



10 Acres Peotone

W. Wilmington Rd.
Peotone, IL 60468

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PROPERTY INFO:

CALL FOR PRICE

◆ **PROPERTY ADDRESS:**

W. WILMINGTON RD.
PEOTONE, IL 60468

◆ **LAND SIZE:**

10.00 ACRES



**10
ACRES
PEOTONE**

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

Sale Price: Subject to Offers

Sellers will divide.

Lot Size: /- 10 Acres

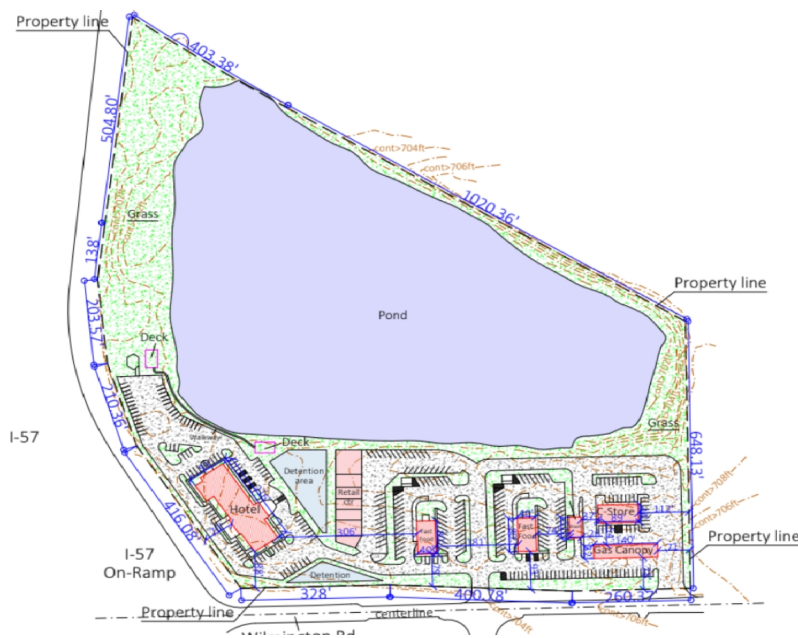
Located at the Northeast corner of Exit 327 of I-57 and Wilmington - Peotone Rd. This interchange / property is in the direct path of growth that is moving south down the I-57 Corridor.

Prime commercial / industrial development.

Traffic Count 31,100 VPD.

