

FOR SALE PRIME DEVELOPMENT PROPERTY- 2 ACRES

770 EAST 6000N ROAD, BOURBONNAIS, IL 60914



EXCLUSIVELY PRESENTED BY:

BUCK TAMBLYN

Broker

815.549.4301

bucktamblyn@mccolly.com



FOR SALE

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770 East 6000N Road, Bourbonnais, IL 60914



OFFERING SUMMARY

Sale Price: \$649,000

Building Size: 1,662 SF

Zoning: M-2

PROPERTY OVERVIEW

Property is located just east on the new Bourbonnais Parkway interchange on approximately 2 acres.

Property has been annexed to Village of Bourbonnais and is zoned M2 manufacturing.

SO the 3 bedroom ranch, 2 baths and 2 car garage is a legal non-conforming and can be occupied or rented.

**MCCOLLY BENNETT
COMMERCIAL ADVANTAGE**

29 Heritage Dr
Bourbonnais, IL 60914
P: 815.929.9381
mccollycre.com

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The information contained herein, we believe, has been obtained from reasonably reliable sources, and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee either expressed or implied, is made with respect to the accuracy thereof. All such information submitted is subject to error, omissions, or changes in conditions, prior to sale, lease, or withdrawal without notice. All information contained herein should be verified to the satisfaction of the persons relying thereon.

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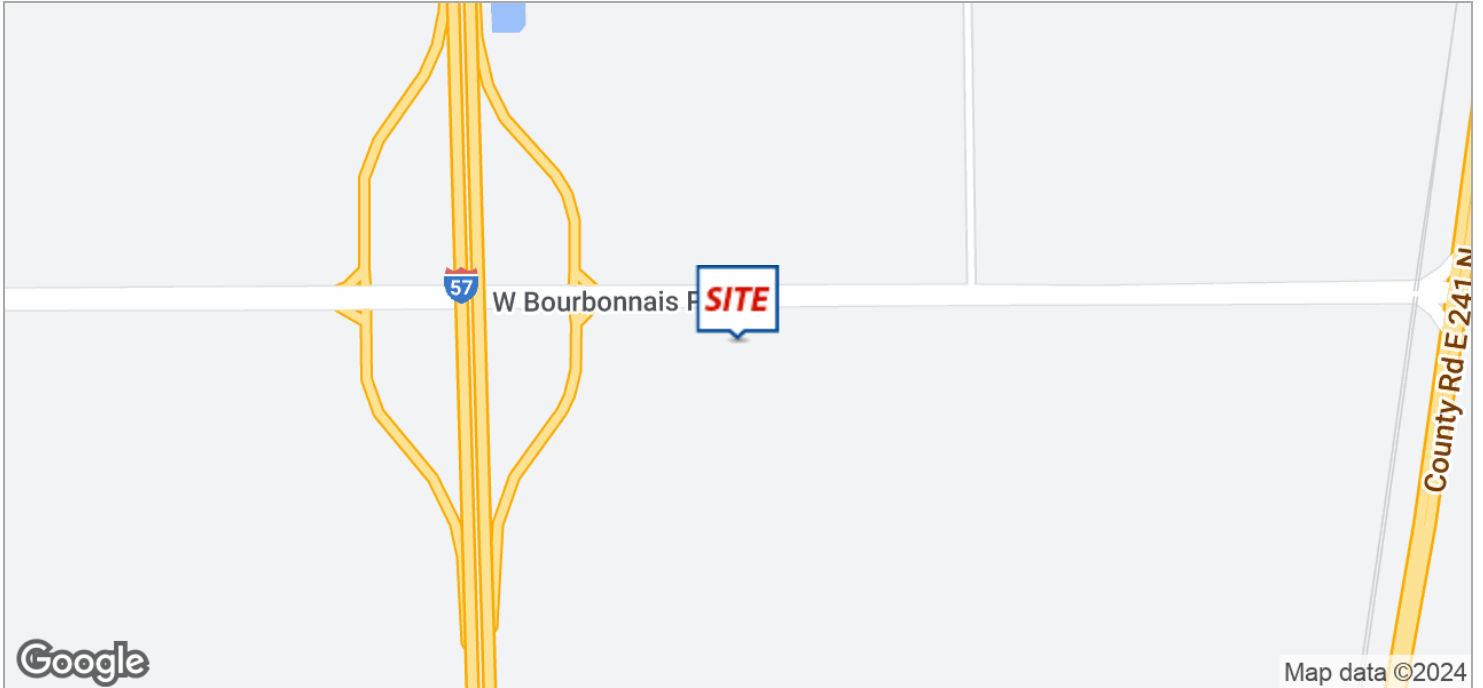
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Detached Single

