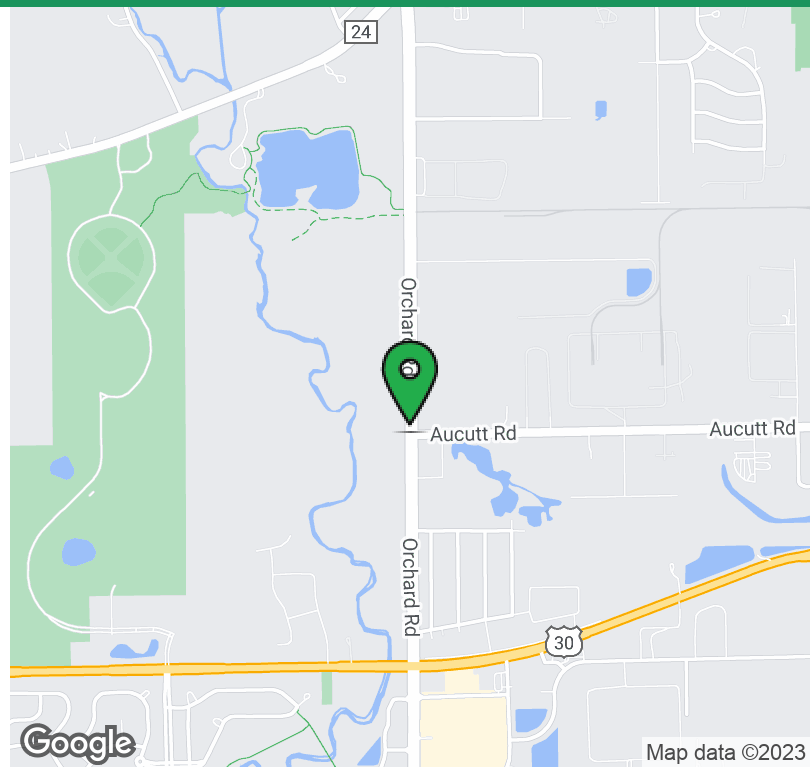
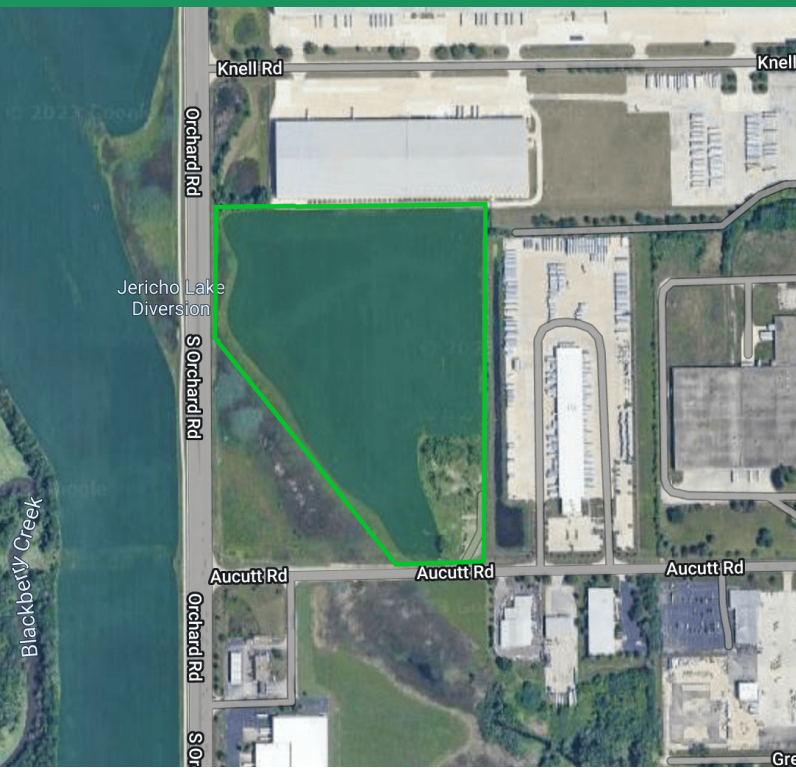


For Sale

33.25 Acres In Montgomery For Sale

Orchard Rd & Aucutt Rd Montgomery , IL 60538



Property Description

Site is 33.25 Acres with an estimated 24.4 acres usable

Location Description

NEC Fronts Orchard Rd. and Aucutt Rd. Approximately 5 miles south of I-88 and Orchard Road Interchange.

