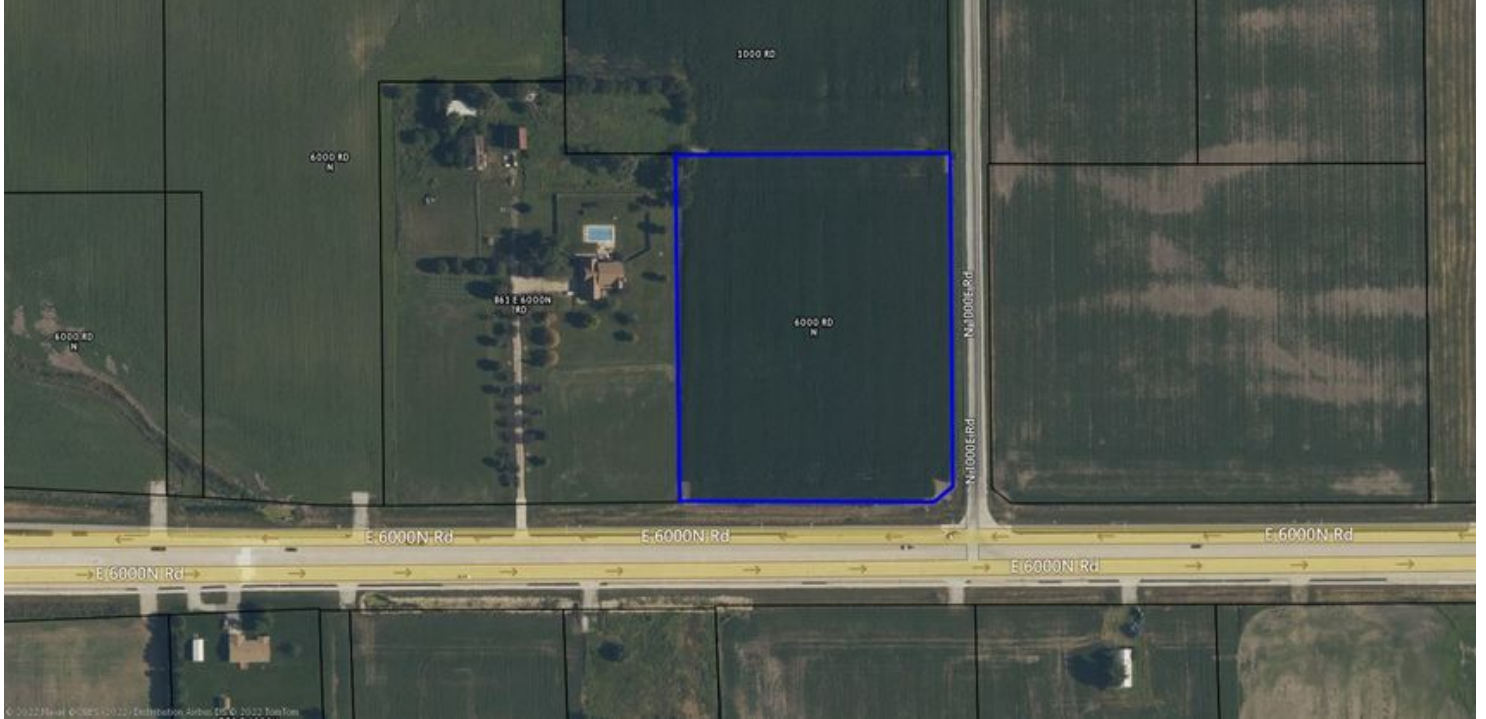


FOR SALE

FOR SALE - PRIME CORNER ON BOURBONNAIS PARKWAY



N 1000 E Road & Bourbonnais Parkway, Manteno, IL 60950



OFFERING SUMMARY

Sale Price: \$750,000
Lot Size: 7.41 Acres
Zoning: Industrial

PROPERTY OVERVIEW

7.41 acres with 480 feet of frontage on Bourbonnais Parkway and 680 feet of frontage on 1000 East.
Premier corner in the heart of the guaranteed future growth of this Industrial Park!
Several developments coming to this area soon!
Call today before it's too late!

