



McCOLLY BENNETT
COMMERCIAL *advantage*



475 Riverstone *

*475 Riverstone Pkwy.
Bourbonnais, IL 60901*

Contact:

Buck Tamblyn

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PROPERTY INFO:

- ◆ **PURCHASE PRICE:**
\$300,000.00
- ◆ **PROPERTY ADDRESS:**
*475 RIVERSTONE PKWY.
BOURBONNAIS, IL 60901*
- ◆ **LAND SIZE:**
3.50 ACRES

**475
RIVERSTONE**

*

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

FOR SALE - KANKAKEE - 3.5 ACRES - Fully improved outlot available. Incredible retail opportunity located along I-57 at Exit 308 with excellent interstate visibility & high traffic count. The property is situated adjacent to Walmart Supercenter, Tractor Supply, Speedway, KFC, Taco Bell, Subway, Cash Store, Dollar Tree, & Dunkin' Donuts. Located in a TIF district. Priced to sell, call today!

475
Riverstone *
Bourbonnais IL 60901



PROPERTY PHOTOS



PROPERTY PHOTOS

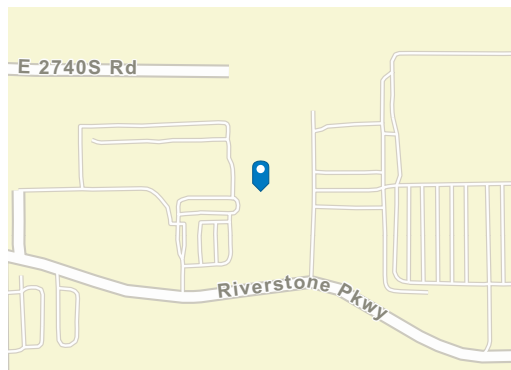


Traffic Count Map - Close Up

Kankakee, Illinois

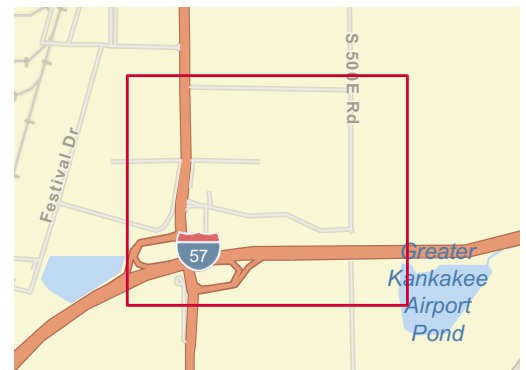


Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2026)



Land
 Status: **NEW**
 Area: **4507**
 Address: **475 Riverstone Pkwy Lot 7, Kankakee, IL 60901**
 Directions: **I-57 Exit 308, North to Riverstone Parkway, lot on North side of Riverstone Parkway**
 Sold by:
 Closed:
 Off Market:
 Dimensions: **594X43X88X106X5X663X236X594**
 Ownership: **Fee Simple**
 Corp Limits: **Kankakee**
 Coordinates:
 Rooms:
 Bedrooms:
 Basement:

MLS #: **12692098**
 List Date: **07/02/2026**
 List Dt Rec: **07/02/2026**
 Contract Date:
 Financing:
 Subdivision:
 Township: **Kankakee**
 Grid #: **820**
 Bathrooms / (full/half):
 Master Bath:
 Bmt Bath:

List Price: **\$300,000**
 Orig List Price: **\$300,000**
 Sold Price:
 Rental Price:
 Rental Unit:
 Mkt. Time (Lst./Tot.): **6/6**
 Concessions:
 Contingency:
 County: **Kankakee**
 # Fireplaces:
 Parking:
 Garage Type:
 # Spaces: **0**

Remarks: **FOR SALE - KANKAKEE - 3.5 ACRES - Fully improved outlot available. Incredible retail opportunity located along I-57 at Exit 308 with excellent interstate visibility & high traffic count. The property is situated adjacent to Walmart Supercenter, Tractor Supply, Speedway, KFC, Taco Bell, Subway, Cash Store, Dollar Tree, & Dunkin' Donuts. Located in a TIF district. Priced to sell, call today!**

School Data	Assessments	Tax	Miscellaneous
Elementary: (111) Junior High: (111) High School: (111)	Special Assessments: No Special Service Area: No	Amount: \$18.72 PIN: 16171730900300 Mult PINs: No Tax Year: 2025 Tax Exmp's:	Waterfront: No Acreage: 3.51 Appx Land SF: 152895 Front Footage: 245 # Lots Avail: 1 Farm: No Bldgs on Land?: No
	Zoning Type: Commercial Actual Zoning:		

