



SUBJECT

**620-640 E
BOUGHTON ROAD**

620-640 E BOUGHTON ROAD
BOLINGBROOK, IL 60440

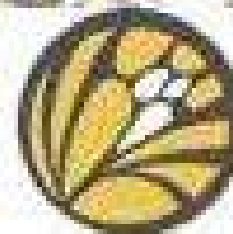
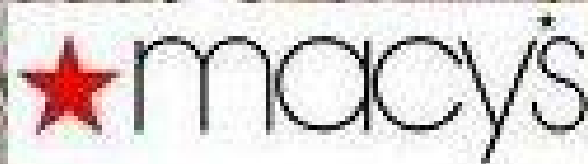
Nicholas Manganais

Vice President

312.756.7332

nick.manganais@svn.com

Walgreens



THE PROMENADE
B O L I N G B R O O K



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1 PROPERTY INFORMATION

620-640 E Boughton Road
Bolingbrook, IL 60440

Property Description

PROPERTY OVERVIEW

SVN | Commercial Chicago is pleased to present the exclusively listed last considerably sized land tract remaining for development at the Interstate 355 and Boughton Road corridor interchange. The subject property is a +/- 7.59-acre vacant land site that is located at the lighted intersection on the northwest corner of Boughton Road and Feather Sound Drive in the city of Bolingbrook, Illinois in Will County.

The property wraps around the existing West Suburban Bank site and has access from both Boughton Road and Feather Sound Drive. The land is surrounded by major retail developments including The Promenade of Bolingbrook, which is anchored by Macy's and Bass Pro, and numerous single tenant apparel stores and restaurants across the street. Adjacent to The Promenade is a Super Meijer Grocery Store with 25,000 square feet of fully leased outlot retail space. Across the street from Meijer is an IKEA-anchored development along with Pet Land, Bed Bath & Beyond, Staples, and other inline retail stores. Just east of the Interstate 355 and Boughton Road interchange is the newly constructed Costco Store. The site has present zoning of R-3, but the village of Bolingbrook will see the site developed as B-2. The site also contains an existing +/- 3.0-acre pond area that cannot be built on.

This site should attract developers looking to place retail tenants not presently in the area, due to extremely high retail traffic of 41,200 vehicles per day, and great visibility and easy access from Boughton Road and the lighted intersection at Feather Sound Drive.

LOCATION OVERVIEW

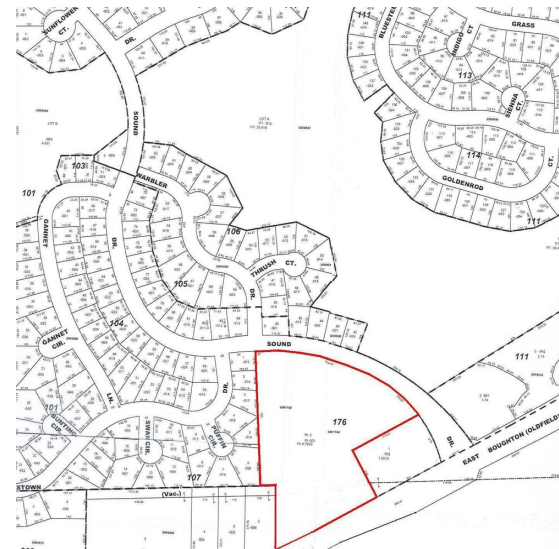
The property is located at the northwest corner of the lighted intersection of Boughton Road and Feather Sound Drive in The City of Bolingbrook, Illinois, Will County. Boughton Road is a heavily traveled East-West corridor [41,200 VPD] especially at the I-355 interchange.



