Average Age	37.6	40.8	43.9
Average Age (Male)	38.	42.1	42.9
Average Age (Female)	0	40.5	44.7
	37.5		
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	600	1,933	5,529
# of Persons per HH	2.2	2.1	2.0
Average HH Income	\$44,425	\$46,259	\$51,477
Average House Value	\$74,742	\$79,193	\$99,366

* Demographic data derived from 2020 ACS - US Census



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About the O'Bryan and Ball Team

Our team takes pride in our ability to inspire confidence and in building long-term relationships with our clients. It begins and continues with serving their interests and their interests alone. This approach provides us the ability to serve our clients today, tomorrow, and always. Our team has over 40 years of experience in commercial real estate that includes expertise in agricultural & recreational land sales, the public health industry, office leasing, and retail & industrial tenant/buyer representation. We've mastered the skill of developing marketing plans designed for sellers that ensure the highest price is realized for the property.

Mike O'Bryan, President of RE/MAX Traders Unlimited Commercial, is recognized as one of the region's top real estate professionals and has received numerous awards and acknowledgements. In 2018, Mike was one of the four recipients of the National Commercial Award from the National Association of Realtors. He was awarded the Outstanding Sales Achievement Award by REMAX International for #1 Commercial Sales Associate in 2022 for the St. Louis region. He was also recognized in 2020 by RE/MAX International as one of the top 50 Commercial Sales Associates in the US (#41) and top 100 in the world (#99).

Jessica and Justin Ball are both REALTORS with RE/MAX Traders Unlimited Commercial. They have helped a variety of small and large clients with buying, selling and leasing commercial properties (multifamily, office, retail, warehouse, industrial, farm and land). As real estate investors in both residential and commercial properties, developers and business owners, they have first-hand knowledge to bring to representing their clients.

Our past and current clients include CSE Software, Methodist Medical Center of Illinois, Caterpillar, Inc., Boy Scouts of America, OSF Healthcare and Peoria Academy.

Our team is active in many local and national organizations including the National Association of Realtors, Peoria Area Commercial Association of Realtors, Peoria Rotary North, Impact Central Illinois, the Peoria Area Chamber of Commerce, Ronald McDonald House Charities of Central Illinois, Bradley University Braves Club Board, Heart of Illinois Big Brothers Big Sisters, Redeemer Lutheran Church, Peoria First Business Network International (BNI), and Hooked on Fishing Camp.



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