

BOURBONNAIS PARKWAY BUSINESS PARK

10.40 ACRES
CORNER ROUTE BOURBONNAIS PARKWAY & I-57 EXIT 318



EXCLUSIVELY PRESENTED BY:

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Partner

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COMPLETE HIGHLIGHTS

PROPERTY HIGHLIGHTS

- Sale price: Subject to Offer
- Lot Size: 10.40 acre lot
- Located at the southeast corner of Bourbonnais Parkway and I57. This interchange project area will provide a gateway to this strategically located and growing Kankakee County market area. This is an improvement with regional significance that will positively impact land use/development patterns in Kankakee.
- Prime commercial/industrial development
- Ideally located for local, regional distribution
- Zoning M1 (allows for commercial/industrial)
- IDOT 2030 proposed traffic count - 30,000 vehicles per day on Route 6000; 26,000 vehicles per day on 45/52
- Sewer and water to site
- 5-year property tax abatement and sales tax exemption for new construction.
- Labor force of 400,000 within 30-minute drive
- Bourbonnais Advantages:
 - Highly skilled labor force
 - Regional labor force of approximately 5 million
 - Sales tax at 6.25%
 - Lower property taxes in Kankakee County
 - Attractive wages scale
 - 10% population growth since 2000
 - Within 45 miles of Chicago market
 - Upscale industrial park standards
 - Within 125 miles of Indianapolis
- Development Tools:
 - Tax increment financing
 - Sales tax sharing
 - Enterprise zone
 - Fast track permits
 - All utilities within close proximity
 - Infrastructure investment features
- Kankakee County Market Profile: <https://simplebooklet.com/2024marketprofile>

SITE INFRASTRUCTURE

WATER/SEWER - AQUA ILLINOIS

Water: There is a 16' main going to the site, which would be able to provide approximately 3.5 to 4.5 MGD, and additional capacity would be available upon request and execution of a water supply agreement with Aqua.

Sewer: There is an 18' main at Bourbonnais Parkway that can send 3.5 million gallons per day (MGD) through the interconnection with Bourbonnais. Additional capacity of 1 MGD through the Kankakee connection for a total of 4.5 MGD.

POWER - COMED

Abundant power available with existing transmission and distribution lines run along Route 50 which service the site.

GAS - NICOR GAS

Gas Service provided by Nicor Gas.