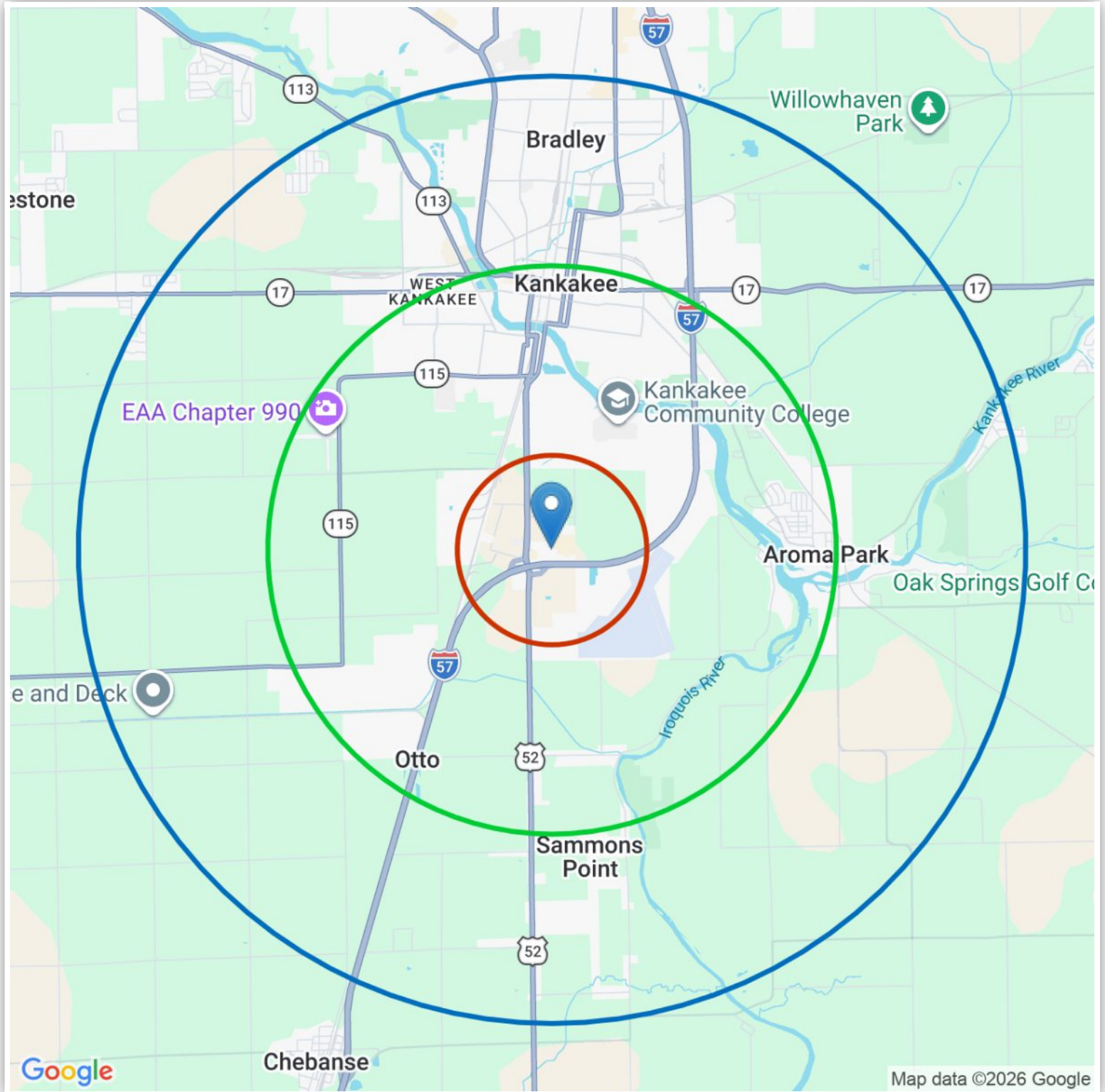
Laundry Features: Lot Size: 3.0-3.99 Acres Lot Size Source: Pasture Acreage: Tillable Acreage: Wooded Acreage: Lot Desc: Land Desc: Cleared, Level Land Amenities: Farms Type: Bldg Improvements: Current Use: Commercial Potential Use: Commercial, Retail Location: Out Lot of Shopping Center Known Liens: None Known	Ownership Type: Frontage/Access: County Road, Interstate Driveway: Road Surface: Concrete Rail Availability: 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: None Construction: Exterior: Air Cond: Heating: Utilities to Site: Electric to Site, Gas to Site, Sanitary Sewer to Site, Water to Site General Info: Interstate Access Backup Package: No Backup Info: Possession: Closing Sale Terms:
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Broker Private Remarks: Does seller agree to display on VOW?: Yes VOW AVM: Yes Does seller agree to display online / Comments on IDX? : Yes / Yes Listing Type: Exclusive Right to Sell Addl. Sales Info.: None Showing Inst: Drive by to view Owner: OOR Broker: McColly Bennett Real Estate (94050) / (815) 929-9381 List Broker: Buck Tamblyn (940284) / bucktamblyn@mccolly.com CoList Broker:	Remarks on Internet?: Yes VOW Comments/Reviews: Yes Holds Earnest Money: No Broker Notices: Cont. to Show?: Ph #:	Addr on Internet?: Yes Lock Box: None Expiration Date: 06/29/2027 Broker Owned/Interest: No
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.

