



Land For Sale

15.03 Acres available



Industrial Land Site Available

Rochester Drive & Gusto Drive, Montgomery, IL 60538

Kevin J. O'Donnell
Managing Broker
630.444.0444
kevin@odcre.com

Meredith L. Klug
Broker
630.444.0444
meredith@odcre.com

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OFFERING SUMMARY

Sale Price: \$1,274,566

Price / SF: \$1.95

Lot Size: 15.03 Acres

Zoning: M-1

PROPERTY HIGHLIGHTS

- Possible rail access via Burlington Northern & Santa Fe Railways
- Detention pond exists to accommodate various development options
- Accessible via cul-de-sac at end of Rochester Drive off Orchard Road
- 15.03 acres total consisting of 10.64 acres usable land, 0.30 cul-de-sac, plus 4.09 acres storm water management
- Sale price of \$2.75/sf based on usable land square footage only
- Parcels 15-30-451-027 & 15-30-451-028

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	1,808	22,789	58,732
Total Population:	4,977	63,082	177,855
Average HH Income:	\$74,350	\$71,425	\$68,688

for more information contact:

Kevin J. O'Donnell
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t: 630.444.0444
e: kevin@odcre.com

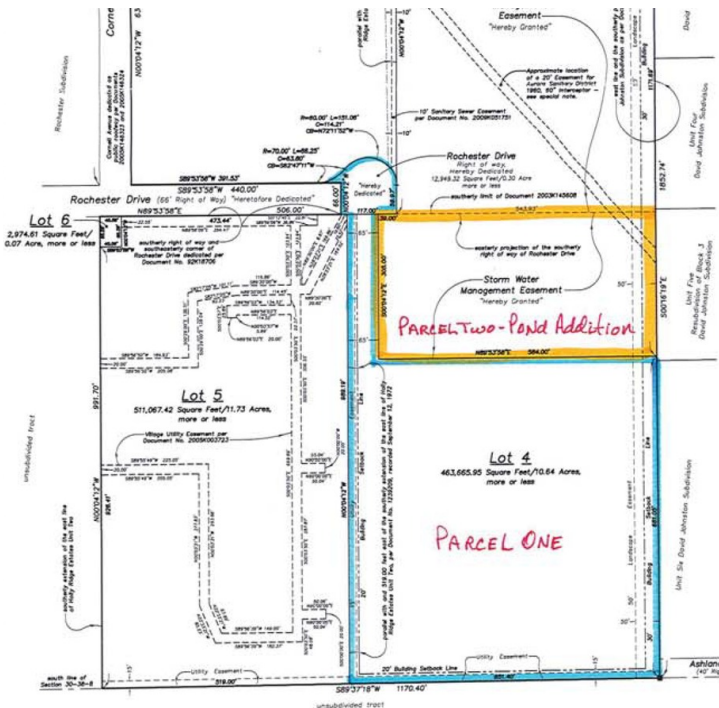
Meredith L. Klug
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e: meredith@odcre.com