Complete Highlights

SALE HIGHLIGHTS

- Property Features 397 Feet Along Boughton Road and Traffic Count of 41,200 VPD
- Easy Access to Property From Highly Traveled I-355
- Wraps Around Existing Bank on the Northwest Corner of Boughton Road and Feather Sound Drive which is a lighted intersection
- Major Retail Developments Deliver Heavy Traffic Flow Past This Site
- The Promenade Mall [750,000 sq.ft.] is directly across the street that features Macy's, Bass Pro along with super Meijer grocery store
- Just east of the site is the IKEA and Costco Stores and other retail stores



Plat Map





ALTA/ACSM LAND TITLE SURVEY
Donato & Smith, P.E.s, Sole Owner & Proprietor
C E L L Y - QUART & N O R I I N
Estadados &
Smith
Optima 1834

P.O. Box 189
3300 N. 42nd St., Seattle, WA 98103
Phone: 206 / 764-3590

PLAN OF SURVEY
of

15736

- 1) NO observed evidence of human health concern with heating construction or building materials.
- 2) NO adverse evidence at all sites in a solid waste dump, a dump or landfill facility.
- 3) NO adverse evidence of direct threat to human health from the proposed changes in level right of way from the village of Bismarck, North Dakota.

●●● The revised location of Highway 2800 near Garrett's lot 1 was found to be in the right of way of the Highway 2800. The proposed right of way of the Highway 2800 is recommended.

[illegible]

Journal of Management Studies 36(4), 411-428 (1999)
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FOR A COMPLETE ASSIGNMENT PLAN OF THAT PART OF THE AREA PLANNED BY THE SOUTH-EAST QUARTER OF SECTION 34, TOWNSHIP 34 NORTH AND RANGE 14 EAST OF THE 10TH MERIDIAN, SECTION 34, TOWNSHIP 34 NORTH AND RANGE 14 EAST OF THE 10TH MERIDIAN, OF THE CHINA RIVER OF OLD FIELD TOWNSHIP, ACCORDING TO THE PLAT THEREIN, RECORD 147, IN 1856 AS DOCUMENT NO. 102086, IN SAID COUNTY, KANSAS.

Received from the University of California, San Diego, La Jolla, California 92037.

AS CHAIRMAN OF THE PLATON CORPORATION, ACQUIRED FEBRUARY 21 1993, AN OCEANOGRAPHY AND RESEARCH AND DEVELOPMENT

Subsequent AND OVER THE NEXT 10 YEARS, NO FURTHER
EVIDENCE OF A CT (1.44 M) SUBSEQUENT FROM SUBSEQUENT

RECEIVED: JANUARY 17, 1985; REVISED: FEBRUARY 19, 1985; ACCEPTED: FEBRUARY 20, 1985.

• **Part 11.6**

RECEIVED OCTOBER 21, 1990. AS DOCUMENT NUMBER 90-75846,
IN WIL COUNTY, ALABAMA.

SEABOARD IS PART OF THE NORTHWEST COASTAL AND SOUTHWEST COASTAL OF SECTIONS, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD MERIDIAN, ACCORDING TO THE LAND SURVEY

1218 J. N. WEST: GROUNDWATER QUALITY, 1980-1

of

PLAT OF SURVEY

708 / 708-3590

00E, 3EEEN(9)98 B0422

200X 100

bcn -

Chicago 1972.

