

1.15 ACRES OF PRIME DEVELOPMENT IN THE HEART OF MANTENO

1 & 2 E. DIVISION ST. , MANTENO, IL 60950



EXCLUSIVELY PRESENTED BY:

BUCK TAMBLYN

Broker

815.549.4301

bucktamblyn@mccolly.com



FOR SALE

1.15 ACRES IN THE HEART OF MANTENO

1 & 2 E. Division St. , Manteno, IL 60950



OFFERING SUMMARY

Sale Price:	\$135,000
Available SF:	
Lot Size:	1.15 Acres
Price / Acre:	\$117,391
Zoning:	Commercial
Market:	Kankakee

PROPERTY OVERVIEW

1.15 acres of prime development land in the heart of Manteno.
Visible from Route 50, this land would be ideal for commercial development.
Retail, Restaurant, office or "other,".

LOCATION OVERVIEW

Interstate 57 to Exit 323 exit east on Division St. Stay on Division St. east for 1 mile, lot 1 and 2 are on the south side of Division past Rt. 50.

MCCOLLY BENNETT COMMERCIAL ADVANTAGE

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

BUCK TAMBLYN BROKER

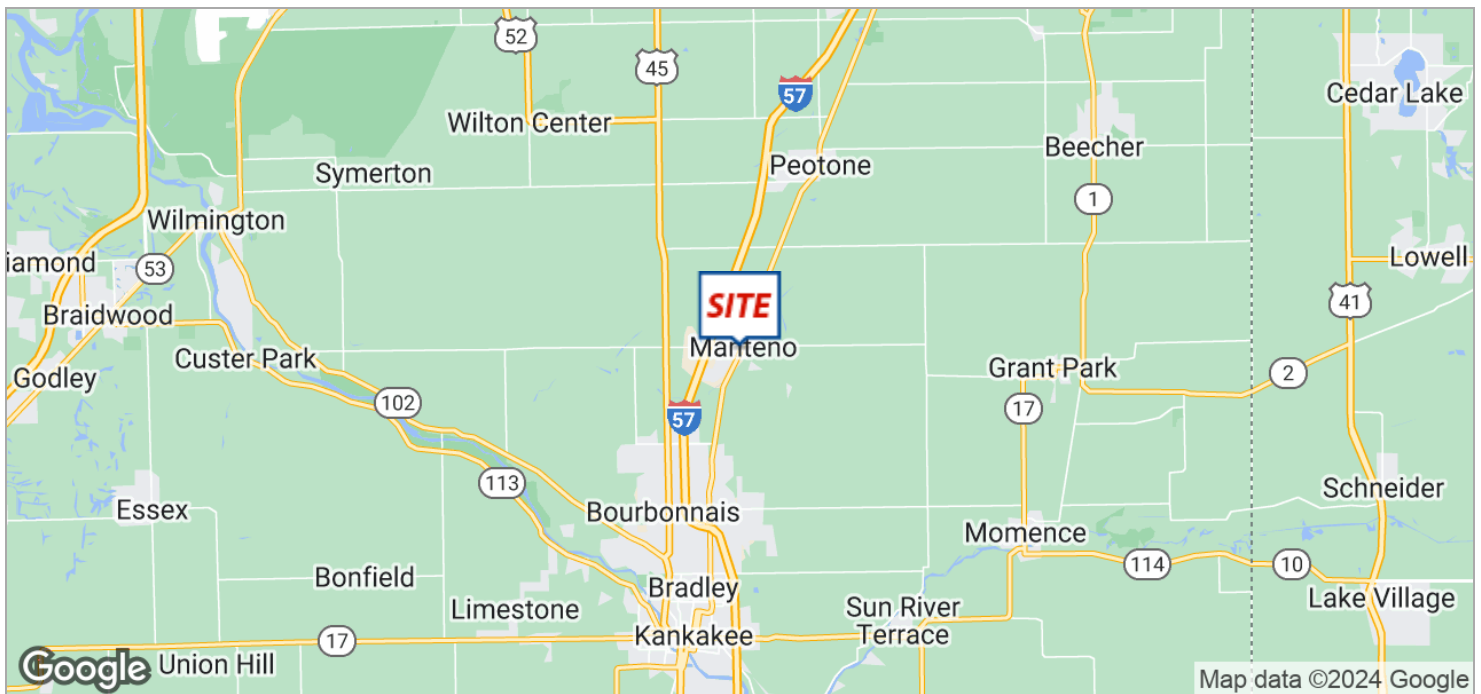
815.549.4301
bucktamblyn@mccolly.com

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.

