

Highway 9 & Eagles Landing Drive, Manteno, IL

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



Property Highlights

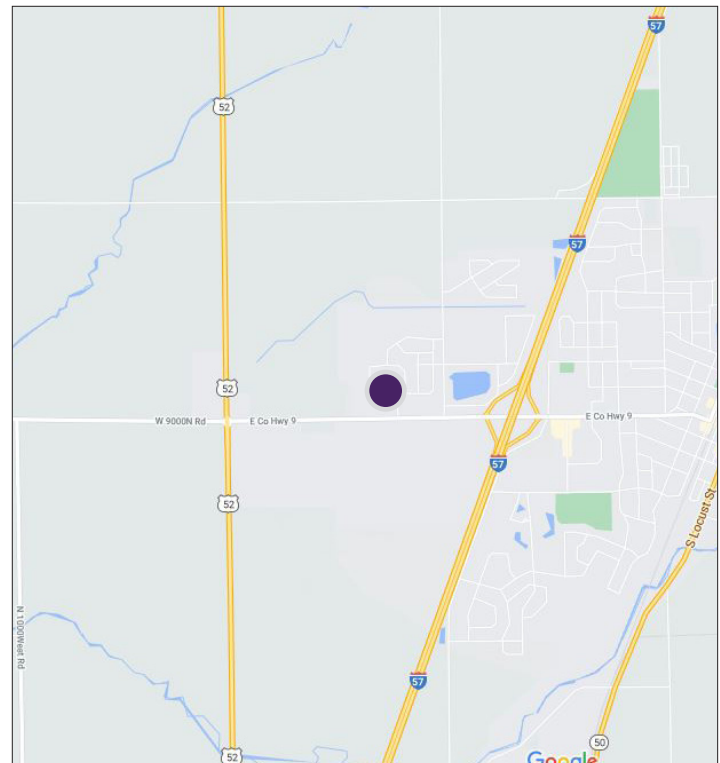
- Prime development sites
 - Lot A: 4.11 acres
 - Lot B: 2.01 acres
- Located in Manteno Unit School District 5
- Potential to develop retail, office, restaurant, gym facility and more
- All utilities in place
- Lot A is 503' x 350'
- Lot B is 239' x 350'
- Excellent visibility on main thoroughfare, just south of Eagles Landing neighborhood
- Easy access to I-57 expressway
- Zoning: C2 - Village of Manteno
- Taxes (2019): \$242.60
- Asking price: \$2.50/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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Zoning

The subject development site has a zoning of C2 which is intended to promote areas which primarily serve the needs of motorists in a manner conducive to generating business development and to promote regulations for highway associated uses through adequately sized parcels of land allowing for setbacks, clear vision and safe ingress and egress. (Ord. 99-06, 6-21-1999)

