



FOR SALE

4631 E. 29th Rd.
Sandwich, IL 60548

\$2,899,999

10+/- ACRES / 35 LOTS

Discover a clean, quiet, and well-maintained mobile home park just minutes from Downtown Sandwich and Lake Holiday. Jon's Estates, built in the late 1980s, spans approximately 10 acres in a peaceful countryside setting. The park is fully occupied, with a strong rental history and no tenant issues—offering reliable, income-generating potential from day one.

The property comprises 35 lots in total. One lot is currently vacant and utilized by ownership for tenant amenities including burning and general maintenance. Two lots contain park-owned homes (Lots 12 and 16), both of which are included in the sale.

JASON PESOLA

Cell: 630-486-7321
jason@thepesolagroup.com

INTEGRA
COMMERCIAL
THE PESOLA GROUP

1960 Springbrook Square Dr #100
Naperville, IL 60564

4631 E. 29th Rd. Sandwich, IL

PROPERTY HIGHLIGHTS

- **Lot 16:** 12' x 36' Park Model (2005): 1BR + 2 BR Loft, 1BA, covered deck – ideal for a manager's office
- **Lot 12:** 2,192 SF: 4BR/3BA, 100% fully handicap accessible, wraparound deck, sheds, and private parking

The maintenance equipment is available for purchase separately.

SIGNIFICANT INFRASTRUCTURE INVESTMENT

In 2024, the owner invested \$450,000 to completely rebuild the water treatment facility, designed for long-term efficiency and low-maintenance operations.

Upgrades include:

- New primary well and backup well system with chlorination
- 22,000-gallon holding tank
- Four Culligan filtration tanks (2 softener salt tubs, 2 regenerating tubs)
- On-site generators and furnaces for consistent system reliability
- 18 total septic systems on the property that are pumped every 3 years:
 - o 17 systems are 1,500-gallon tanks, each servicing two homes
 - o 1 system at Lot 13 is a 1,000-gallon tank dedicated to that unit

2024
\$213,556
NET INCOME

10 +/-
ACRES

TURNKEY
INVESTMENT

Utilities are individually metered, with ComEd electric, Nicor gas, and a private well and septic system serving the community. The paved roads have been recently resurfaced, contributing to low maintenance and ease of access. Zoned as a grandfathered Mobile Home Park, the property offers a rare opportunity outside of a commercial classification.

PIN: 05-11-405-000 / 2024 Taxes: \$9,226.24

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SANDWICH ILLINOIS DEMOGRAPHICS

4631 E. 29TH RD. SANDWICH, IL

<https://www.census.gov/quickfacts/fact/table/sandwichcityillinois/PST045224>

2023 EST. POPULATION

7,212

MEDIAN PROPERTY VALUE

\$239,600

2019-2023 HOUSEHOLDS

2,672

TOTAL RETAIL SALES

\$20,252

PER CAPITA

MEDIAN HOUSEHOLD INCOME

\$77,027

2019 - 2023



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JON'S ESTATES LOT LAYOUT

LOTS: 72' X 100'



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**29; MAINTENANCE LOT
VACANT LOT**



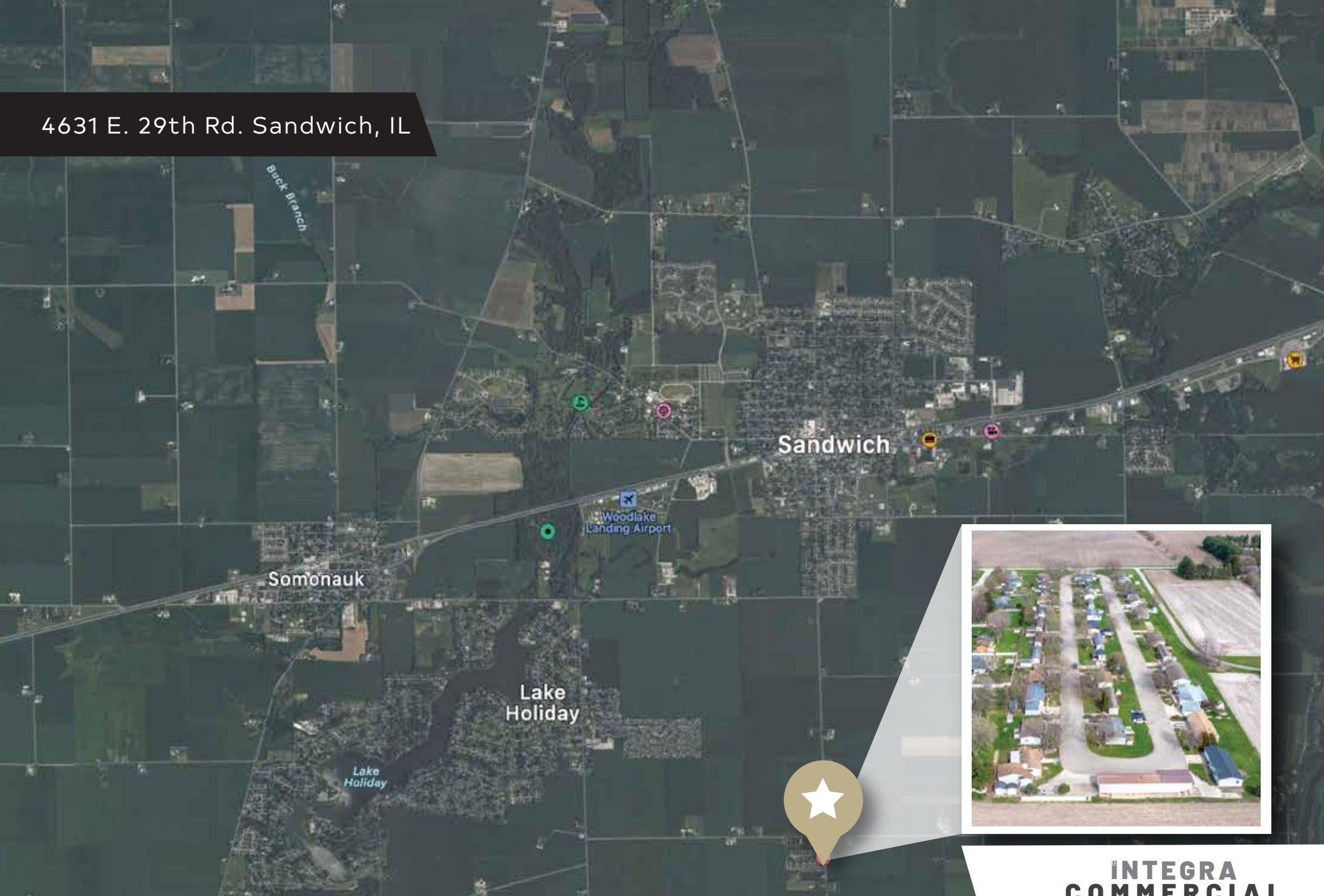
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Jon's Estates is a turnkey investment with built-in stability, making it an excellent opportunity for investors seeking long-term, dependable cash flow.



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