475 Riverstone *

475 Riverstone Pkwy., Bourbonnais, IL, 60901
LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



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KEY FACTS

200
Population

41.4 Median Age

6.21
Average Household Size

27
Total Households

EDUCATION

2.74%
No High School Diploma

9.59%
High School Graduate

25.34%
Some College

11.64%
Bachelor's/ Grad

BUSINESS

70
Total Businesses

1,994
Total Employees

EMPLOYMENT

109
Manufacturing Employees

249
Retail Trade Employees

36
Eating & Drinking Employees

20
Finance/Ins/Real Estate Emp

1.1% Unemployment Rate

INCOME

\$80,267
Median Household Income

\$43,445
Per Capita Income

\$227,952
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (29.63%) ■

The smallest group : \$15,000 - \$24,999 (3.7%) ■

Indicator	Value(%)	
< \$15,000	7.41	■
\$15,000 - \$24,999	3.7	■
\$25,000 - \$34,999	7.41	■
\$35,000 - \$49,999	14.81	■
\$50,000 - \$74,999	22.22	■
\$75,000 - \$99,999	7.41	■
\$100,000 - \$149,999	29.63	■
\$150,000 - \$199,999	11.11	■
\$200,000+	3.7	■



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KEY FACTS

19,064
Population

38.8 Median Age

2.44
Average Household Size

7,430
Total Households

EDUCATION

5.67%
No High School Diploma

6.96%
High School Graduate

24.19%
Some College

9.55%
Bachelor's/ Grad

BUSINESS

736
Total Businesses

11,559
Total Employees

EMPLOYMENT

497
Manufacturing Employees

988
Retail Trade Employees

447
Eating & Drinking Employees

357
Finance/Ins/Real Estate Emp

3.4% Unemployment Rate

INCOME

\$65,476
Median Household Income

\$31,249
Per Capita Income

\$141,020
Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (20.51%) ■

The smallest group : \$200,000+ (4.61%) ■

Indicator	Value(%)	
< \$15,000	13.26	■
\$15,000 - \$24,999	7.08	■
\$25,000 - \$34,999	7.54	■
\$35,000 - \$49,999	9.64	■
\$50,000 - \$74,999	20.51	■
\$75,000 - \$99,999	12.19	■
\$100,000 - \$149,999	17.55	■
\$150,000 - \$199,999	7.62	■
\$200,000+	4.61	■



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KEY FACTS

38,368
Population

39.1 Median Age

2.32
Average Household Size

15,788
Total Households

EDUCATION

6.43%
No High School Diploma

6.5%
High School Graduate

23.57%
Some College

9.9%
Bachelor's/ Grad

BUSINESS

1,582
Total Businesses

26,851
Total Employees

EMPLOYMENT

3,216
Manufacturing Employees

2,316
Retail Trade Employees

1,245
Eating & Drinking Employees

663
Finance/Ins/Real Estate Emp

4.8% Unemployment Rate

INCOME

\$61,838
Median Household Income

\$31,620
Per Capita Income

\$126,485
Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (19.17%) ■

The smallest group : \$200,000+ (5.01%) ■

Indicator	Value(%)	
< \$15,000	13.67	■
\$15,000 - \$24,999	7.86	■
\$25,000 - \$34,999	7.33	■
\$35,000 - \$49,999	12.25	■
\$50,000 - \$74,999	19.17	■
\$75,000 - \$99,999	11.94	■
\$100,000 - \$149,999	16.19	■
\$150,000 - \$199,999	6.58	■
\$200,000+	5.01	■



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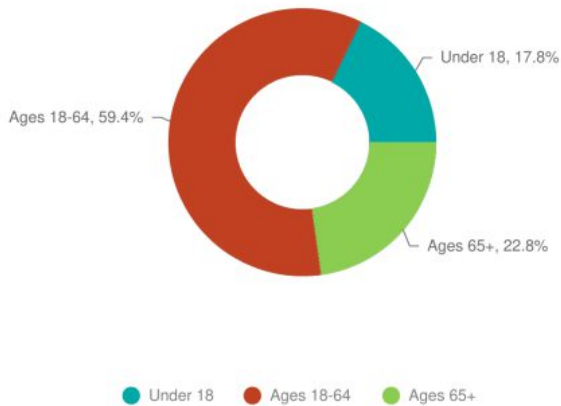
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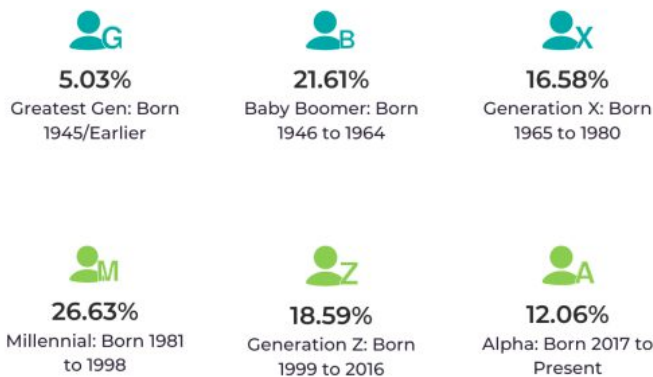
POPULATION TRENDS AND KEY INDICATORS
 1 Miles Ring