MCCOLLY BENNETT COMMERCIAL ADVANTAGE

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

JEFF BENNETT
PARTNER
815.922.6505
jbennett@mccolly.com

BUCK TAMBLYN
BROKER
815.549.4301
bucktamblyn@mccolly.com

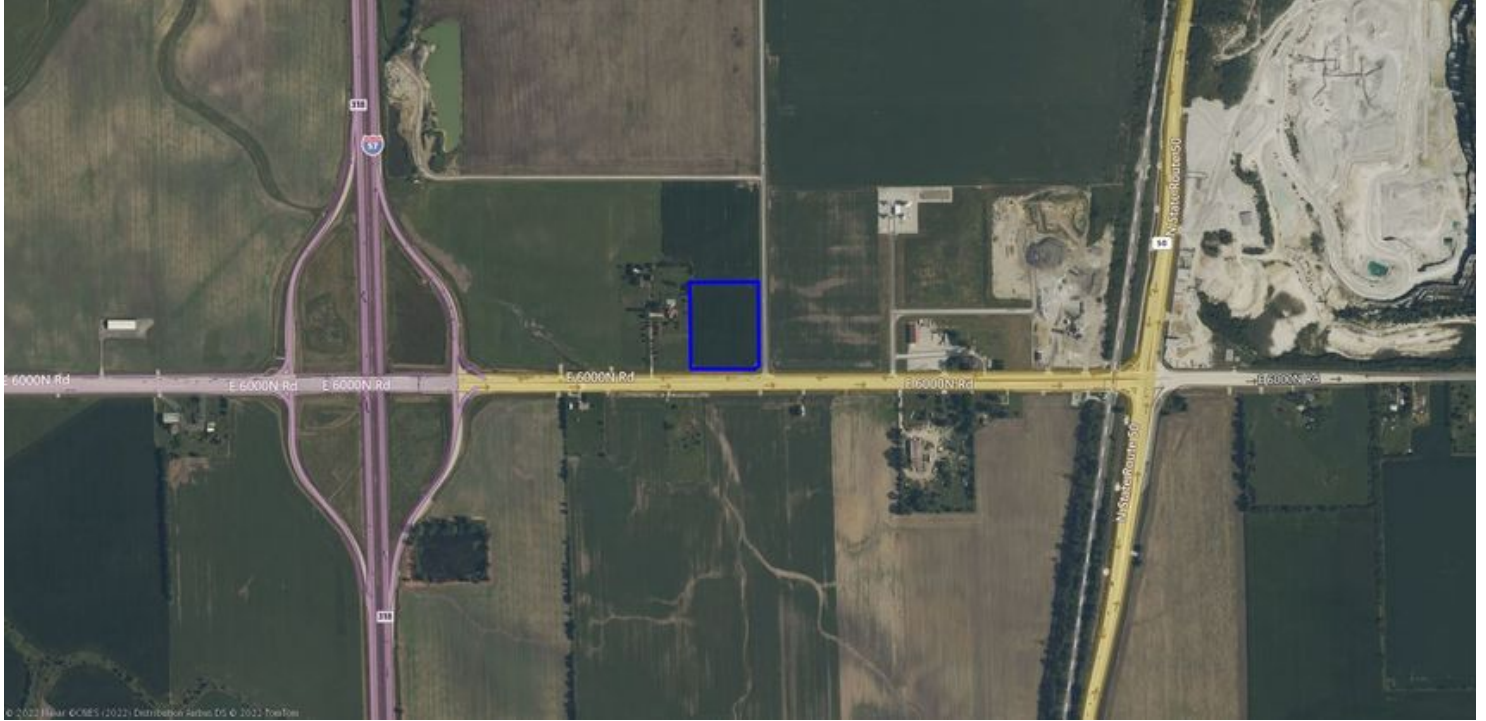