FOR SALE

1.15 ACRES IN THE HEART OF MANTENO

1 & 2 E. Division St. , Manteno, IL 60950



**MCCOLLY BENNETT
COMMERCIAL ADVANTAGE**

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

**BUCK TAMBLYN
BROKER**

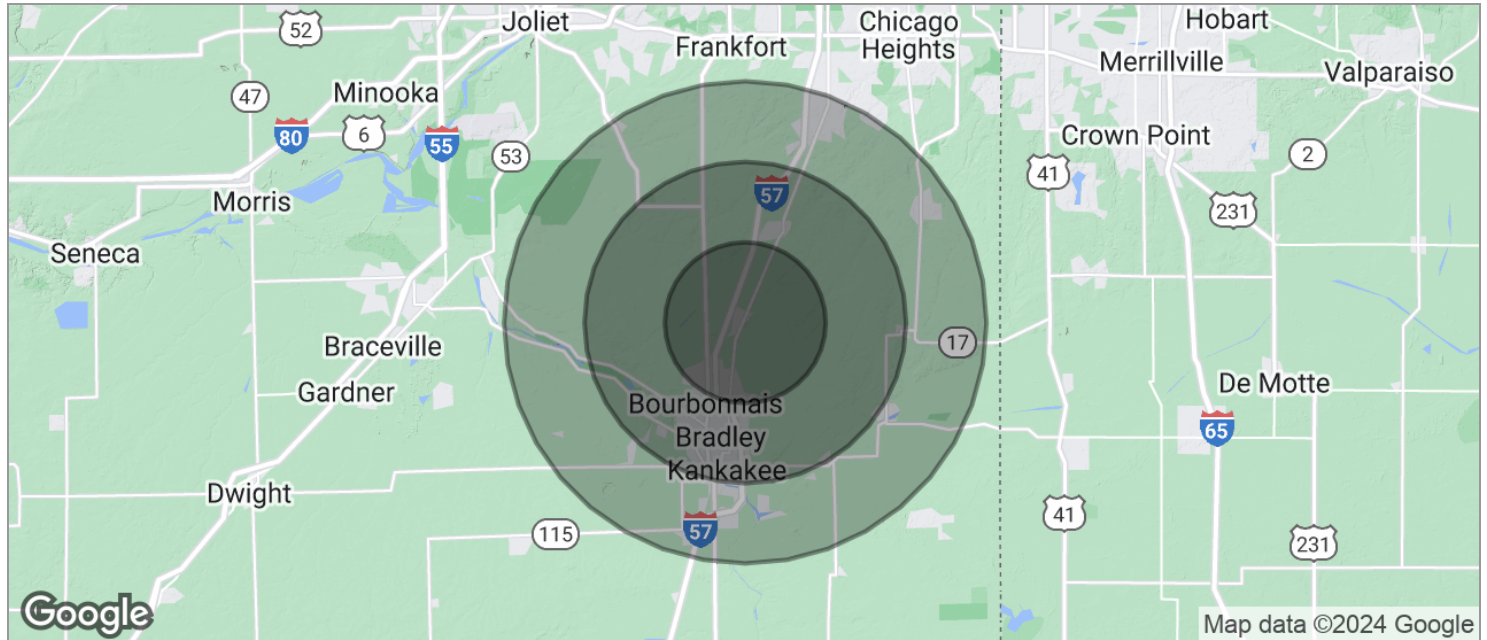
815.549.4301
bucktamblyn@mccolly.com

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.