200 Population	29 Households	41.4 Median Age
6.21 Avg Size Household	\$80,267 Median Household Income	\$170,833 Median Home Value
72 Wealth Index	0 Housing Affordability	65.4 Diversity Index

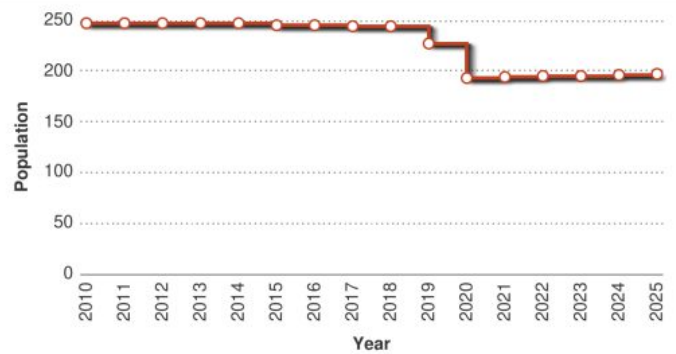
POPULATION BY AGE



POPULATION BY GENERATION



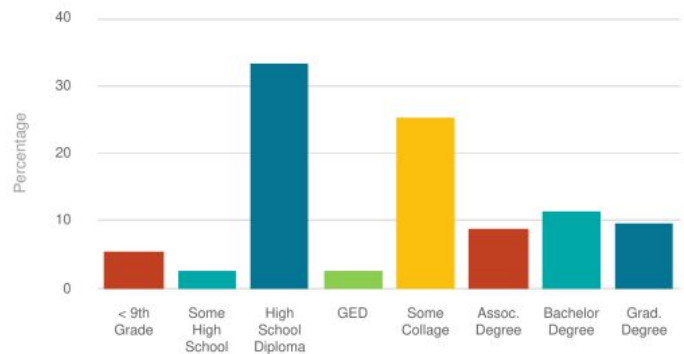
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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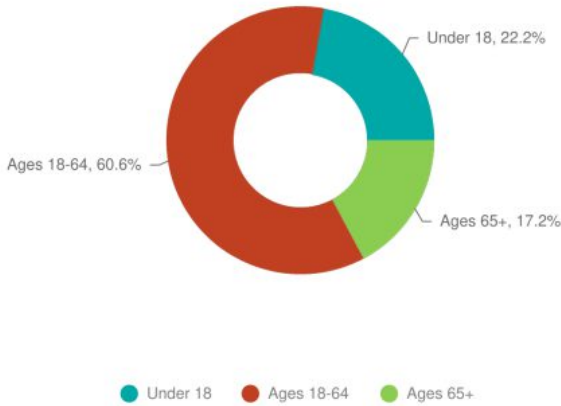
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POPULATION TRENDS AND KEY INDICATORS
 3 Miles Ring

19,064 Population	7,482 Households	38.8 Median Age
2.44 Avg Size Household	\$65,476 Median Household Income	\$154,252 Median Home Value
54 Wealth Index	134 Housing Affordability	80.5 Diversity Index

POPULATION BY AGE



POPULATION BY GENERATION

2.92% Greatest Gen: Born 1945/Earlier	18.29% Baby Boomer: Born 1946 to 1964	19.17% Generation X: Born 1965 to 1980
23.78% Millennial: Born 1981 to 1998	23.29% Generation Z: Born 1999 to 2016	12.55% Alpha: Born 2017 to Present

