



MONTGOMERY RAIL CENTER



OFFERING SUMMARY

Sale Price: \$5.00 / SF

Lot Size: 42.84 Acres

PROPERTY OVERVIEW

42.844 Acres of Industrial Land with Rail Service.

PROPERTY HIGHLIGHTS

- Includes 42 + Acres usable with offsite detention
- Located in Orchard TIF District 2
- BNSF rail service spur available
- Annexed and zoned in the village of Montgomery
- Nearby neighbors include General Mills, United Facilities, Old Dominion, Nexeo Plastics, and United Sugar Corporation

LOCATION OVERVIEW

Located on the north side of Aucutt Rd. between Orchard Rd. & Route 31. Access via Aucutt Rd and Commerce Dr. Site is located 4 1/2 miles south of I-88. Approximately 31,300 VPD on Route 30 & 15,400 VPD on Route 31.

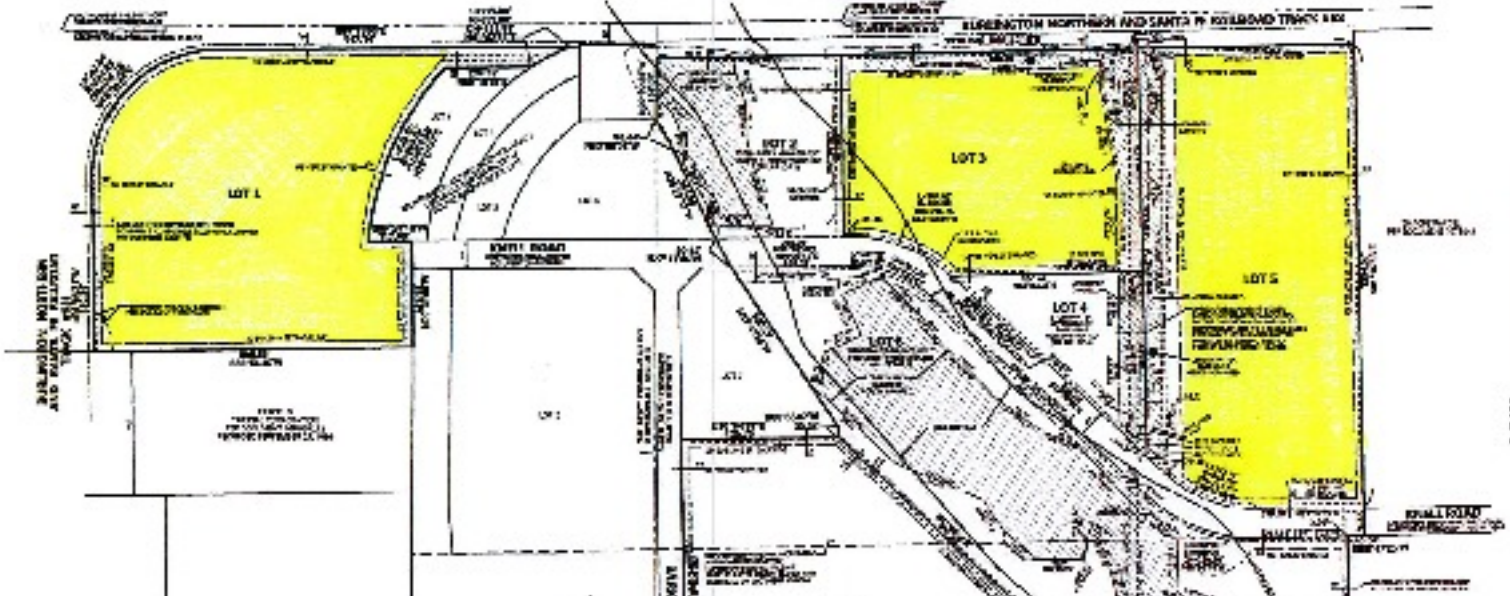


MONTGOMERY RAIL CENTER

PRELIMINARY PLAT OF SUBDIVISION OF MONTGOMERY BUSINESS CENTER - UNIT 2

PART OF THE ORIGINAL SECTION 31 TRACTS OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 28, ALL IN TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN THE COUNTY OF MONTGOMERY, ILLINOIS

PROPOSED BOUNDARY INFORMATION



OF LOTS 3 | TOTAL LOT SIZE 10.491 - 16.401 ACRES | TOTAL LOT PRICE \$5.0 - \$5.0 / SF |

STATUS	LOT #	SUB-TYPE	SIZE	PRICE	ZONING
Available	Lot 1	Industrial	15.952 Acres	\$5.00 / SF	M-1
Available	Lot 3	Industrial	10.491 Acres	\$5.00 / SF	M-1
Available	Lot 5	Industrial	16.401 Acres	\$5.00 / SF	M-1



