

Highway 9 & Eagles Landing Drive, Manteno, IL

Lot A - \$447,580
Lot B - \$218,890



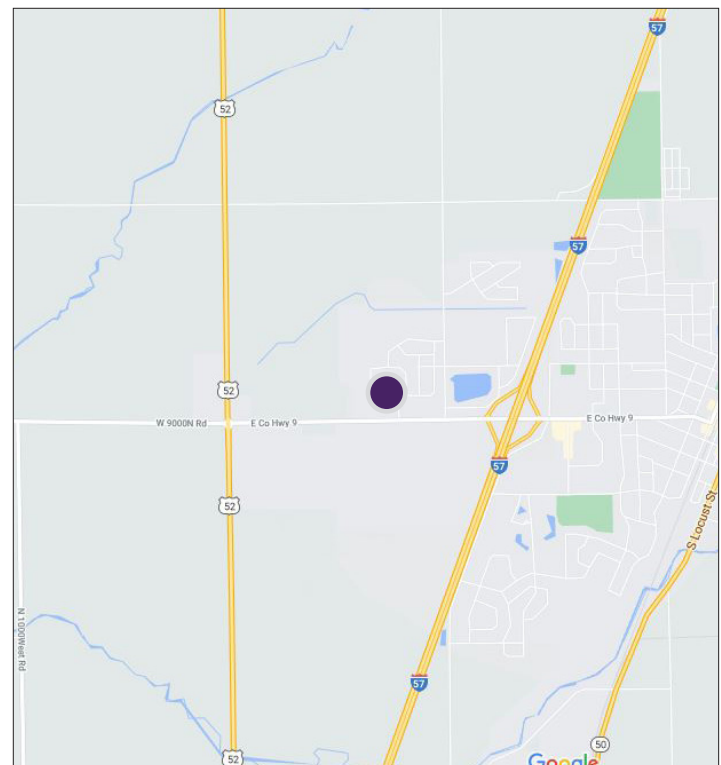
Property Highlights

- Prime development sites
 - Lot A: 4.11 acres
 - Lot B: 2.01 acres
- Located in Manteno Unit School District 5
- Potential to develop retail, office, restaurant, gym facility and more
- All utilities in place
- Lot A is 503' x 350'
- Lot B is 239' x 350'
- Excellent visibility on main thoroughfare, just south of Eagles Landing neighborhood
- Easy access to I-57 expressway
- Zoning: C2 - Village of Manteno
- Taxes (2019): \$242.60
- Asking price: \$1.80/SF

Property Overview

Two commercial development sites at the corner of Eagles Landing Drive and County Highway 9 are available for sale. Lot A is approximately 4.11 acres (or 179,032 square feet). Lot B is approximately 2.01 acres (or 87,556 square feet). Both sites are currently used for farming but the current zoning allows for the development of a variety of uses including retail and office. The land is level, has all utilities (including sewer and water) in place and is not located on a flood plan wetland.

Situated less than half a mile west of I-57 expressway and south of the Eagles Landing neighborhood, this sub-division is comprised of mainly single-family homes and townhomes. Manteno is the first village south of Will County and north of Kankakee, IL. Manteno is home the Diversatech Industrial Park containing many diversified industrial plants and warehousing complexes.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	2,511	10,227	16,255
Households	898	3,899	6,043
Median Income	\$85,416	\$67,063	\$67,953

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