ADDITIONAL
PHOTOS

Industrial Land Site Available

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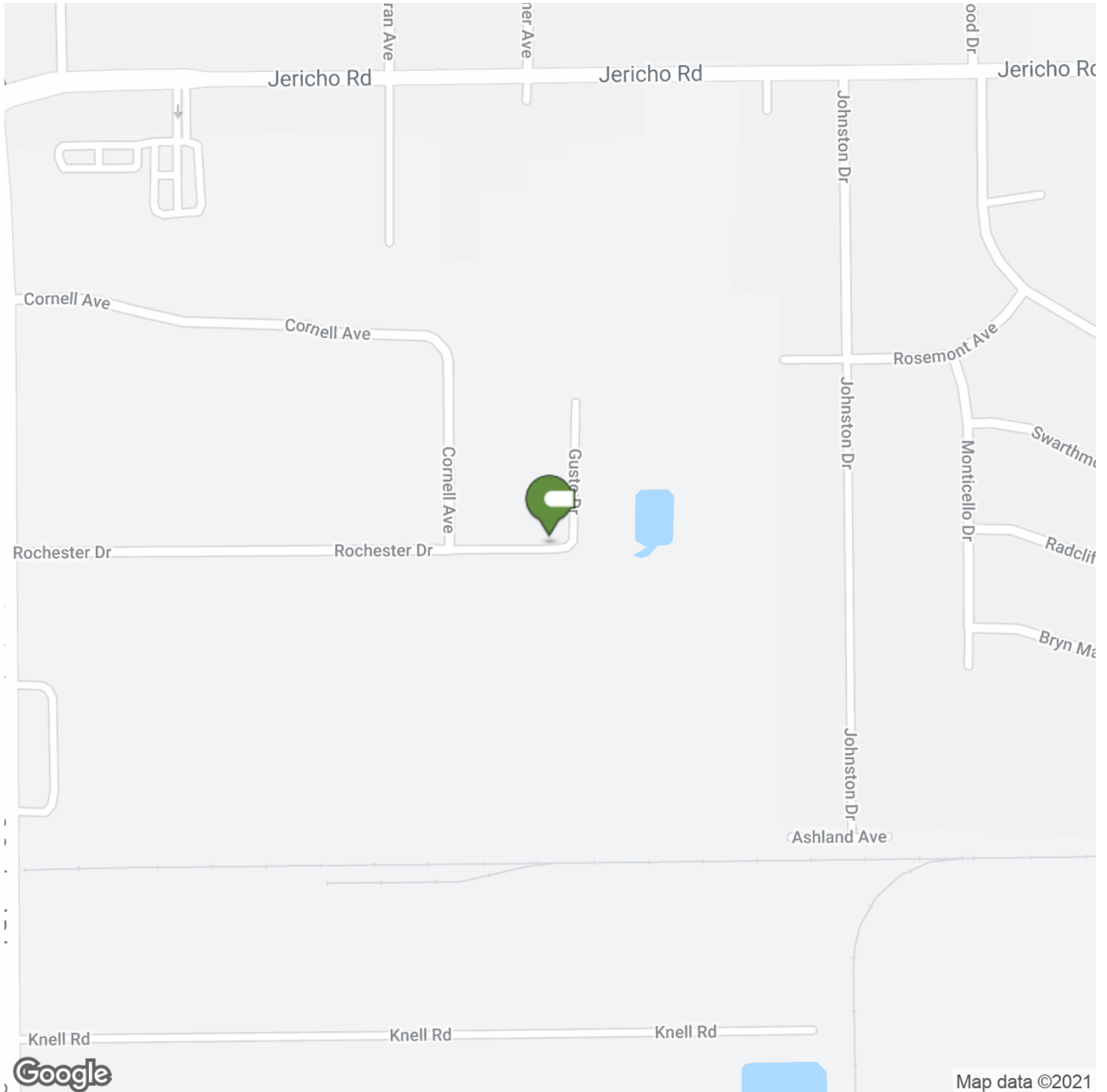
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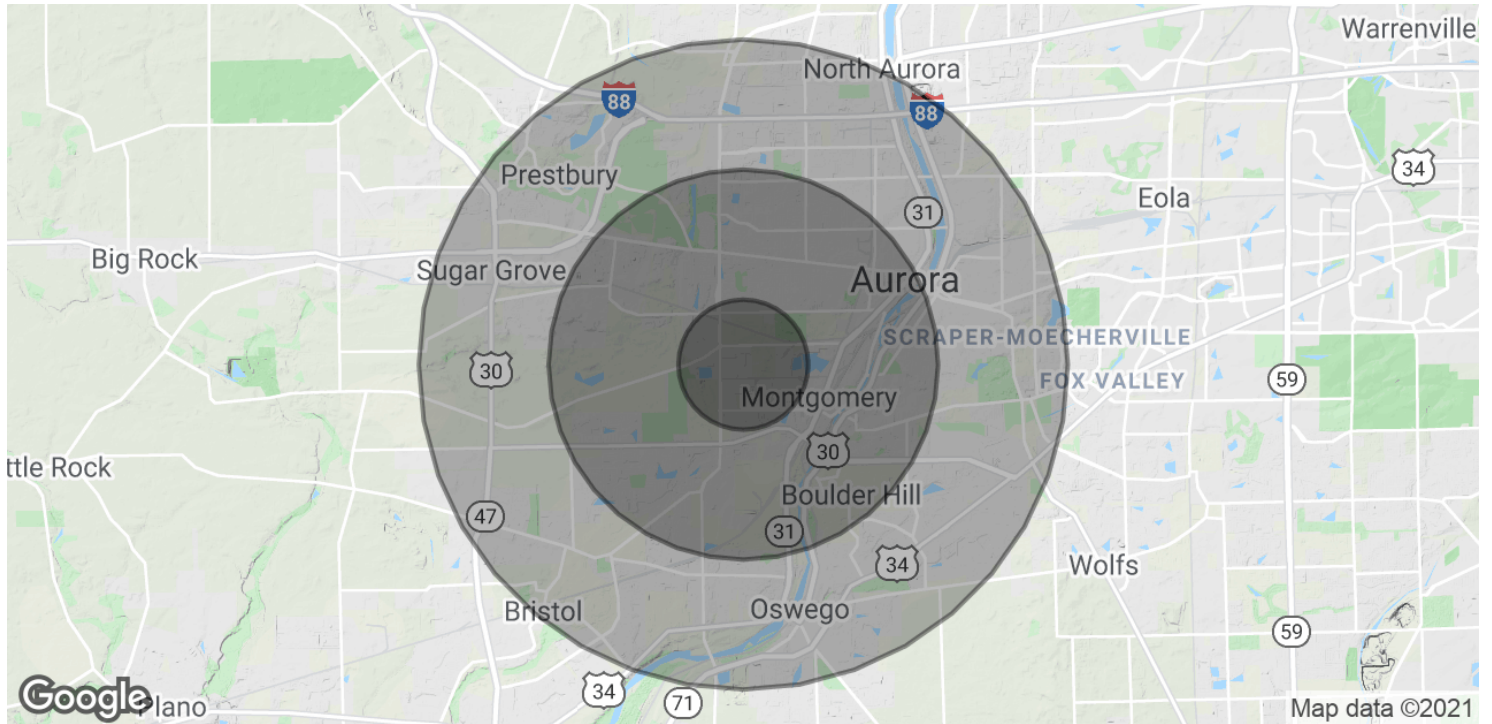
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,977	63,082	177,855
Average age	38.7	35.1	32.2
Average age (Male)	36.7	33.7	31.4
Average age (Female)	42.1	36.9	33.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,808	22,789	58,732
# of persons per HH	2.8	2.8	3.0
Average HH income	\$74,350	\$71,425	\$68,688
Average house value	\$212,654	\$210,730	\$212,489

* Demographic data derived from 2010 US Census

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