The information contained herein, we believe, has been obtained from reasonably reliable sources, and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee either expressed or implied, is made with respect to the accuracy thereof. All such information submitted 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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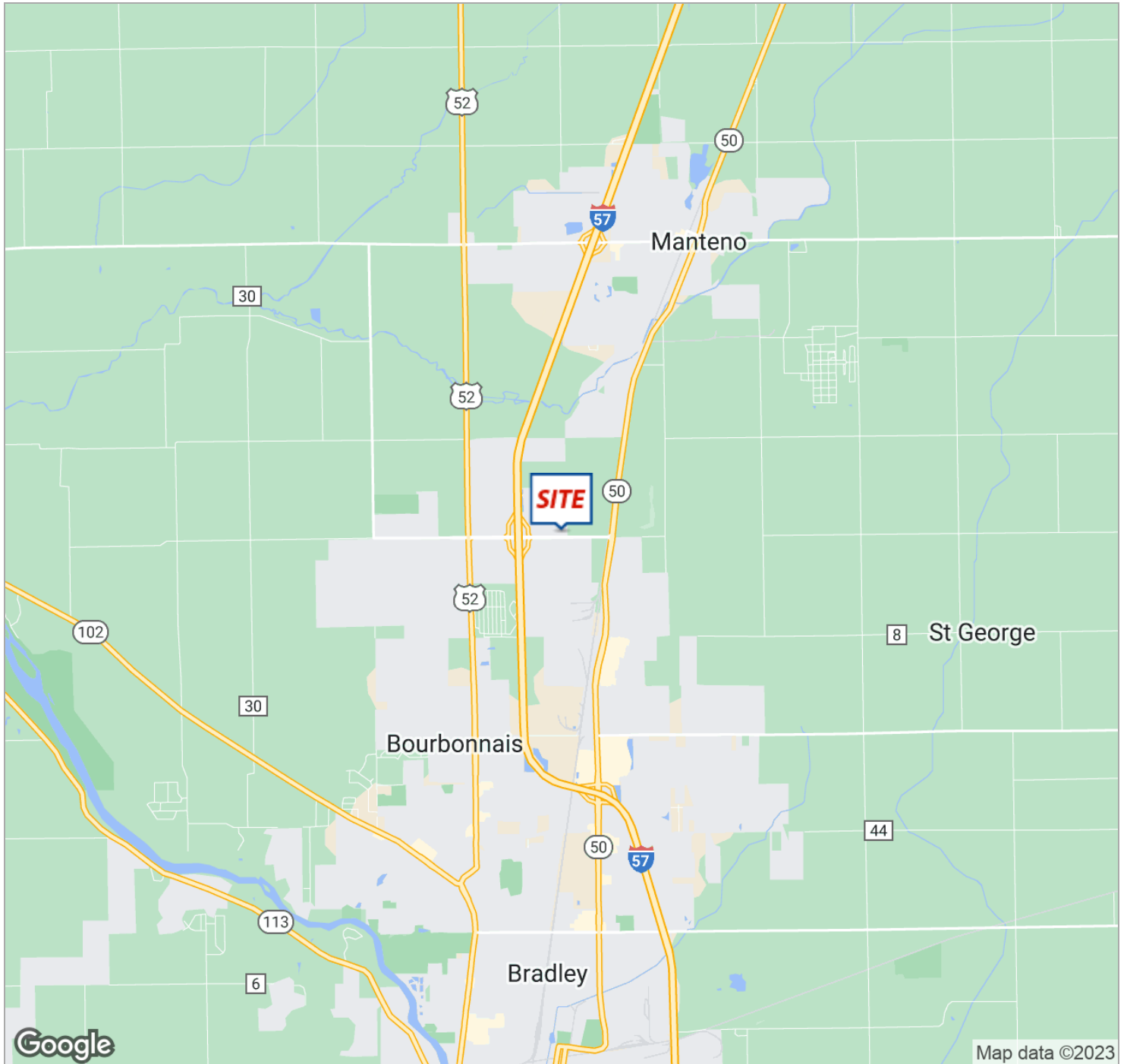
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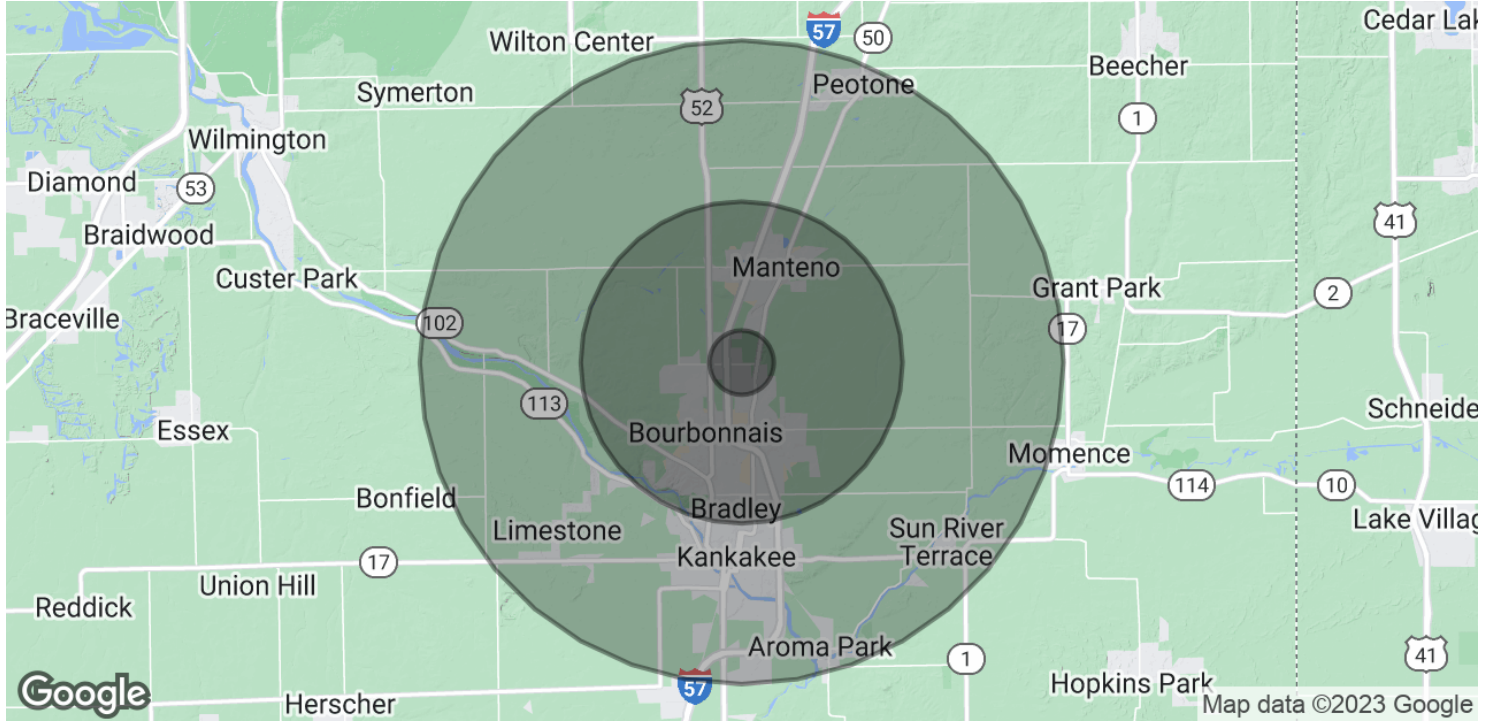
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N 1000 E Road & Bourbonnais Parkway, Manteno, IL 60950