APRIL 1964

J. E. S. 2011 Turner & Brown

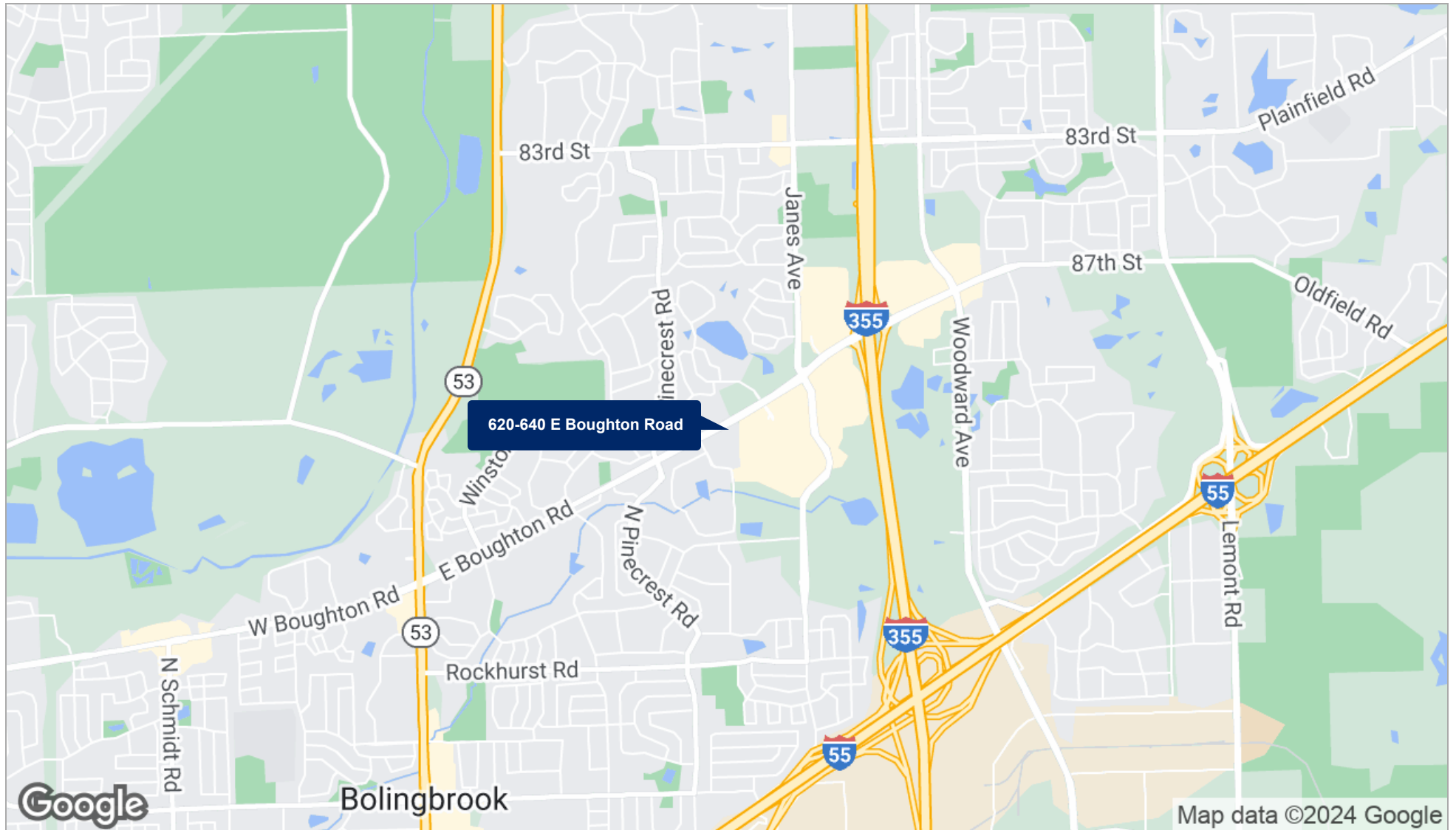
1990-1991

AND THE SURVEY

2 LOCATION INFORMATION

620-640 E Boughton Road
Bolingbrook, IL 60440

Regional Map

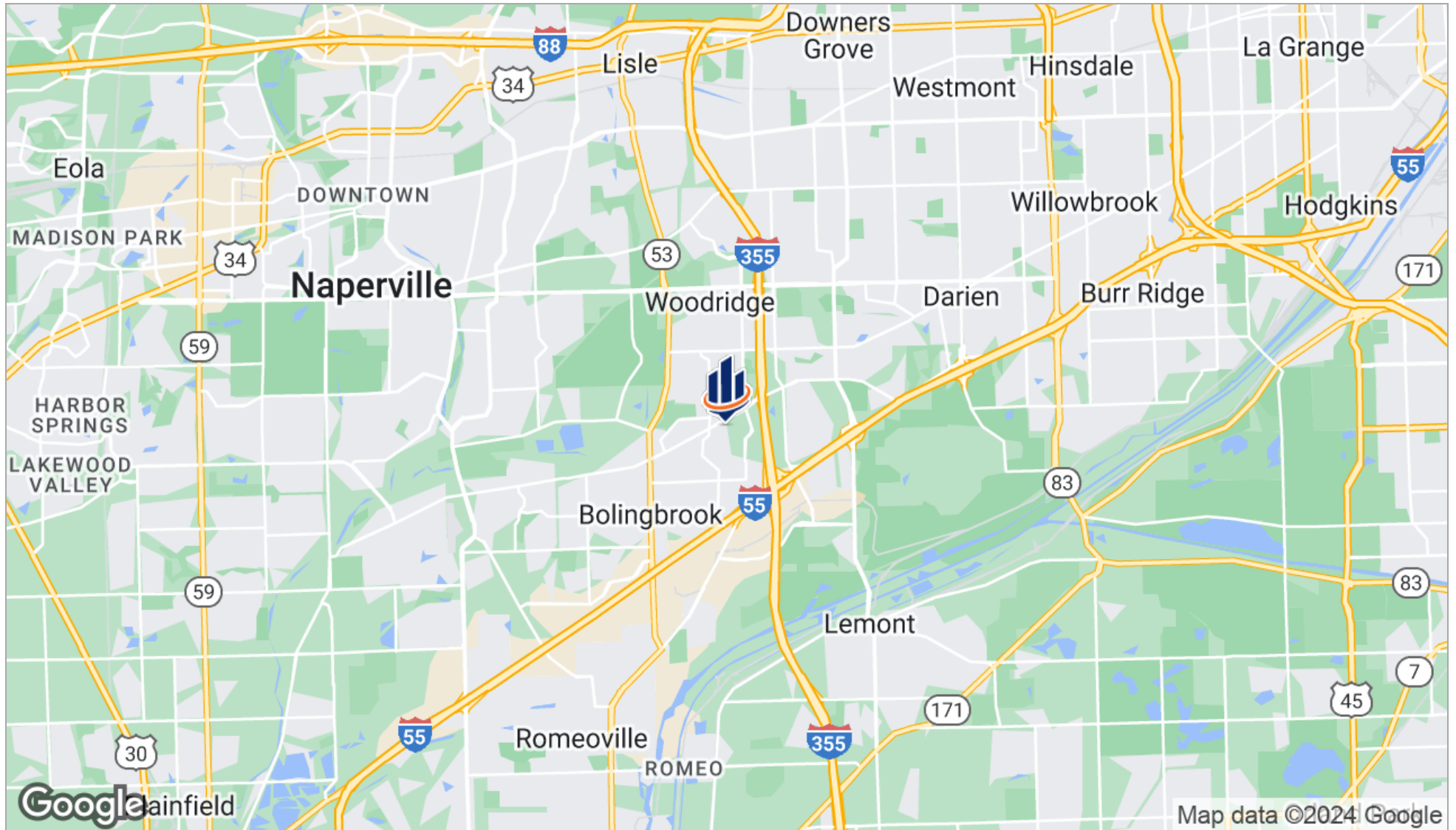


620-640 E BOUGHTON ROAD BOLINGBROOK, IL 60440

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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Location Maps



620-640 E BOUGHTON ROAD BOLINGBROOK, IL 60440

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Retail Map



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3 FINANCIAL ANALYSIS

620-640 E Boughton Road
Bolingbrook, IL 60440

Financial Overview

Property Address	620-640 E. Boughton Road Bolingbrook, Illinois 60440
Property Type	Land
Sale Price	\$2,975,000
Down Payment	100%/\$2,975,000
Number of Lots	2
Lot Size (SF)	330,620
Price /SF	\$8.99
Lot Size (Acres)	7.59
Price/Acre	\$391,963.00
Buildable SF	199,940
Price/Buildable SF	\$14.87
Lot Dimensions	Irregular
Type of Ownership	Fee Simple
Loan Type	All Cash
SITE DESCRIPTION	
Assessor's Parcel Number	12-02-01-176-001
Zoning	Present R-3 to be Treated as B-2
Frontage	397 Feet on Boughton Road
Utilities	To Site
Traffic Counts	Boughton Road (41,200) & I-355
Adjacent Development	Banks, Walgreens, Major Mall, Major Big Boxes Costco, IKEA, Meijer, Bass Pro



