



McCOLLY BENNETT
COMMERCIAL *advantage*



380
E 9000N Rd.

380 E 9000N Rd
Manteno, IL 60950

Contact:

Buck Tamblyn

CCIM

Phone : (815)549-4301

License : 475.131086

Email : bucktamblyn@mccolly.com



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PROPERTY INFO:

- ◆ **PURCHASE PRICE:**
\$550,000.00
- ◆ **PROPERTY ADDRESS:**
380 E 9000N RD
MANTENO, IL 60950
- ◆ **PROPERTY SIZE:**
1,568 SQ. FT.
- ◆ **LAND SIZE:**
5.00 ACRES

**380
E
9000N
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

MANTENO - PRIME COMMERCIAL LAND FOR SALE - 5 ACRES SITE DIRECTLY ADJACENT TO THE NEW GOTION INDUSTRIES FACILITY - Do not miss this rare opportunity to own this parcel before major development comes to this area! Excellent potential commercial use (strip center, QSR, office and more)! The widening of 9000 Rd. is already under way and several thousand new jobs are coming next door in the next few years! Call today!

380
E 9000N Rd.
Manteno IL 60950



PROPERTY PHOTOS





Land
 Status: **PCHG**
 Area: **951**
 Address: **380 E 9000n Rd , Manteno, IL 60950**
 Directions: **I-57 N take exit 322 toward Manteno, slight left onto the ramp to E 9000 Rd/E Co Hwy 9/Section Line Rd, continue to follow E 9000 Rd/E Co Hwy 9, destination will be on the left south side of the road.**
 Sold by:
 Closed:
 Off Market:
 Dimensions: **778.30X350**
 Ownership: **Fee Simple**
 Corp Limits: **Unincorporated**
 Coordinates:
 Rooms:
 Bedrooms:
 Basement:

MLS #: **12562104**
 List Date: **02/16/2026**
 List Dt Rec: **02/16/2026**
 Contract Date:
 Financing:
 Subdivision:
 Township: **Rockville**
 Bathrooms / (full/half):
 Master Bath:
 Bmt Bath: **No**

List Price: **\$550,000**
 Orig List Price: **\$750,000**
 Sold Price:
 Rental Price: **\$0**
 Rental Unit:
 Mkt. Time (Lst./Tot.): **106/106**
 Concessions:
 Contingency:
 County: **Kankakee**
 # Fireplaces:
 Parking:
 Garage Type:
 # Spaces: **0**

Remarks: **MANTENO - PRIME COMMERCIAL LAND FOR SALE - 5 ACRES SITE DIRECTLY ADJACENT TO THE NEW GOTIION INDUSTRIES FACILITY - Do not miss this rare opportunity to own this parcel before major development comes to this area! Excellent potential commercial use (strip center, QSR, office and more)! The widening of 9000 Rd. is already under way and several thousand new jobs are coming next door in the next few years! Call today!**

School Data

Elementary: **(5)**
 Junior High: **(5)**
 High School: **(5)**

Assessments

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

Tax

Amount: **\$5,274**
 PIN: **03022010000500**
 Milt PINs:
 Tax Year: **2024**
 Tax Exmps:

Miscellaneous

Waterfront: **No**
 Acreage: **5**
 Appx Land SF: **217800**
 Front Footage: **778**
 # Lots Avail:
 Farm: **No**
 Bldgs on Land?: **Yes**

Zoning Type: **Commercial**
 Actual Zoning:

Laundry Features:

Lot Size: **5.0-5.99 Acres**
 Lot Size Source: **County Records**
 Pasture Acreage:

Tillable Acreage:
 Wooded Acreage:

Lot Desc:
 Land Desc: **Level**

Land Amenities:

Farms Type:

Bldg Improvements:

Current Use: **Agricultural/W Bldg**

Potential Use: **Commercial, Retail, Restaurant, Office/Medical, Office/Retail**

Location:

Known Liens:

Ownership Type:

Frontage/Access: **County Road**
 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, Well-Private**

General Info: **School Bus Service, Interstate Access**
 Backup Package: **No**

Backup Info:

Possession: **Closing**

Sale Terms:

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: **Contact listing agent.**

Owner: **OOR**

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

List Broker: **Buck Tamblin (940284) / bucktamblin@mccolly.com**

CoList Broker:

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

Holds Earnest Money: **No**

Broker Notices:

Cont. to Show?:

Ph #:

