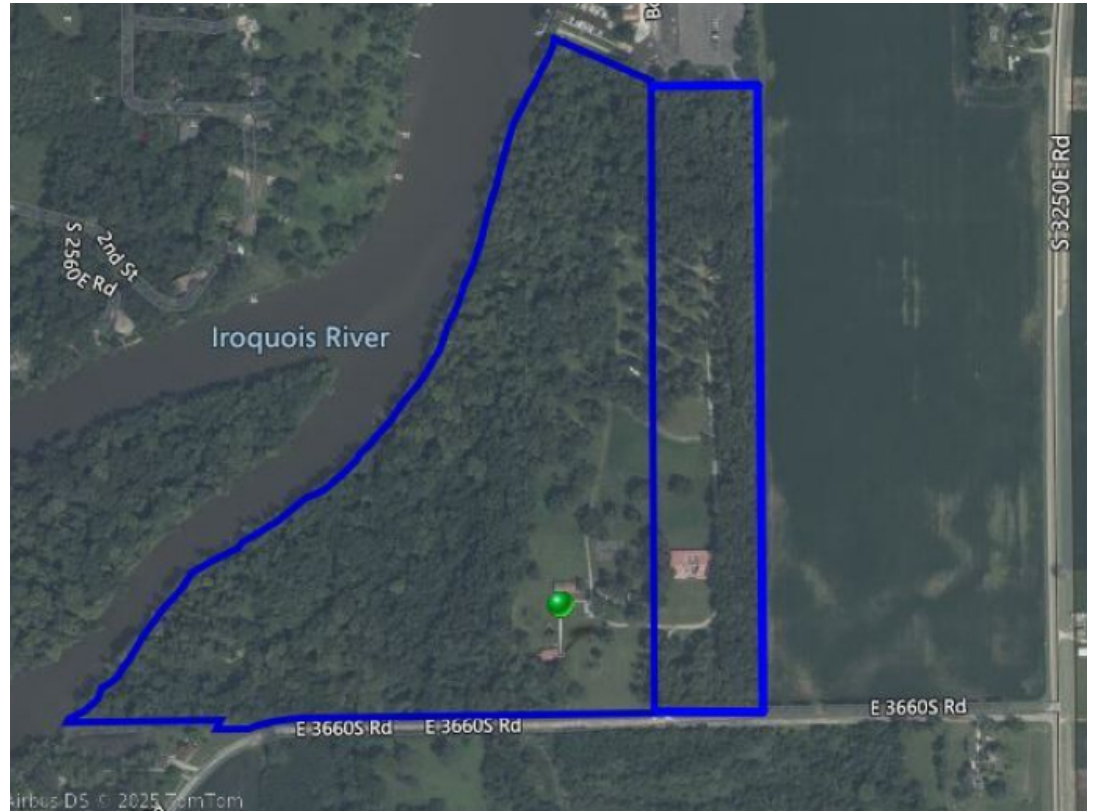




**McCOLLY BENNETT**  
**COMMERCIAL *advantage***



**4112**  
**S. Youth Camp Rd.**

*4112 S. Youth Camp Rd.  
St. Anne, IL 60964*

Contact:

**Buck Tamblyn**

**CCIM**

Phone : (815)549-4301


License : 475.131086

Email : bucktamblyn@mccolly.com



# TABLE OF CONTENTS

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AERIAL & LOCATION REPORT	30

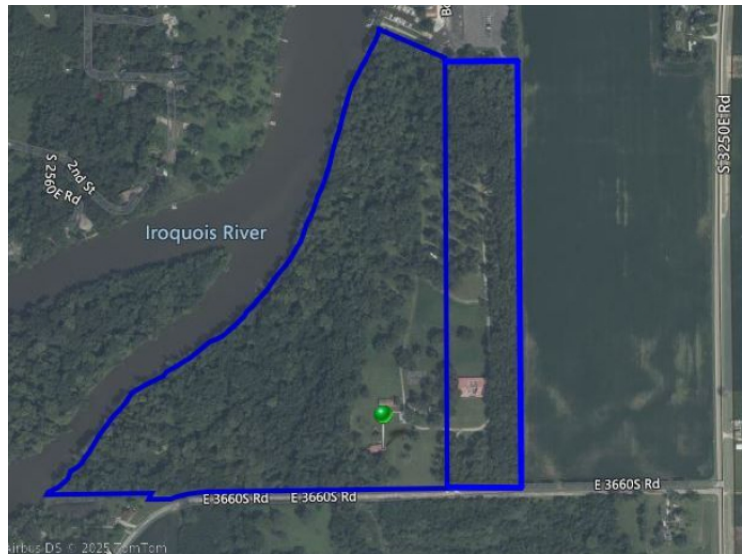




**McCOLLY BENNETT**  
COMMERCIAL *advantage*

## PROPERTY INFO:

- ◆ **PURCHASE PRICE:**  
\$2,200,000.00
- ◆ **PROPERTY ADDRESS:**  
4112 S. YOUTH CAMP  
RD.  
ST. ANNE, IL 60964
- ◆ **LAND SIZE:**  
66.90 ACRES



**4112  
S.  
YOUTH  
CAMP  
RD.**

### COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.  
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# PROPERTY OVERVIEW

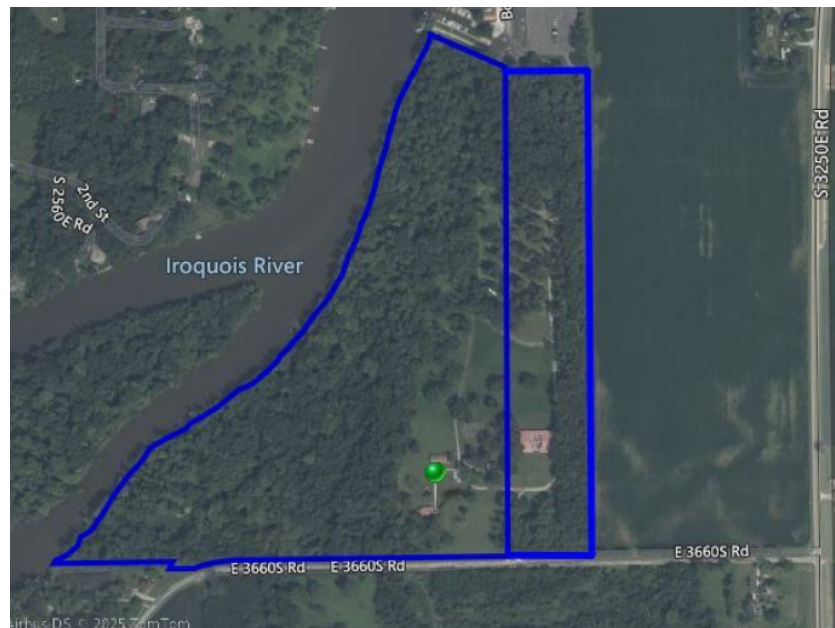
The 66.9 acres consists of wooded riverfront property and a full campgrounds area.

The campground has 48 RV rental sites.

It also has an outdoor bathroom building, picnic shelters, basketball courts, volleyball court, baseball field, office building, small storage buildings for equipment and a large 8000 square foot steel building.

Utilities (electric, water, and sewer) are on the property and in place.

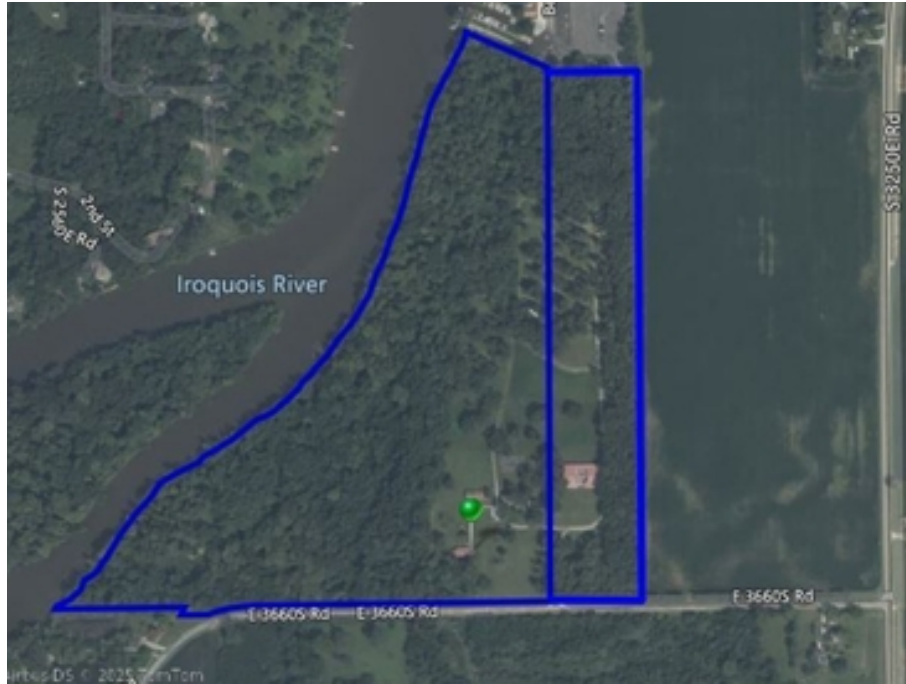
**4112**  
S. Youth Camp Rd.  
St. Anne IL 60964



## **FOR SALE - ST. ANNE - RV CAMPGROUND / RV RENTAL SITE FOR SALE - WITH 48 LOTS AND OVER 66 ACRES ON RIVER FRONTAGE, THIS PROPERTY HAS AMAZING POTENTIAL!**

This property consists of two parcel of land totaling 66.9 acres with over a half mile of river frontage! The property is right where the Kankakee River and Iroquois River meet, with navigable water access! The 66.9 acres consists of wooded riverfront property and a full campgrounds area. The campground has 48 RV rental sites. It also has an outdoor bathroom building, picnic shelters, basketball courts, volleyball court, baseball field, office building, small storage buildings for equipment and a large 8000 square foot steel building. Utilities (electric, water, and sewer) are on the property and in place. This property has outstanding potential for a multitude of potential uses. It could be kept as a campground for profit or a perfect retreat location. Call today!

