

# FOR SALE

## +/- 15 ACRES COMMERCIAL LAND

### U.S. Route 30 - MONTGOMERY, IL

- **Exceptional High-Traffic Location!**
- **Excellent Visibility on Route 30!**
- **Signalized Intersection!**
- **TIF District!**
- **Divisible!**



### **Dan Flanagan, ALC** **Managing Broker**

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Flanagan Realty, LLC represents the seller in this transaction and will not be acting as a dual agent or representative of the buyer unless specifically stated in writing. The information contained herein is from sources considered reliable but is not guaranteed and is subject to change without notice. Buyers are advised to independently verify all information and perform their own due diligence. This offering may be withdrawn or subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers.



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#### Summary

<b>Location:</b>	NEC US Route 30 & 5 <sup>th</sup> Ave, Montgomery, Kendall Co., IL
<b>Size:</b>	+/- 15 Acres, Divisible to +/- 1 Acre
<b>Uses:</b>	Ideal for gas station, car wash, convenience or other retail, fast food, drive through, medical, etc.
<b>Frontage:</b>	Approx. 1400' frontage on Rt 30
<b>Traffic Counts:</b>	26,000 vpd
<b>Access:</b>	Signalized intersection with turn lane Curb cut on 5 <sup>th</sup> ave
<b>Improvements:</b>	Sewer and water to site Curb cut provided
<b>Incentives:</b>	TIF District
<b>Terms:</b>	Bulk sale or sale of subdivided parcel JV's may be considered case by case
<b>Zoning:</b>	B-2 Regional Business
<b>Wetland/ Floodplain:</b>	Some floodplain, may be mitigated.
<b>Price:</b>	\$8.00/sq ft for hard corner \$6.00/sq ft for remainder