OF
CATON
COMMERCIAL
REAL ESTATE GROUP

AUCUTT RD. & KNELL RD. , MONTGOMERY, IL 60538

MONTGOMERY RAIL CENTER



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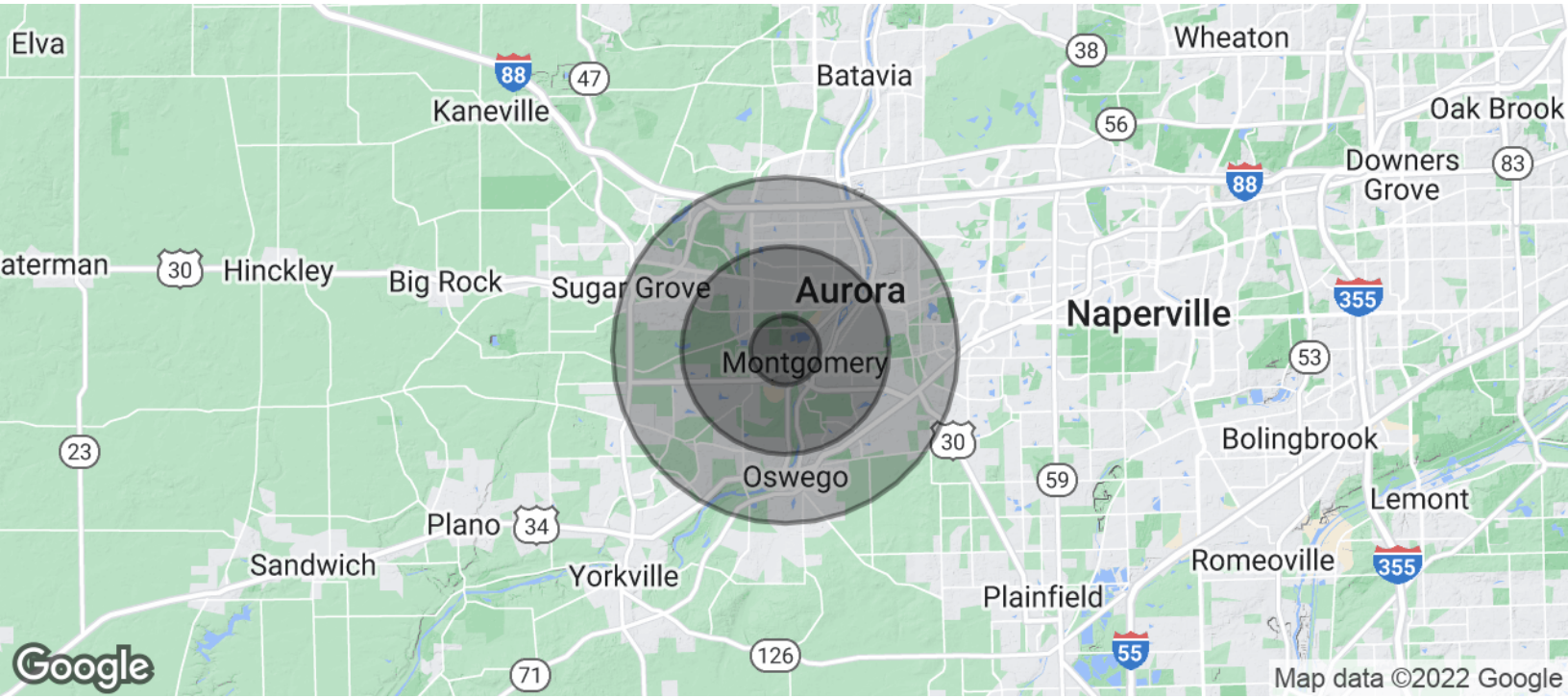
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MONTGOMERY RAIL CENTER



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,179	96,545	213,362
Average Age	34.2	32.7	31.4
Average Age (Male)	31.9	31.6	30.6
Average Age (Female)	38.8	33.9	32.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,929	32,675	68,604
# of Persons per HH	2.7	3.0	3.1
Average HH Income	\$64,641	\$68,493	\$66,030
Average House Value	\$192,544	\$197,418	\$203,008

* Demographic data derived from 2020 ACS - US Census