FOR SALE

1.15 ACRES OF IN THE HEART OF MANTENO

1 & 2 E. Division St. , Manteno, IL 60950



POPULATION	5 MILES	10 MILES	15 MILES
TOTAL POPULATION	22,344	102,138	149,678
MEDIAN AGE	37.8	34.6	36.4
MEDIAN AGE (MALE)	36.6	32.7	34.8
MEDIAN AGE (FEMALE)	38.8	36.1	37.6
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
TOTAL HOUSEHOLDS	8,477	37,285	54,665
# OF PERSONS PER HH	2.6	2.7	2.7
AVERAGE HH INCOME	\$66,630	\$61,559	\$66,367
AVERAGE HOUSE VALUE	\$194,999	\$177,913	\$215,360

* Demographic data derived from 2020 ACS - US Census

**MCCOLLY BENNETT
COMMERCIAL ADVANTAGE**

29 Heritage Dr
Bourbonsais, 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.



Land

Status: **PCHG**

Area: **951**

Address: **1 & 2 E Division St Lot 1&2, Manteno, IL 60950**

Directions: **Interstate 57 to exit 323 exit East on Division Street Stay on Division Street east for one mile, lot 1 and 2 are on the South side of Division east of Route 50**

Sold by:

Closed:

Off Market:

Dimensions: **280X180X280X180**

Ownership: **Fee Simple**

Corp Limits: **Manteno**

Coordinates:

Rooms:

Bedrooms:

Basement:

Mobility Score: **53 - Fair Mobility! ?**

MLS #: **10574795**

List Date: **11/15/2019**

List Dt Rec: **11/15/2019**

Contract Date:

Financing:

Subdivision:

Township: **Manteno**

Grid #: **903**

Bathrooms /

(full/half):

Master Bath:

Bmt Bath: **No**

List Price: **\$135,000**

Orig List Price: **\$1,350,000**

Sold Price:

Rental Price: **\$0**

Rental Unit:

List Mkt Time: **6**

Concessions:

Contingency:

County: **Kankakee**

Fireplaces:

Parking:

Garage Type:

Spaces: **0**

Remarks: **1.15 acres of prime development land in the heart of Manteno. Visible from Route 50, this land would be ideal for commercial development. Retail, Restaurant, office or "other," call today!**

School Data

Elementary: **(5)**

Junior High: **(5)**

High School: **(5)**

Assessments

Special Assessments: **No**

Special Service Area: **No**

Tax

Amount: **\$6,493**

PIN: **03022212704200**

Mult PINs: **(See Agent Remarks)**

Tax Year: **2018**

Tax Exmps: **None**

Miscellaneous

Waterfront: **No**

Acreage: **1.15**

Appx Land SF: **50400**

Front Footage: **280**

Lots Avail:

Farm: **No**

Bldgs on Land?: **No**

Laundry Features:

Lot Size: **1.0-1.99 Acres**

Lot Desc:

Land Desc: **Cleared**

Land Amenities:

Farms Type:

Bldg Improvements:

Current Use: **No Development Status**

Potential Use: **Commercial**

Location:

Known Liens: **None Known**

Seller Needs:

Seller Will:

Ownership Type:

Frontage/Access: **City Street**

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:

Type of House:

Style of House:

Basement Details: **None**

Construction:

Exterior:

Air Cond:

Heating:

Utilities to Site: **Electric to Site, Gas to Site, Sanitary Sewer to Site, Water-Municipal, Water to Site**

General Info: **None**

Backup Package: **No**

Backup Info:

Possession: **Closing**

Sale Terms:

Broker Private Remarks: **Multiple Parcels - Tax amount includes: 03022212704200/\$4,329, 03022212704300/\$2,164**

Internet Listing: **Yes**

Remarks on Internet?: **Yes**

Addr on Internet?: **Yes**

VOW AVM: **Yes**

VOW Comments/Reviews: **No**

Lock Box: **None**

Listing Type: **Exclusive Right to Sell**

Holds Earnest Money: **No**

Special Comp Info: **None**

Coop Comp: **2.5 OF GROSS (on Gross SP)**

Add. Sales Info.: **None**

Broker Notices:

Showing Inst: **Drive by to view.**

Cont. to Show?:

Expiration Date: **11/10/2020**

Owner: **OOR**

Ph #:

Broker Owned/Interest: **No**

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

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

CoList Broker:

More Agent Contact Info:

Copyright 2019 MRED LLC - The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.

NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 10574795

Prepared By: Jay "Buck" Tamblyn | McColly Bennett Real Estate | 11/20/2019 02:44 PM