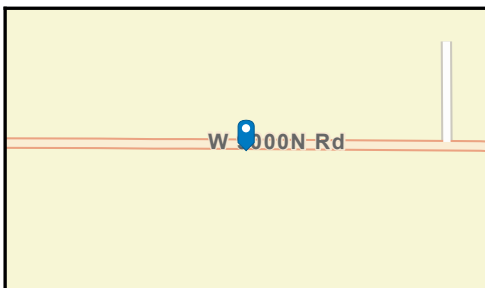
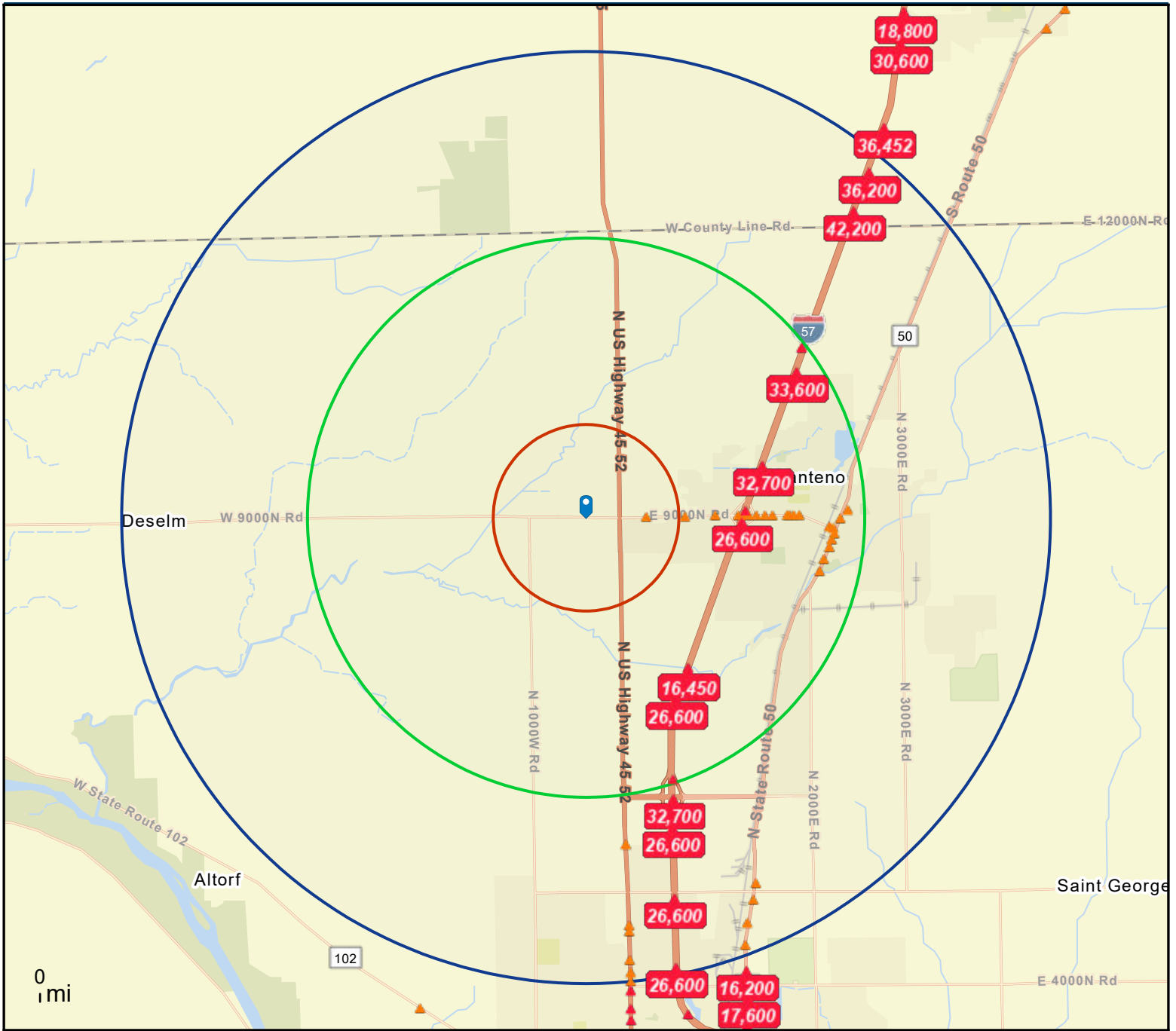
Addr on Internet?: **Yes**
 Lock Box: **None**

Expiration Date: **02/04/2027**
 Broker Owned/Interest: **No**

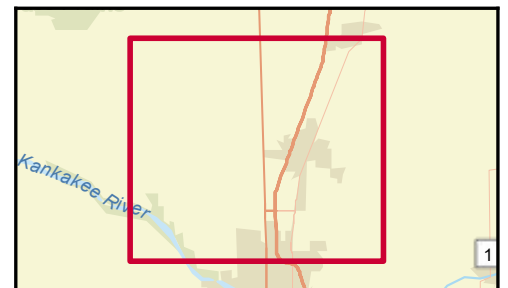
More Agent Contact Info:

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



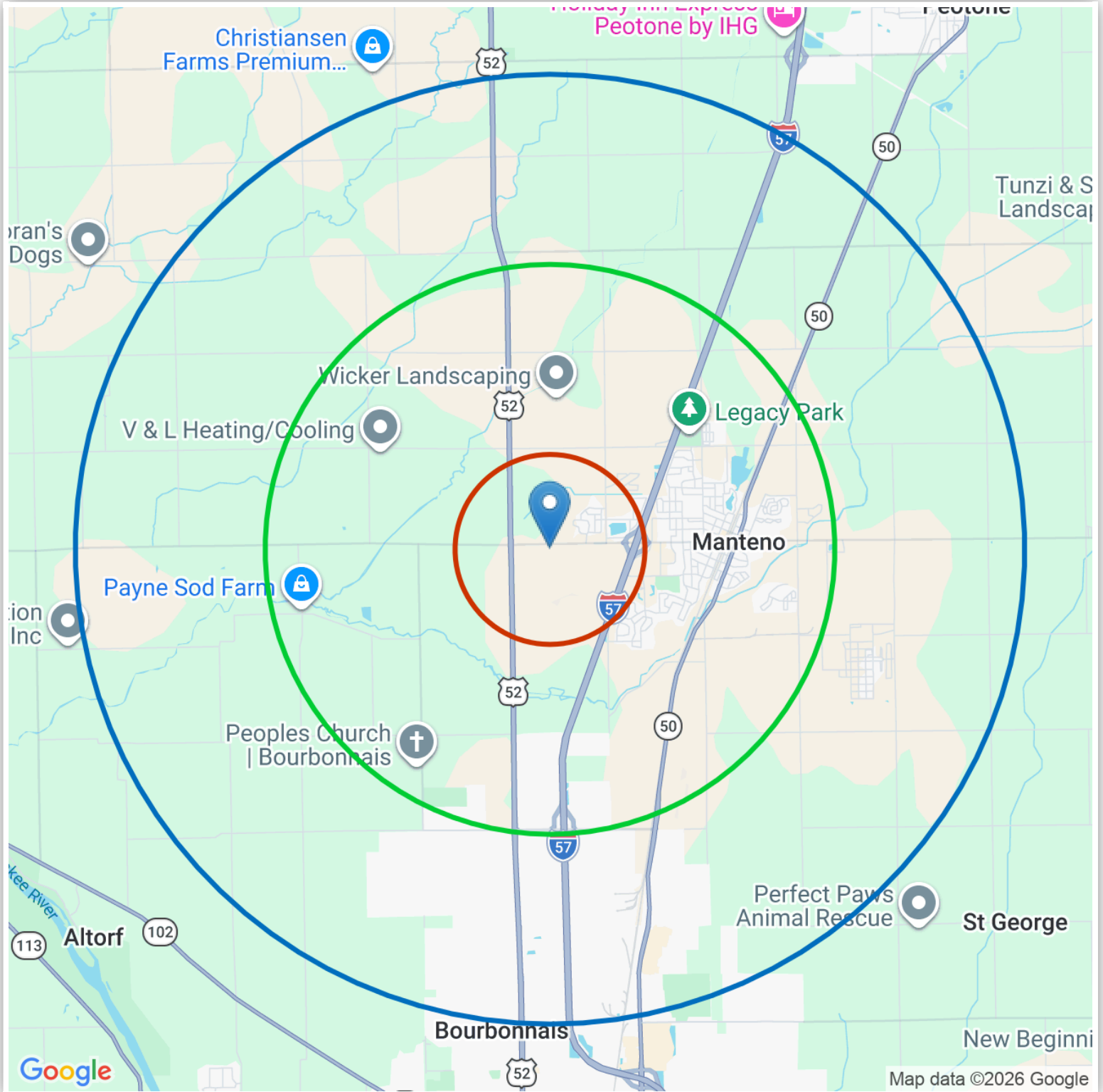
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