Zoning: B-3 Commercial

10
Acres Peotone
Peotone IL 60468



PROPERTY PHOTOS

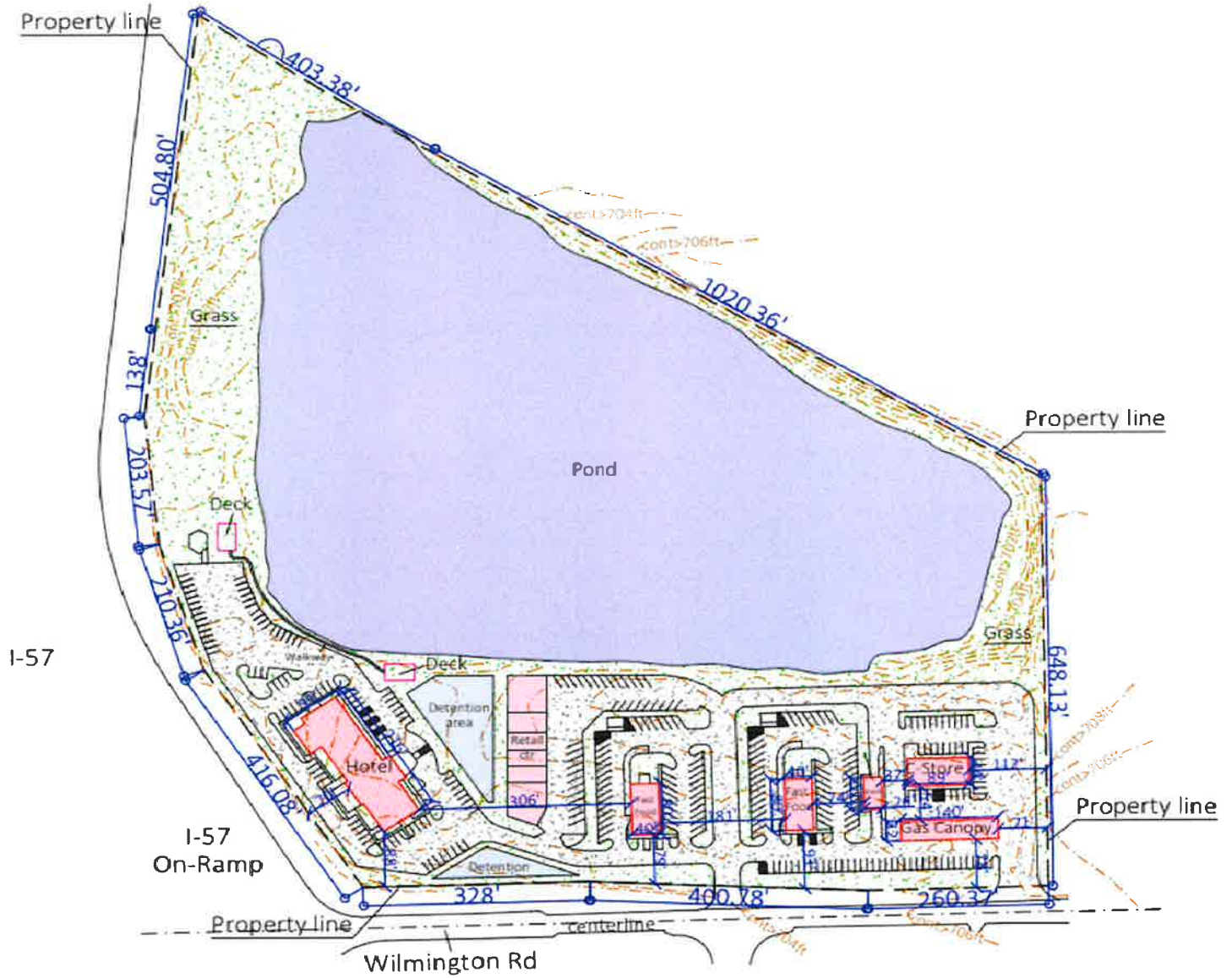


PROPERTY PHOTOS



PROPERTY PHOTOS







700 ORIOLE DR PEOTONE, IL 60468-8988

LOCATION ACCURACY: *User-defined location*

Flood Zone Determination Report

Flood Zone Determination: **OUT**

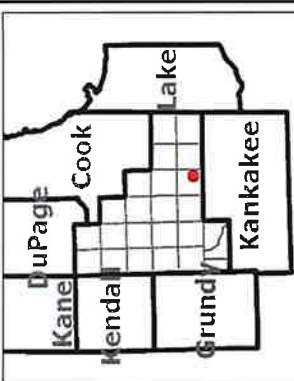
COMMUNITY	170695	PANEL	0500G
PANEL DATE	February 15, 2019	MAP NUMBER	17197C0500G



- X500 or B Zone
- A Zone
- V Zone
- D Zone
- Floodway
- CBRA



28.16 AC Peotone



Legend

- Roadways**
 - Federal
 - State
 - County
 - Local and Private
- Parcels**
- Townships**
- Zoning**
 - * Special Use Permit ** Court Ord
 - Agricultural (A-1s)
 - Rural Residence (A-2s)
 - Local Commercial (C-1s)
 - Local Commercial (C-2s)
 - General Commercial (C-3s)
 - Highway Commercial (C-4s)
 - Business Park Commercial (C-5s)
 - Recreation Commercial (C-6s)
 - CHECK
 - Residential Rural Estate (E-1s)
 - Residential Estate (E-2s)
 - Limited Industrial (I-1s)
 - General Industrial (I-2s)
 - Intensive Industrial (I-3s)
 - Municipal
 - Single-Family Residence (R-1s)