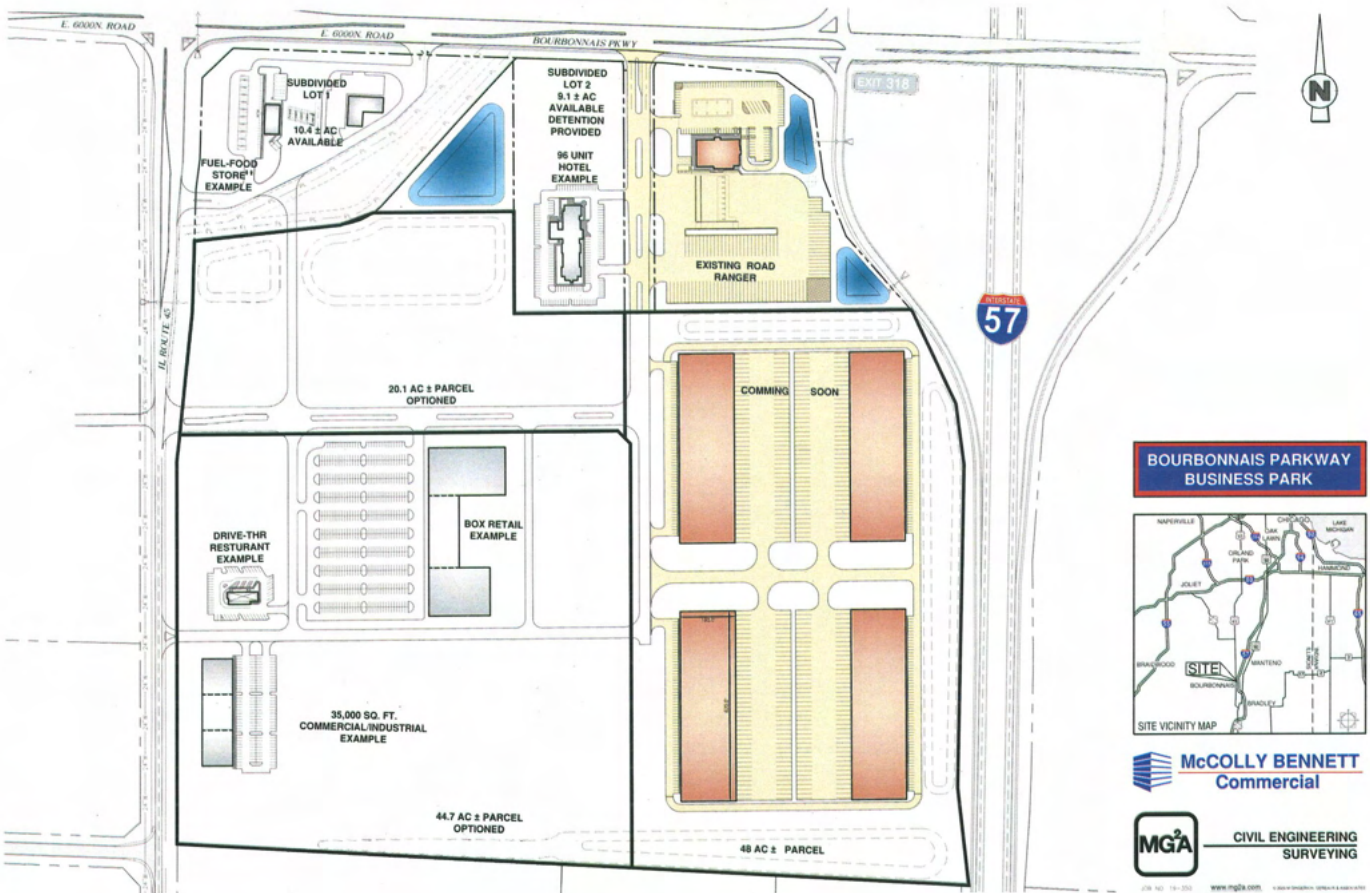
HEADLINE ARTICLES & VIDEOS

- https://www.daily-journal.com/news/local/road-ranger-project-just-the-start-for-bourbonnais-parkway-interchange/article_7a7a3714-114b-11ee-9a54-77cc7c6c432a.html
- https://www.linkedin.com/posts/bear-construction-company_bearcc-roadranger-villageofbourbonnais-activity-7124764593897291776-0tN7?utm_source=share&utm_medium=member_desktop