380 E 9000N Rd.

380 E 9000N Rd, Manteno, IL, 60950

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



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29 Heritage Drive, Bourbonnais IL 60914



KEY FACTS

1,078
Population

41.6 Median Age

2.42
Average Household Size

439
Total Households

EDUCATION

4.14%
No High School Diploma

5.61%
High School Graduate

17.76%
Some College

31.78%
Bachelor's/ Grad

BUSINESS

32
Total Businesses

146
Total Employees

EMPLOYMENT

2
Manufacturing Employees

16
Retail Trade Employees

0
Eating & Drinking Employees

8
Finance/Ins/Real Estate Emp

3.1% Unemployment Rate

INCOME

\$115,587
Median Household Income

\$47,784
Per Capita Income

\$544,086
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (38.43%) ■

The smallest group : \$15,000 - \$24,999 (1.12%) ■

Indicator	Value(%)	
< \$15,000	2.7	■
\$15,000 - \$24,999	1.12	■
\$25,000 - \$34,999	4.49	■
\$35,000 - \$49,999	2.7	■
\$50,000 - \$74,999	12.36	■
\$75,000 - \$99,999	9.21	■
\$100,000 - \$149,999	38.43	■
\$150,000 - \$199,999	22.92	■
\$200,000+	6.29	■



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KEY FACTS

9,995
Population

44.9 Median Age

2.35
Average Household Size

4,222
Total Households

EDUCATION

3.57%
No High School Diploma

6.59%
High School Graduate

21.15%
Some College

18.48%
Bachelor's/ Grad

BUSINESS

297
Total Businesses

2,316
Total Employees

EMPLOYMENT

201
Manufacturing Employees

632
Retail Trade Employees

347
Eating & Drinking Employees

138
Finance/Ins/Real Estate Emp

3.6% Unemployment Rate

INCOME

\$100,760
Median Household Income

\$45,678
Per Capita Income

\$367,825
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (29.88%) ■
The smallest group : \$15,000 - \$24,999 (4.41%) ■

Indicator	Value(%)	
< \$15,000	4.7	■
\$15,000 - \$24,999	4.41	■
\$25,000 - \$34,999	10.54	■
\$35,000 - \$49,999	6.6	■
\$50,000 - \$74,999	12.8	■
\$75,000 - \$99,999	10.11	■
\$100,000 - \$149,999	29.88	■
\$150,000 - \$199,999	12.33	■
\$200,000+	8.63	■



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KEY FACTS

17,162
Population

41.7 Median Age

2.53
Average Household Size

6,591
Total Households

EDUCATION

3.45%
No High School Diploma

9.11%
High School Graduate

20.35%
Some College

18.04%
Bachelor's/ Grad

BUSINESS

568
Total Businesses

6,461
Total Employees

EMPLOYMENT

1,580
Retail Trade Employees

772
Manufacturing Employees

668
Finance/Ins/Real Estate Emp

763
Eating & Drinking Employees

3.8% Unemployment Rate

\$100,033
Median Household Income

\$43,754
Per Capita Income

\$363,185
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (26.34%) ■
The smallest group : \$15,000 - \$24,999 (4.99%) ■

Indicator	Value(%)	
< \$15,000	5.26	■
\$15,000 - \$24,999	4.99	■
\$25,000 - \$34,999	8.66	■
\$35,000 - \$49,999	6.24	■
\$50,000 - \$74,999	13.92	■
\$75,000 - \$99,999	10.91	■
\$100,000 - \$149,999	26.34	■
\$150,000 - \$199,999	14.63	■
\$200,000+	9.07	■