Notes

WGS_1984_Web_Mercator_Auxiliary_Sphere

1:9,028

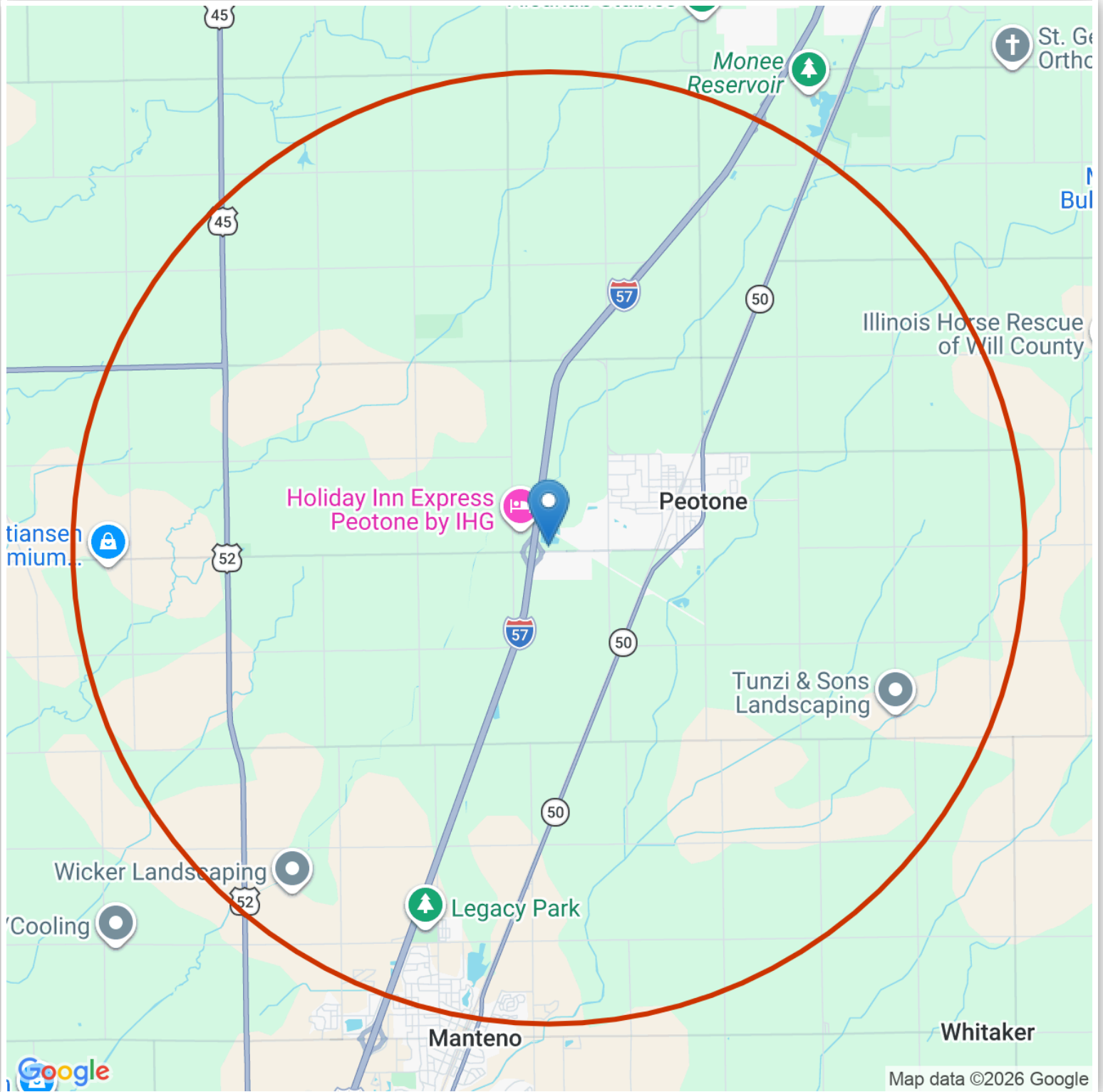
0 0.14 0.3 Miles

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LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



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29 Heritage Drive, Bourbonnais IL 60914



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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

8,887
Population

43.9 Median Age

2.46
Average Household Size

3,513
Total Households

EDUCATION

2.78%
No High School Diploma

8.23%
High School Graduate

20.63%
Some College

16.59%
Bachelor's/ Grad

BUSINESS

214
Total Businesses

1,876
Total Employees

EMPLOYMENT

181
Manufacturing Employees

405
Retail Trade Employees

152
Eating & Drinking Employees

47
Finance/Ins/Real Estate Emp

4.6% Unemployment Rate

Households by Income

The largest group : \$100,000 - \$149,999 (19.73%) ■

The smallest group : \$15,000 - \$24,999 (4.03%) ■

Indicator	Value(%)	
< \$15,000	7.61	■
\$15,000 - \$24,999	4.03	■
\$25,000 - \$34,999	8.2	■
\$35,000 - \$49,999	9.36	■
\$50,000 - \$74,999	14.83	■
\$75,000 - \$99,999	11.47	■
\$100,000 - \$149,999	19.73	■
\$150,000 - \$199,999	17.11	■
\$200,000+	7.64	■