4 SALE COMPARABLES

620-640 E Boughton Road
Bolingbrook, IL 60440

Sale Comps



SUBJECT PROPERTY

620-640 E Boughton Road | Bolingbrook, IL 60440

Sale Price: \$2,975,000 Lot Size: 7.59 Acres AC Price PSF: \$9.00

Price / AC: \$391,963



RETAIL LAND

370 N. Weber Rd. | Bolingbrook, IL 60440

Sale Price: \$2,550,000 Lot Size: 5.78 AC Price PSF: \$10.13

Price / AC: \$441,176 Closed: 05/01/2017

5.78 acre Land Site at Weber and Boughton Rd.



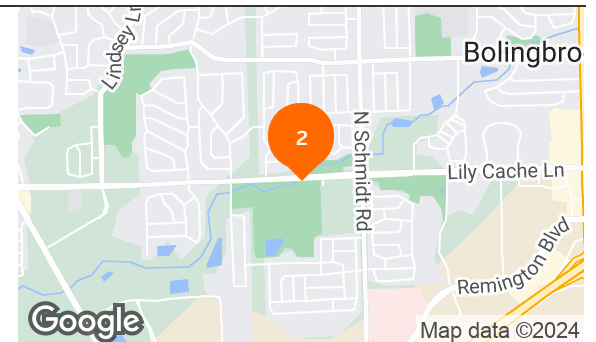
LOT 2 LILY CACHE BUSINESS PARK

Lily Cache Lane | Bolingbrook, IL 60440

Sale Price: \$1,130,000 Lot Size: 3.19 AC Price PSF: \$8.13

Price / AC: \$354,231 Closed: 10/12/2016

3.19 vacant land site , bought to be development.



Sale Comps

3



W. NORTH FRONTAGE ROAD AND SCHMIDT ROAD

Bolingbrook, IL 60440

Sale Price: \$2,225,000 Lot Size: 5.64 AC Price PSF: \$9.06
Price / AC: \$394,503 Closed: 01/20/2016

5.64 acre vacant land site with B-2 zoning.



4

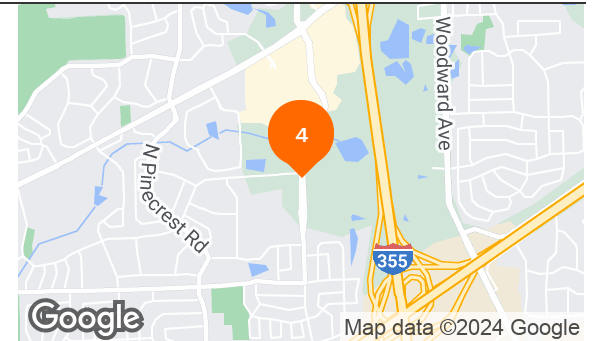


JANES AVE & FALCON RIDGE PARKWAY

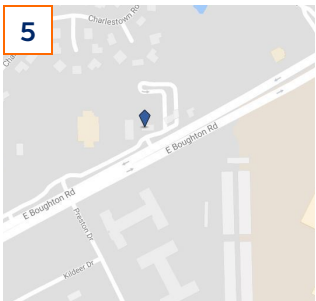
Bolingbrook, IL 60440

Sale Price: \$2,750,000 Lot Size: 11.38 AC Price PSF: \$5.55
Price / AC: \$241,652 Closed: 08/30/2016

11.38 acre vacant land site that was auctioned off. Originally planned as a Target development site.