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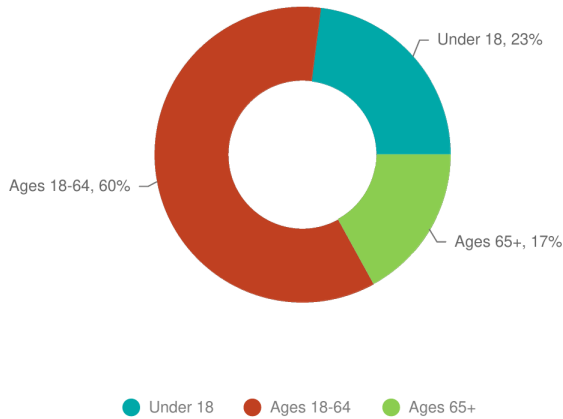
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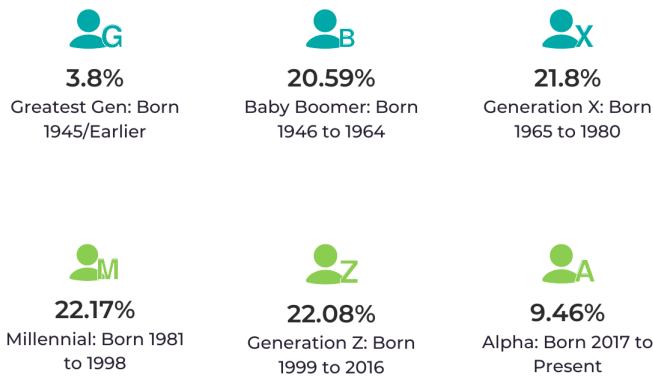
POPULATION TRENDS AND KEY INDICATORS
1 Miles Ring

1,078 Population	445 Households	41.6 Median Age
2.42 Avg Size Household	\$115,587 Median Household Income	\$276,087 Median Home Value
103 Wealth Index	140 Housing Affordability	27.6 Diversity Index

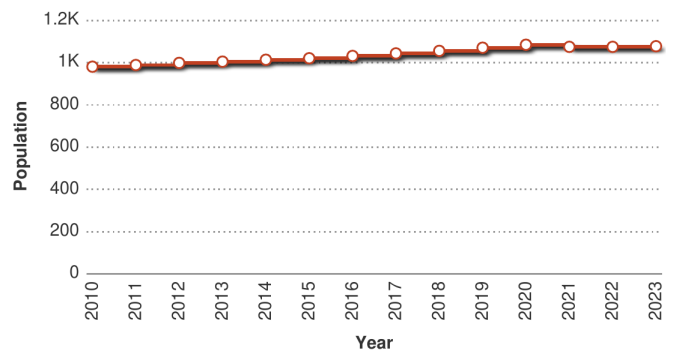
POPULATION BY AGE



POPULATION BY GENERATION



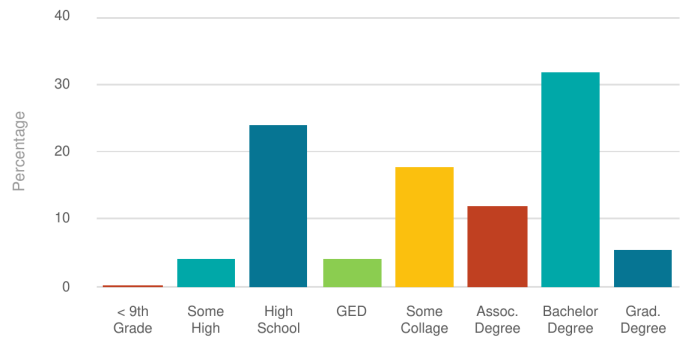
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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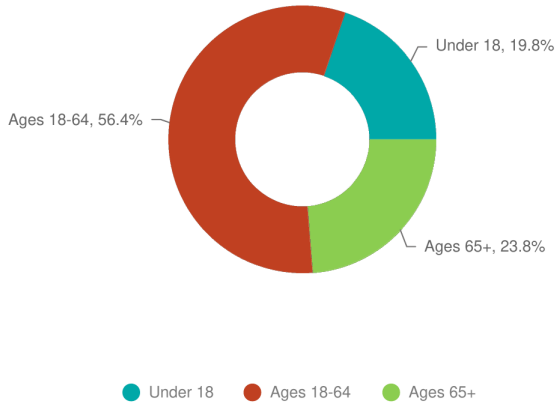
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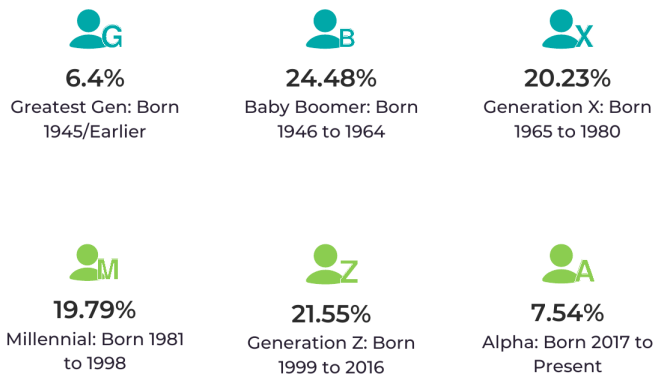
POPULATION TRENDS AND KEY INDICATORS
3 Miles Ring

9,995 Population	4,194 Households	44.9 Median Age
2.35 Avg Size Household	\$100,760 Median Household Income	\$249,073 Median Home Value
99 Wealth Index	136 Housing Affordability	31.7 Diversity Index