SITE PLAN



SITE PLAN



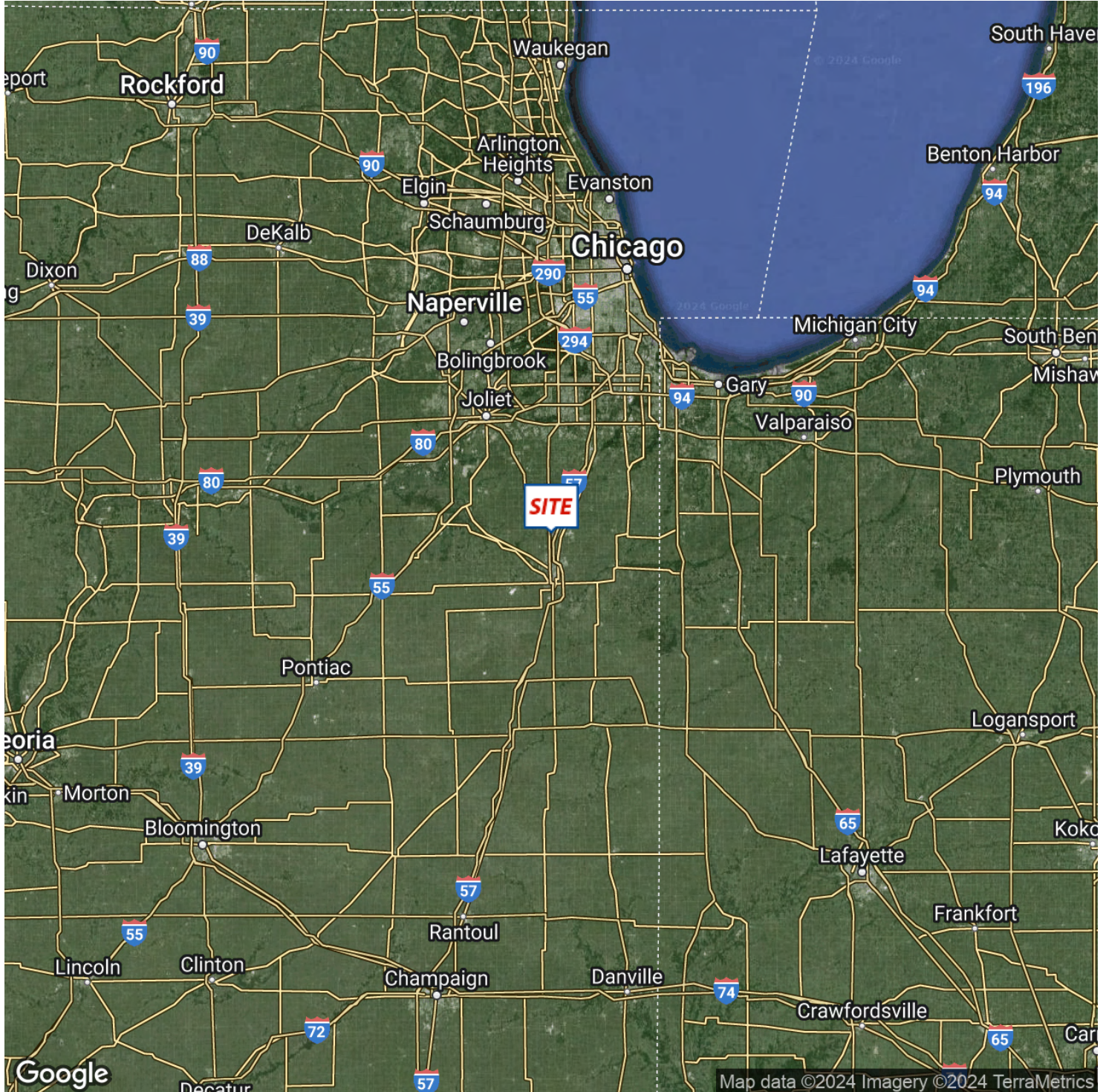
BOURBONNAIS PARKWAY BUSINESS PARK

McCOLLY BENNETT Commercial

MGA CIVIL ENGINEERING SURVEYING

2/18/18 10:25:00 www.mga.com

REGIONAL MAP



RETAILER MAP



ADDITIONAL PHOTOS



EMPLOYMENT

KANKAKEE COUNTY TOP EMPLOYERS

GENERAL MANUFACTURING

AAF Flanders	180
Ag Reliant Genetics	18
AHF Products (formerly Armstrong).....	285
Crown Holdings Inc.	151
Dabrico	15
Edmund Allen Lumber Company	84
Electron Beam Technologies, Inc.	65
Enterprise Coated Products	22
Fibre Drum	35
Fratco Inc.	200
Greif Inc.	40
IKO Midwest Inc.	125
ITW Angleboard	65
J.R. Edwards Brushes & Rollers Inc.	120
RS Cryo Equipment	30
Simplex	39
VanVoorst Lumber Company Inc.	63
Vulcan Materials Company	34



IRON/STEEL/METALS INDUSTRIES

ABC Coating.....	160
Arctic Snow & Ice Control	60
Belson Steel Center and Scrap.....	75
CMC Rebar	80
Nucor Steel	470
Peddinghaus Corporation	230
Shoup Manufacturing	200
SteelFab	16
Stor-Loc	65
Vanfab Inc.	55

CHEMICALS MANUFACTURING

Ardex Americas / WW Henry.....	40
DOW Chemical Company	56
Kensing.....	230
Sherwin Williams	125
Sun Chemical	56



HEALTH CARE

Ascension St. Mary	750
Cigna Healthcare	1,200
Illinois Bone & Joint Institute	100
Illinois Veteran's Home	368
Nexus Indian Oaks	310
Riverside Healthcare	2,791
Shapiro Developmental Center	1,200

BIOTECHNOLOGY

CSL Behring	1,500
Millipore Sigma	89



FOOD PROCESSING

Bunge Milling	85
Del Monte Fresh	175
FutureCeuticals.....	135
Gilster-Mary Lee	75
Heartland Harvest	42
J.R. Short Milling Company.....	151
Johnsonville / Momence Packing.....	327
Plochman Inc.....	78
Rise Baking	192
Silva International	235
Urban Farmer LLC	450
Van Drunen Farms	534