5

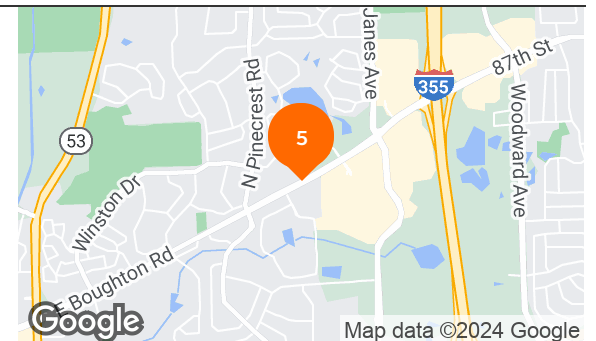


LAND

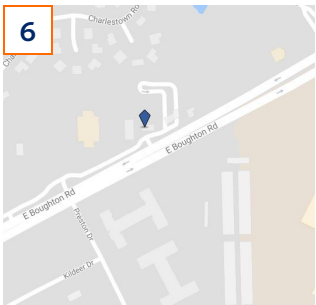
600 E. Boughton Road | Bolingbrook, IL 60440

Sale Price: \$500,000 Lot Size: 0.8 AC Price PSF: \$14.35
Price / AC: \$625,000 Closed: 04/26/2016

.80 of a acre land site with residential home.



Sale Comps



LAND SITE

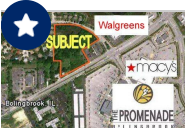

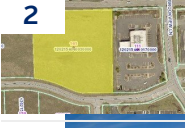



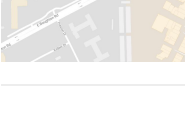
580 E. Boughton Rdoad | Bolingbrook, IL 60440

Sale Price:	\$500,000	Lot Size:	0.8 AC	Price PSF:	\$14.35
Price / AC:	\$625,000	Closed:	04/26/2016		

.80 acre land site with existing reidental home on site.



Sale Comps Summary

	SUBJECT PROPERTY	PRICE	LOT SIZE	PRICE/SF	PRICE/AC	CAP	
	620-640 E Boughton Road 620-640 E Boughton Road Bolingbrook, IL 60440	\$2,975,000	7.59 Acres	\$9.00	\$391,963	-	
	SALE COMPS	PRICE	LOT SIZE	PRICE/SF	PRICE/AC	CAP	CLOSE
	Retail Land 370 N. Weber Rd. Bolingbrook, IL 60440	\$2,550,000	-	\$10.13	\$441,176	-	05/01/2017
	Lot 2 Lily Cache Business Park Lily Cache Lane Bolingbrook, IL 60440	\$1,130,000	-	\$8.13	\$354,231	-	10/12/2016
	W. North Frontage Road and Schmidt Road Bolingbrook, IL 60440	\$2,225,000	-	\$9.06	\$394,503	-	01/20/2016
	Janes Ave & Falcon ridge Parkway Bolingbrook, IL 60440	\$2,750,000	-	\$5.55	\$241,652	-	08/30/2016
	Land 600 E. Boughton Road Bolingbrook, IL 60440	\$500,000	-	\$14.35	\$625,000	-	04/26/2016
	Land Site 580 E. Boughton Rdoad Bolingbrook, IL 60440	\$500,000	-	\$14.35	\$625,000	-	04/26/2016
		PRICE	LOT SIZE	PRICE/SF	PRICE/AC	CAP	CLOSE
	Totals/Averages	\$1,609,167		\$8.03	\$349,818	-	

