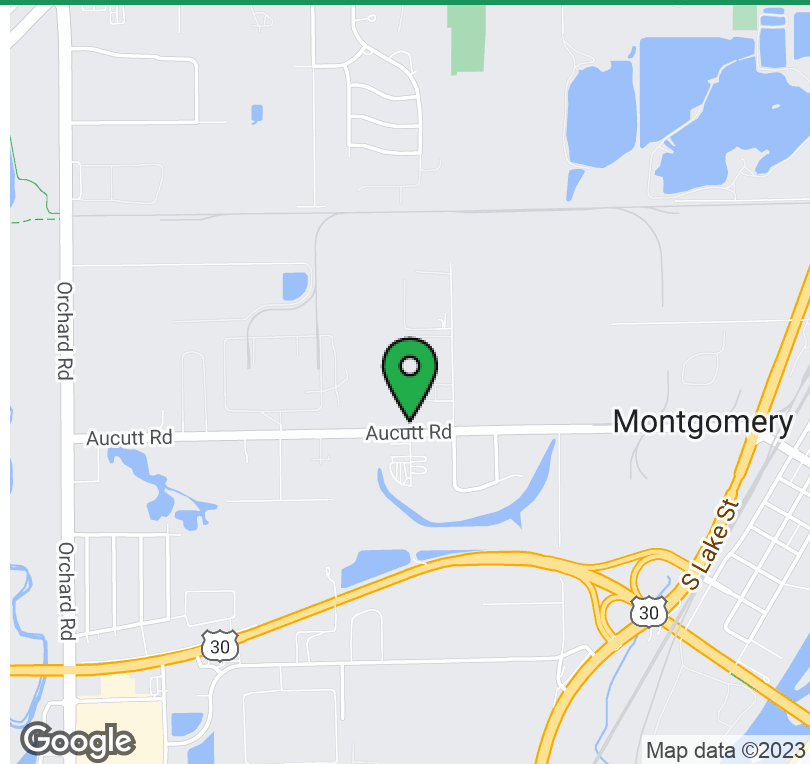


For Sale

# Montgomery Rail Center

Aucutt & Knell Montgomery, IL 60538



## Property Description

42.844 Acres of Industrial Land with Rail Service.

## Location Description

Located on the north side of Aucutt Rd. between Orchard Rd. & Route 31. Access via Aucutt Rd and Commerce Dr. Site is located 4 1/2 miles south of I-88. Approximately 32,100 VPD on Route 30 & 16,800 VPD on Route 31.

## Property Highlights

- Includes 42 + Acres usable with offsite detention
- Located in Orchard TIF District 2
- BNSF rail service spur available
- Annexed and zoned in the village of Montgomery
- Nearby neighbors include General Mills, United Facilities, Old Dominion, NexeoPlastics, and United Sugar Corporation
- Drone Video: <https://tinyurl.com/y8prm8nb>

## Offering Summary

Sale Price:	\$5.00 / SF
Total Acreage:	42.844 Acres
Lot 1:	15.952 Acres
Lot 3:	10.491 Acres
Lot 5:	16.401 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,254	28,712	68,677
Total Population	3,297	84,660	206,148
Average HH Income	\$108,248	\$88,078	\$85,290

**Brian Dolan**

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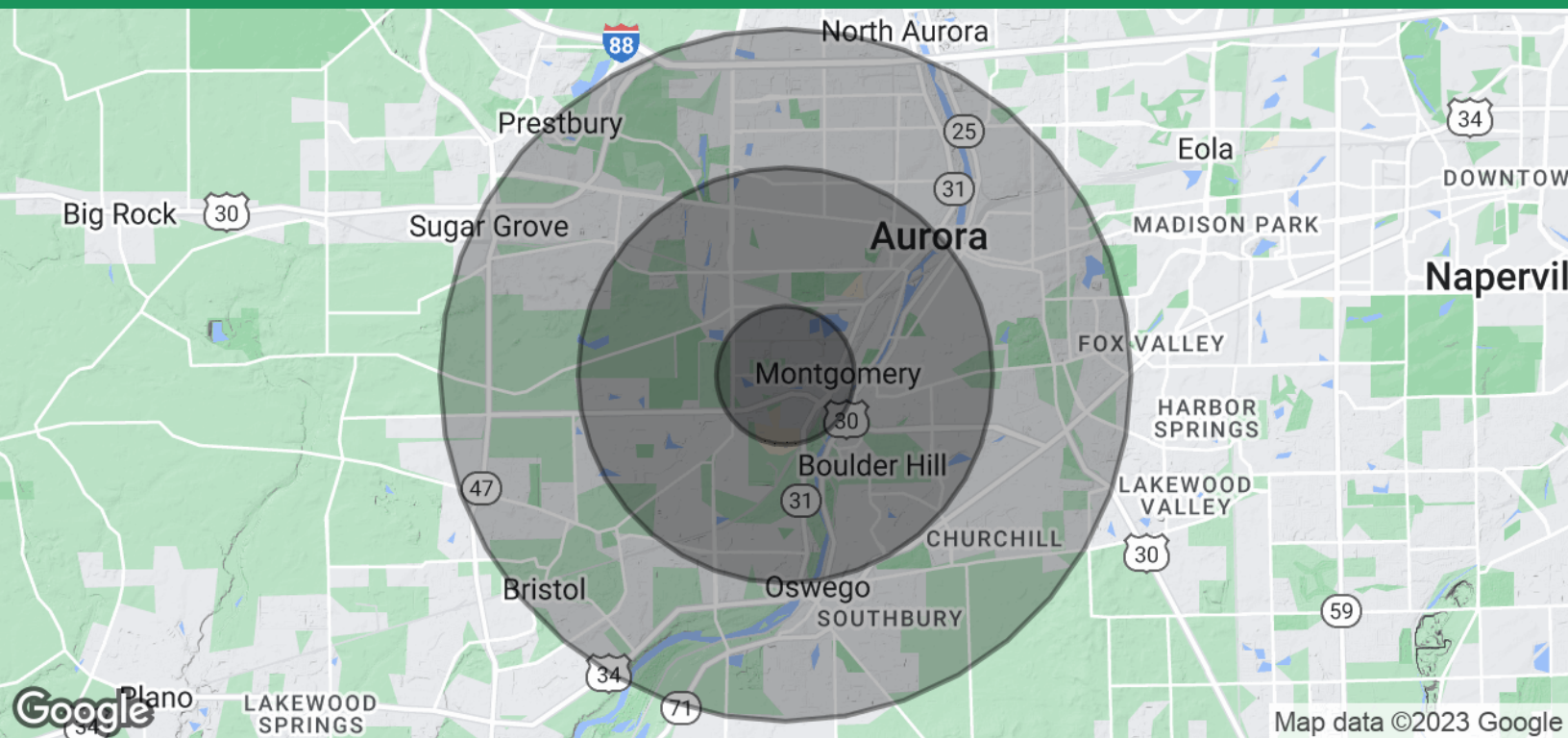




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Aucutt & Knell Montgomery, IL 60538



Population	1 Mile	3 Miles	5 Miles
Total Population	3,297	84,660	206,148
Average Age	38.3	34.5	33.7
Average Age (Male)	30.9	32.9	33.1
Average Age (Female)	44.2	35.8	35.1

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,254	28,712	68,677
# of Persons per HH	2.6	2.9	3.0
Average HH Income	\$108,248	\$88,078	\$85,290
Average House Value	\$208,300	\$192,806	\$190,841

\* Demographic data derived from 2020 ACS - US Census

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