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Aerial Photo

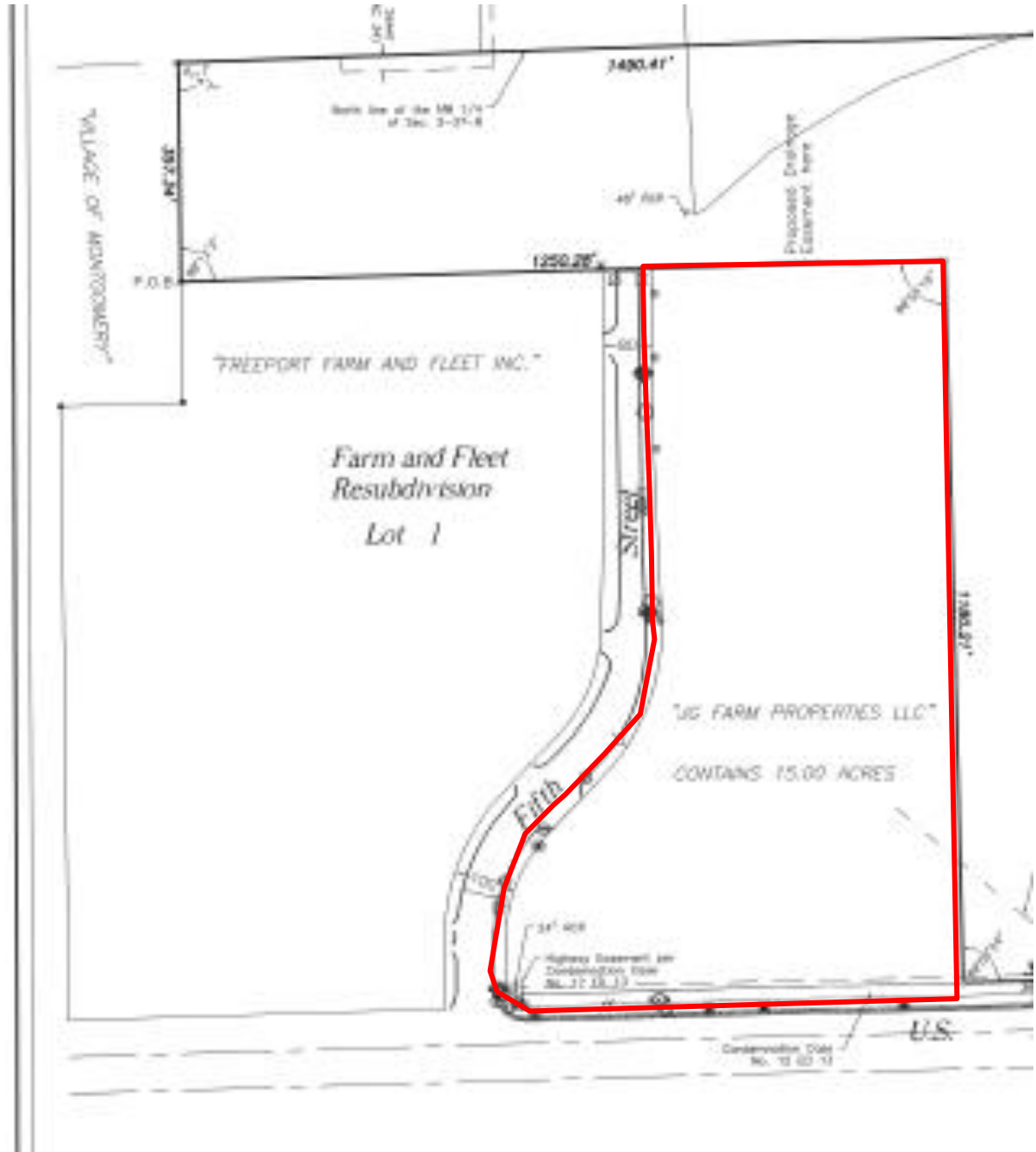


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Survey

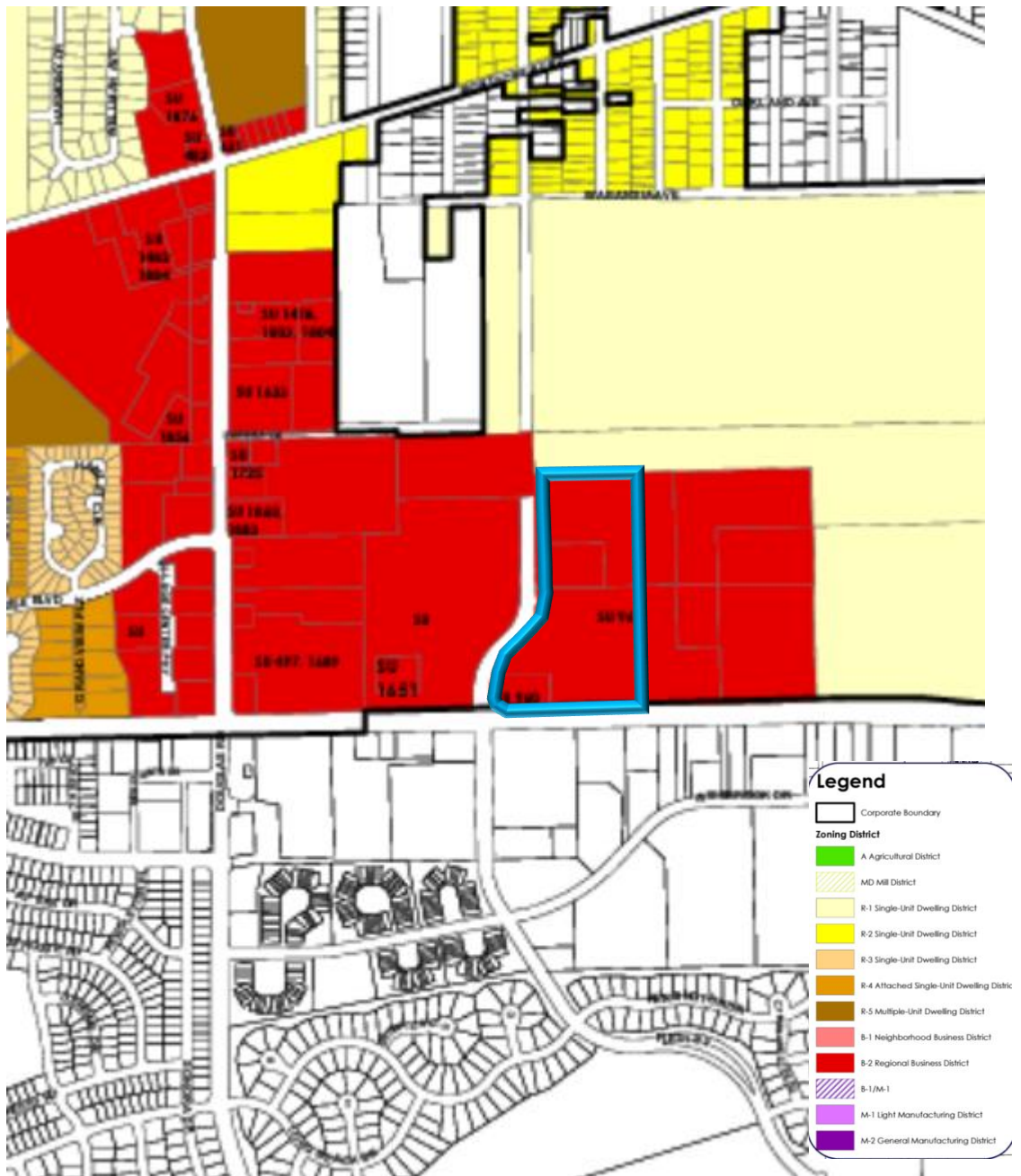


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#### Zoning Map