HISTORICAL & FORECAST POPULATION

2020-2026
Historic
Growth Rate

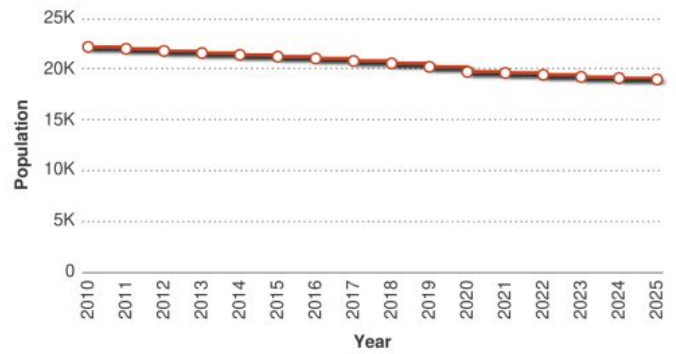
-0.55%

2026-2031
Forecasted
Growth Rate

-0.5%

**Household
Population**
17,904

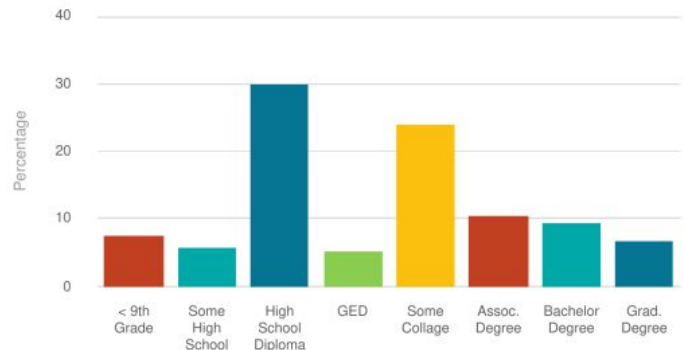
**Population
Density**
683



DAYTIME POPULATION

20,196 2026 Total Daytime Population	10,354 2026 Daytime Pop: Residents
9,842 2026 Daytime Pop: Workers	737 2026 Daytime Pop Density

POPULATION BY EDUCATION



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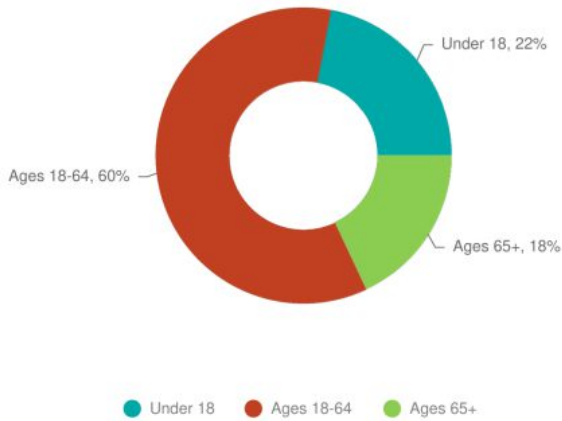
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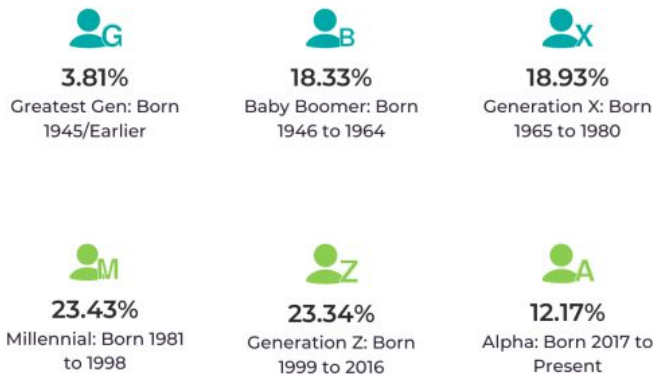
POPULATION TRENDS AND KEY INDICATORS
 5 Miles Ring

38,368 Population	15,831 Households	39.1 Median Age
2.32 Avg Size Household	\$61,838 Median Household Income	\$158,405 Median Home Value
53 Wealth Index	125 Housing Affordability	75.7 Diversity Index

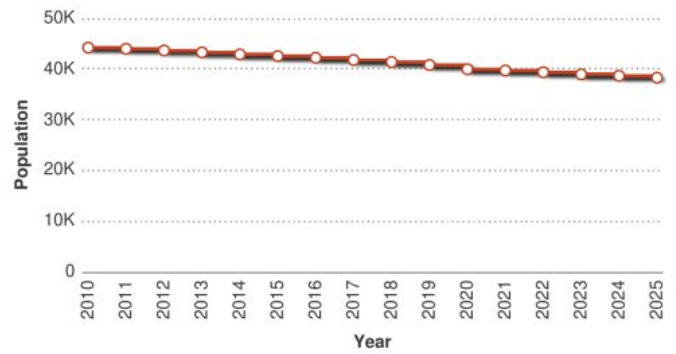
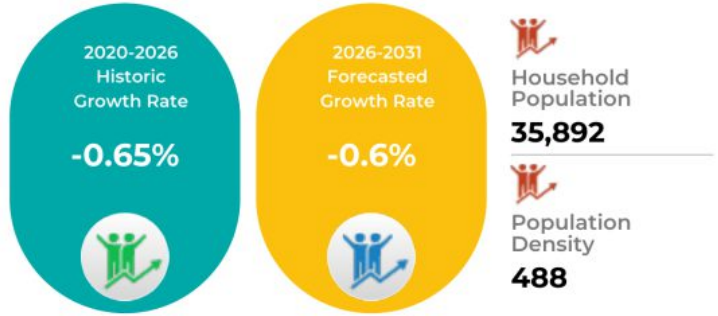
POPULATION BY AGE