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,708	39,995	111,465
Average Age	37.6	33.9	35.4
Average Age (Male)	35.8	32.8	33.7
Average Age (Female)	39.4	35.4	36.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	639	14,346	40,917
# of Persons per HH	2.7	2.8	2.7
Average HH Income	\$64,335	\$65,650	\$61,670
Average House Value	\$195,692	\$188,288	\$176,211

* Demographic data derived from 2020 ACS - US Census

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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

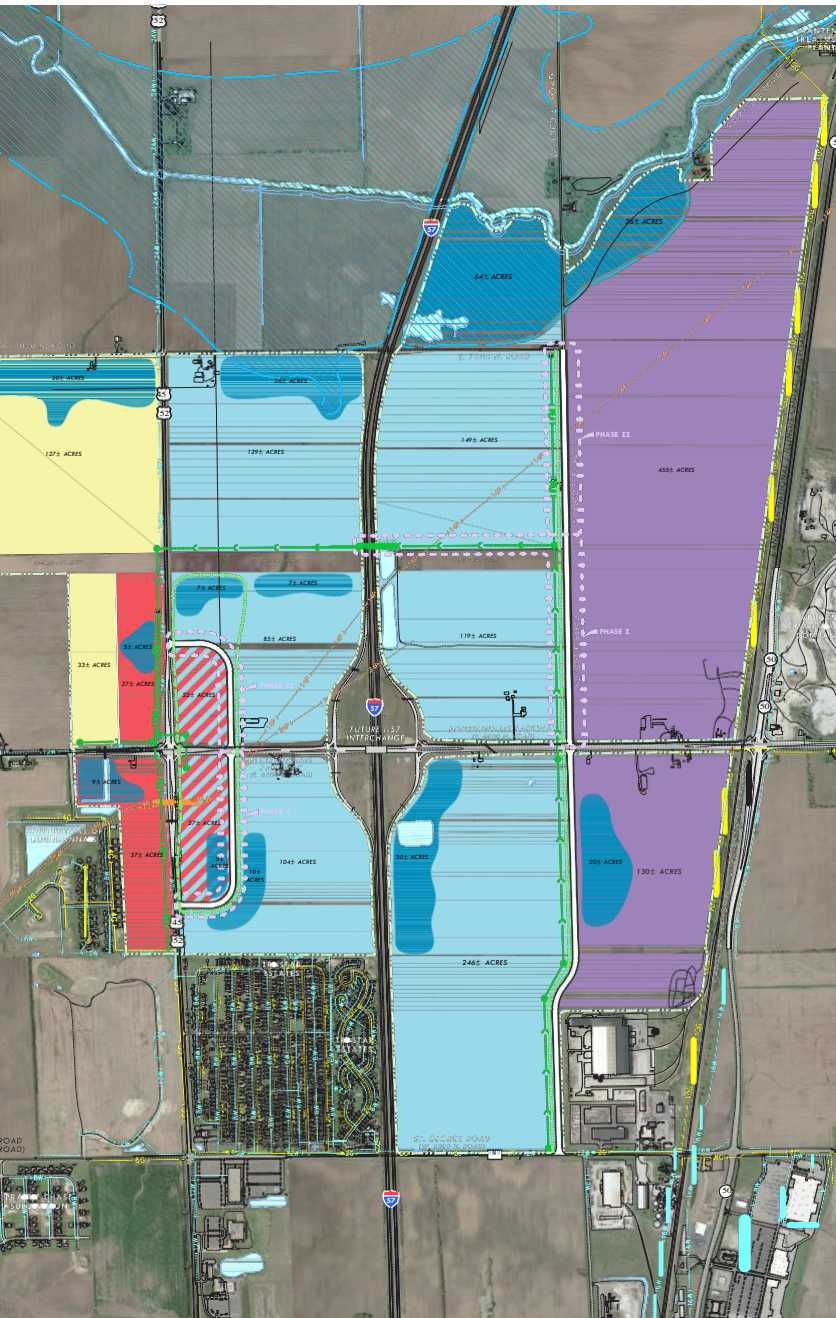
- 5-year Property Tax Abatement
- Sales Tax Exemption for New Construction
- Sales Tax Sharing
- Industrial Tax Increment Financing

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

MICHAEL J. VANMILL

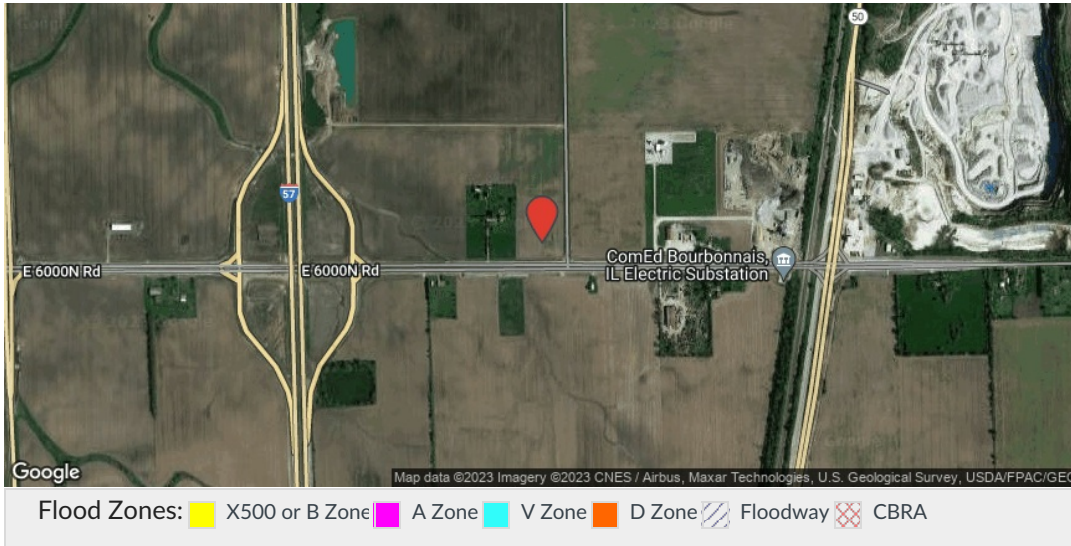
Village of Bourbonnais, Village Administrator
Office: 815.937.3570 • Mobile: 815.530.3186
vanmillm@villageofbourbonnais.com
VillageofBourbonnais.com
600 Main Street NW, Bourbonnais, IL 60914

