



# ORCHARD RD. AND AUCUTT RD.

OF  
**CATON**  
COMMERCIAL  
REAL ESTATE GROUP



## OFFERING SUMMARY

**Sale Price:** \$4,200,000

**Lot Size:** 33.25 Acres

**Price / SF:** \$2.90  
(\$3.95 for estimated 24.4 acres useable)

**Parcel Number:** 15-31-100-017

**Taxes (2020):** \$1,260.02

## PROPERTY OVERVIEW

Ideal for Big Box Retail and/or Industrial. Has other Commercial use potential. The site is 33.25 Acres with an estimated 24.4 acres usable).

## LOCATION OVERVIEW

Property located in Orchard Road TIF (Tax Increment Finance) District. NEC - Fronts Orchard Rd. and Aucutt Rd. 5 miles south of I-88 Orchard Road Interchange. Burlington Northern Railroad has an Easement located Northeast of the site.

## DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	1,149	51,590	142,117
Total Population	3,213	154,052	432,737
Average HH Income	\$71,507	\$72,049	\$83,482



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MONTGOMERY, IL 60538

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