POPULATION BY GENERATION



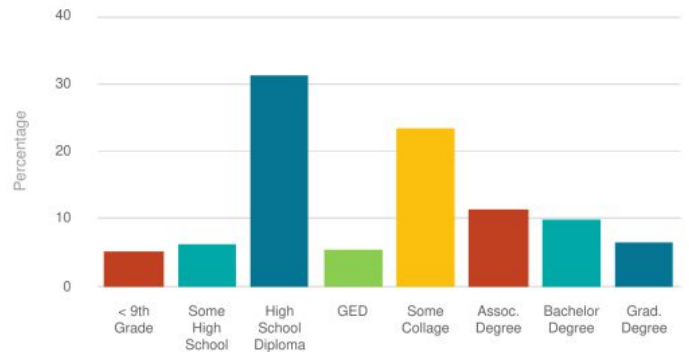
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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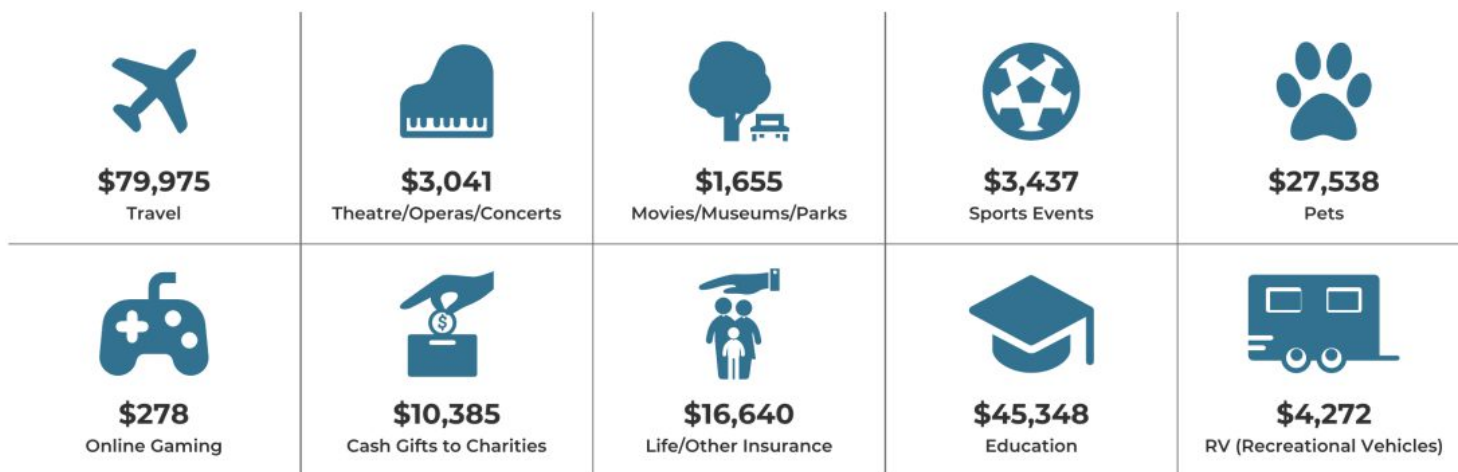


Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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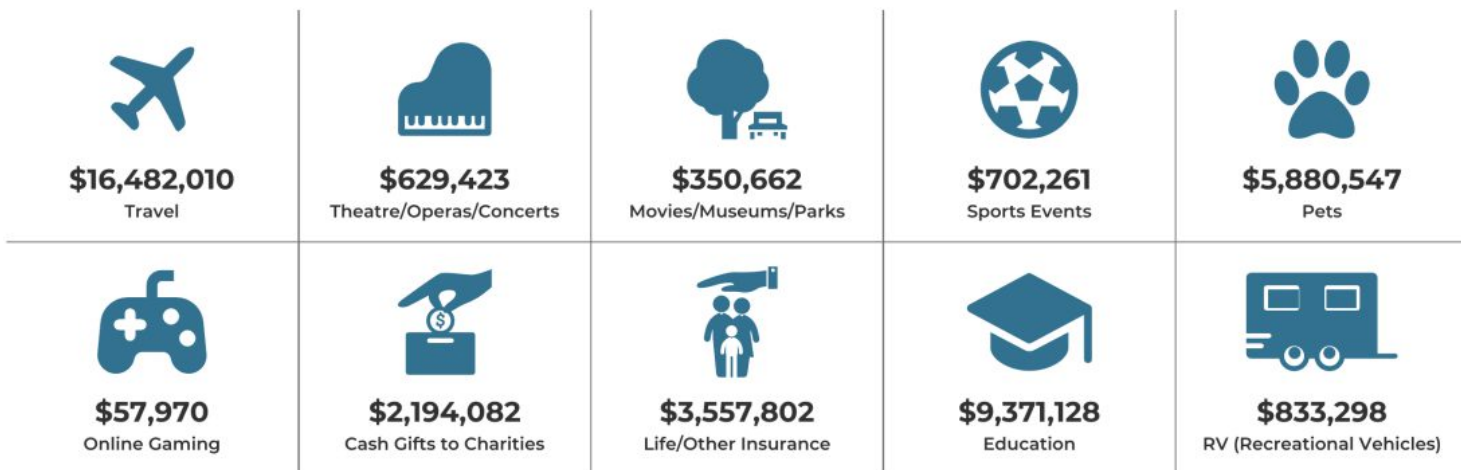


Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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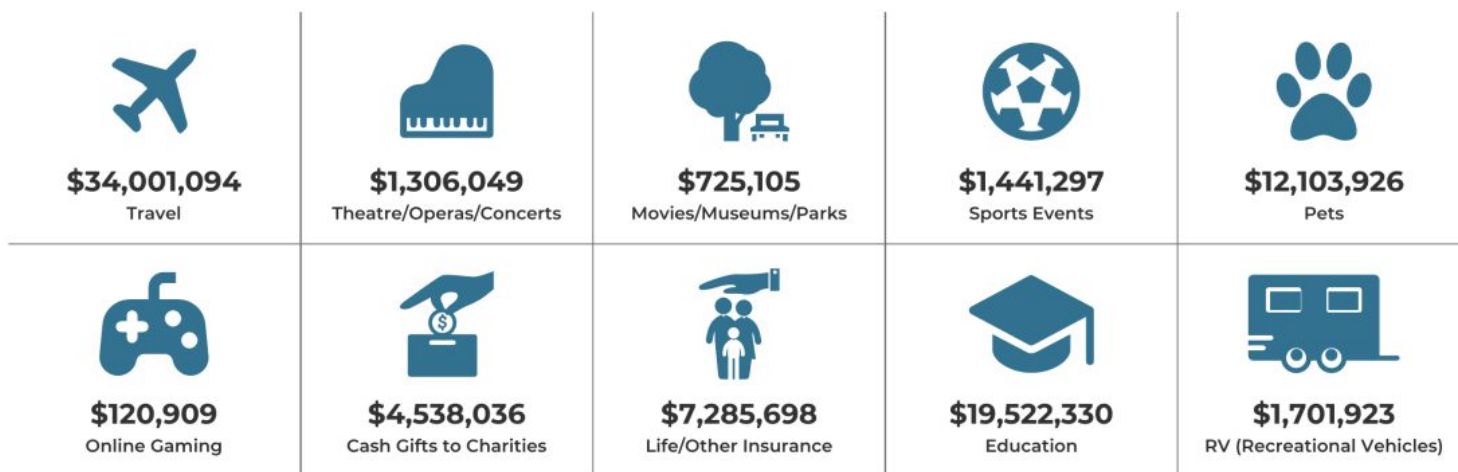


Lifestyle and Tapestry Segmentation Infographic

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 1B (Professional Pride)

Segment 1C (Boomburbs)

Segment 1D (Savvy Suburbanites)

Segment 1E (Exurbanites)

Segment 2A (Urban Chic)

Segment 2B (Pleasantville)

Segment 2C (Pacific Heights)

Segment 2D (Enterprising Professionals)

Segment 3A (Laptops and Lattes)

Segment 3B (Metro Renters)

Segment 3C (Trendsetters)

Segment 4A (Soccer Moms)

Segment 4B (Home Improvement)

Segment 4C (Middleburg)

Segment 5A (Comfortable Empty Nesters)

Segment 5B (In Style)

Segment 5C (Parks and Rec)

Segment 5D (Rustbelt Traditions)

Segment 5E (Midlife Constants)

Segment 6A (Green Acres)

Segment 6B (Salt of the Earth)

Segment 6C (The Great Outdoors)

Segment 6D (Prairie Living)

Segment 6E (Rural Resort Dwellers)

Segment 6F (Heartland Communities)

Segment 7A (Up and Coming Families)

Segment 7B (Urban Villages)

Segment 7C (American Dreamers)

Segment 7D (Barrios Urbanos)

Segment 7E (Valley Growers)

Segment 7F (Southwestern Families)

Segment 8A (City Lights)

Segment 8B (Emerald City)

Segment 8C (Bright Young Professionals)

Segment 8D (Downtown Melting Pot)

Segment 8E (Front Porches)

Segment 8F (Old and Newcomers)

Segment 8G (Hardscrabble Road)

Segment 9A (Silver & Gold)

Segment 9B (Golden Years)

Segment 9C (The Elders)

Segment 9D (Senior Escapes)

Segment 9E (Retirement Communities)

Segment 9F (Social Security Set)

Segment 10A (Southern Satellites)

Segment 10B (Rooted Rural)

Segment 10C (Diners & Miners)

Segment 10D (Down the Road)

Segment 10E (Rural Bypasses)

Segment 11A (City Strivers)

Segment 11B (Young and Restless)

Segment 11C (Metro Fusion)

Segment 11D (Set to Impress)

Segment 11E (City Commons)

Segment 12A (Family Foundations)

Segment 12B (Traditional Living)

Segment 12C (Small Town Simplicity)

Segment 12D (Modest Income Homes)

Segment 13A (International Marketplace)

Segment 13B (Las Casas)

Segment 13C (NeWest Residents)

Segment 13D (Fresh Ambitions)

Segment 13E (High Rise Renters)

Segment 14A (Military Proximity)

Segment 14B (College Towns)

Segment 14C (Dorms to Diplomas)