Status: **NEW**
 Area: **914**
 Address: **770 E 6000 N Rd , Bourbonnais, IL 60914**
 Directions: **I 57 to Bourbonnais Parkway East to property on the southside.**
 Sold by:
 Closed:
 Off Market:
 Year Built: **1976**
 Dimensions: **250 X 436**
 Ownership: **Fee Simple**
 Corp Limits: **Bourbonnais**
 Coordinates:
 Rooms: **6**
 Bedrooms: **3**
 Basement: **None**
 MLS #: **12071067**
 List Date: **05/31/2024**
 List Dt Rec: **05/31/2024**
 Contract:
 Financing:
 Blt Before 78: **Yes**
 Subdivision:
 Township: **Bourbonnais**
 Bathrooms **2 / 0**
 (full/half):
 Master Bath: **Full**
 Bsmnt. Bath:
 Mobility Score: - **?**

List Price: **\$649,000**
 Orig List Price: **\$649,000**
 Sold Price:

Mkt. Time (Lst./Tot.): **4/49**
 Concessions:
 Contingency:
 Curr. Leased: **No**
 Zoning Type: **Commercial**
 Model:
 County: **Kankakee**
 # Fireplaces:
 Parking: **Garage**
 # Spaces: **Gar:2**
 Parking Incl: **Yes**
 In Price:

Some photos may be virtually staged

Remarks: **BOURBONNAIS - FOR SALE - PRIME INVESTMENT/DEVELOPMENT OPPORTUNITY - Perfect time to purchase this property that lies in the direct path of progress! Property is located just East of the new Bourbonnais Parkway Interchange on approximately 2 acres. Property has been annexed into the Village of Bourbonnais and is zoned M-2 Manufacturing, and the Property also lies within the I-57 Interchange Overlay District. So, this 3bedroom/2 bathroom ranch home is legal non-conforming and can be occupied or rented. There is a 2 car garage on the property also. This could be a great home or income producing residential rental property until a prime Commercial/Manufacturing user comes along and offers you top dollar! Call today!**

School Data

Elementary: **(53)**
 Junior High: **(53)**
 High School: **(307)**

Assessments

Amount: **\$0**
 Frequency: **Not Applicable**
 Special Assessments: **No**
 Special Service Area: **No**
 Master Association: **No**
 Master Assc. Freq.: **Not Required**

Tax

Amount: **\$5,923.34**
 PIN: **17090520000600**
 Mult PINs: **No**
 Tax Year: **2022**
 Tax Exmps: **Homeowner**

Miscellaneous

Waterfront: **No**
 Appx SF: **1662**
 SF Source: **Appraiser**
 Bldg. Assess. SF:
 Acreage: **2**

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	15X19	Main Level	Carpet		Master Bedroom	13X13	Main Level	Carpet	
Dining Room	12X18	Main Level	Wood Laminate		2nd Bedroom	11X13	Main Level	Wood Laminate	
Kitchen	12X14	Main Level			3rd Bedroom	9X12	Main Level	Carpet	
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room									

Interior Property Features:

Exterior Property Features:

Age: **41-50 Years**

Type: **1 Story**

Style:

Exterior: **Vinyl Siding**

Air Cond: **Central Air**

Heating: **Electric**

Kitchen:

Appliances:

Dining:

Attic:

Basement Details: **None**

Bath Amn:

Fireplace Details:

Fireplace Location:

Electricity:

Equipment:

Other Structures:

Door Features:

Window Features:

Laundry Features:

Additional Rooms: **No additional rooms**

Garage Ownership: **Owned**

Garage On Site: **Yes**

Garage Type: **Attached**

Garage Details:

Parking Ownership:

Parking On Site:

Parking Details:

Driveway:

Foundation:

Exst Bas/Fnd:

Disability Access: **No**

Disability Details:

Exposure:

Lot Size: **2.0-2.99 Acres**

Lot Size Source:

Lot Desc: **Legal Non-Conforming**

Roof:

Sewer: **Septic-Private**

Water: **Well-Private**

Const Opts:

General Info: **Interstate Access**

Amenities:

Asmt Incl: **None**

HERS Index Score:

Green Discl:

Green Rating Source:

Green Feats:

Sale Terms:

Possession: **Closing**

Occ Date:

Rural: **Yes**

Vacant:

Relist:

Zero Lot Line:

Broker Private Remarks: **Additional Info on zoning is available.**

Internet Listing: **Yes**

VOW AVM: **Yes**

Listing Type: **Exclusive Right to Sell**

Buyer Ag. Comp.: **2.5% - \$395 ADMINISTRATIVE FEE**
 (% of Gross Sale Price) **?**

Showing Inst: **Schedule through Showtime. 24 hour notice preferred.**

Mgmt. Co:

Owner: **ORR**

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

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

CoList Broker:

Remarks on Internet?: **Yes**

VOW Comments/Reviews: **Yes**

Holds Earnest Money: **Yes**

Addl. Sales Info.: **None**

Cont. to Show?:

Contact Name:

Ph #:

Addr on Internet?: **Yes**

Broker Notices:

Lock Box: **None**

Special Comp Info: **None**

Expiration Date: **03/20/2025**

Phone:

Broker Owned/Interest: **No**

More Agent Contact Info:

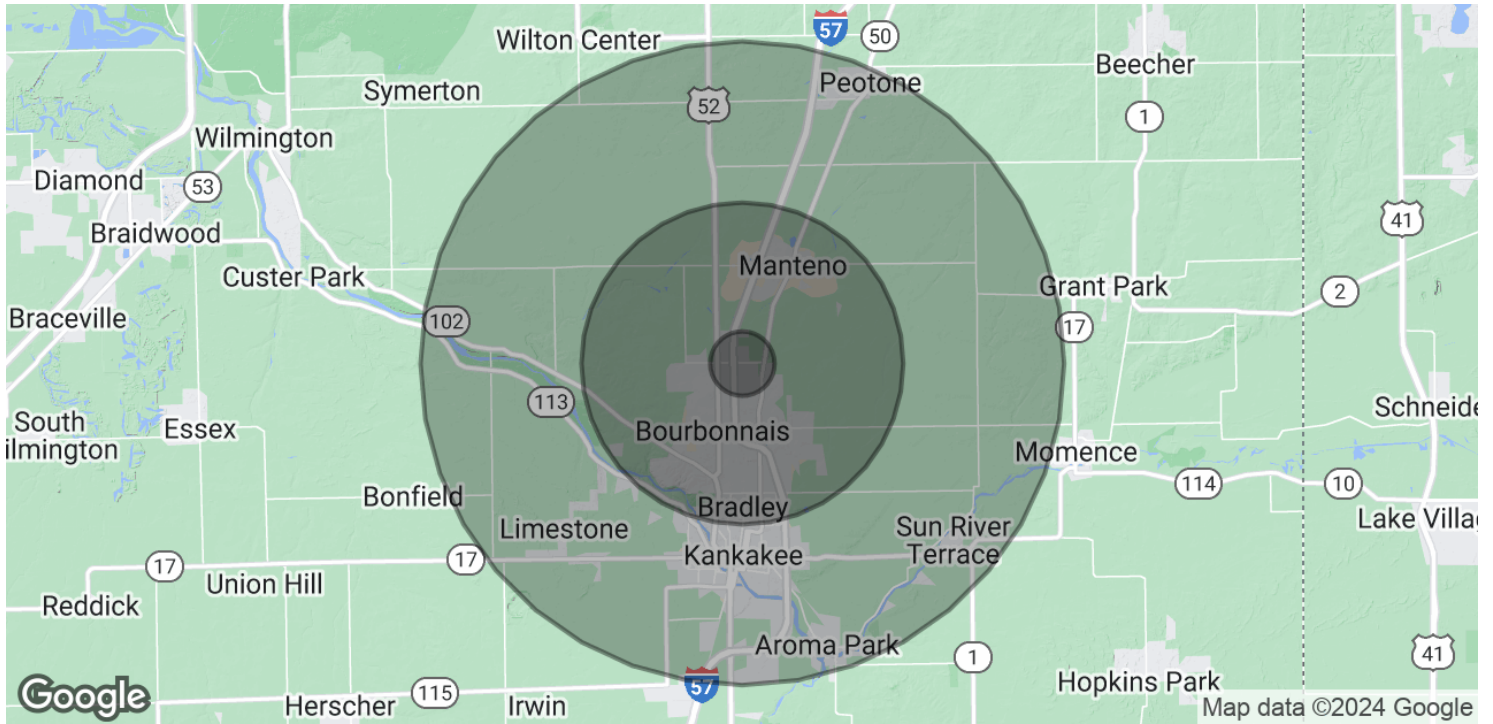
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,134	48,020	92,911
Average Age	29.5	37.3	38.4
Average Age (Male)	29.9	37.4	37.5
Average Age (Female)	31.1	38.6	39.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	755	18,632	38,119
# of Persons per HH	2.8	2.6	2.4
Average HH Income	\$56,958	\$74,380	\$67,080
Average House Value	\$50,985	\$162,808	\$149,782