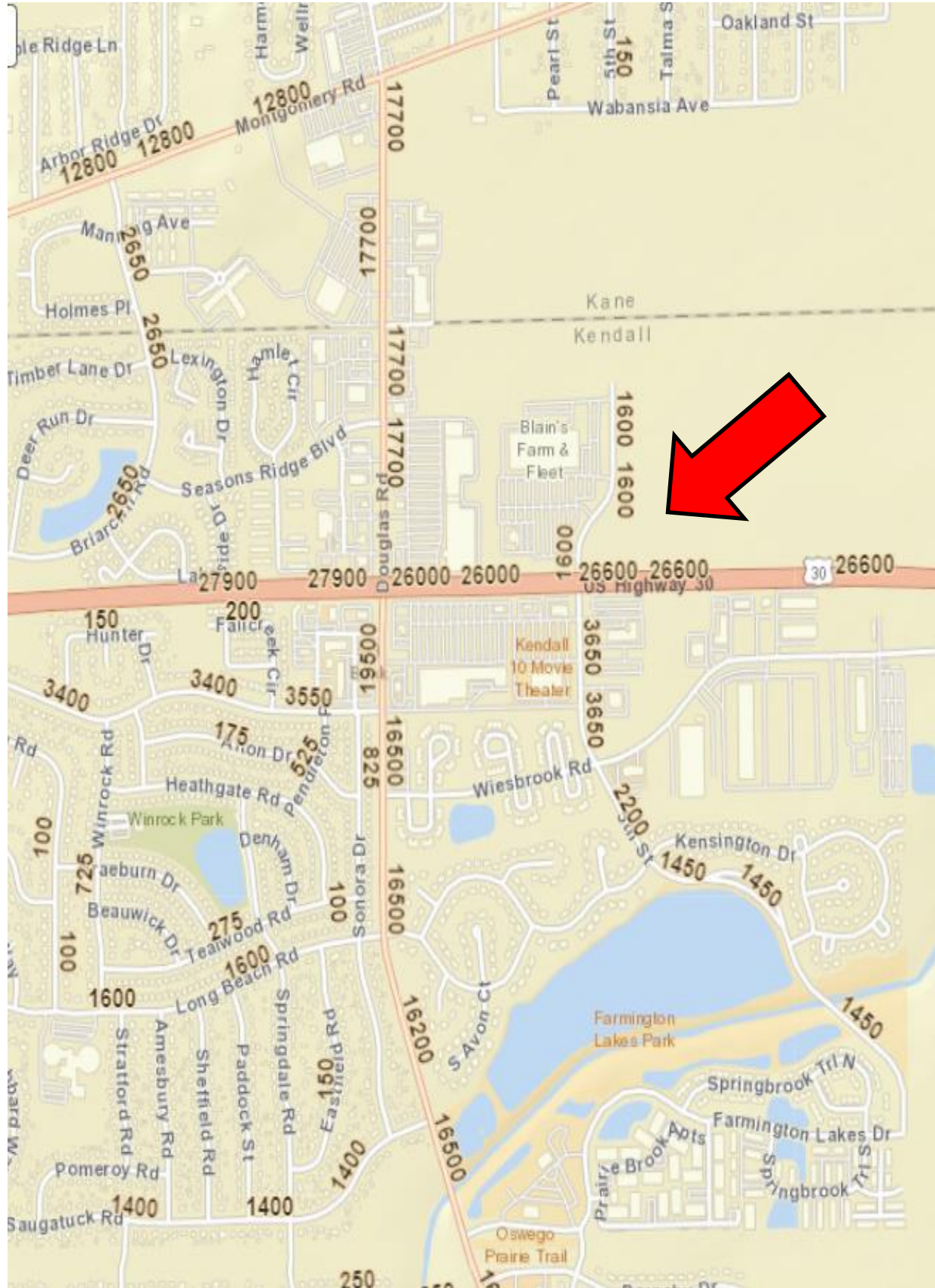


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### U.S. Route 30 - MONTGOMERY, IL

Average Daily Traffic





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### U.S. Route 30 - MONTGOMERY, IL