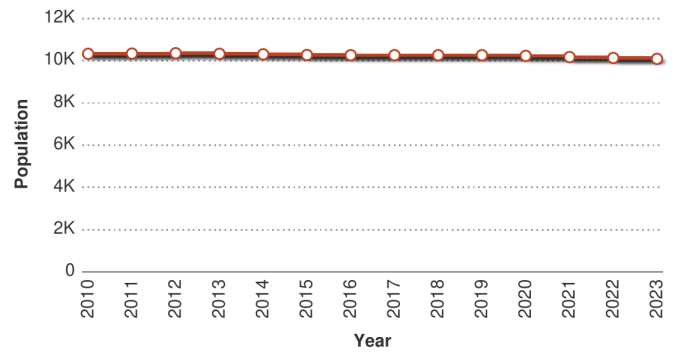
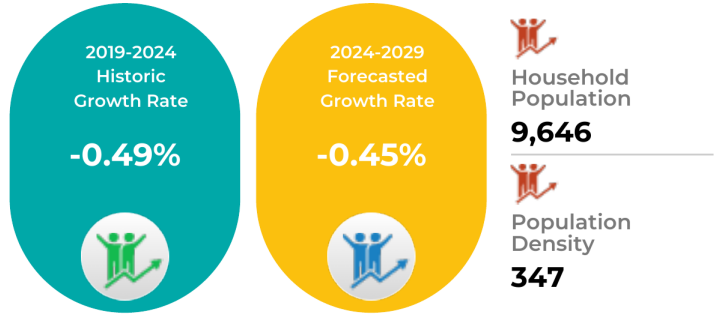
POPULATION BY AGE



POPULATION BY GENERATION



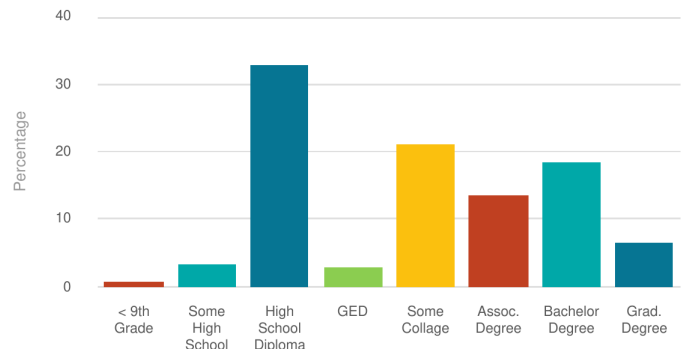
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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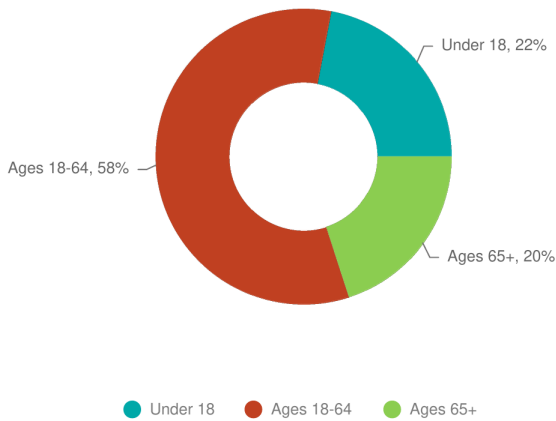
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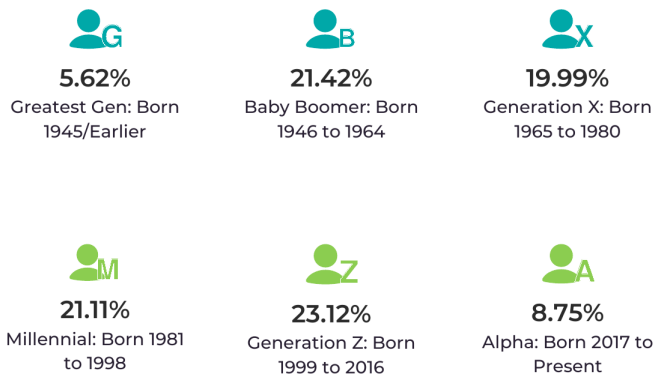
POPULATION TRENDS AND KEY INDICATORS
5 Miles Ring

17,162 Population	6,617 Households	41.7 Median Age
2.53 Avg Size Household	\$100,033 Median Household Income	\$244,947 Median Home Value
102 Wealth Index	137 Housing Affordability	39.3 Diversity Index