PLASTICS MANUFACTURING

ITW Zip-Pak	45
Pactiv Evergreen	240
Ring Container.....	42

TRANSPORTATION/DIST./LOGISTICS

A.N. Webber	220
Baker and Taylor	454
Fedex Freight	25
Hoekstra Transportation.....	115
Mckesson.....	100
Midwest Transit.....	300
NFI Industries	260
Swift Transportation	25
Transformco	52
Vision Logistics.....	90



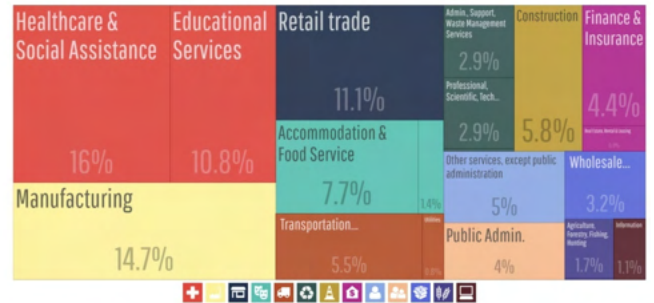
OTHER

All Star Management	441
Aqua Illinois.....	65
The Daily Journal	50
e2i	40
IL Army National Guard	40 FT / 300 PT
Kankakee Community College	375
Kankakee Nursery	85
Kankakee River Metropolitan Agency	23
K.B. Cores	125
Monicals Pizza Corporation	139
Olivet Nazarene University	560
Tivoli Enterprises - Classic Cinemas	32

Bold indicates headquarters location.

Employment by Industries in Kankakee, IL Metro Area


The closest comparable data for the metropolitan statistical area of Kankakee, IL Metro Area is from the public use microdata area of Kankakee County PUHA, IL.



Dataset: ACS 5-year Estimate
Source: Census Bureau

DATAUSA:

INCENTIVES



Property Tax Abatement*

- New Construction
- 5 years – 100%, 80%, 60%, 40%, 20% in participating taxing districts
- KRVEZ and KCEZ Industrial, manufacturing, distribution, warehousing
- KCEZ – includes commercial, office, and retail development

Expedited Approval Process / Point-of-Contact Sales Tax Exemption (Building Materials)*

- Building Materials
- Issuance of Building Permit Required
- Certificate of Eligibility for Sales Tax Exemption
- What qualifies? "Building materials that are eligible for the enterprise zone sales tax deduction include items that are permanently affixed to real property such as lumber, mortar, glued-down carpets, wallpaper, and similar affixed items."

Investment Tax Credit*

- Allows a .5 percent credit against the state income tax for investments in qualified property that is placed in service in an enterprise zone
- The credit may be taken by a qualified taxpayer who makes an investment in a "qualified property" and who otherwise meets the terms of the state
- "Qualified Property" – tangible, whether new or used, including buildings and structural components of buildings, acquired by purchase, is depreciable, has a useful life
- Examples: Buildings, structural components of buildings, elevators, material tanks, boilers and major computer installations