2020 American Community Survey (ACS)

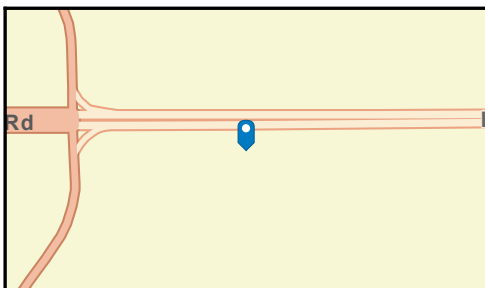
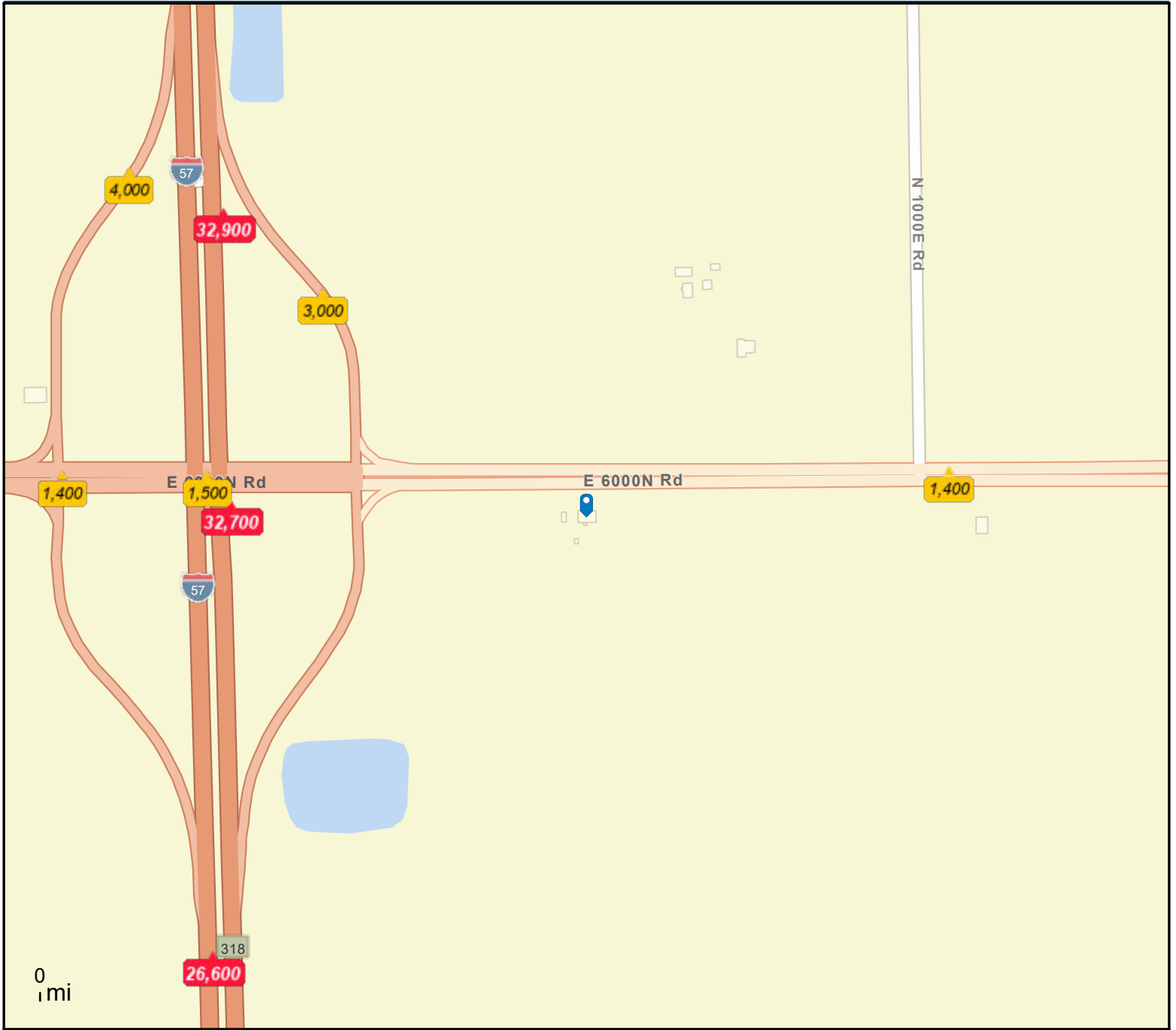
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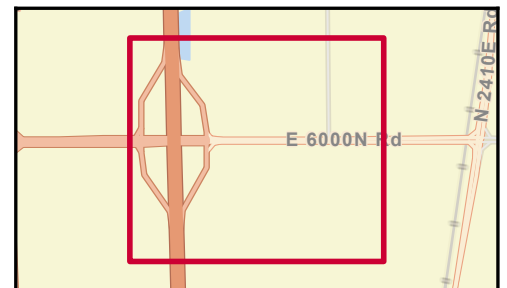
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