

**FOR SALE**

# MANTENO - 5.09 ACRES OF LAND ADJACENT TO 57

00 N 1000 E Rd., Manteno, IL 60950



Sale Price

**\$111,980**

## PROPERTY OVERVIEW

This property has great potential for development with excellent visibility from I-57.

## OFFERING SUMMARY

Lot Size:

5.09 Acres

Zoned A-1 (Agricultural) with close proximity to Industrial/Light Industrial properties.

Price / Acre:

\$22,000

Reasonable priced, call today!

Zoning:

A-1

## LOCATION OVERVIEW

I-57 N to Exit 322 to 1000 E Rd. South on 1000 E to end of road, property on East and south end of the road.

Real Estate Taxes:

\$823.70

**MCCOLLY BENNETT  
COMMERCIAL ADVANTAGE**

29 Heritage Dr  
Bourbonnais, IL 60914  
P: 815.929.9381  
mccollycre.com

**BUCK TAMBLYN  
BROKER**

815.549.4301  
bucktamblyn@mccolly.com

The information contained herein, we believe, has been obtained from reasonably reliable sources, and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee either expressed or implied, is made with respect to the accuracy thereof. All such information submitted is subject to error, omissions, or changes in conditions, prior to sale, lease, or withdrawal without notice. All information contained herein should be verified to the satisfaction of the persons relying thereon.

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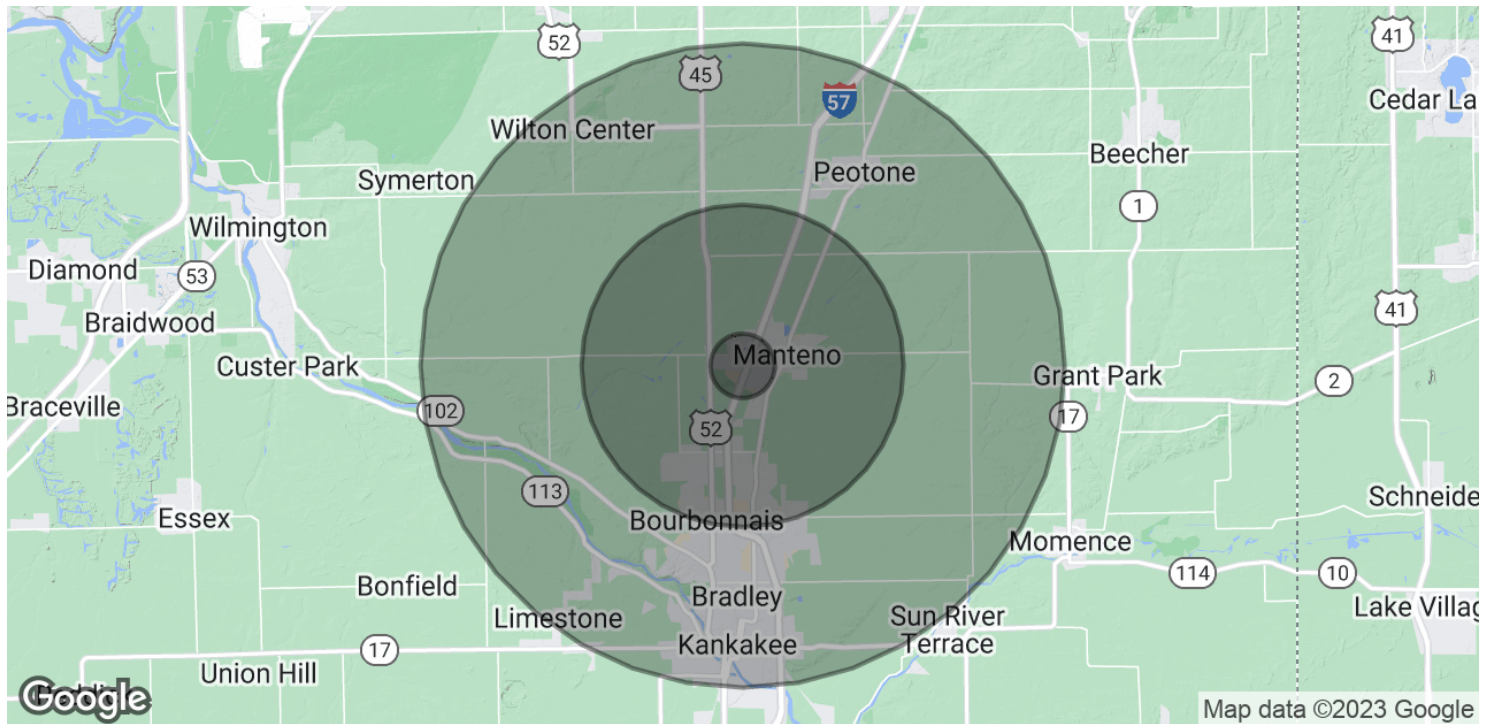
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# MANTENO - 5.09 ACRES OF LAND ADJACENT TO 57