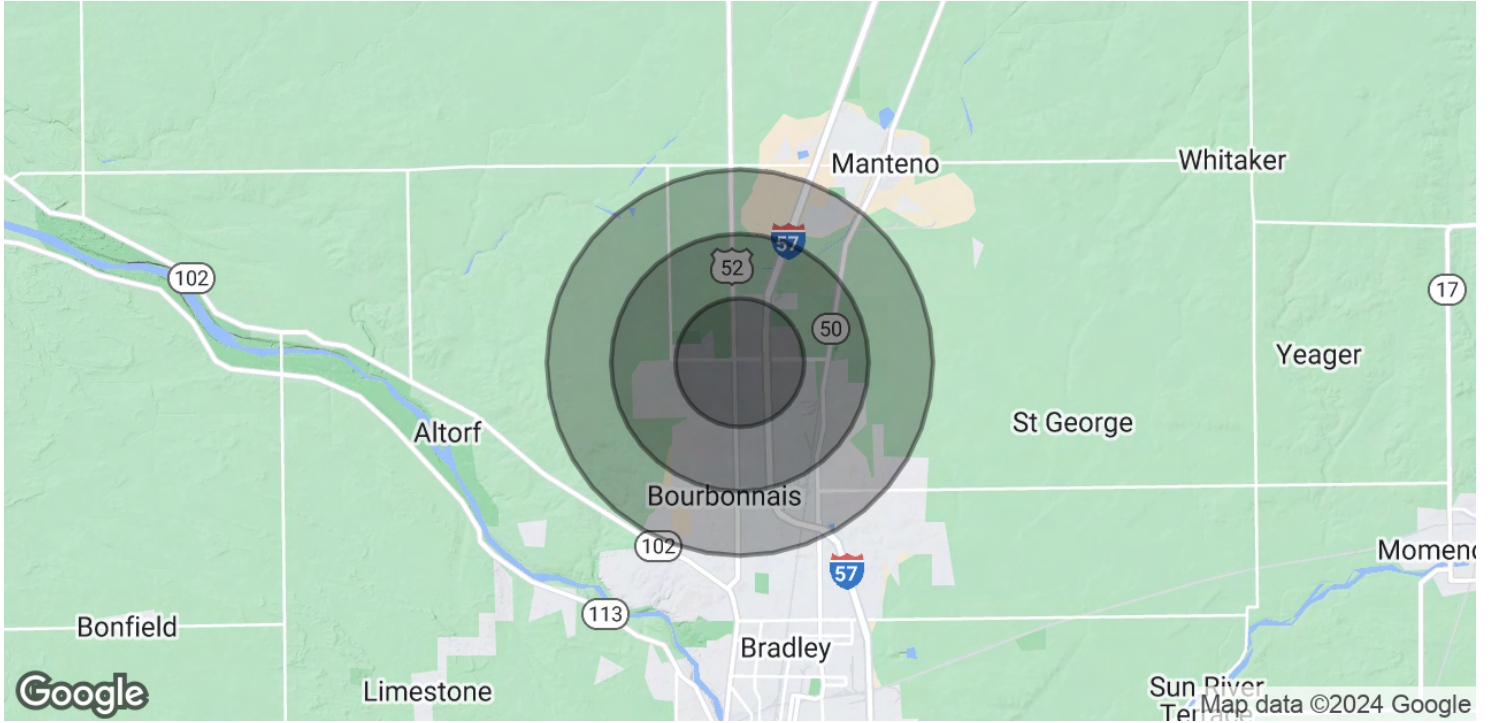
Machinery and Equipment Sales Tax Exemption*

- Certificate by the state is required prior to getting an exemption
- Several qualifying criteria

Utility Tax Exemption*

- State certification is required
- Several qualifying criteria must be met by the company
- 5 percent state tax exemption on gas, electricity, and the ICC
- 1 percent administrative charge and excise tax on the act or privilege of originating or receiving telecommunications

DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	1,520	6,316	16,556
Average Age	29.6	35.4	37.1
Average Age (Male)	28.8	37.0	39.7
Average Age (Female)	32.3	36.1	36.8

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	524	2,248	6,084
# of Persons per HH	2.9	2.8	2.7
Average HH Income	\$63,922	\$86,784	\$84,118
Average House Value	\$69,899	\$143,161	\$166,039

2020 American Community Survey (ACS)

BOURBONNAIS DEMOGRAPHICS

KANKAKEE AREA CAREER CENTER

KACC offers state-of-the-art technical/vocational education, emphasizing theory, technical skills, and workplace excellence. Students earn professional certifications, dual college credit and internship/training opportunities. Knowledge, skill sets, and soft skills are transferrable, aiding them as they embark on college and the workplace. Visit www.kacc-il.org.