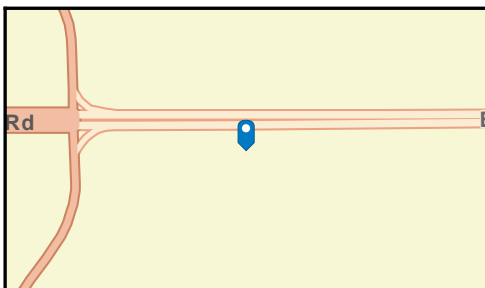
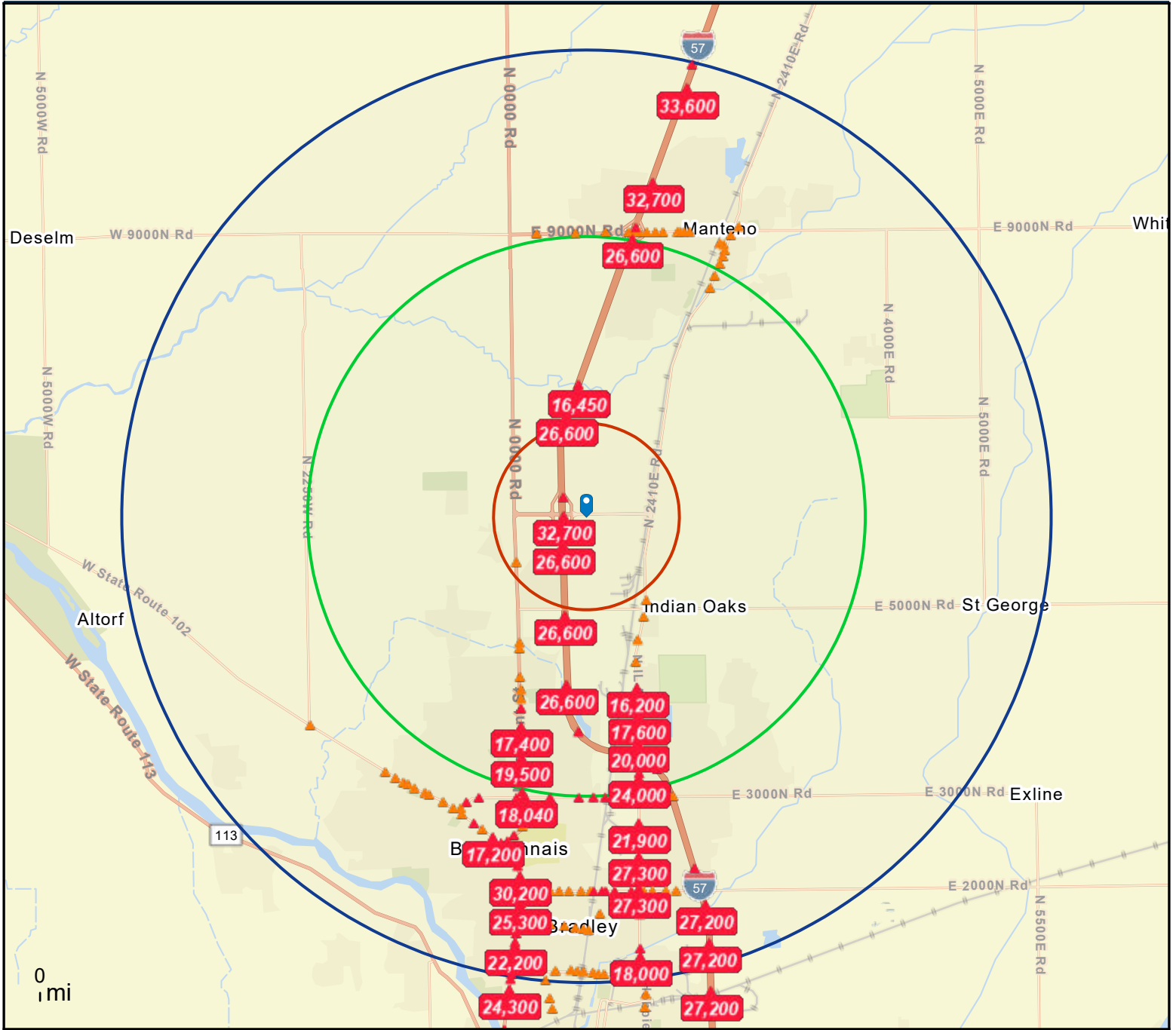
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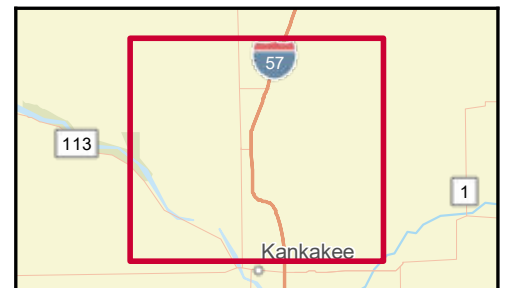
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q3 2023).