Property Highlights

- Ideal for Big Box Retail and/or Industrial
- Has other Commercial use potential
- Burlington Northern Railroad has an Easement located Northeast of the site

Offering Summary

Sale Price:	\$4,200,000
Lot Size:	33.25 Acres
Price/SF:	\$2.90 (\$3.95 for estimated 24.4 acres usable)
Parcel:	15-31-100-017
Taxes (2021):	\$1,328.24

Demographics	1 Mile	2 Miles	3 Miles
Total Households	1,289	7,117	22,095
Total Population	3,796	21,513	65,128
Average HH Income	\$115,076	\$103,285	\$93,823

Brian Dolan

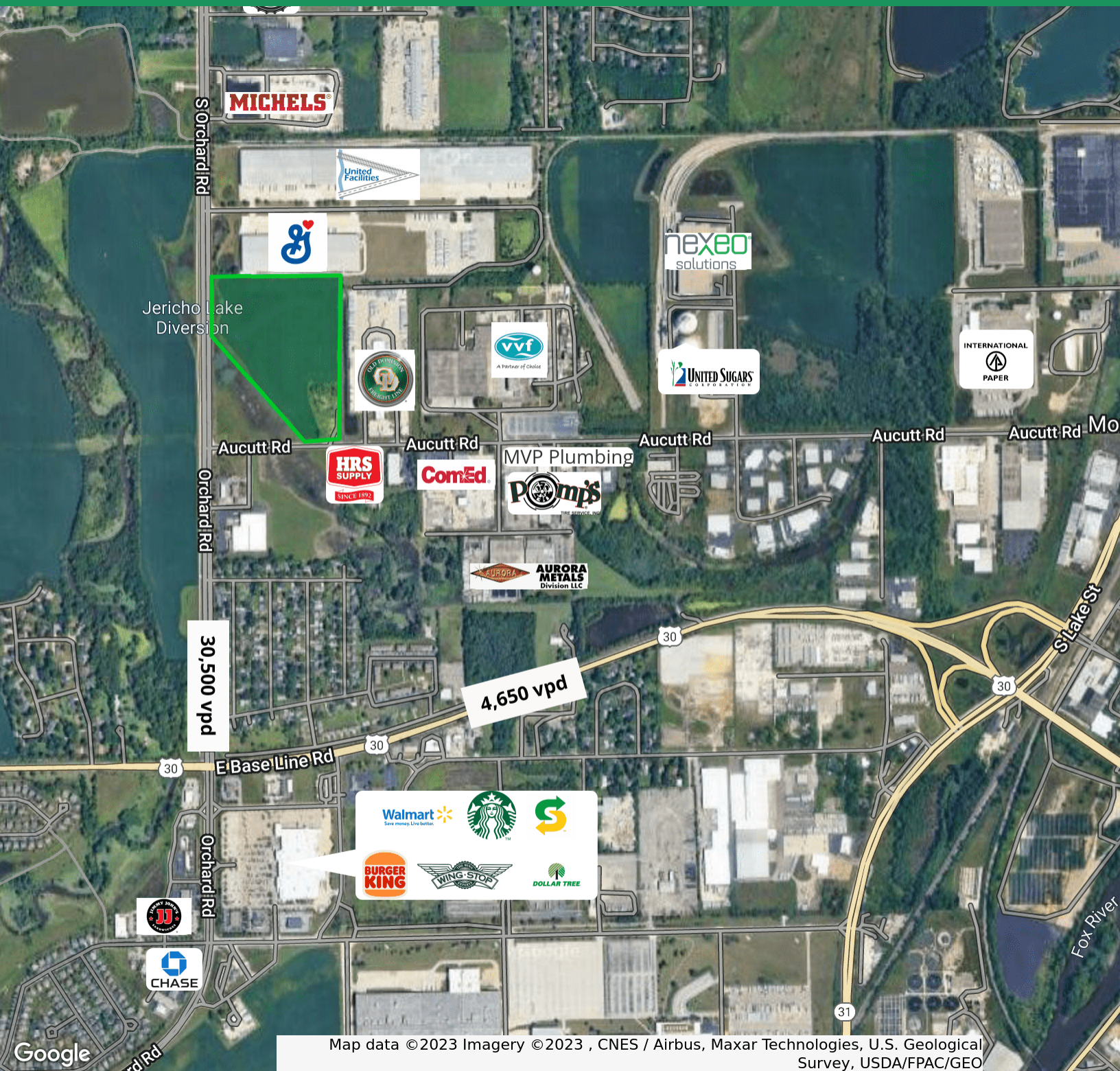
630.774.8524

bdolan@dolanmurphy.com

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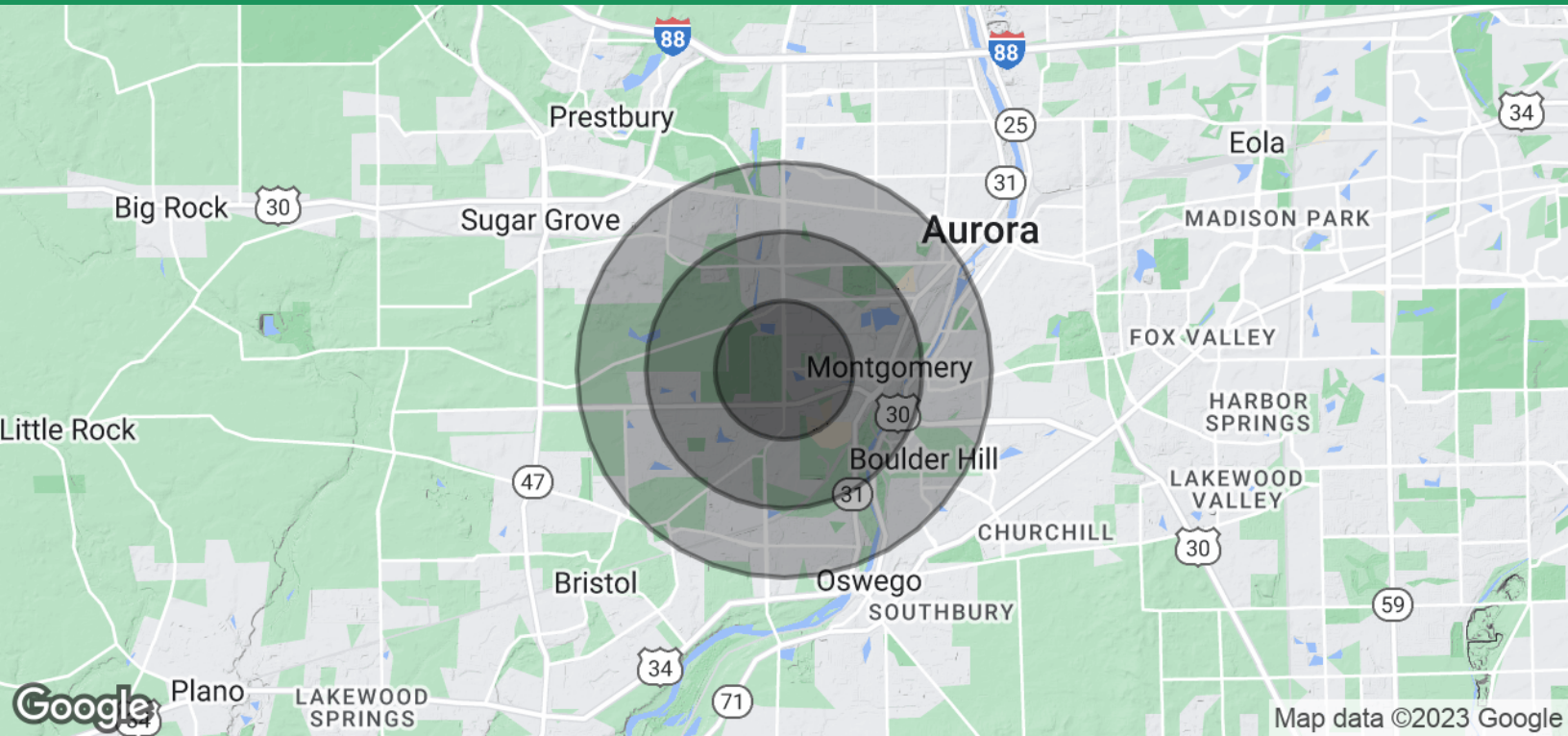
Dolan & Murphy, Inc. | 630.801.8800 | 765 Orchard Avenue, Aurora, IL 60506

DOLAN
and
MURPHY
INC.
Real Estate

For Sale

33.25 Acres In Montgomery For Sale

Orchard Rd & Aucutt Rd Montgomery , IL 60538



Population

	1 Mile	2 Miles	3 Miles
Total Population	3,796	21,513	65,128
Average Age	34.0	34.5	35.2
Average Age (Male)	30.4	31.0	32.9
Average Age (Female)	37.8	38.4	37.0

Households & Income

	1 Mile	2 Miles	3 Miles
Total Households	1,289	7,117	22,095
# of Persons per HH	2.9	3.0	2.9
Average HH Income	\$115,076	\$103,285	\$93,823
Average House Value	\$232,266	\$226,909	\$205,563

** Demographic data derived from 2020 ACS - US Census*

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