# PROPERTY PHOTOS



# PROPERTY PHOTOS



# PROPERTY PHOTOS



# PROPERTY PHOTOS



# PROPERTY PHOTOS



## Overview Map





**Land**  
 Status: **NEW**  
 Area: **4500**  
 Address: **4112 S Youth Camp Rd , St. Anne, IL 60964**  
 Directions: **E Court St (IL-17). Turn right onto S Nelson Ave. Turn left onto E Maple St. Turn right onto S Bridge St (CR-3). Continue on S 3250E Rd (CR-3). Turn right onto E 4000S Rd.**

Sold by:  
 Closed:  
 Off Market:  
 Dimensions: **2811x325x2098x1953x2071x359x2064x363**  
 Ownership: **Fee Simple**  
 Corp Limits: **Unincorporated**  
 Coordinates:  
 Rooms:  
 Bedrooms:  
 Basement:  
 Mobility Score: - **?**

MLS #: **12445178**  
 List Date: **08/22/2025**  
 List Dt Rec: **08/22/2025**

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

List Price: **\$2,200,000**  
 Orig List Price: **\$2,200,000**  
 Sold Price:

Rental Price:  
 Rental Unit:  
 Mkt. Time (Lst./Tot.): **4/4**  
 Concessions:  
 Contingency:  
 County: **Kankakee**  
 # Fireplaces:  
 Parking:  
 Garage Type:  
 # Spaces: **0**

Remarks: **FOR SALE - ST. ANNE - Beautiful recreational property with unlimited potential. This property consists of two parcel of land totaling 66.9 acres with over a half mile of river frontage! The property is right where the Kankakee River and Iroquois River meet, with navigable water access! The 66.9 acres consists of wooded riverfront property and a full campgrounds area. The campground has 48 RV rental sites. It also has an outdoor bathroom building, picnic shelters, basketball courts, volleyball court, baseball field, office building, small storage buildings for equipment and a large 8000 square foot steel building. Utilities (electric, water, and sewer) are on the property and in place. This property has outstanding potential for a multitude of potential uses. It could be kept as a campground for profit or a perfect retreat location. Call today!**

**School Data**

Elementary: **(111)**  
 Junior High: **(111)**  
 High School: **(111)**

**Assessments**

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

**Tax**

Amount: **\$18,624.22**  
 PIN: **12172330000100**  
 Mult PINs: **(See Agent Remarks)**  
 Tax Year: **2024**  
 Tax Exmps:

**Miscellaneous**

Waterfront: **Yes**  
 Water View: **Back of Property**  
 Water Touches: **Easement Between Lot and Water**  
 Acreage: **66.9**  
 Appx Land SF: **2914164**  
 Front Footage: **2305**  
 # Lots Avail:  
 Farm: **No**  
 Bldgs on Land?: **Yes**

Zoning Type: **Agriculture**  
 Actual Zoning:

Laundry Features:

Lot Size: **25.0-99.99 Acres**  
 Lot Size Source: **County Records**  
 Pasture Acreage:  
 Tillable Acreage:  
 Wooded Acreage:  
 Lot Desc: **River Front, Water View, Views, Waterfront Lot**  
 Land Desc: **Floodplain, Horses Allowed, Level, Wooded**  
 Land Amenities: **Children's Play Yard, Clubhouse**  
 Farms Type:  
 Bldg Improvements: **2 or More Barns, Complete Set of Bldgs, Garage/s, House and Out Bldgs, Pole Building, Boat Dock**  
 Current Use: **Recreational, Campground, Meeting Hall, RV Park**  
 Potential Use: **Recreational**  
 Location: **Riverfront, Water Front, Water View, Not in City Limits**

Ownership Type:

Frontage/Access: **County Road**  
 Driveway: **Gravel**  
 Road Surface: **Asphalt**  
 Rail Availability: **None**  
 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:  
 Construction:  
 Exterior:  
 Air Cond:  
 Heating:  
 Utilities to Site: **Electric to Site, Septic-Private, Well-Private**  
 General Info: **School Bus Service, Flood Zone**  
 Backup Package: **No**  
 Backup Info:  
 Possession: **Closing**  
 Sale Terms:

Known Liens: **None Known**

Broker Private Remarks: **Contact LA to schedule showings. Multiple Parcels - Tax amount includes: 12172330000100/\$13,864, 12172240200300/\$4,760.22**

Internet Listing: **Yes**  
 VOW AVM: **Yes**

Remarks on Internet?: **Yes**  
 VOW Comments/Reviews: **Yes**

Addr on Internet?: **Yes**  
 Lock Box: **None** (Located at **None**)

Listing Type: **Exclusive Right to Sell**

Holds Earnest Money: **Yes**

Add. Sales Info.: **None**  
 Showing Inst: **Contact listing agent to schedule**

Broker Notices:  
 Cont. to Show?:

Expiration Date: **08/12/2026**

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

Ph #:

Broker Owned/Interest: **No**

List Broker: **Jay Tamblin (940284) / (815) 549-4301 / bucktamblin@mccolly.com**  
 CoList Broker: **Jeff Bennett (940015) / (815) 922-6505**

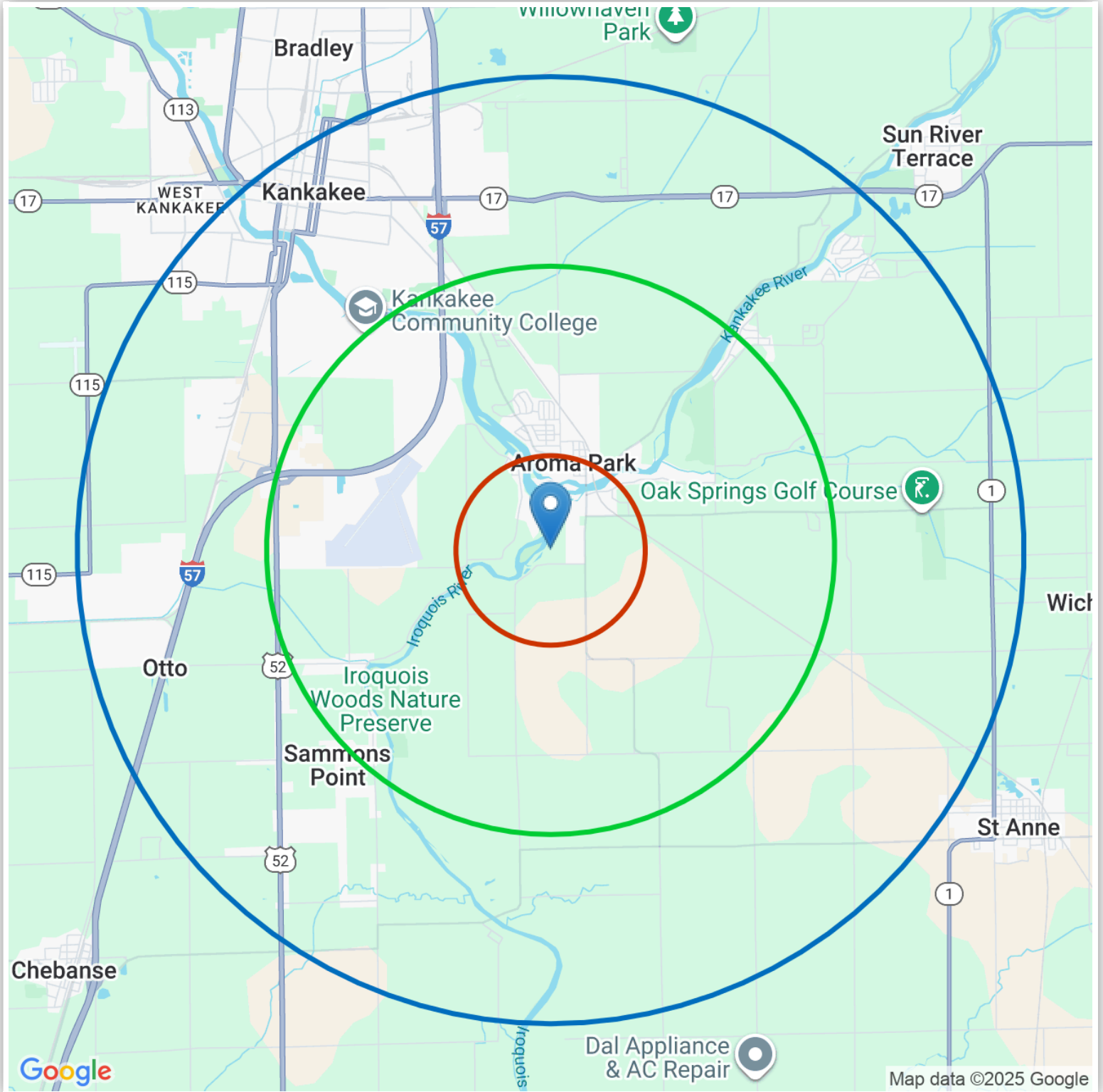
More Agent Contact Info:

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

**4112 S. Youth Camp Rd.**

4112 S. Youth Camp Rd., St. Anne, IL, 60964

LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



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**KEY FACTS**

**495**  
Population

**45.6** Median Age

**2.05**  
Average Household Size

**226**  
Total Households

**EDUCATION**

**4.37%**  
No High School Diploma

**9.51%**  
High School Graduate

**26.48%**  
Some College

**17.74%**  
Bachelor's/ Grad

**BUSINESS**

**15**  
Total Businesses

**96**  
Total Employees

**EMPLOYMENT**

**0**  
Manufacturing Employees

**20**  
Retail Trade Employees

**3**  
Eating & Drinking Employees

**2**  
Finance/Ins/Real Estate Emp

**9.3%** Unemployment Rate

**INCOME**

**\$79,877**  
Median Household Income

**\$43,235**  
Per Capita Income

**\$337,072**  
Median Net Worth

**Households by Income**

The largest group : \$100,000 - \$149,999 (17.19%) ■

The smallest group : \$15,000 - \$24,999 (2.71%) ■

Indicator	Value(%)	
< \$15,000	16.29	■
\$15,000 - \$24,999	2.71	■
\$25,000 - \$34,999	6.33	■
\$35,000 - \$49,999	5.43	■
\$50,000 - \$74,999	16.74	■
\$75,000 - \$99,999	11.31	■
\$100,000 - \$149,999	17.19	■
\$150,000 - \$199,999	10.41	■
\$200,000+	14.03	■