WORKFORCE BOARD

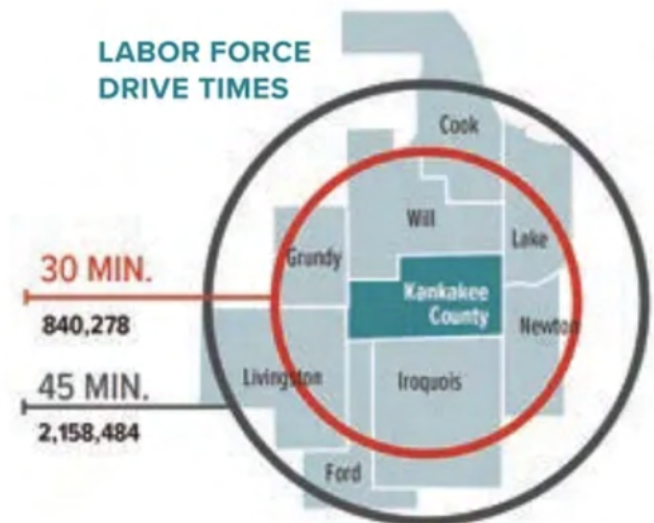
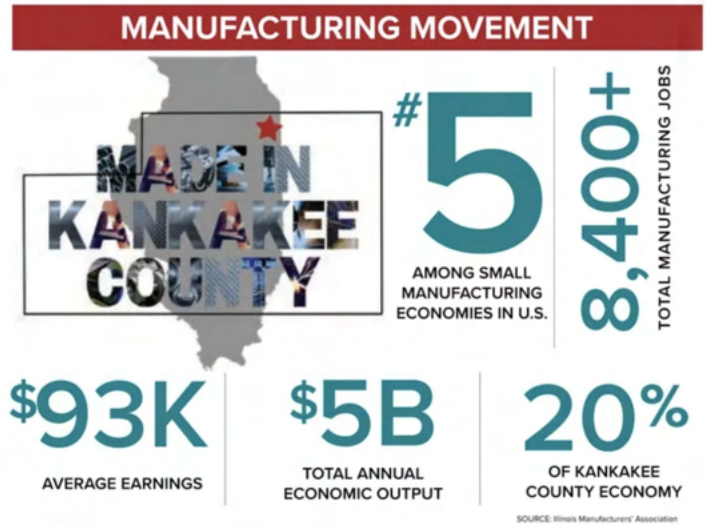
- Responsible for investing \$2M annually in support of local workforce training
- \$702,265 in training scholarships awarded to area residents, 225 local scholarships issued
- Awarded \$476,405 to area businesses for training current workforce

LIVABILITY

- 90.7% of US Average Cost of Living Index
- Remote-Work Accessible
- Urbanized Location
- Shuttle Service to Midway International Airport 12 times Daily

OCCUPATION GROWTH

	2021 JOBS	2025 PROJECTION
Administrative & Supportive Services	4,022	4,986
Food Manufacturing	2,063	2,322
Chemical Manufacturing	2,634	2,805
Professional, Scientific & Technical Services	1,377	1,527
Hospitals	3,685	4,062
Real Estate	291	315



SOURCE: U.S. Census Bureau, OnTheMap application LEHD Origin-Destination

ADVISOR BIO 1



JEFF BENNETT

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PROFESSIONAL BACKGROUND

Areas of Experience:

- Real Estate Sales and Marketing
- Community Development
- Tax Increment Financing, Enterprise Zone, Sales Tax Sharing, Tax Credit, Incentive Financing
- Property Management

40 years of experience in Community and Real Estate Development. The recent merger with McColly Real Estate has provided the support that creates results throughout NW Indiana and the Chicago Southland, including Kankakee County.

Bennett has owned, developed and sold commercial buildings, industrial parks, and manufacturing home communities while regularly participating in over \$20 million of real estate sales transactions annually, growing Bennett Commercial's Full Service Real Estate Company sales to \$150 million annually with 40 sales agents.

Bennett has provided services to a number of non-traditional users i.e. quarry, landfill and recreational projects requiring zoning, permitting, governmental and public relation services. Bennett has worked with agencies such as Illinois Finance Authority, Kankakee River Enterprise Zone, Kankakee County Revolving Loan Fund, Illinois Department of Transportation and Kankakee Community College to provide assistance for many projects.

Bennett assisted in the development and was an owner of section 42 Housing Tax Credit deals in Watseka, Caseyville, Riverdale, IL and Kankakee, IL and Assisted Living projects in Watseka and Manteno, IL.

He and his wife, Kimberly raised 5 athletic daughters who have graduated from college and now enjoy 13 grandchildren, Nolan, Cole, Camille, Preston, Bryce, Beau, Julia, James, Beau, Ray, Sonya, Bennett and Elizabeth.

McColly Bennett Commercial Advantage

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by McColly Bennett Commercial Advantage in compliance with all applicable fair housing and equal opportunity laws.