00 N 1000 E Rd., Manteno, IL 60950



## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	562	22,860	107,177
Average Age	38.0	37.1	34.8
Average Age (Male)	36.6	35.8	33.0
Average Age (Female)	39.3	38.5	36.3

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	213	8,525	39,196
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$68,627	\$68,138	\$61,911
Average House Value	\$195,324	\$195,004	\$179,725

\* Demographic data derived from 2020 ACS - US Census

## McCOLLY BENNETT COMMERCIAL ADVANTAGE

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**Land**  
 Status: **NEW**  
 Area: **951**  
 Address: **00 N 1000 E Rd, Manteno, IL 60950**  
 Directions: **I-57 N to Exit 322 to 1000 E Rd. South on 1000 E to end of road, property on East and south end of the road.**

MLS #: **11412732**  
 List Date: **05/23/2022**  
 List Dt Rec: **05/23/2022**  
 Rental Price: **\$111,980**  
 Orig List Price: **\$111,980**  
 Sold Price:

Sold by:  
 Closed:  
 Off Market:  
 Dimensions: **5.09**  
 Ownership: **Fee Simple**  
 Corp Limits: **Unincorporated**  
 Coordinates:  
 Rooms:  
 Bedrooms:  
 Basement:  
 Mobility Score: - **?**

Contract Date:  
 Financing:  
 Subdivision:  
 Township: **Manteno**  
 Bathrooms / (full/half):  
 Master Bath:  
 Bmt Bath: **No**

Rental Price:  
 Rental Unit:  
 Mkt. Time (Lst./Tot.): **3/3**  
 Concessions:  
 Contingency:  
 County: **Kankakee**  
 # Fireplaces:  
 Parking:  
 Garage Type:  
 # Spaces: **0**

Remarks: **MANTENO - 5.09 ACRES OF LAND ADJACENT TO 57 - This property has great potential for development with excellent visibility from I-57. Zoned A-1 (Agricultural) with close proximity to Industrial/Light Industrial properties. Reasonable priced, call today!**

#### School Data

Elementary: **(5)**  
 Junior High: **(5)**  
 High School: **(5)**

#### Assessments

Special Assessments: **Unknown**  
 Special Service Area: **Included in Tax Bill**

#### Tax

Amount: **\$823.70**  
 PIN: **03022130000900**  
 Mult PINs: **No**  
 Tax Year: **2020**  
 Tax Exmps:

#### Miscellaneous

Waterfront: **No**  
 Acreage: **5.09**  
 Appx Land SF: **221720**  
 Front Footage: **1425**  
 # Lots Avail:  
 Farm: **No**  
 Bldgs on Land?: **No**

Zoning Type: **Agriculture**  
 Actual Zoning: **A-1**

Laundry Features: **None**  
 Lot Size: **5.0-5.99 Acres**  
 Lot Size Source: **County Records**  
 Pasture Acreage:  
 Tillable Acreage:  
 Wooded Acreage:  
 Lot Desc: **Level**  
 Land Desc: **Cleared, Irregular, Level**  
 Land Amenities:  
 Farms Type:  
 Bldg Improvements:  
 Current Use: **Industrial/Mfg**  
 Potential Use: **Commercial, Industrial/Mfg**  
 Location: **Industrial Area**  
 Known Liens: **None Known**