INCOME

\$86,378
Median Household Income

\$42,980
Per Capita Income

\$312,852
Median Net Worth



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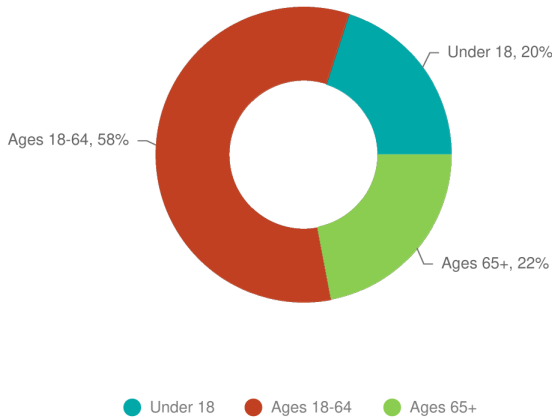
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POPULATION TRENDS AND KEY INDICATORS
5 Miles Ring

8,887 Population	3,547 Households	43.9 Median Age
2.46 Avg Size Household	\$86,378 Median Household Income	\$295,052 Median Home Value
95 Wealth Index	97 Housing Affordability	35.7 Diversity Index

POPULATION BY AGE



POPULATION BY GENERATION

5.91% Greatest Gen: Born 1945/Earlier	23.8% Baby Boomer: Born 1946 to 1964	20.19% Generation X: Born 1965 to 1980
21.13% Millennial: Born 1981 to 1998	21.18% Generation Z: Born 1999 to 2016	7.8% Alpha: Born 2017 to Present