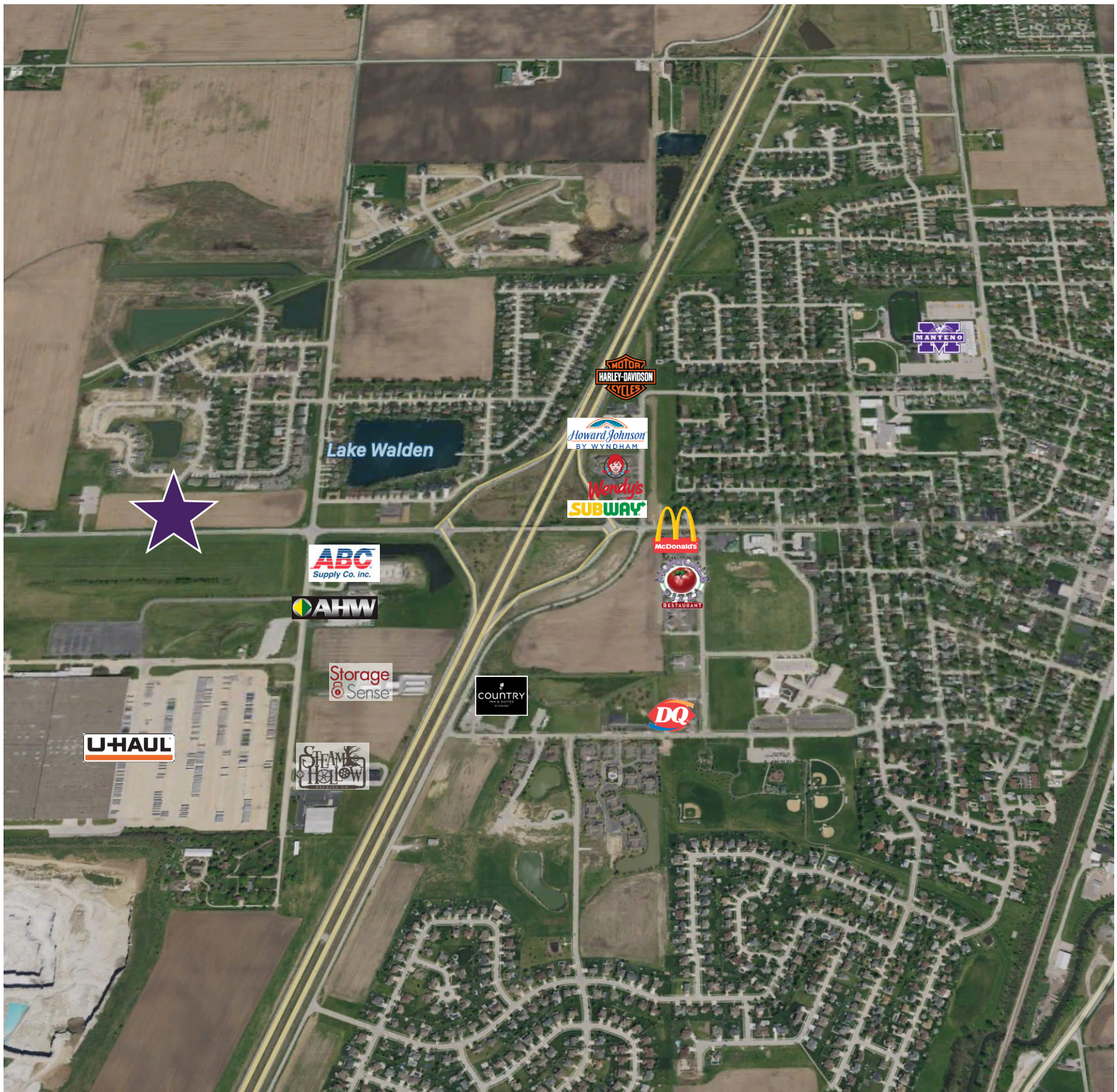
C-2 COMMERCIAL DISTRICTS – PERMITTED AND SPECIAL USES

	Permitted Use	Special Use
COMMERCIAL		
Business Service establishment which performs services on the premises	Automobile diagnostic center or clinic, automobile repair (minor), automobile undercoating establishment, bowling alley, Equipment rental and leasing service, funeral home, lawn mowing repair service, motel, motorcycle service and repair, automobile accessories, parts and supplies stores.	Airports, Animal hospital, Assisted living center, Automobile laundry or car wash, Automobile service station, Automotive repair, major, Commercial recreational uses, Drive-in restaurants/drive-in banks/other drive-in uses when acting as a primary use in itself and not accessory to a permitted or special uses, Drive-in uses, Gun dealer/shooting range, Lumberyard, Miniwarehouses for private storage, Mobile home dealer, Outdoor storage. All outdoor storage facilities for fuel, raw materials and products shall be enclosed by a fence, wall, or plant materials adequate to conceal such facilities from adjacent properties and the public right-of-way, tattoo parlors, truck stop terminals. (Ord. 08-03, 6-16-2008; amd. Ord. 17-08, 7-17-2017)
Public, quasi-public and governmental buildings and facilities:	Ambulance service, "essential services", lodge or fraternal organizations, public, quasi-public and governmental buildings and facilities permitted in the C-1 district, Public service or municipal garage.	Hospitals
Retail business – alcohol sales and consumption, subject to approval by the liquor commissioner	Ancillary use in restaurants, establishments serving meals in a permanent building other than "drive-ins" with the serving of alcohol drinks from only a service bar as an ancillary use not exceeding fifty percent (50%) of the retail sales of the establishment, package liquor sales.	Bars, taverns, and cocktail lounges as approved by the Liquor Commissioner.
Retail business, which supplies commodities on the premises	Agriculture implement sales and service, Automobile accessories, parts, and supplies stores, Boat sales and rentals, Building services and supplies, Camper sales, Motor vehicle dealer and motor home dealer, Motorcycle sales, Restaurants, Tire/battery/accessory dealer, used car lot. (Ord. 99-06, 6-21-1999; amd. Ord. 05-27, 11-7-2005; Ord. 05-36, 12-5-2005)	Adult oriented establishments, as identified and under specific additional regulations of section 9-3-10 of this title.
RESIDENTIAL		
		Residence, secondary to the business use of the premises and not located below the second floor above ground level of the building.