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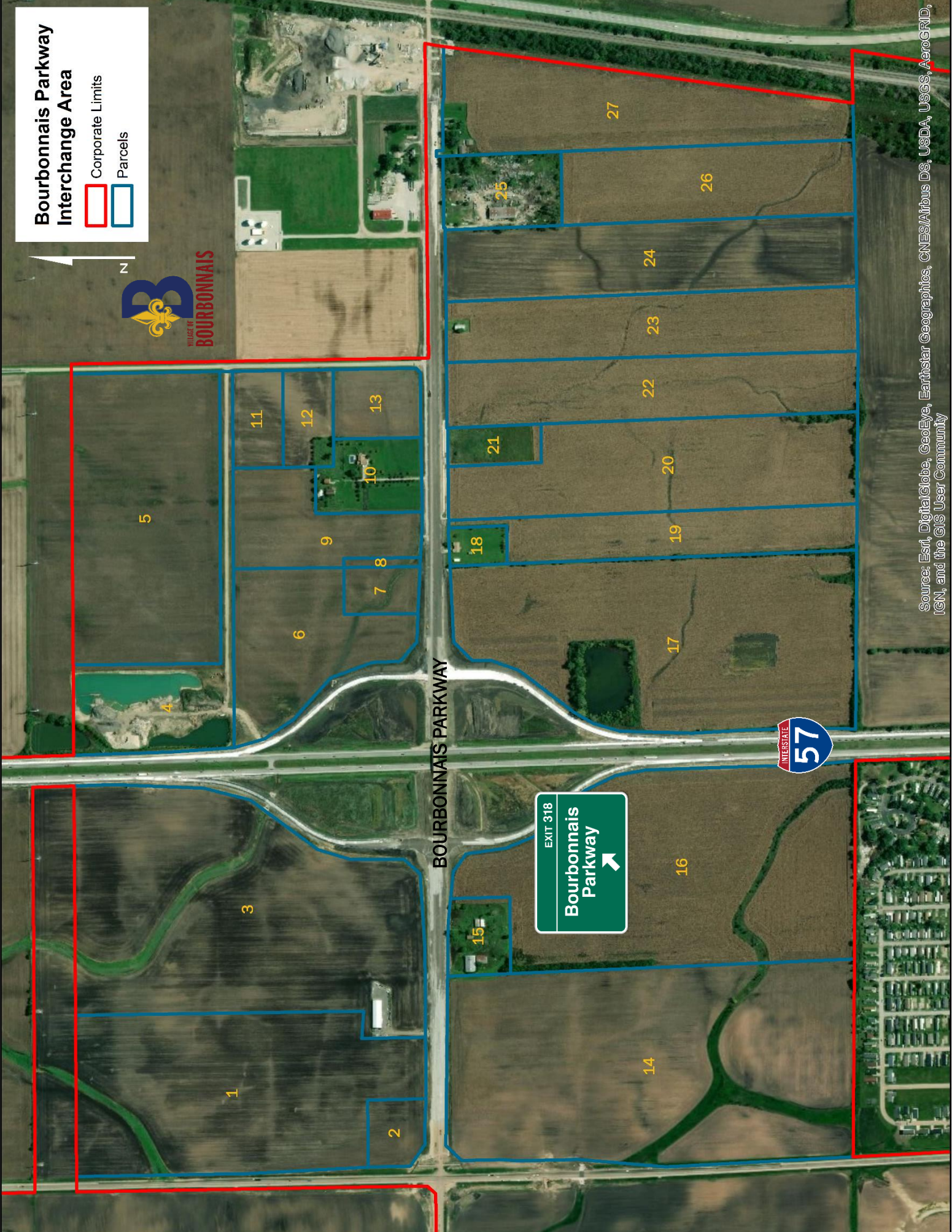
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Bourbonnais Parkway Interchange Area