Ownership Type:  
 Frontage/Access: **County Road**  
 Driveway:  
 Road Surface: **Asphalt**  
 Rail Availability:  
 Tenant Pays:  
 Min Req/SF (1):  
 Min Req/SF (2):  
 Other Min Req SF:  
 Lease Type:  
 Loans:  
 Equity:  
 Relist:  
 Seller Needs:  
 Seller Will:

Type of House:  
 Style of House:  
 Basement Details: **None**  
 Construction:  
 Exterior:  
 Air Cond:  
 Heating:  
 Utilities to Site: **Electric Nearby, Gas Nearby, Sanitary Sewer Nearby, Water-Nearby**  
 General Info: **School Bus Service, Interstate Access**  
 Backup Package: **No**  
 Backup Info:  
 Possession: **Closing**  
 Sale Terms:

#### Broker Private Remarks:

Internet Listing: **Yes**  
 VOW AVM: **Yes**  
 Listing Type: **Exclusive Right to Sell**  
 Buyer Ag. Comp.: **2.5% - \$395 (% of Gross Sale Price) ?**

Remarks on Internet?: **Yes**  
 VOW Comments/Reviews: **Yes**  
 Holds Earnest Money: **Yes**  
 Addl. Sales Info.: **None**

Addr on Internet?: **Yes**  
 Lock Box: **None**  
 Special Comp Info: **None**  
 Broker Notices:

Showing Inst: **Drive by to view, call LA to walk the property.**

Cont. to Show?:

Expiration Date: **05/18/2023**

Owner: **OOR**

Ph #:

Broker Owned/Interest: **No**

Broker: **McColly Bennett Real Estate (94050) / (815) 929-9381**

List Broker: **Jay Tamblyn (940284) / (815) 549-4301 / bucktamblyn@mccolly.com**

CoList Broker: **Jeffrey Bennett (940015) / (815) 922-6505**

More Agent Contact Info:

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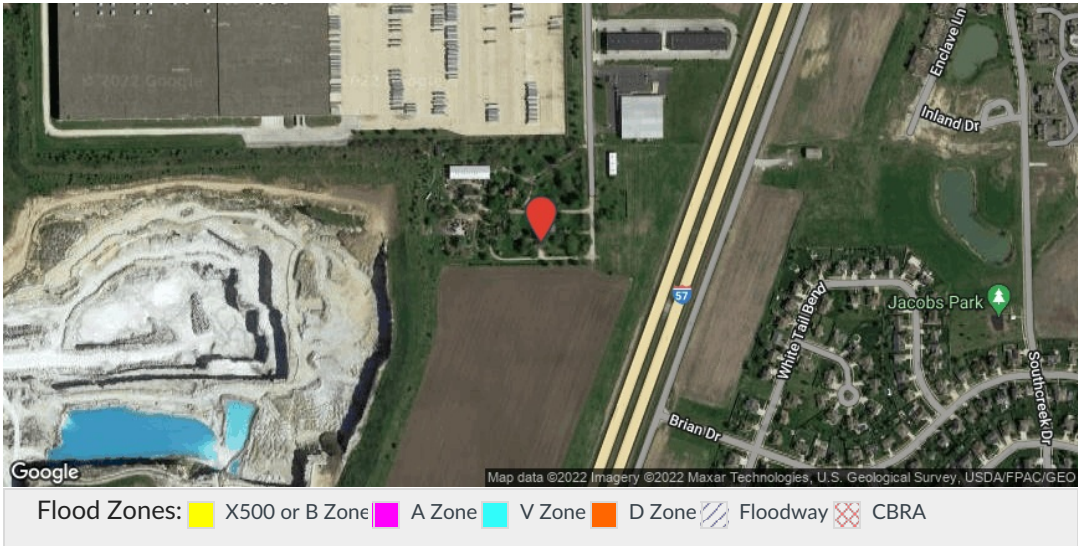
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Prepared By: Jay Tamblyn | McColly Bennett Real Estate | 05/25/2022 10:27 AM