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Demographics:

Manteno, IL

Radius	1 Mile	3 Mile	5 Mile
Population:			
2026 Projection	2,566	10,151	16,277
2021 Estimate	2,511	10,227	16,255
2010 Census	2,199	10,476	15,925
Annual Growth 2010-2021	1.3%	-0.2%	0.2%
Annual Growth 2021-2026	0.4%	-0.1%	0%
Households:			
2026 Projection	920	3,869	6,051
2021 Estimate	898	3,899	6,043
2010 Census	785	4,028	5,974
Annual Growth 2010-2021	1.6%	0.3%	0.5%
Annual Growth 2021-2026	0.5%	-0.2%	0%
Owner Occupied Households	749	2,920	4,788
Renter Occupied Households	170	949	1,263
Avg Household Income	\$96,998	\$83,139	\$82,765
Median Household Income	\$85,416	\$67,063	\$67,953
2019 Households by Household Inc:			
Less than \$25,000	51	595	1,025
\$25,000 - 50,000	146	892	1,283
\$50,000 - 75,000	181	618	954
\$75,000 - 100,000	168	598	881
\$100,000 - 125,000	117	365	625
\$125,000 - 150,000	110	346	560
\$150,000 - 200,000	86	355	511
Greater than \$200,000	37	132	20
Businesses and Employment:			
Total Number of Businesses	77	344	665
Total Number of Employees	679	2,646	7,428

Demographics:

Manteno, IL

Consumer Spending (2021) *in \$000s

Radius	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending (\$)	177,216	1,781,148	4,971,370
Total Apparel	14,007	142,602	380,928
Women's Apparel	5,632	56,993	150,374
Men's Apparel	2,771	27,794	75,485
Girl's Apparel	1,084	11,281	30,793
Boy's Apparel	720	7,551	20,687
Infant Apparel	644	6,701	18,223
Footwear	3,157	32,282	85,366
Total Entertainment, Hobbies & Pets	13,696	136,909	377,233
Entertainment	2,115	21,189	61,015
Audio & Visual Equipment/Service	7,891	78,371	206,079
Reading Materials	598	5,918	16,930
Pets, Toys, Hobbies	3,092	31,431	93,210
Personal Items	15,343	154,339	405,202
Total Food & Alcohol	52,520	527,294	1,473,504
Food at Home	33,411	338,630	910,480
Food Away From Home	16,689	164,224	484,571
Alcoholic Beverages	2,420	24,440	78,454
Total Household	24,462	247,108	690,233
House Maintenance & Repair	4,743	48,497	127,982
Household Equipment & Furnishings	10,261	103,800	288,278
Household Operations	7,412	74,722	211,726
Housing Costs	2,046	20,089	62,246
Total Health Care	8,700	88,300	247,539
Medical Services	4,387	44,380	132,265
Prescription Drugs	3,250	33,344	87,218
Medical Supplies	1,063	10,577	28,056
Total Education & Day Care	10,389	103,197	307,049
Education	7,823	76,847	222,045
Fees & Admissions	2,566	26,351	85,004

Demographics:

Manteno, IL

Consumer Spending (2025) *in \$000s

Radius	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending (\$)	189,331	1,929,886	5,406,631
Total Apparel	14,423	148,875	398,778
Women's Apparel	5,727	58,766	156,047
Men's Apparel	2,868	29,196	79,381
Girl's Apparel	1,116	11,804	32,196
Boy's Apparel	756	8,002	21,856
Infant Apparel	728	7,599	20,474
Footwear	3,229	33,507	88,824
Total Entertainment, Hobbies & Pets	13,773	139,692	386,277
Entertainment	2,122	21,588	62,369
Audio & Visual Equipment/Service	7,924	79,836	210,690
Reading Materials	603	6,052	17,441
Pets, Toys, Hobbies	3,124	32,216	95,777
Personal Items	16,051	163,685	432,357
Total Food & Alcohol	55,997	570,053	1,598,354
Food at Home	35,692	366,756	990,597
Food Away From Home	17,828	177,847	526,118
Alcoholic Beverages	2,477	25,450	81,639
Total Household	25,179	258,087	722,702
House Maintenance & Repair	4,793	49,673	131,401
Household Equipment & Furnishings	10,180	104,736	292,186
Household Operations	8,151	83,104	234,765
Housing Costs	2,055	20,575	64,350
Total Health Care	9,489	97,645	276,785
Medical Services	4,767	48,948	147,163
Prescription Drugs	3,559	36,967	98,164
Medical Supplies	1,162	11,729	31,458
Total Education & Day Care	10,752	108,445	325,136
Education	8,149	81,337	237,477
Fees & Admissions	2,604	27,108	87,659