



OFFERING MEMORANDUM

Christendom Campground

CORNELL, IL

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CORNELL, IL

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CHRISTENDOM CAMPGROUND

OUR COMPANY

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WHY KW

Why KW

WHY

Hire KW Commercial for Office:

- **More than 2,000 brokers in over 800 offices**, including tier 2 and 3 cities in 49 states
- State-of-the-art transaction process
- Higher net monies to field agents
- No conflicts of interest
- Secure online service portal
- Largest network of residential brokers
- Over \$9.2 billion in transaction volume in 2019

Location, speed to market and economic performance are just as important to me as they are to my clients. Whether you're an investor, landlord or tenant, I provide local market knowledge with national and international exposure to assist buyers in making informed decisions that benefit your bottom line.

My Office core client services include:

- Tenant representation
- Landlord representation
- Buyer representation
- Seller representation

ABOUT

KW Commercial:

KW Commercial, the commercial real estate arm of Keller Williams Realty, the largest real estate company in North America, is no stranger to success. Our commercial team consists of the most knowledgeable, results-driven brokers backed by the most innovative and scalable technology the commercial real estate industry has to offer. Our KW Commercial agents and brokers are held to the highest standard of business to exceed our clients' needs in virtually any market nationwide.

An agent-centric company, **our mission is "to build commercial careers worth having, businesses worth owning and lives worth living."** KW Commercial associates have the training, technology, marketing tools and resources to serve their clients at the highest level. Our agents work harder because their work directly influences their bottom line.

KW Commercial agents are located in over 800 offices nationwide, including secondary and tertiary markets. This means wherever you need a commercial agent, there is one there for you. With this many locations, we are never far from where our clients need to be.



CHRISTENDOM CAMPGROUND

PROPERTY INFORMATION

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EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS

Executive Summary



OFFERING SUMMARY

SALE PRICE: \$1,950,000

NUMBER OF UNITS: 22

LOT SIZE: 50.22 Acres

BUILDING SIZE: 50,000

ZONING: Agricultural,
Commercial

PRICE / SF: \$39.00

PROPERTY OVERVIEW

Welcome to this Midwest oasis. Retreat from the city and find comfort with endless opportunity for activities. Just 90 minutes south of Chicago. This charming turnkey campground sits on 50.22 beautiful acres and is home to over 50,000SF of finished and furnished buildings and residences able to accommodate up to 300 guests. Ready to be the retreat center to your organization, complete with gymnasium, a church, lodging, cafeteria, offices and so much more.

PROPERTY HIGHLIGHTS

- One of a kind
- 25 acres consist of a turnkey church camp
- Full accommodations for over 300 guests
- Over 50,000 square feet of finished buildings and residences

Property Description



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LOCATION OVERVIEW

The modern town of Cornell is a blending of two towns founded at almost the same time. Both were attempting to attract a station on the new Fairbury Pontiac and Northwestern Railroad, which eventually became part of the Wabash Railroad. The town of Cornell was laid out by Walter P. Cornell (3 April 1811 – 5 May 1889) on 15 June 1871. Ironically, while the name Cornell was kept by the new town, most of the early businesses were in the Amity part of the plat. Indeed, several early houses built in Cornell were soon moved a few blocks down to the Amity part of the town. Cornell was officially organized as a town in 1873. The original town of Cornell was centered on a block of public land, which is today called North Park. Neither original town had a railroad ground, but a small triangular "Public Ground" was later added. South Park dates from a later addition to the town. The town soon had several grocery stores, a bank, four churches, a stockyard, a harness shop and a newspaper, the Cornell Journal. The main businesses remaining in Cornell include Casey's General Store and Fortner's Pub. Cornell Grade School is the only school in town and the mascot is the cougar. Cornell students attend high school in Flanagan at Flanagan-Cornell High School.

Property Details

SALE PRICE

\$1,950,000

LOCATION INFORMATION

Building Name	Christendom Campground
Street Address	27658 North 900 East Road
City, State, Zip	Cornell, IL 61319
County/Township	Livingston

BUILDING INFORMATION

Building Size	50,000 SF
Load Factor	Yes

PROPERTY DETAILS

Property Type	Special Purpose
Property Subtype	Other
Zoning	Agricultural, Commercial
Lot Size	50.22 Acres
APN#	02-02-34-100-012, 02-02-34-300-023

Additional Photos



CHRISTENDOM CAMPGROUND

LOCATION INFORMATION

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REGIONAL MAP

AERIAL MAP

Regional Map



Aerial Map