Sale Comps Map



SUBJECT PROPERTY

620-640 E Boughton Road | Bolingbrook, IL 60440

1

RETAIL LAND

370 N. Weber Rd.
Bolingbrook, IL 60440

2

LOT 2 LILY CACHE BUSINESS PARK

Lily Cache Lane
Bolingbrook, IL 60440

3

W. NORTH FRONTAGE ROAD AND SCHMIDT ROAD

Bolingbrook, IL
60440

4

JANES AVE & FALCON RIDGE PARKWAY

Bolingbrook, IL
60440

5

LAND

600 E. Boughton Road
Bolingbrook, IL 60440

6

LAND SITE

580 E. Boughton Road
Bolingbrook, IL 60440

5

DEMOGRAPHICS

620-640 E Boughton Road
Bolingbrook, IL 60440

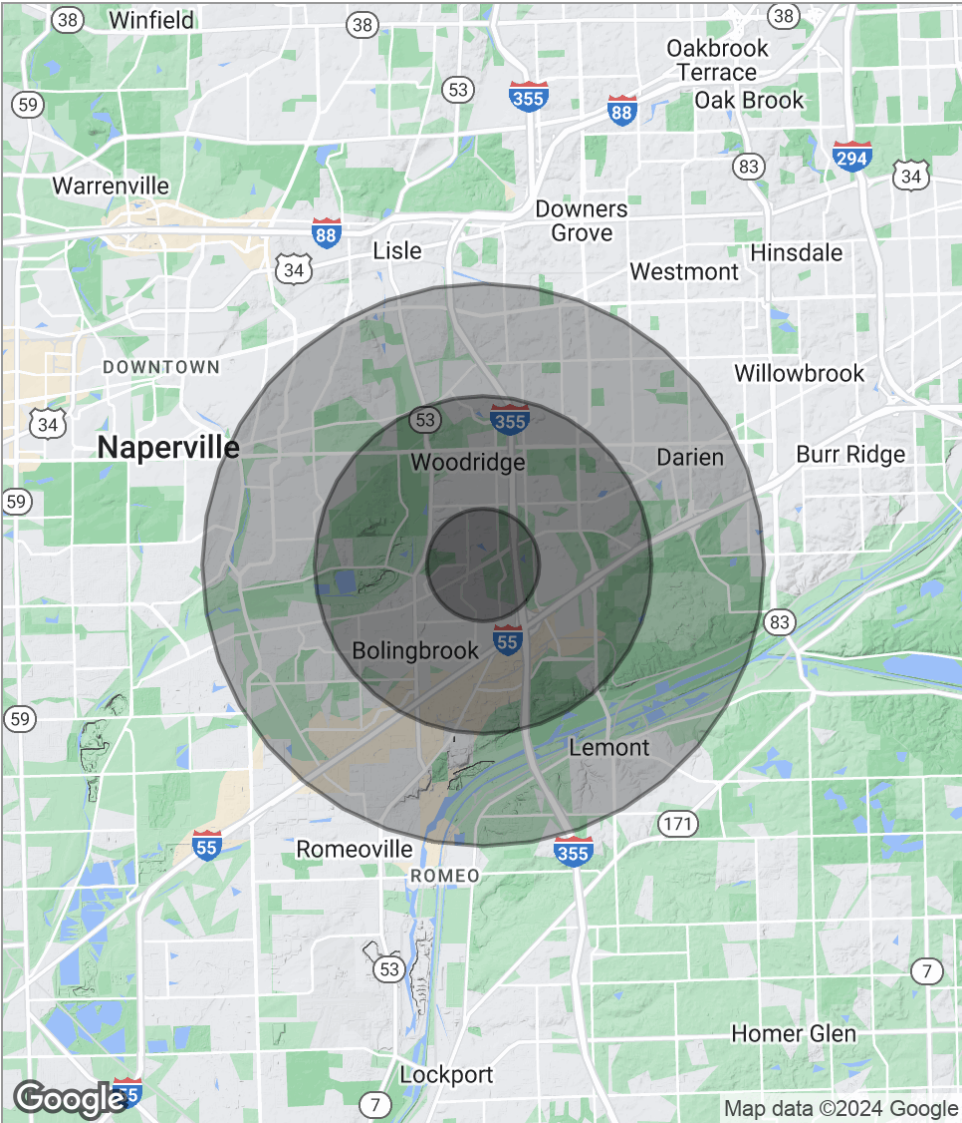


Demographics Report

	1 MILE	3 MILES	5 MILES
Total population	11,940	80,724	210,553
Median age	39.9	38.7	41.0
Median age (Male)	38.9	36.9	39.4
Median age (Female)	41.6	40.8	42.4
Total households	4,890	29,670	82,634
Total persons per HH	2.4	2.7	2.5
Average HH income	\$91,298	\$100,491	\$111,288
Average house value	\$377,549	\$324,647	\$342,965