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**KEY FACTS**

**4,097**  
Population

**46.1** Median Age

**2.58**  
Average Household Size

**1,490**  
Total Households

**EDUCATION**

**4.72%**  
No High School Diploma

**10.44%**  
High School Graduate

**23.94%**  
Some College

**14.41%**  
Bachelor's/ Grad

**BUSINESS**

**114**  
Total Businesses

**2,057**  
Total Employees

**EMPLOYMENT**

**70**  
Manufacturing Employees

**242**  
Retail Trade Employees

**43**  
Eating & Drinking Employees

**309**  
Finance/Ins/Real Estate Emp

**4.8%** Unemployment Rate

**INCOME**

**\$79,449**  
Median Household Income

**\$40,335**  
Per Capita Income

**\$328,437**  
Median Net Worth

**Households by Income**

The largest group : \$100,000 - \$149,999 (19.57%) ■  
 The smallest group : \$15,000 - \$24,999 (4.06%) ■

Indicator	Value(%)	
< \$15,000	11.98	■
\$15,000 - \$24,999	4.06	■
\$25,000 - \$34,999	7.79	■
\$35,000 - \$49,999	6.84	■
\$50,000 - \$74,999	16.79	■
\$75,000 - \$99,999	11.51	■
\$100,000 - \$149,999	19.57	■
\$150,000 - \$199,999	11.85	■
\$200,000+	9.61	■



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**KEY FACTS**

**23,452**  
Population

**39** Median Age

**2.49**  
Average Household Size

**9,222**  
Total Households

**EDUCATION**

**8.57%**  
No High School Diploma

**6.94%**  
High School Graduate

**22.49%**  
Some College

**9.94%**  
Bachelor's/ Grad

**BUSINESS**

**867**  
Total Businesses

**13,295**  
Total Employees

**EMPLOYMENT**

**1,109**  
Manufacturing Employees

**1,502**  
Retail Trade Employees

**405**  
Eating & Drinking Employees

**1,554**  
Finance/Ins/Real Estate Emp

**5.3%** Unemployment Rate

**\$53,873**  
Median Household Income

**\$28,159**  
Per Capita Income

**\$84,994**  
Median Net Worth

**Households by Income**

The largest group : < \$15,000 (18.96%) ■  
The smallest group : \$200,000+ (3.1%) ■

Indicator	Value(%)	
< \$15,000	18.96	■
\$15,000 - \$24,999	8.18	■
\$25,000 - \$34,999	9.96	■
\$35,000 - \$49,999	9.2	■
\$50,000 - \$74,999	17.31	■
\$75,000 - \$99,999	10.8	■
\$100,000 - \$149,999	15.19	■
\$150,000 - \$199,999	7.32	■
\$200,000+	3.1	■



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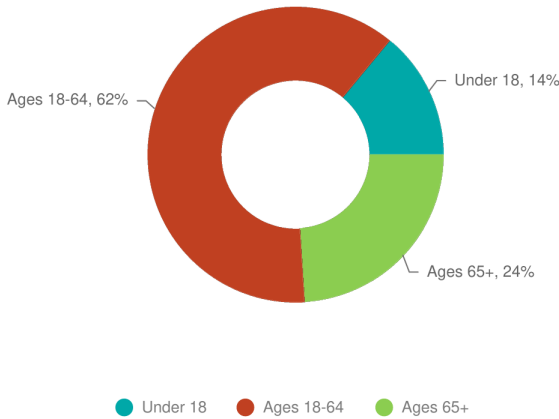
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**POPULATION TRENDS AND KEY INDICATORS**  
1 Miles Ring

<b>495</b> Population	<b>221</b> Households	<b>45.6</b> Median Age
<b>2.05</b> Avg Size Household	<b>\$79,877</b> Median Household Income	<b>\$257,432</b> Median Home Value
<b>136</b> Wealth Index	<b>104</b> Housing Affordability	<b>52.3</b> Diversity Index

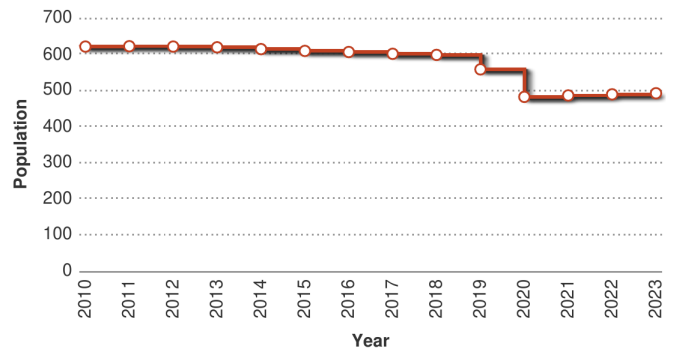
**POPULATION BY AGE**



**POPULATION BY GENERATION**

<b>5.86%</b> Greatest Gen: Born 1945/Earlier	<b>25.45%</b> Baby Boomer: Born 1946 to 1964	<b>20.81%</b> Generation X: Born 1965 to 1980
<b>24.85%</b> Millennial: Born 1981 to 1998	<b>16.57%</b> Generation Z: Born 1999 to 2016	<b>6.46%</b> Alpha: Born 2017 to Present

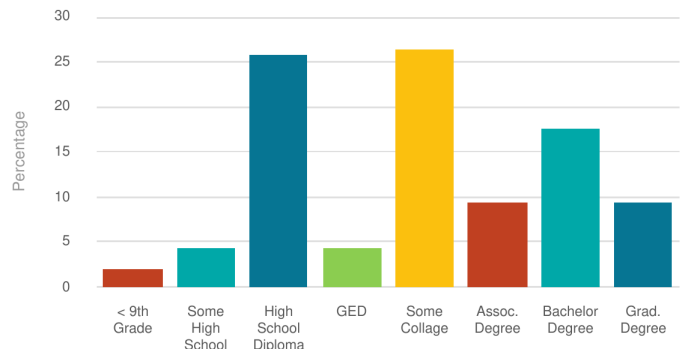
**HISTORICAL & FORECAST POPULATION**



**DAYTIME POPULATION**



**POPULATION BY EDUCATION**



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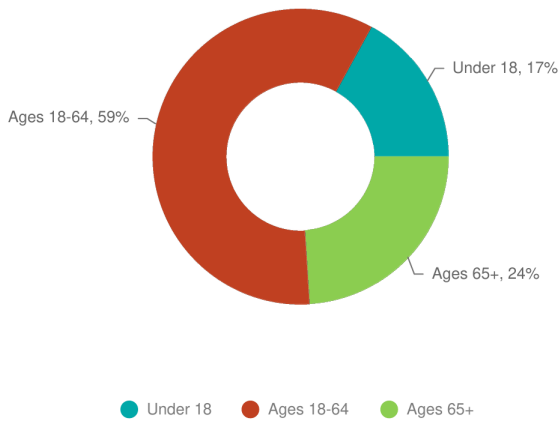
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**POPULATION TRENDS AND KEY INDICATORS**  
3 Miles Ring

<b>4,097</b> Population	<b>1,477</b> Households	<b>46.1</b> Median Age
<b>2.58</b> Avg Size Household	<b>\$79,449</b> Median Household Income	<b>\$233,787</b> Median Home Value
<b>116</b> Wealth Index	<b>114</b> Housing Affordability	<b>55</b> Diversity Index

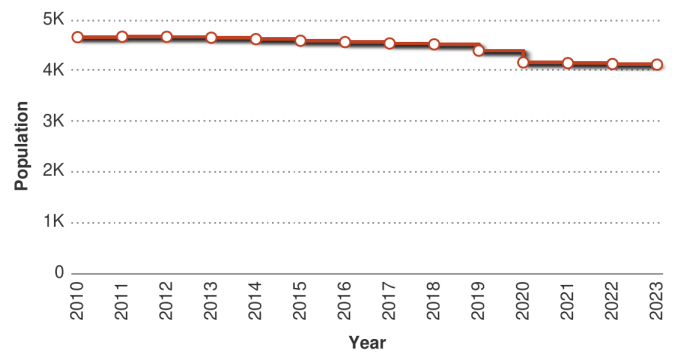
**POPULATION BY AGE**



**POPULATION BY GENERATION**

<b>5.71%</b> Greatest Gen: Born 1945/Earlier	<b>25.95%</b> Baby Boomer: Born 1946 to 1964	<b>20.94%</b> Generation X: Born 1965 to 1980
<b>21.89%</b> Millennial: Born 1981 to 1998	<b>17.94%</b> Generation Z: Born 1999 to 2016	<b>7.59%</b> Alpha: Born 2017 to Present

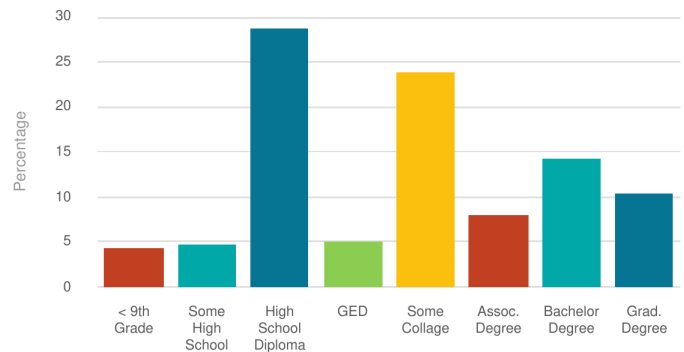
**HISTORICAL & FORECAST POPULATION**



**DAYTIME POPULATION**



**POPULATION BY EDUCATION**



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**POPULATION TRENDS AND KEY INDICATORS**  
5 Miles Ring