LAURIE CYR

Village of Bourbonnais, Assistant Administrator
Office: 815.937.3570 • Mobile: 815.216.1901
cyr1@villageofbourbonnais.com
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600 Main Street NW, Bourbonnais, IL 60914



Overview Map





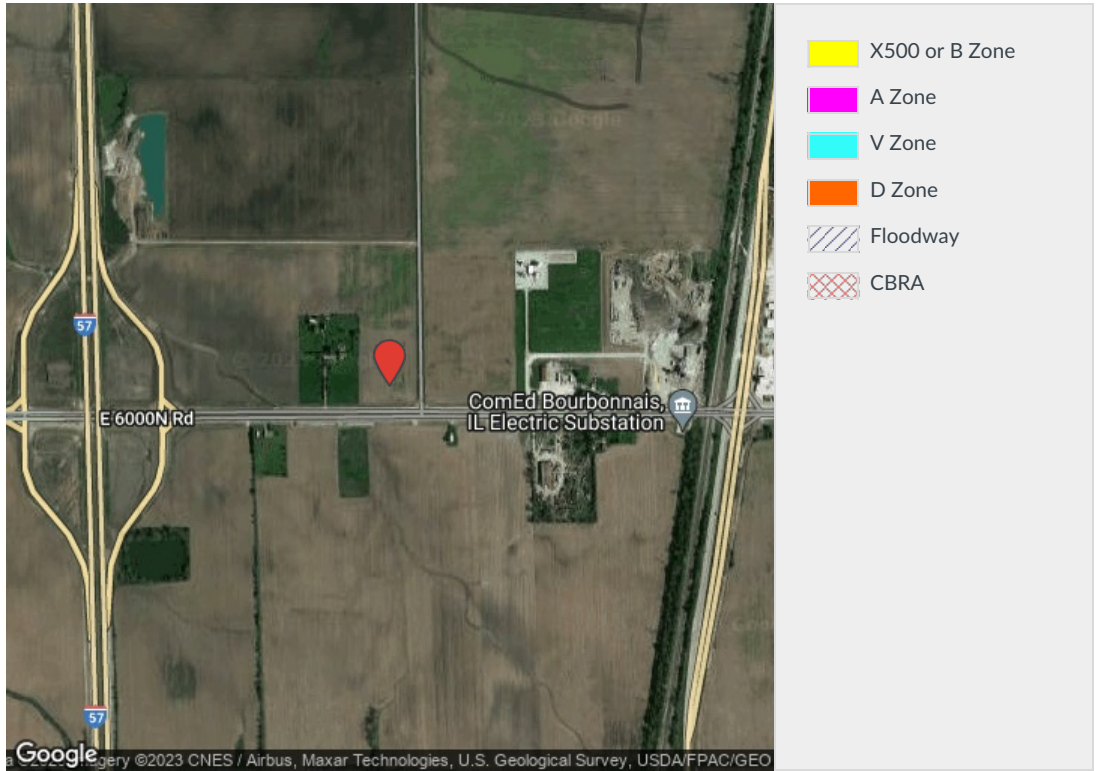
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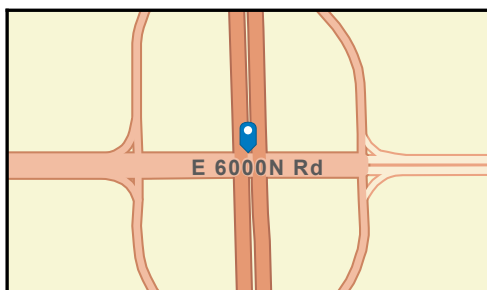
LOCATION ACCURACY: *User-defined location*

Flood Zone Determination Report

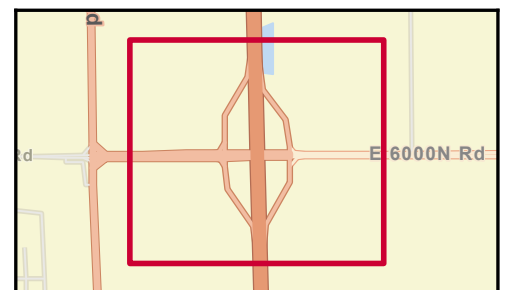
Flood Zone Determination: OUT

COMMUNITY	170337	PANEL	0205E
PANEL DATE	January 20, 2010	MAP NUMBER	17091C0205E





- 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: ©2022 Kalibrate Technologies (Q3 2022).