- Corporate Limits
- Parcels



N



EXIT 318
Bourbonnais Parkway
















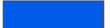

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

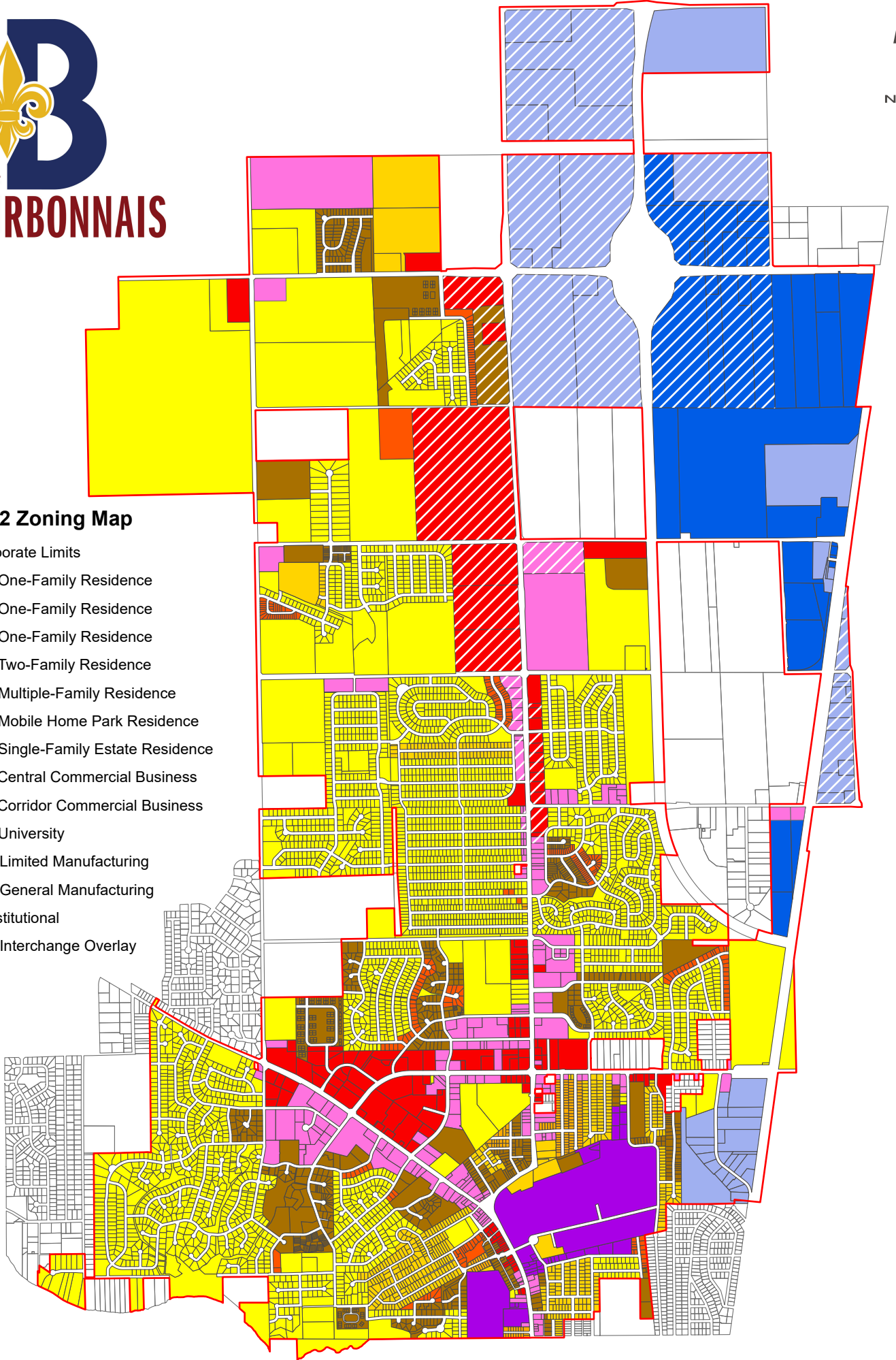


VILLAGE OF
BOURBONNAIS



Official 2022 Zoning Map

-  Corporate Limits
-  R-1 One-Family Residence
-  R-2 One-Family Residence
-  R-3 One-Family Residence
-  R-4 Two-Family Residence
-  R-5 Multiple-Family Residence
-  R-6 Mobile Home Park Residence
-  R-7 Single-Family Estate Residence
-  B-1 Central Commercial Business
-  B-2 Corridor Commercial Business
-  U-1 University
-  M-1 Limited Manufacturing
-  M-2 General Manufacturing
-  I- Institutional
-  I-57 Interchange Overlay



I-57 BOURBONNAIS PARKWAY DEVELOPMENT AREA

GREATER CHICAGO • 1,400 ACRES INDUSTRIAL TIF PROPERTY



BASF
The Chemical Company



CSL Behring



SEARS HOLDINGS

WELCOME TO BOURBONNAIS PARKWAY

Among the fastest growing metros in Illinois, Kankakee County is ideally situated 45 miles south of Downtown Chicago along the I-57 Corridor. Ready access to the interstate, rail, all utilities, fiber, workforce and competitive growth incentives means our diverse business community, including Fortune and Global 500 companies, is able to thrive. Total capital investment in Kankakee County for the years 2014-16 exceeded \$1.2 billion.



READY WORKFORCE

Strategically located in the Greater Chicago region, Kankakee County, IL, has a total labor force of more than 367,000 within a 30-minute drive radius, 2.5 million within a 45-minute drive radius.