** Demographic data derived from 2020 ACS - US Census*

Demographics Map

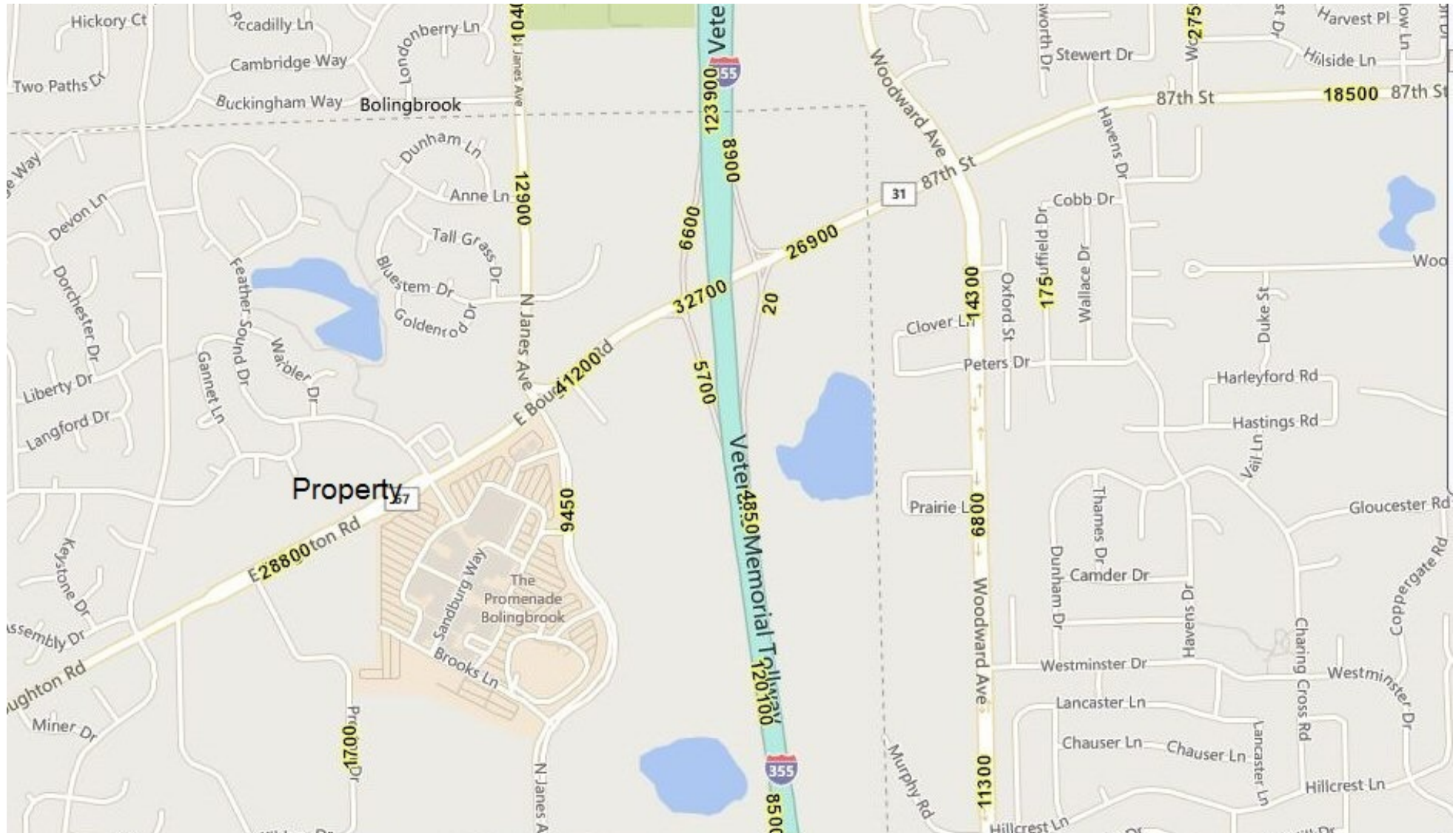


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** Demographic data derived from 2020 ACS - US Census*



Traffic Count



620-640 E BOUGHTON ROAD BOLINGBROOK, IL 60440

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