**23,452**

Population

**9,068**

Households

**39**

Median Age

**2.49**

Avg Size Household

**\$53,873**

Median Household Income

**\$170,645**

Median Home Value

**57**

Wealth Index

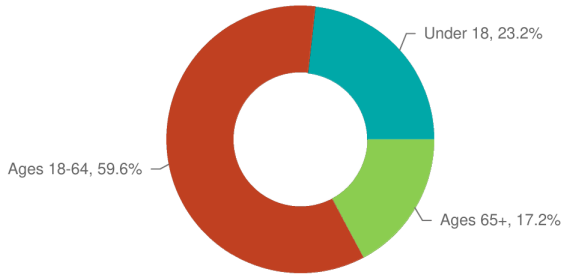
**106**

Housing Affordability

**78.9**

Diversity Index

**POPULATION BY AGE**



● Under 18 ● Ages 18-64 ● Ages 65+

**POPULATION BY GENERATION**



**3.9%**

Greatest Gen: Born 1945/Earlier



**20.08%**

Baby Boomer: Born 1946 to 1964



**19.59%**

Generation X: Born 1965 to 1980



**22.73%**

Millennial: Born 1981 to 1998



**23.27%**

Generation Z: Born 1999 to 2016



**10.41%**

Alpha: Born 2017 to Present

**HISTORICAL & FORECAST POPULATION**

2019-2024  
Historic  
Growth Rate

**-0.68%**



2024-2029  
Forecasted  
Growth Rate

**-0.64%**



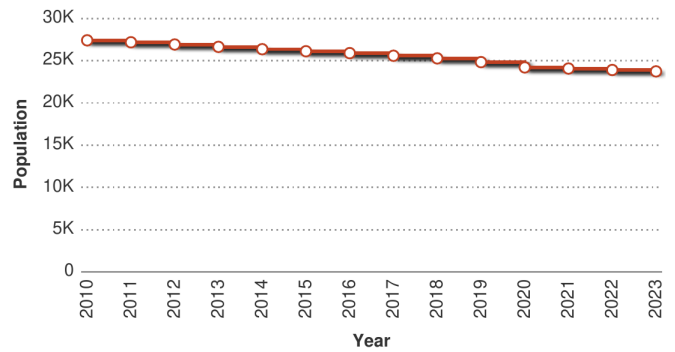
Household Population

**21,955**



Population Density

**291**



**DAYTIME POPULATION**



**24,213**

2024 Total Daytime Population



**13,319**

2024 Daytime Pop: Residents



**10,894**

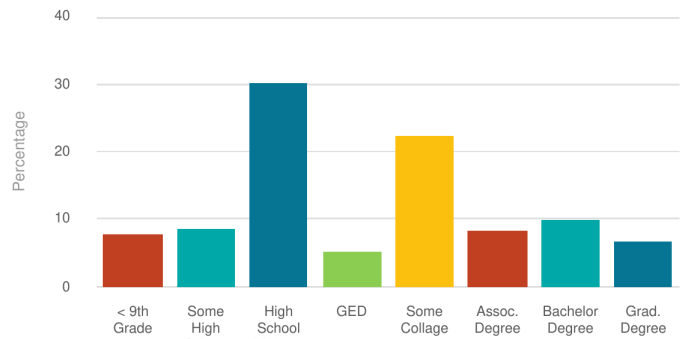
2024 Daytime Pop: Workers



**308**

2024 Daytime Pop Density

**POPULATION BY EDUCATION**



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**Community Profile**



**495**

Population  
Total

**1.33%**

Population  
Growth

**2.05**

Average  
HH Size

**45.6**

Median  
Age

**52.3**

Diversity  
Index

**\$79,877**

Median HH  
Income

**\$257,432**

Median Home  
Value

**13.77%**

Under 18

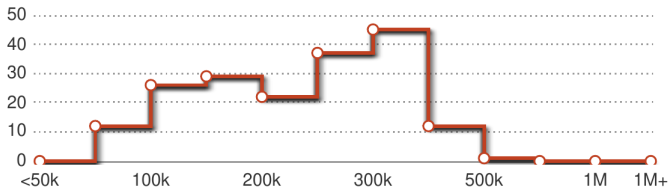
**62.35%**

Ages 18  
to 65

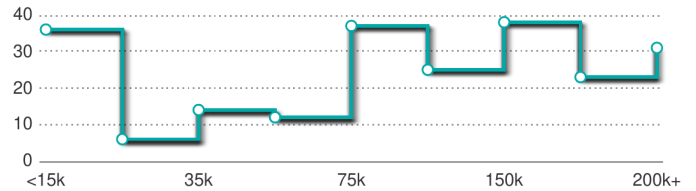
**23.89%**

Aged 66+

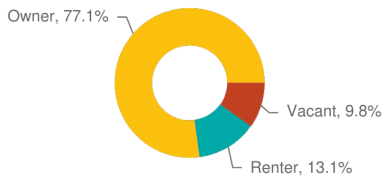
**HOME VALUE**



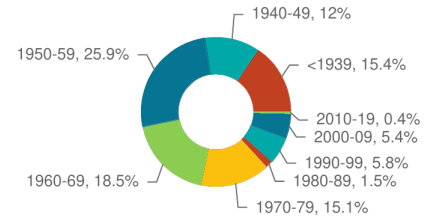
**HOUSEHOLD INCOME**



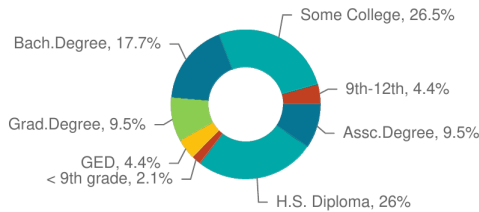
**HOME OWNERSHIP**



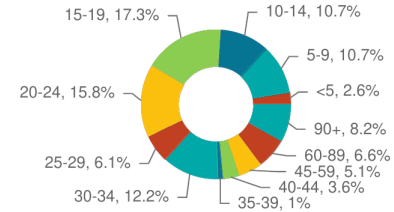
**HOUSING: YEAR BUILT**



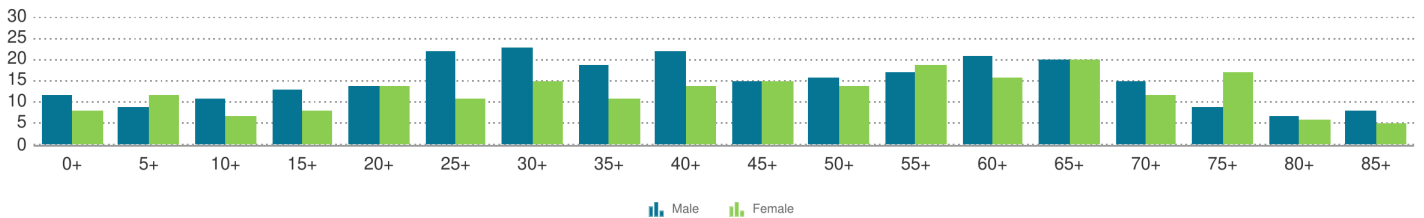
**EDUCATIONAL ATTAINMENT**



**COMMUTE TIME: MINUTES**



**AGE PROFILE: 5 YEAR INCREMENTS**



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**Community Profile**