HISTORICAL & FORECAST POPULATION

2019-2024
Historic
Growth Rate

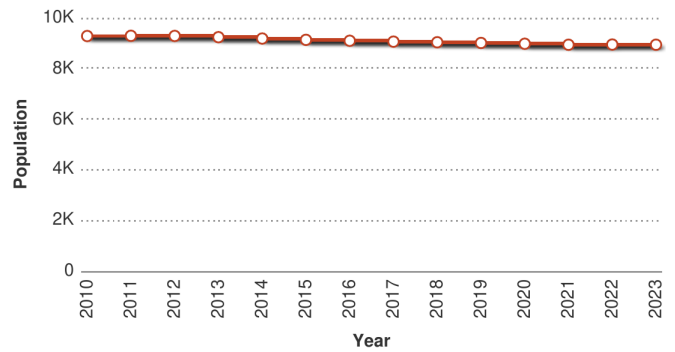
-0.34%

2024-2029
Forecasted
Growth Rate

-0.32%

Household Population
8,600

Population Density
112



DAYTIME POPULATION

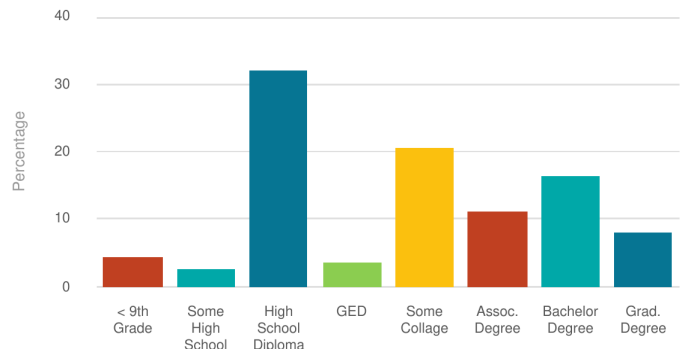
6,634
2024 Total Daytime Population

4,449
2024 Daytime Pop: Residents

2,185
2024 Daytime Pop: Workers

85
2024 Daytime Pop Density

POPULATION BY EDUCATION



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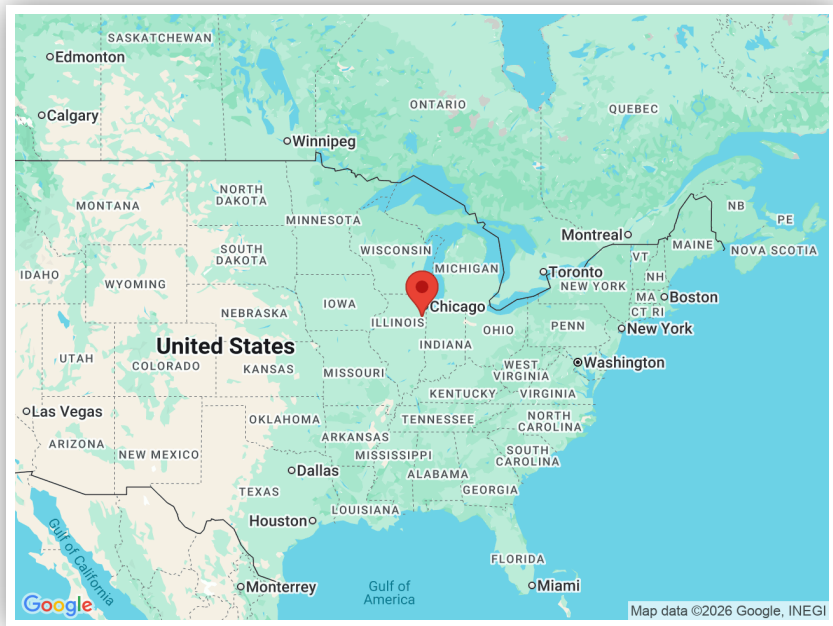
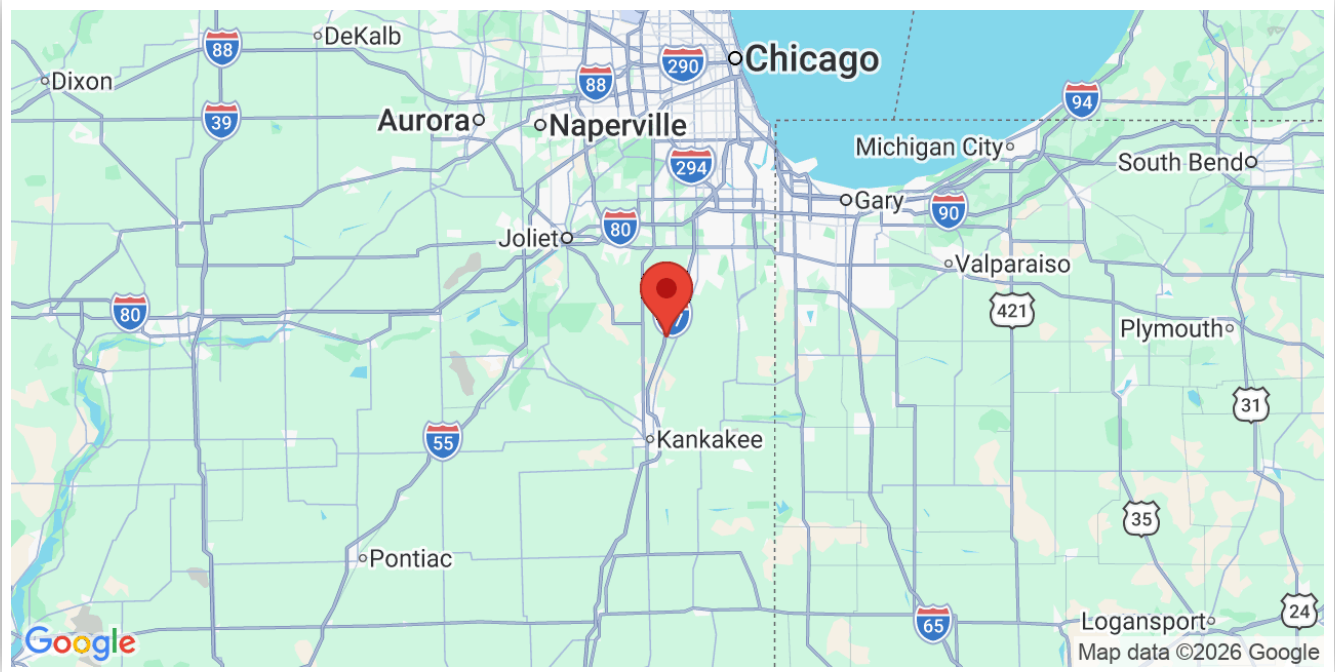