AVAILABLE INCENTIVES

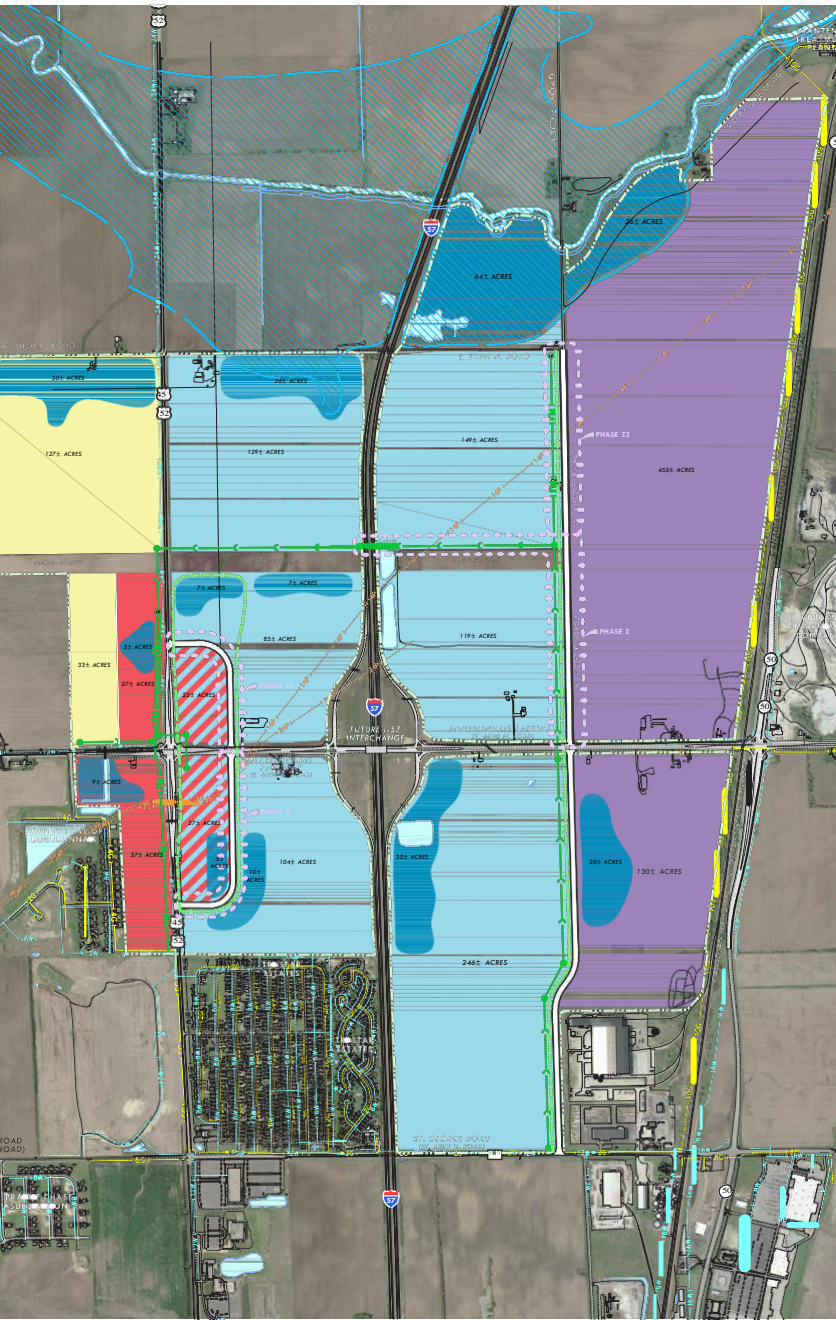
- 5-year Property Tax Abatement
- Sales Tax Exemption for New Construction
- Sales Tax Sharing
- Industrial Tax Increment Financing

SITE DETAILS

- 1,400 Acre TIF Land
- 3,000 Total Acres
- All Utilities in Place
- Dark Fiber Available
- Interstate Adjacency
- Level Topography
- Class I Rail
- IL EPA Attainment Area

SITE LAND USE SCHEMATIC

Bourbonnais Parkway Development Area



TRANSPORTATION

- Interstate 57 adjacent
- 27 miles to Interstate 80
- 12 miles to Greater Kankakee Airport
- 42 miles to Midway Airport
- 63 miles to O'Hare Airport
- River Valley Metro commuter bus
- Kankakee Amtrak

CLASS I RAIL

- CN mainline access
- Available spur sites

UTILITIES

- 30 MGD water capacity - Aqua Illinois
- 26.125 MGD wastewater treatment capacity
- 138kV electric substation with expansion capacity - ComEd
- Natural Gas - Nicor
- Dark fiber – Various

CONTACTS

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LAURIE CYR

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