**4,097**

Population  
Total

**-0.2%**

Population  
Growth

**2.58**

Average  
HH Size

**46.1**

Median  
Age

**55**  
Diversity  
Index

**\$79,449**  
Median HH  
Income

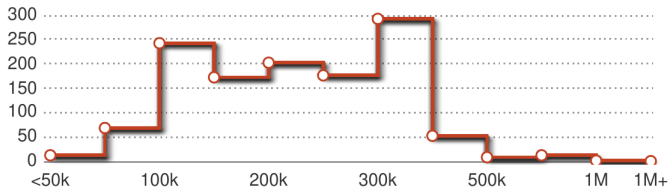
**\$233,787**  
Median Home  
Value

**17.04%**  
Under 18

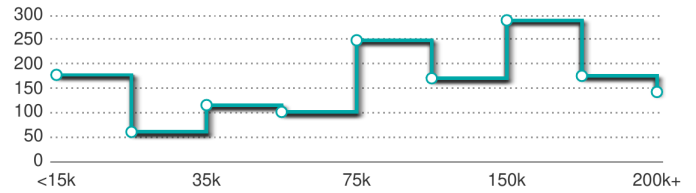
**58.9%**  
Ages 18  
to 65

**24.07%**  
Aged 66+

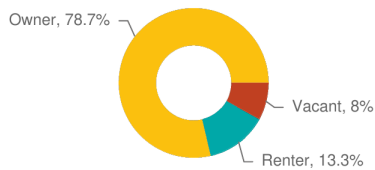
**HOME VALUE**



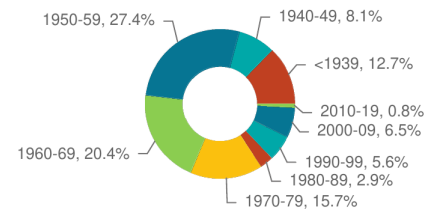
**HOUSEHOLD INCOME**



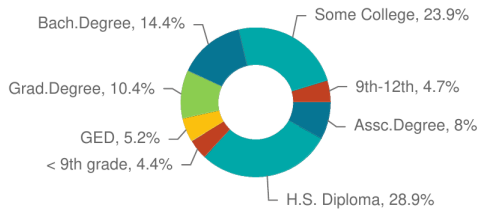
**HOME OWNERSHIP**



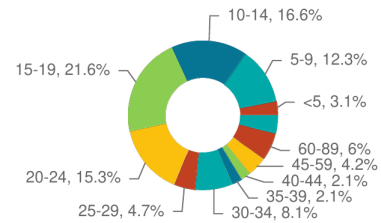
**HOUSING: YEAR BUILT**



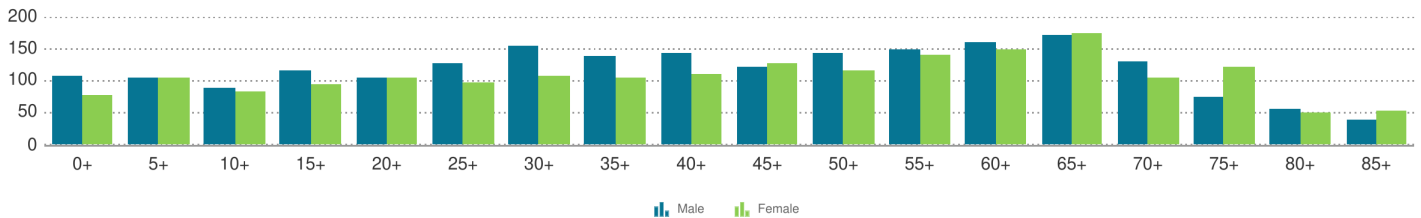
**EDUCATIONAL ATTAINMENT**



**COMMUTE TIME: MINUTES**



**AGE PROFILE: 5 YEAR INCREMENTS**



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**Community Profile**



**23,452**  
 Population  
 Total

**-0.68%**  
 Population  
 Growth

**2.49**  
 Average  
 HH Size

**39**  
 Median  
 Age

**78.9**  
 Diversity  
 Index

**\$53,873**  
 Median HH  
 Income

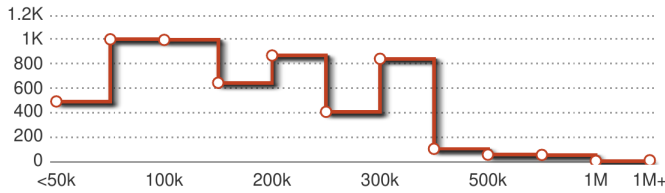
**\$170,645**  
 Median Home  
 Value

**23.21%**  
 Under 18

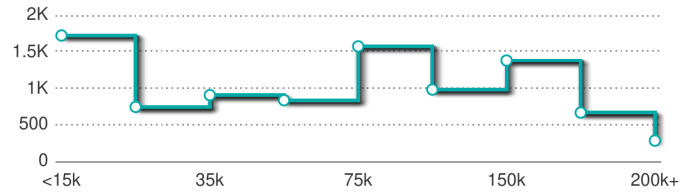
**59.46%**  
 Ages 18  
 to 65

**17.33%**  
 Aged 66+

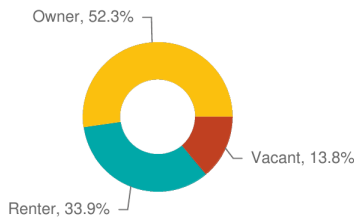
**HOME VALUE**



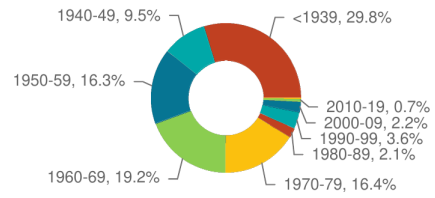
**HOUSEHOLD INCOME**



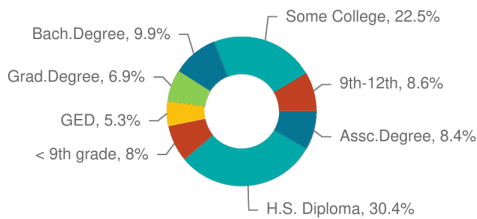
**HOME OWNERSHIP**



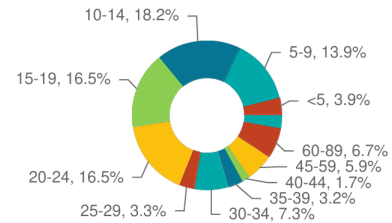
**HOUSING: YEAR BUILT**



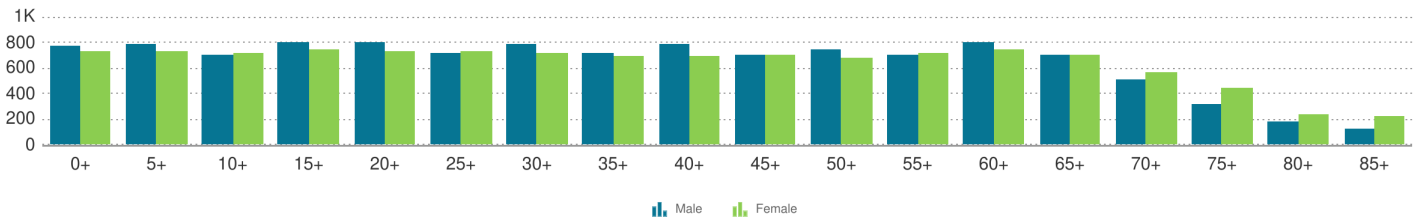
**EDUCATIONAL ATTAINMENT**



**COMMUTE TIME: MINUTES**



**AGE PROFILE: 5 YEAR INCREMENTS**



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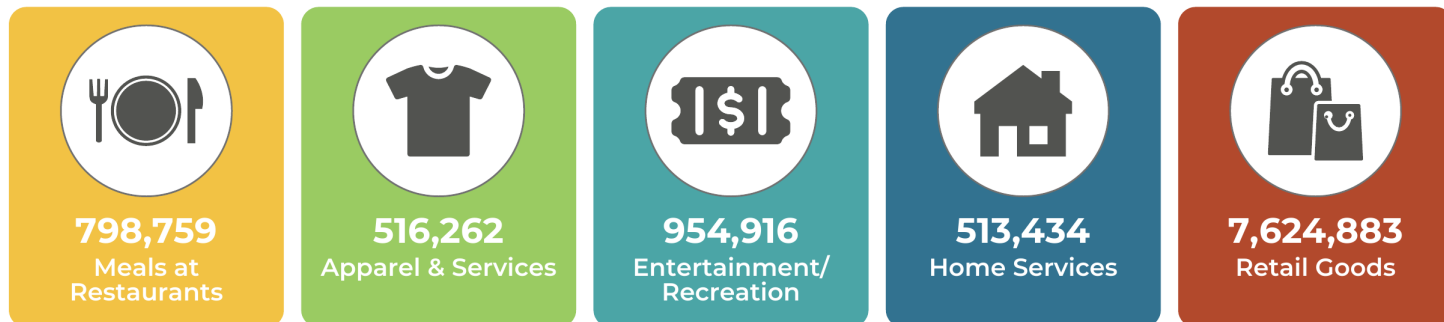
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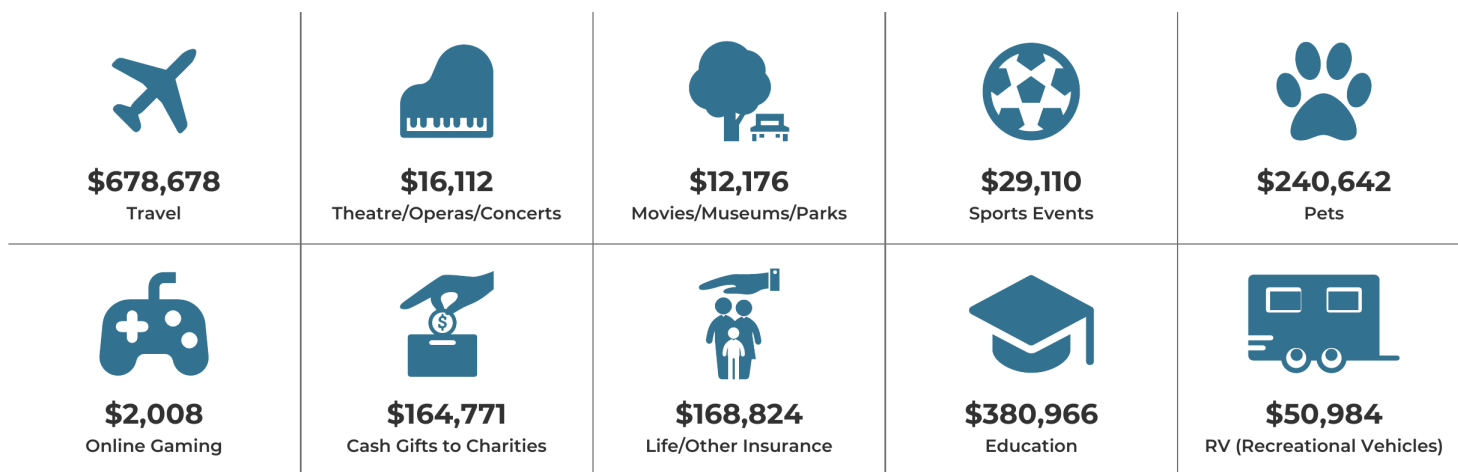


## Lifestyle and Tapestry Segmentation Infographic

### LIFESTYLE SPENDING



### ANNUAL LIFESTYLE SPENDING



### TAPESTRY SEGMENTS



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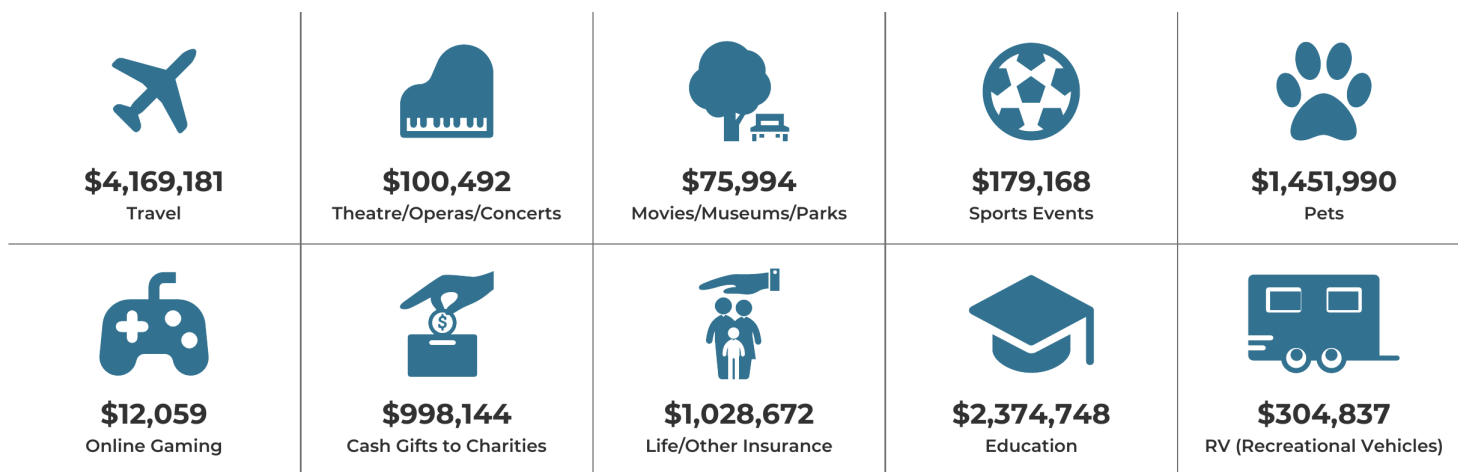