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AREA LOCATION MAP

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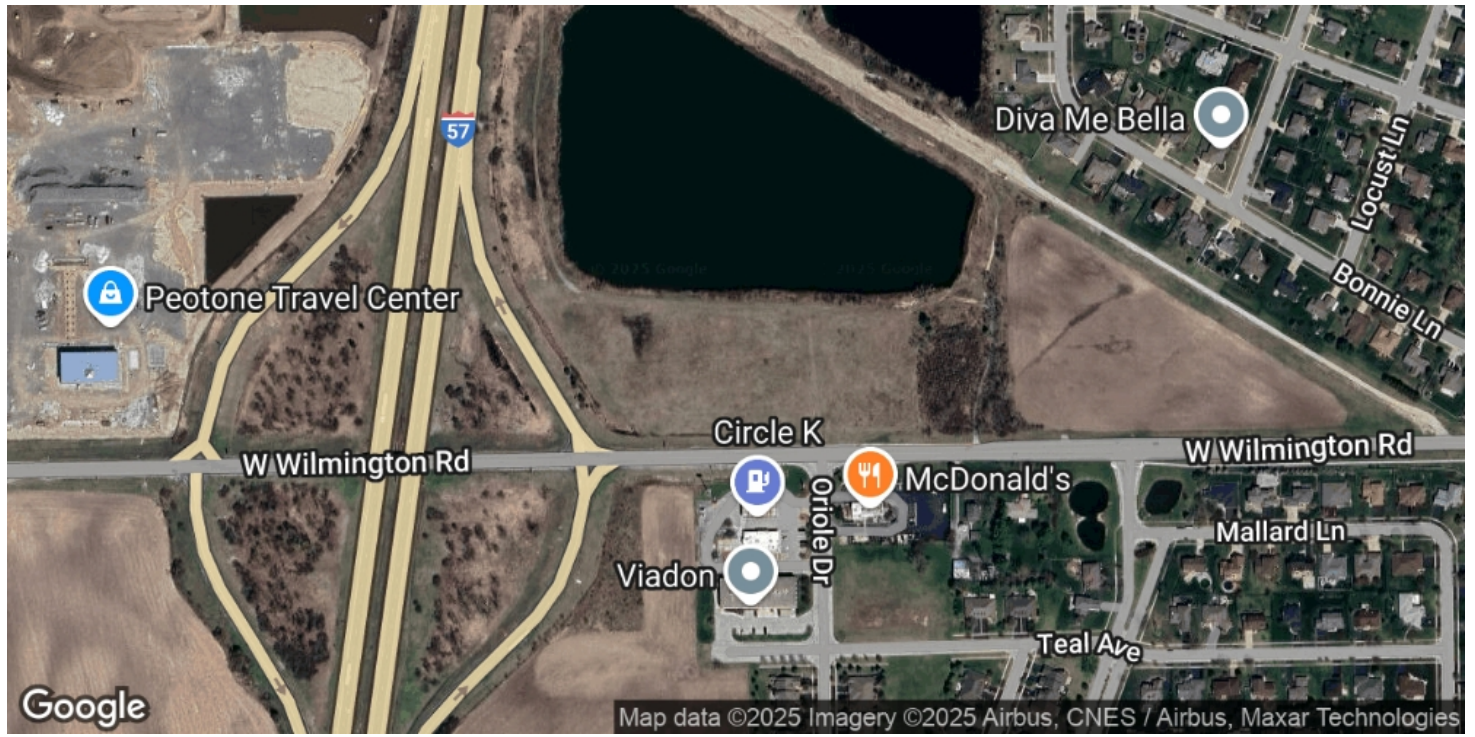


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AERIAL ANNOTATION MAP

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Civilian Labor Force Profile

8318 Wilmington Rd, Peotone, Illinois, 60468
Ring: 5 mile radius

Prepared by Esri
Latitude: 41.32460
Longitude: -87.81593

2024 Labor Force								
Age Group	Population	Employed	Unemployed	Unemployment Rate	Labor Force Participation Rate	Employment- Population Ratio		
16+	7,390	4,493	216	4.6%	63.7%	60.8%		
16-24	957	625	48	7.1%	70.3%	65.3%		
25-54	3,162	2,615	149	5.4%	87.4%	82.7%		
55-64	1,319	897	18	2.0%	69.4%	68.0%		
65+	1,953	356	0	0.0%	18.2%	18.2%		
Male Age 16+	3,771	2,244	126	5.3%	62.8%	59.5%		
Female Age 16+	3,620	2,249	89	3.8%	64.6%	62.1%		
White Age 16+	6,549	4,017	164	3.9%	63.8%	61.3%		
Black Age 16+	121	40	2	4.8%	34.7%	33.1%		
American Indian Age 16+	11	7	0	0.0%	63.6%	63.6%		
Asian Age 16+	47	17	0	0.0%	36.2%	36.2%		
Pacific Islander Age 16+	2	2	0	0.0%	100.0%	100.0%		
Other Race Age 16+	162	100	32	24.2%	81.5%	61.7%		
Multiple Races Age 16+	497	310	17	5.2%	65.8%	62.4%		