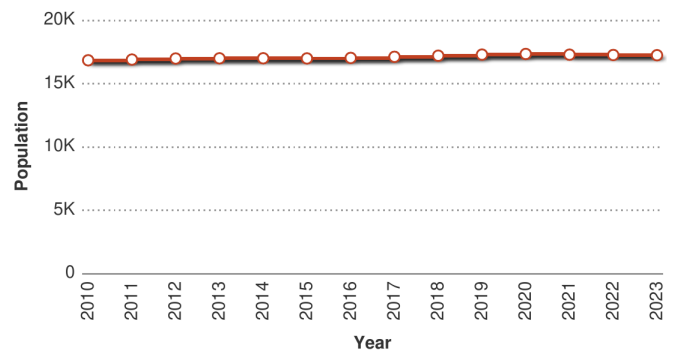
POPULATION BY AGE



POPULATION BY GENERATION



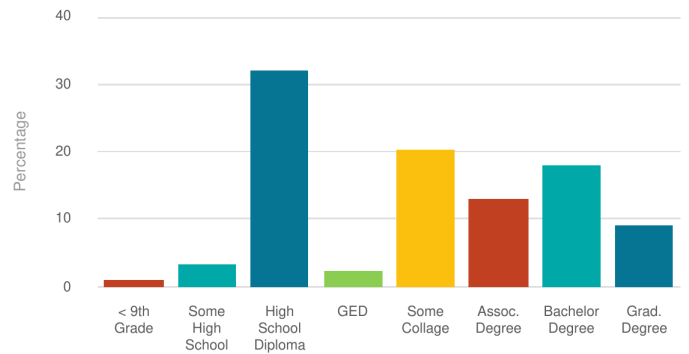
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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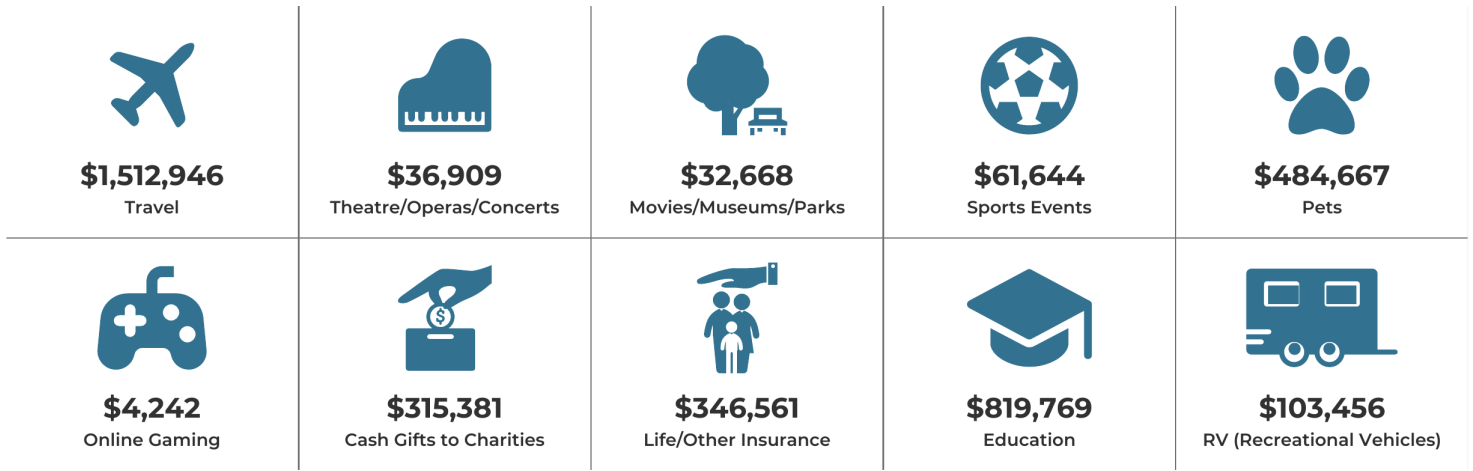


Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS

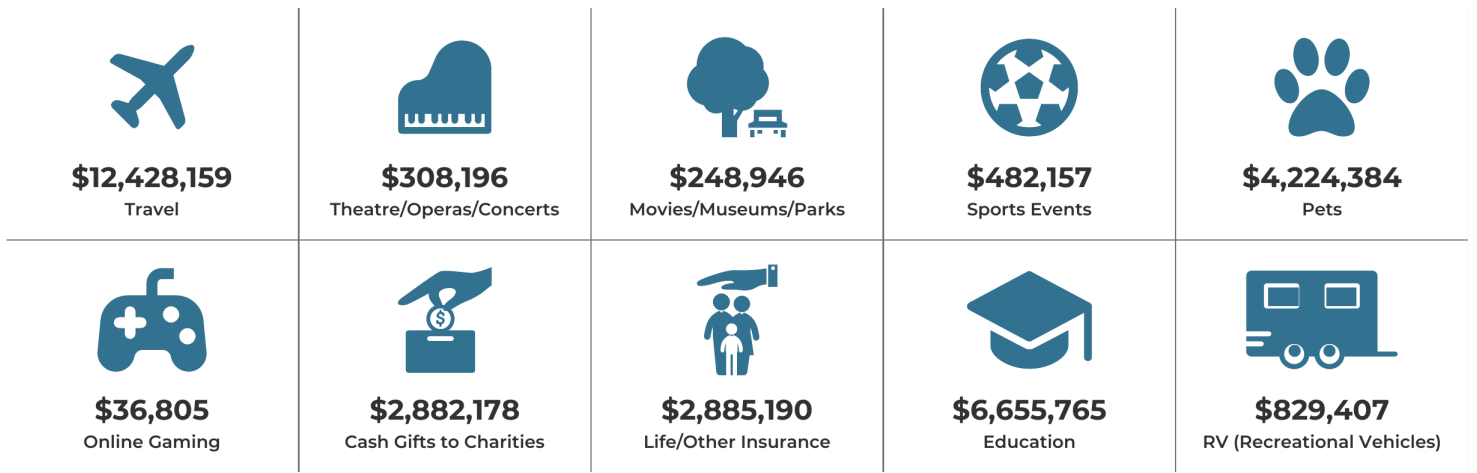


Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS

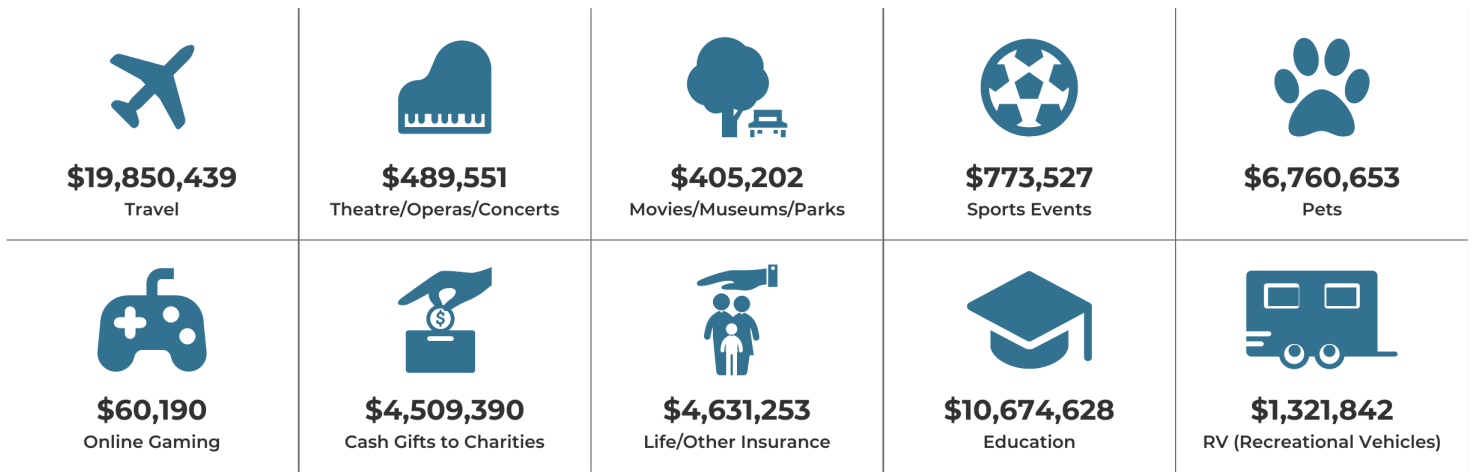


Lifestyle and Tapestry Segmentation Infographic

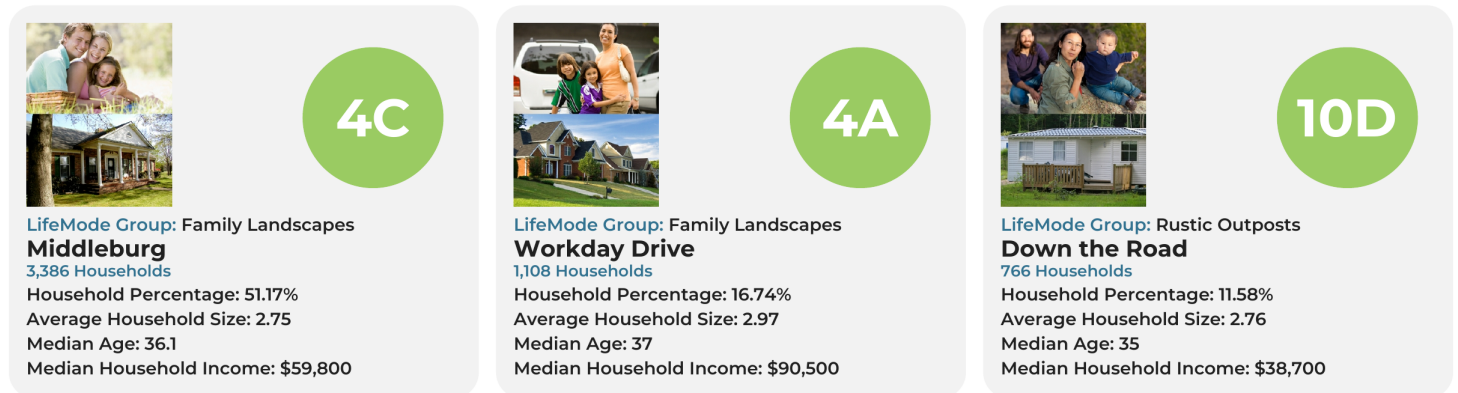
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS





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) | |

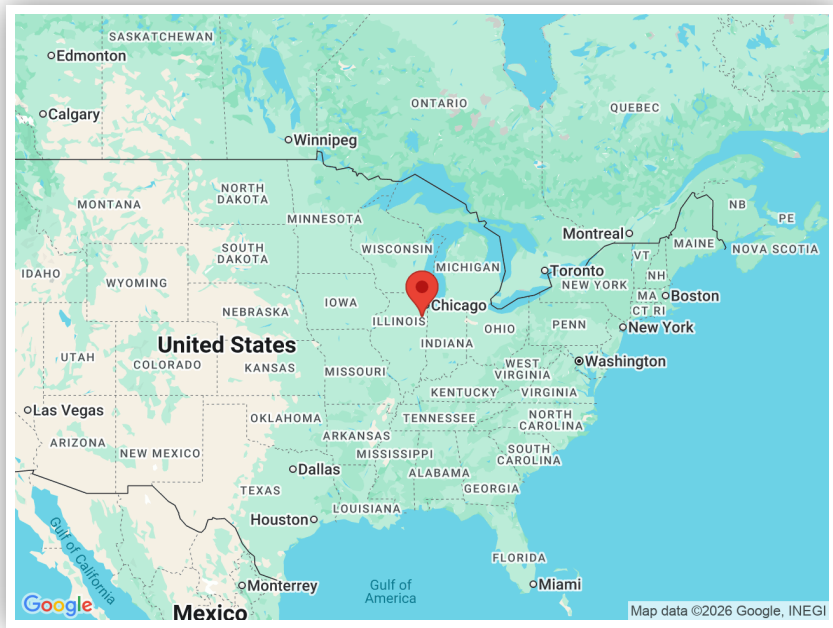
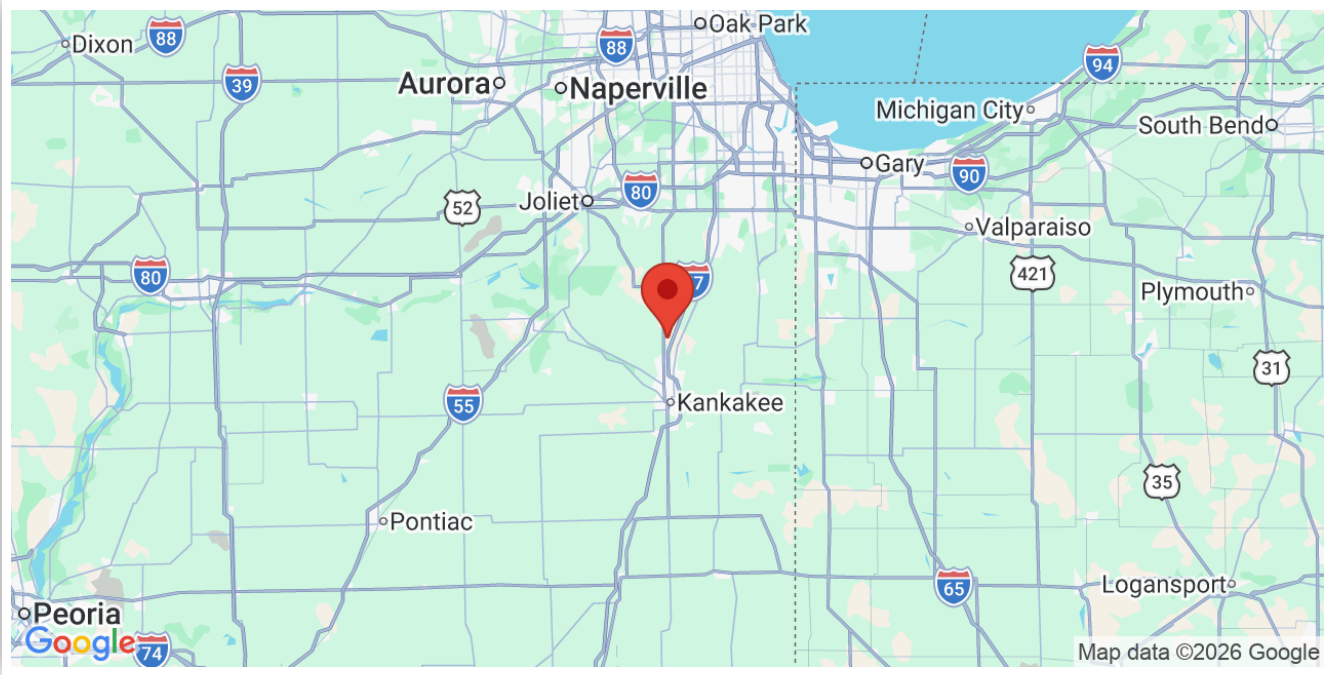