## Lifestyle and Tapestry Segmentation Infographic

### LIFESTYLE SPENDING



### ANNUAL LIFESTYLE SPENDING



### TAPESTRY SEGMENTS



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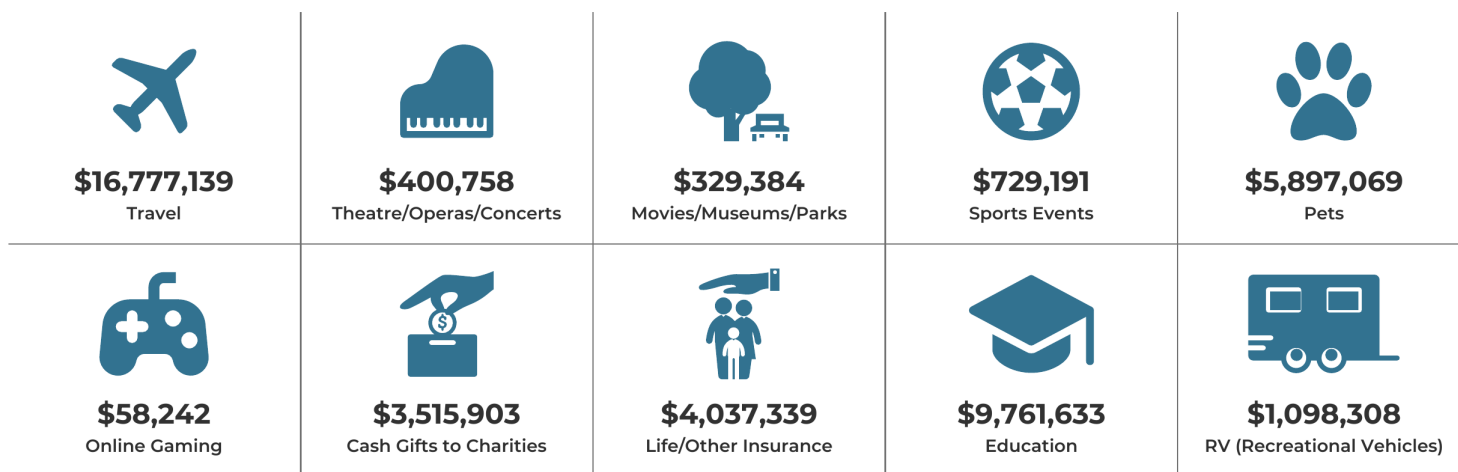


## Lifestyle and Tapestry Segmentation Infographic

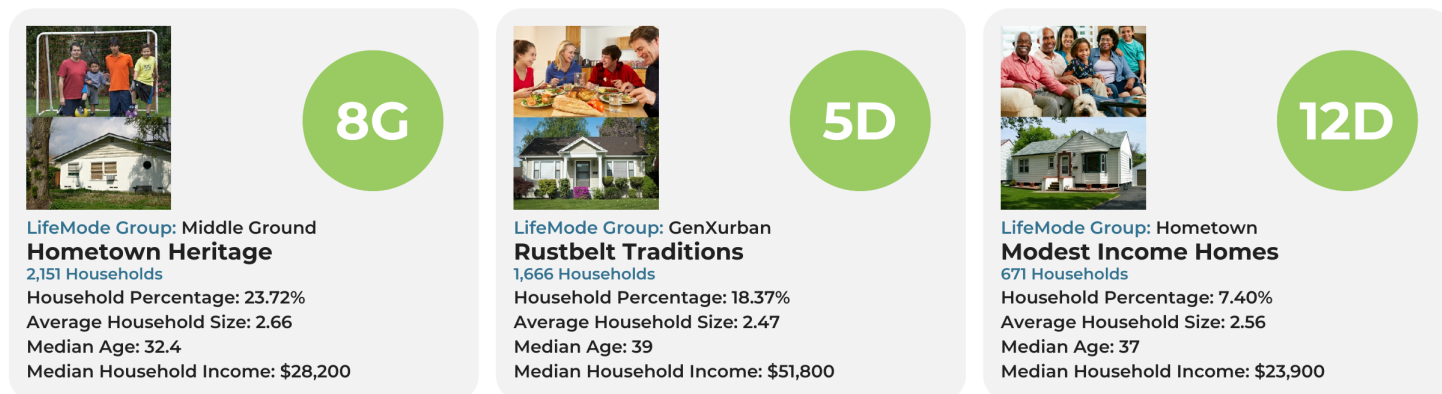
### LIFESTYLE SPENDING



### ANNUAL LIFESTYLE SPENDING



### TAPESTRY SEGMENTS



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## Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

- |   |   |
|---|---|
| Segment 1A (Top Tier)                   | Segment 8C (Bright Young Professionals) |
| Segment 1B (Professional Pride)         | Segment 8D (Downtown Melting Pot)       |
| Segment 1C (Boomburbs)                  | Segment 8E (Front Porches)              |
| Segment 1D (Savvy Suburbanites)         | Segment 8F (Old and Newcomers)          |
| Segment 1E (Exurbanites)                | Segment 8G (Hardscrabble Road)          |
| Segment 2A (Urban Chic)                 | Segment 9A (Silver & Gold)              |
| Segment 2B (Pleasantville)              | Segment 9B (Golden Years)               |
| Segment 2C (Pacific Heights)            | Segment 9C (The Elders)                 |
| Segment 2D (Enterprising Professionals) | Segment 9D (Senior Escapes)             |
| Segment 3A (Laptops and Lattes)         | Segment 9E (Retirement Communities)     |
| Segment 3B (Metro Renters)              | Segment 9F (Social Security Set)        |
| Segment 3C (Trendsetters)               | Segment 10A (Southern Satellites)       |
| Segment 4A (Soccer Moms)                | Segment 10B (Rooted Rural)              |
| Segment 4B (Home Improvement)           | Segment 10C (Diners & Miners)           |
| Segment 4C (Middleburg)                 | Segment 10D (Down the Road)             |
| Segment 5A (Comfortable Empty Nesters)  | Segment 10E (Rural Bypasses)            |
| Segment 5B (In Style)                   | Segment 11A (City Strivers)             |
| Segment 5C (Parks and Rec)              | Segment 11B (Young and Restless)        |
| Segment 5D (Rustbelt Traditions)        | Segment 11C (Metro Fusion)              |
| Segment 5E (Midlife Constants)          | Segment 11D (Set to Impress)            |
| Segment 6A (Green Acres)                | Segment 11E (City Commons)              |
| Segment 6B (Salt of the Earth)          | Segment 12A (Family Foundations)        |
| Segment 6C (The Great Outdoors)         | Segment 12B (Traditional Living)        |
| Segment 6D (Prairie Living)             | Segment 12C (Small Town Simplicity)     |
| Segment 6E (Rural Resort Dwellers)      | Segment 12D (Modest Income Homes)       |
| Segment 6F (Heartland Communities)      | Segment 13A (International Marketplace) |
| Segment 7A (Up and Coming Families)     | Segment 13B (Las Casas)                 |
| Segment 7B (Urban Villages)             | Segment 13C (NeWest Residents)          |
| Segment 7C (American Dreamers)          | Segment 13D (Fresh Ambitions)           |
| Segment 7D (Barrios Urbanos)            | Segment 13E (High Rise Renters)         |
| Segment 7E (Valley Growers)             | Segment 14A (Military Proximity)        |
| Segment 7F (Southwestern Families)      | Segment 14B (College Towns)             |
| Segment 8A (City Lights)                | Segment 14C (Dorms to Diplomas)         |
| Segment 8B (Emerald City)               | Segment 15 (Unclassified)               |

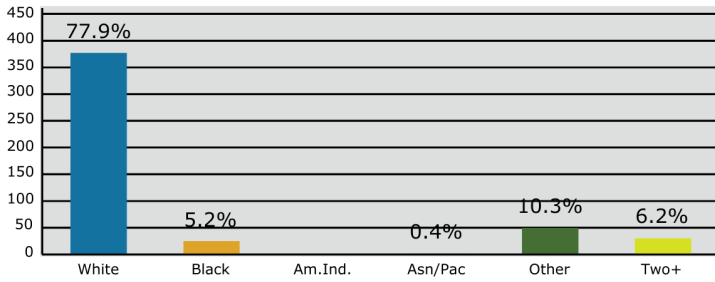


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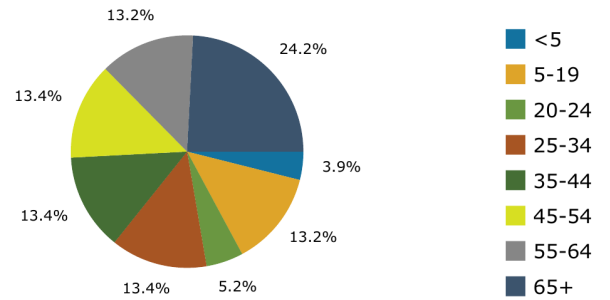