#### Demographics

2200 US-30 Oswego, IL 60543	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
Estimated Population (2022)	9,480	97,280	232,468
Projected Population (2027)	9,630	99,165	236,935
Census Population (2020)	9,374	96,289	231,782
Census Population (2010)	9,232	105,272	241,043
<b>Households</b>			
Estimated Households (2022)	3,440	31,518	76,190
Projected Households (2027)	3,531	32,238	77,827
Census Households (2020)	3,384	31,046	75,696
Census Households (2010)	3,188	32,368	75,827
Projected Annual Growth (2022-2027)	91	720	1,638
Historical Annual Change (2010-2022)	252	-851	363
<b>Average Household Income</b>			
Estimated Average Household Income (2022)	\$77,461	\$97,405	\$108,402
Projected Average Household Income (2027)	\$91,575	\$126,281	\$139,997
Census Average Household Income (2010)	\$68,044	\$66,699	\$75,065
Census Average Household Income (2000)	\$61,696	\$58,250	\$65,733
Projected Annual Change (2022-2027)	\$14,114	\$28,876	\$31,595
Historical Annual Change (2000-2022)	\$15,765	\$39,155	\$42,669
<b>Median Household Income</b>			
Estimated Median Household Income (2022)	\$66,737	\$75,631	\$88,245
Projected Median Household Income (2027)	\$80,134	\$91,403	\$106,038
Census Median Household Income (2010)	\$60,744	\$60,673	\$66,656
Census Median Household Income (2000)	\$54,943	\$52,074	\$57,301
Projected Annual Change (2022-2027)	\$13,397	\$15,772	\$17,793
Historical Annual Change (2000-2022)	\$11,795	\$23,557	\$30,944
<b>Per Capita Income</b>			
Estimated Per Capita Income (2022)	\$28,112	\$31,612	\$35,575
Projected Per Capita Income (2027)	\$33,579	\$41,105	\$46,031
Census Per Capita Income (2010)	\$23,506	\$20,501	\$23,612
Census Per Capita Income (2000)	\$21,306	\$18,235	\$21,356
Projected Annual Change (2022-2027)	\$5,467	\$9,494	\$10,457
Historical Annual Change (2000-2022)	\$6,806	\$13,376	\$14,219
Estimated Average Household Net Worth (2022)	\$402,967	\$471,408	\$601,230



# ABOUT FLANAGAN REALTY, LLC

## Summary of Experience

Dan Flanagan, ALC is the owner and managing broker of Flanagan Realty, LLC. Dan is considered by many to be one of the foremost experts in land and commercial real estate brokerage, acquisition, disposition, consulting and valuation in the greater Chicago area. His extensive knowledge of land and commercial real estate bring tremendous value to anyone who is seeking to buy, sell or lease commercial or industrial real estate, land, or farms, or is otherwise facing challenges with land or commercial real estate.



Mr. Flanagan has actual, hands-on development experience in residential, commercial, industrial and special-use real estate. As a result, he is uniquely qualified to help with a wide range of real estate related issues and challenges.

The following is a brief overview of Dan's relevant experience and qualifications:

Accredited Land Consultant designation from the National Association of Realtors, Realtors Land Institute. Recipients of this designation are considered the "Best of the Best" in the land business and must meet stringent education, experience, sales volume, and testing requirements.

President - Illinois Chapter of the Realtors Land Institute.

Board of Directors of the National Realtors Land Institute

Former partner with a large Midwestern private equity real estate development firm.

Sales volume well into the hundreds of millions, averaging in excess of \$25 million in sales annually.

Frequent commentator on the Chicago real estate industry and market. Quoted in Chicago Tribune, Crain's Chicago Business News and Real Estate on Radio, WLS 890 AM.

Masters in Public Administration from Northern Illinois University with a specialization in City Management and Environmental Planning.

Extensive expertise in real estate valuation, including comparable sales analysis, income analysis, discounted cash flow analysis, market and absorption studies and other methods.

Frequently contacted by area real estate appraisers to provide insight regarding land and commercial real estate markets and valuation.



**ILLINOIS ASSOCIATION OF REALTORS  
NOTICE OF NO AGENCY RELATIONSHIP**

Name of Broker Associate  Daniel Flanagan

Name of Brokerage Company  Flanagan Realty, LLC

**NOTICE OF NO AGENCY RELATIONSHIP**

In regard to this property, Daniel Flanagan of Flanagan Realty, LLC has entered into an agreement with Seller to provide certain real estate brokerage services and represents the seller in this transaction and will not be acting as a dual agent or representative of the buyer unless specifically stated in writing.

**THIS NOTICE OF NO AGENCY IS BEING PROVIDED AS  
REQUIRED BY STATE LAW.**

\_\_\_\_\_  
Customer Signature

\_\_\_\_\_  
Print Customer's Name

\_\_\_\_\_

Date  
\_\_\_\_\_