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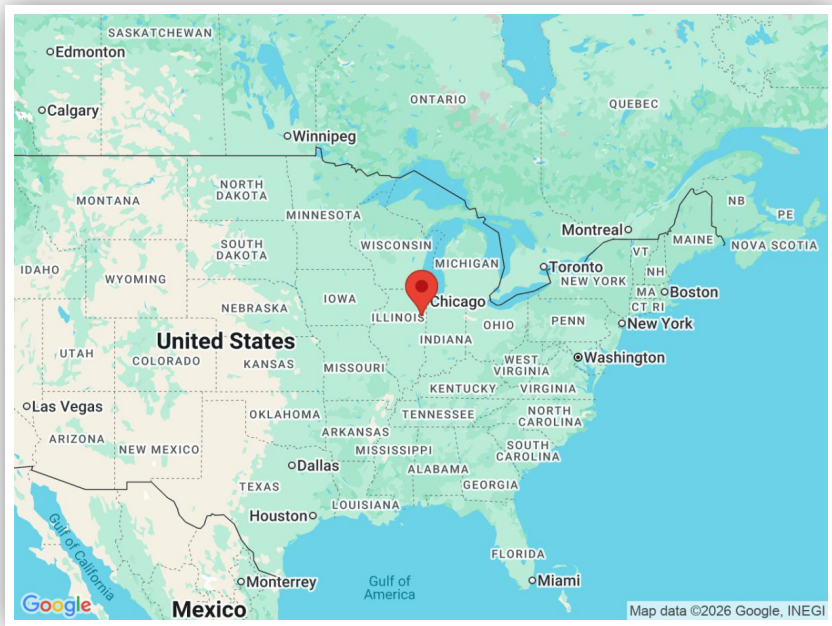
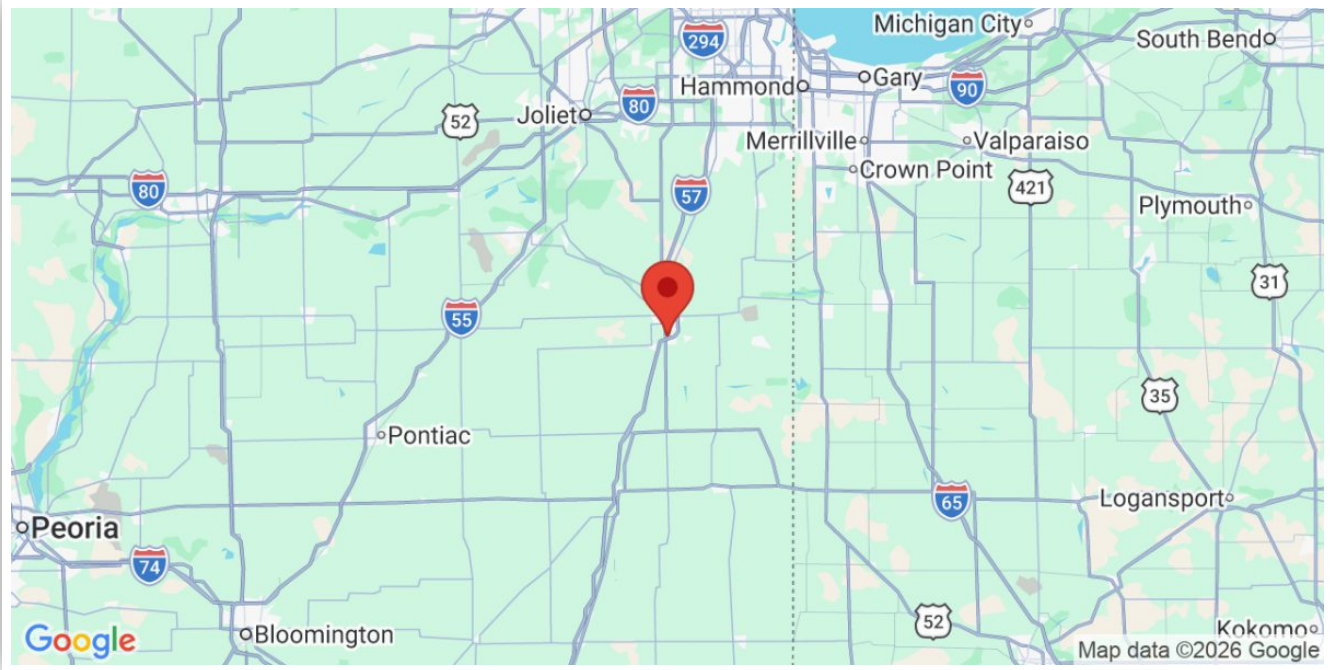


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475 Riverstone Pkwy., Bourbonnais, IL, 60901

AREA LOCATION MAP

475 Riverstone * 475 Riverstone Pkwy., Bourbonnais, IL, 60901



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475 Riverstone Pkwy., Bourbonnais, IL, 60901

AERIAL ANNOTATION MAP

475 Riverstone *

475 Riverstone Pkwy., Bourbonnais, IL, 60901



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