### 2025 Population by Race

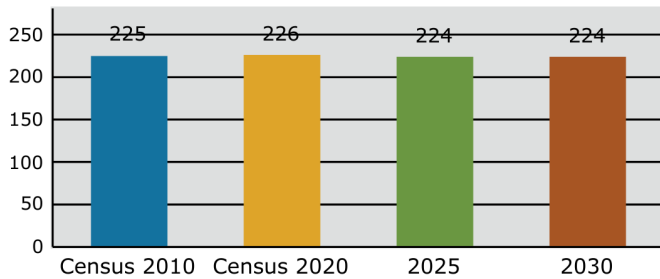


2025 Percent Hispanic Origin: 14.6%

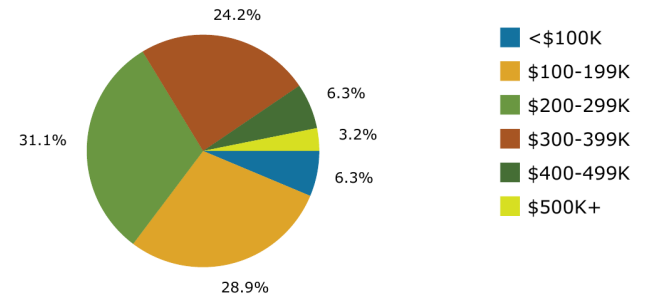
### 2025 Population by Age



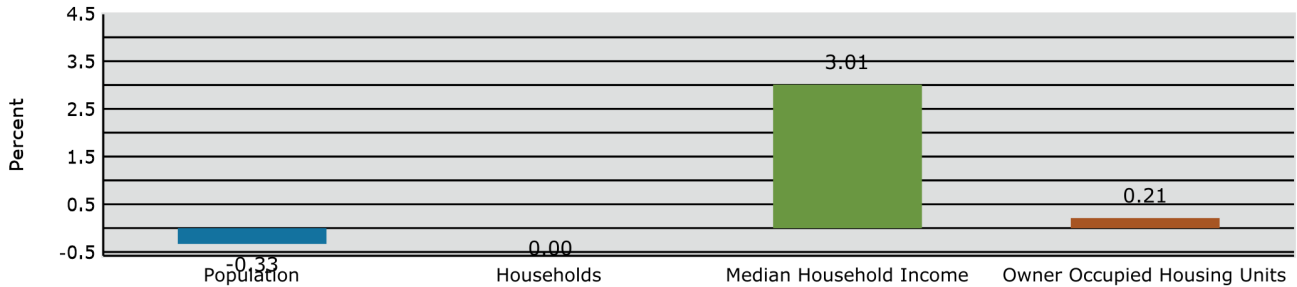
### Households



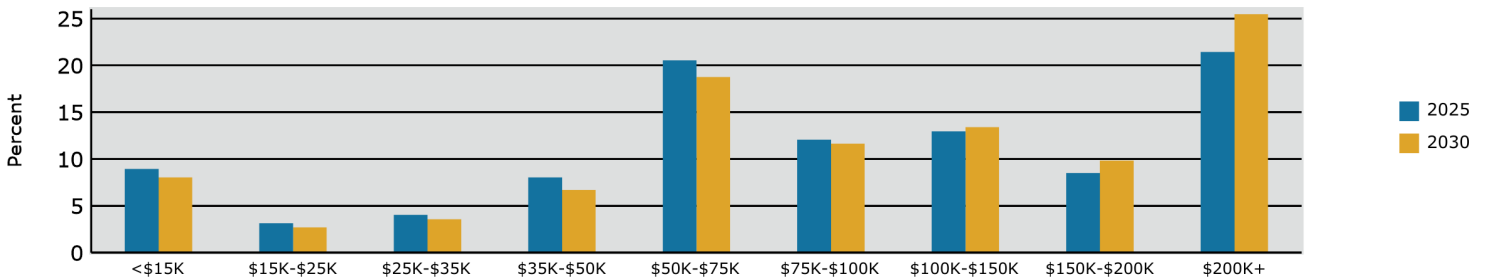
### 2025 Home Value



### 2025-2030 Annual Growth Rate



### Household Income



Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

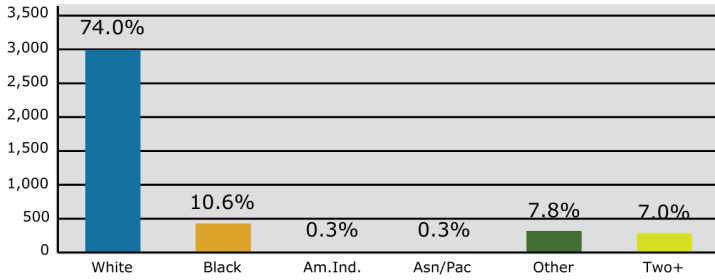


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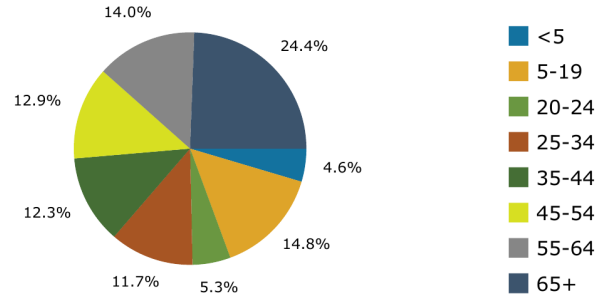


### 2025 Population by Race

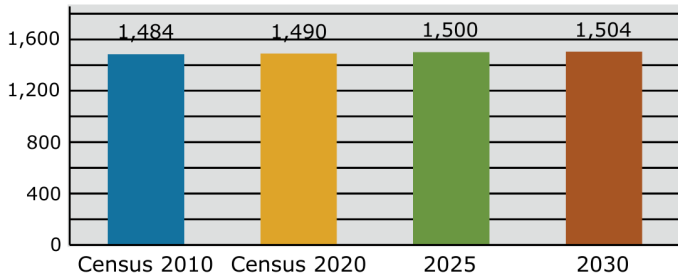


2025 Percent Hispanic Origin: 12.9%

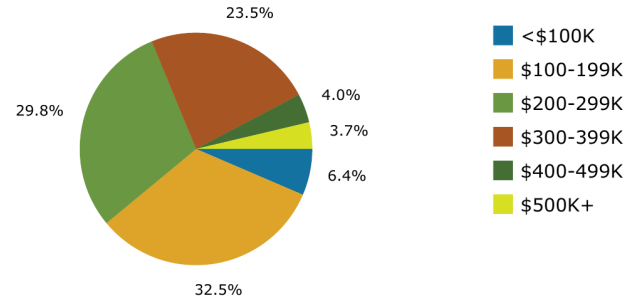
### 2025 Population by Age



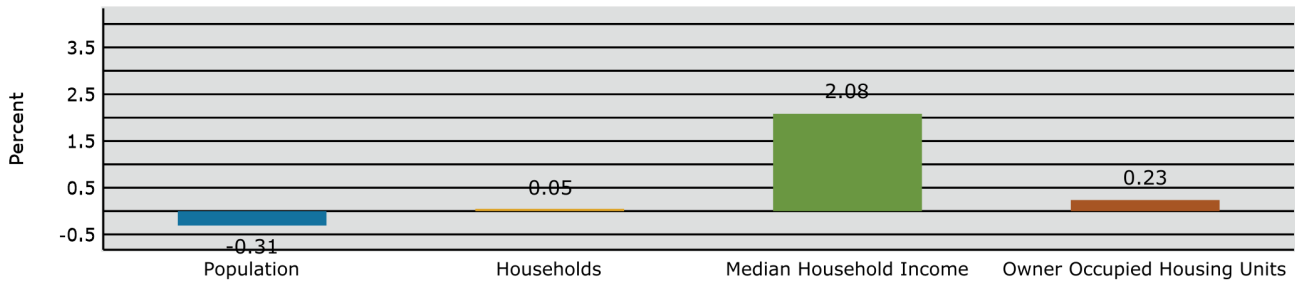
### Households



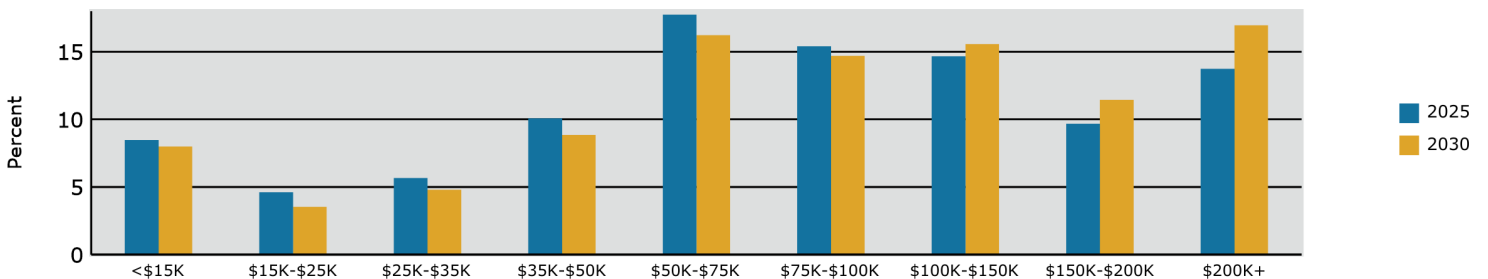
### 2025 Home Value



### 2025-2030 Annual Growth Rate



### Household Income



Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

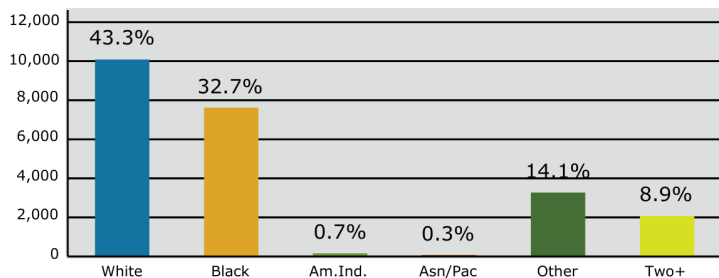


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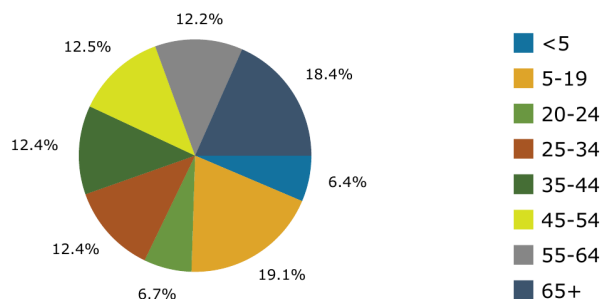