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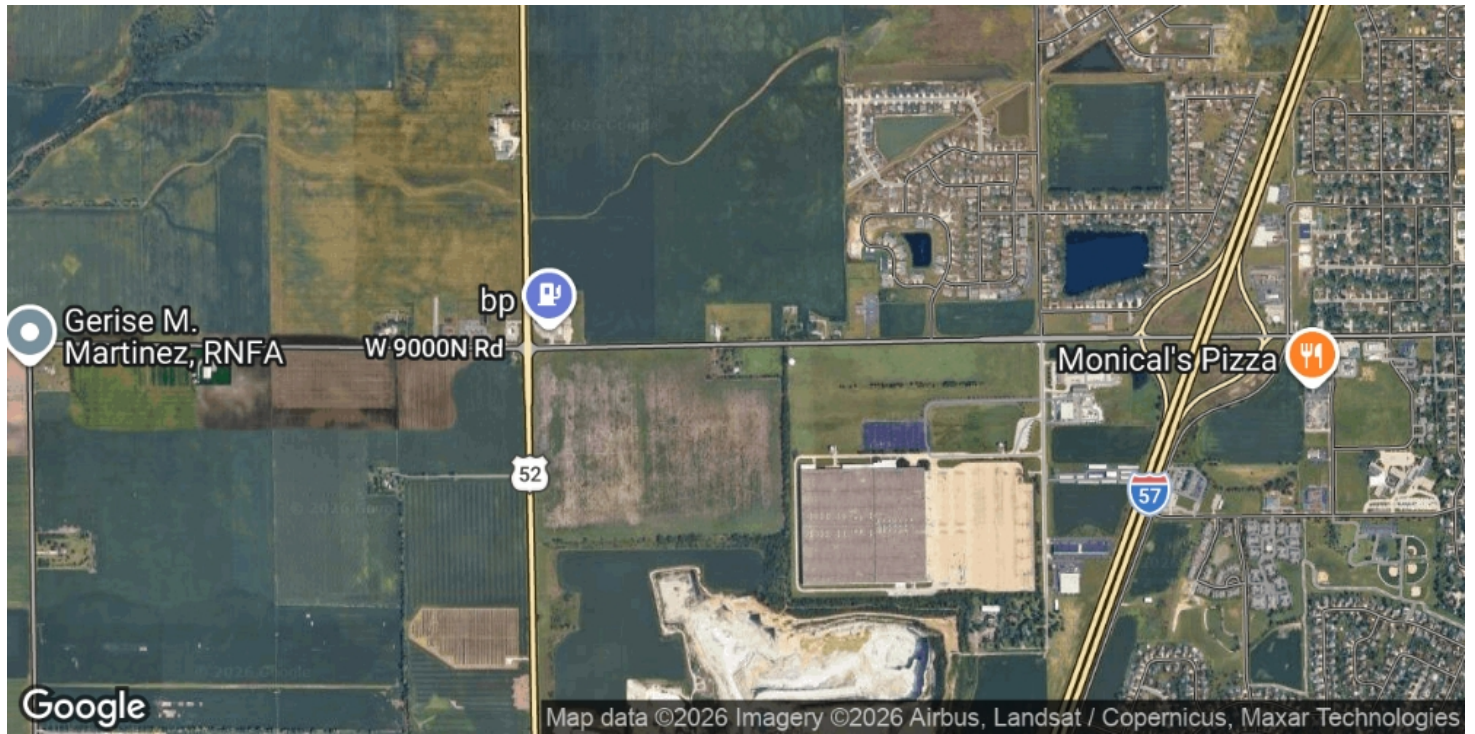


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