Overview Map





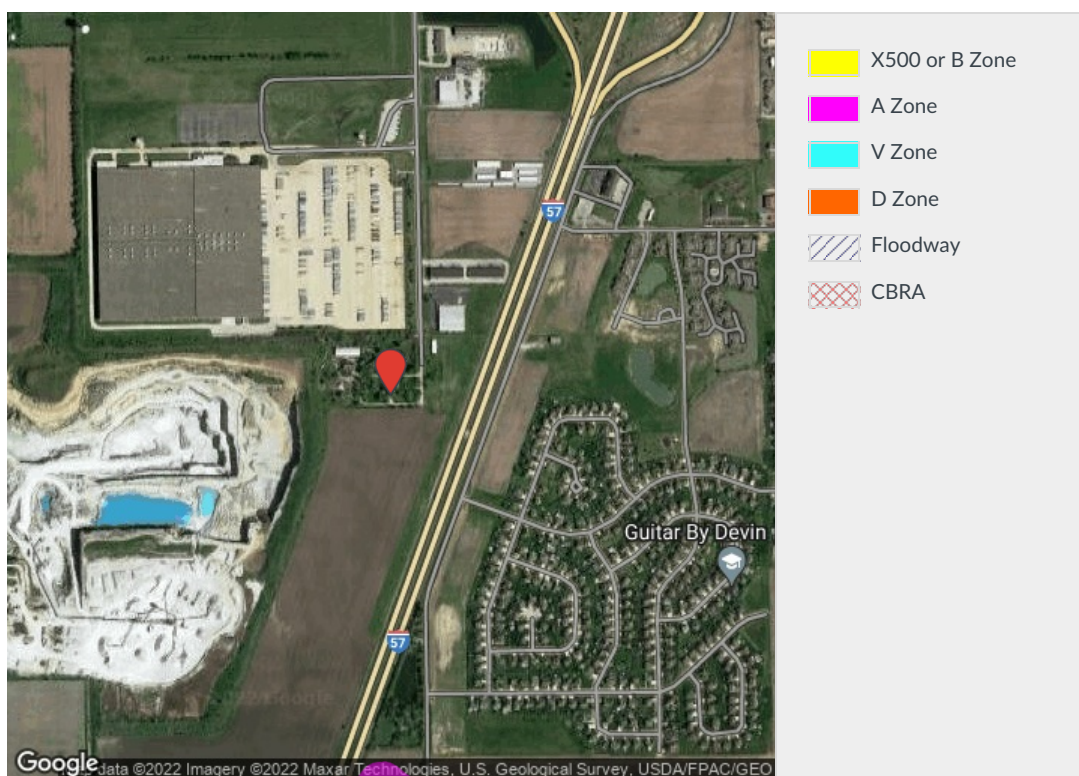
8406 N 1000E RD MANTENO, IL 60950-3000

LOCATION ACCURACY: 📍 Excellent

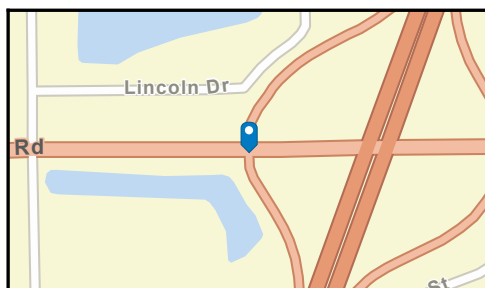
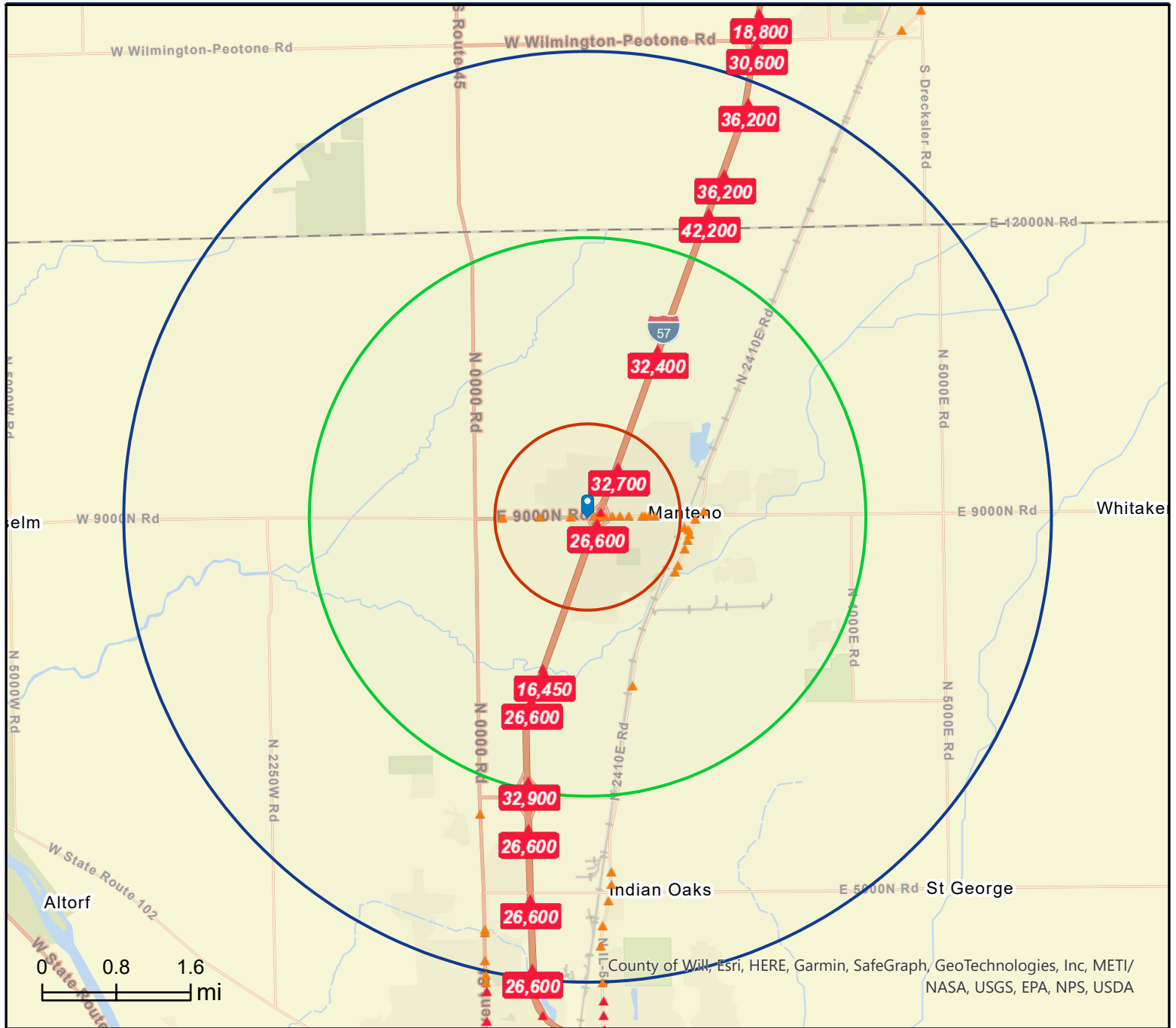
## Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	170336	PANEL	0205E
PANEL DATE	January 20, 2010	MAP NUMBER	17091C0205E

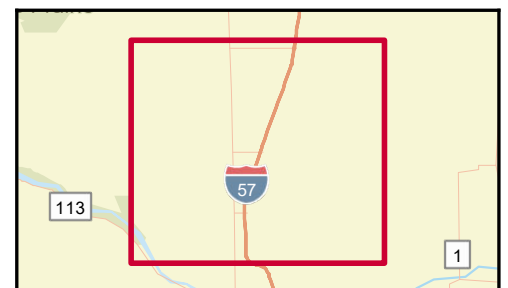






**Average Daily Traffic Volume**

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q1 2022).

May 25, 2022