### 2025 Population by Race

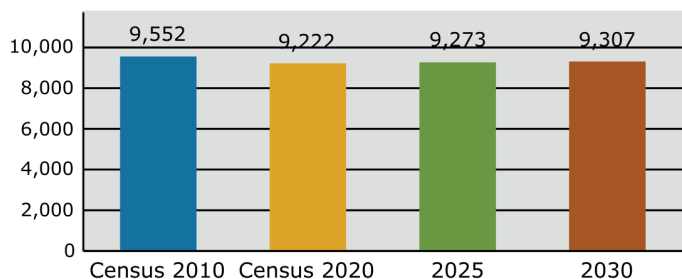


2025 Percent Hispanic Origin: 23.2%

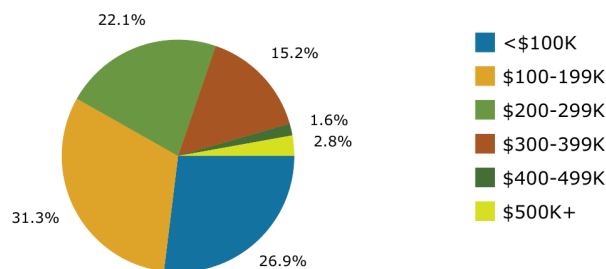
### 2025 Population by Age



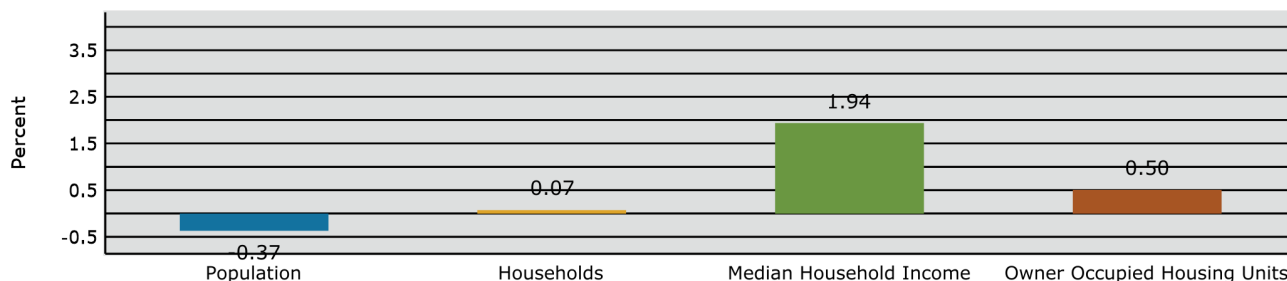
### Households



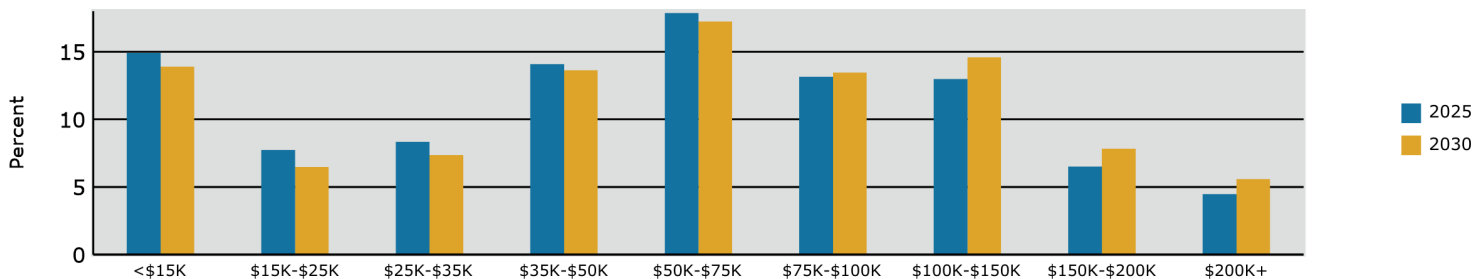
### 2025 Home Value



### 2025-2030 Annual Growth Rate



### Household Income



Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



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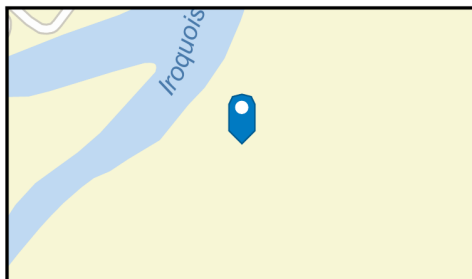
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**4112 S. Youth Camp Rd.**

4112 S. Youth Camp Rd., St. Anne, IL, 60964

TRAFFIC COUNT MAP - CLOSE-UP



- 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: ©2025 Kalibrate Technologies (Q1 2025).



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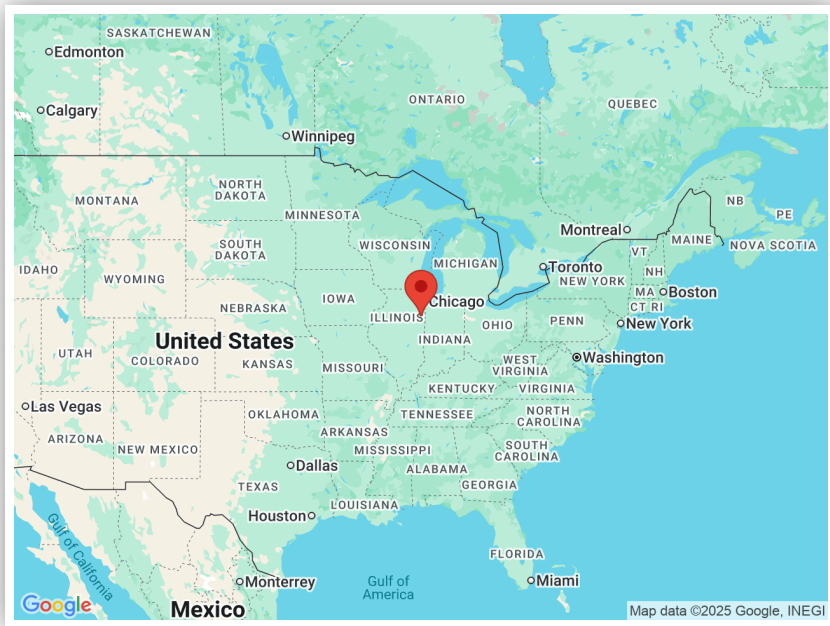
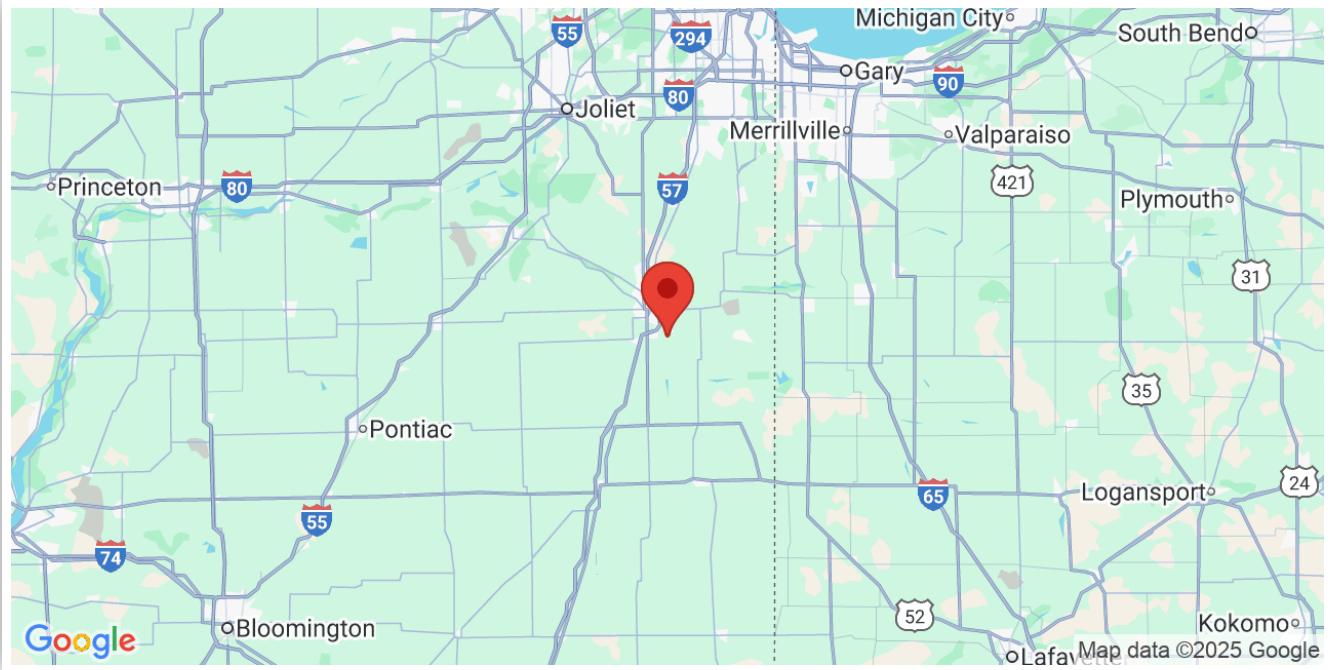
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# 4112 S. Youth Camp Rd.

4112 S. Youth Camp Rd., St. Anne, IL, 60964

AREA LOCATION MAP

## 4112 S. Youth Camp Rd. 4112 S. Youth Camp Rd., St. Anne, IL, 60964



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**4112 S. Youth Camp Rd.**

4112 S. Youth Camp Rd., St. Anne, IL, 60964

AERIAL ANNOTATION MAP

**4112 S. Youth Camp Rd.**

4112 S. Youth Camp Rd., St. Anne, IL, 60964



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