Economic Dependency Ratio	
Total	98.4
Child (<16)	34.0
Working-Age (16-64)	28.9
Senior (65+)	35.5

Industry	Employed	Percent	US Percent	Location Quotient
Total	4,493	100.0%	100.0%	-
Agriculture/Forestry/Fishing	139	3.1%	1.1%	2.82
Mining/Quarrying/Oil & Gas	1	0.0%	0.3%	0.00
Construction	417	9.3%	6.9%	1.35
Manufacturing	424	9.4%	10.0%	0.94
Wholesale Trade	124	2.8%	2.0%	1.40
Retail Trade	518	11.5%	10.5%	1.10
Transportation/Warehousing	337	7.5%	5.1%	1.47
Utilities	39	0.9%	0.9%	1.00
Information	69	1.5%	2.0%	0.75
Finance/Insurance	86	1.9%	4.8%	0.40
Real Estate/Rental/Leasing	31	0.7%	1.8%	0.39
Professional/Scientific/Tech	251	5.6%	8.3%	0.67
Management of Companies	0	0.0%	0.1%	0.00
Admin/Support/Waste Management	159	3.5%	4.3%	0.81
Educational Services	343	7.6%	9.1%	0.84
Health Care/Social Assistance	626	13.9%	14.1%	0.99
Arts/Entertainment/Recreation	112	2.5%	2.3%	1.09
Accommodation/Food Services	234	5.2%	6.8%	0.76
Other Services (Excluding Public)	336	7.5%	4.6%	1.63
Public Administration	250	5.6%	5.0%	1.12

Data Note: Location Quotients compare the industry/occupation share of a local area's employment relative to that same share nationally. A value lower/greater than 1 indicates that the local area is less/more specialized in that industry or occupation category than the US as a whole.

Explore the Esri Labor Force Learn Lesson for more information on how to use and interpret the estimates in this report.

Source: Esri forecasts for 2024 and 2029.

Civilian Labor Force Profile

8318 Wilmington Rd, Peotone, Illinois, 60468
Ring: 5 mile radius

Prepared by Esri
Latitude: 41.32460
Longitude: -87.81593

Occupation	Employed	Percent	US Percent	Location Quotient
Total	4,493	100.0%	100.0%	-
White Collar	2,340	52.1%	62.6%	0.83
Management	614	13.7%	12.1%	1.13
Business/Financial	216	4.8%	6.3%	0.76
Computer/Mathematical	79	1.8%	4.1%	0.44
Architecture/Engineering	44	1.0%	2.4%	0.42
Life/Physical/Social Sciences	45	1.0%	1.3%	0.77
Community/Social Service	31	0.7%	1.8%	0.39
Legal	28	0.6%	1.2%	0.50
Education/Training/Library	271	6.0%	6.2%	0.97
Arts/Design/Entertainment	58	1.3%	2.2%	0.59
Healthcare Practitioner	252	5.6%	6.4%	0.88
Sales and Sales Related	383	8.5%	8.5%	1.00
Office/Administrative Support	319	7.1%	10.1%	0.70
Blue Collar	1,252	27.9%	21.0%	1.33
Farming/Fishing/Forestry	4	0.1%	0.5%	0.20
Construction/Extraction	286	6.4%	4.9%	1.31
Installation/Maintenance/Repair	208	4.6%	2.9%	1.59
Production	201	4.5%	5.3%	0.85
Transportation/Material Moving	553	12.3%	7.5%	1.64
Services	901	20.1%	16.4%	1.23
Healthcare Support	196	4.4%	3.3%	1.33
Protective Service	110	2.4%	2.1%	1.14
Food Preparation/Serving	214	4.8%	5.3%	0.91
Building Maintenance	228	5.1%	3.2%	1.59
Personal Care/Service	153	3.4%	2.6%	1.31

Data Note: Location Quotients compare the industry/occupation share of a local area's employment relative to that same share nationally. A value lower/greater than 1 indicates that the local area is less/more specialized in that industry or occupation category than the US as a whole.

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Source: Esri forecasts for 2024 and 2029.



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