



WELCOME

to Leray, IL

WHAT TO DO | PLACES TO EAT | SIGHTS TO SEE

WE LOVE OUR COMMUNITY & YOU WILL TOO

WELCOME TO LEROY

There's Something for Everyone in Le Roy

A town of rich history, Le Roy, IL has something to interest everyone. The community of nearly 4,000 is family oriented and enjoys various park, recreation and dining options. It is seated on the hub of Interstate 74 and state highways 150 and 136, providing easy access to the amenities of Bloomington-Normal and Champaign-Urbana.



This guide is provided by Cornerstone Real Estate. We stand out among other area real estate brokerage firms because of the value we place on our clients. Our ultimate priorities are empowering clients to make smart decisions, marketing your home so you get the best price, and finding a home for you that you will totally love. We go above and beyond to give you an outstanding, totally satisfying full-service experience, including buying and selling your home.

EXPLORE YOUR CITY WITH THE HELP OF THIS GUIDE

LOCAL LIVING

A town of rich history, Le Roy, IL has something to interest everyone. The community of nearly 4,000 is family oriented and enjoys various park, recreation and dining options. It is seated on the hub of Interstate 74 and state highways 150 and 136, providing easy access to the amenities of Bloomington-Normal and Champaign-Urbana.

CLIMATE

Le Roy, IL has a humid continental climate with four distinct seasons. Summers tend to be hot and humid, with temperatures often reaching the high 80s and low 90s. Winters are cold and snowy, with temperatures in the 20s and 30s. Spring brings mild weather with lots of rain while fall brings cooler temperatures and brilliant foliage. The area can also experience severe storms, including thunderstorms, tornadoes, hail, and occasional snowstorms. The average yearly precipitation is about 37 inches, mostly falling in the spring months.

COST OF LIVING

Le Roy is a city in McLean County, Illinois, with a population of 3,576. The total cost of housing, food, child care, transportation, health care, taxes, and other necessities for a single adult in Le Roy is \$35,819 a year – less than the annual cost of living for Illinois of \$37,387 and less than the national figure of \$38,433.

Housing is one of the largest components of cost of living. In Le Roy, the median home value is \$138,900, less than the national median home value of \$204,900.

Getting to know everything
ABOUT YOUR SMALL TOWN



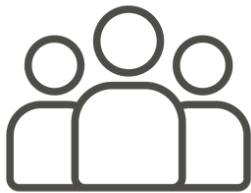
DEMOGRAPHICS

As of the 2020 census Le Roy is a city located in McLean County Illinois. Le Roy has a 2023 population of **3,437**. Le Roy is currently declining at a rate of -0.32% annually and its population has decreased by -0.95% since the most recent census, which recorded a population of **3,470** in 2020.

The average household income in Le Roy is \$88,371 with a poverty rate of 12.23%. The median rental costs in recent years comes to - per month, and the median house value is -. The median age in Le Roy is 44.4 years, 42.9 years for males, and 46.8 years for females.

LOCAL
POPULATION

3,437



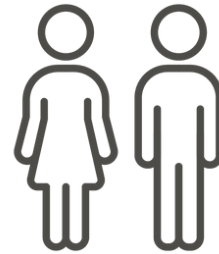
MEDIAN
AGE

44.4

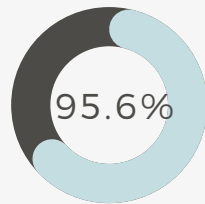


POPULATION
AGED 18 - 64

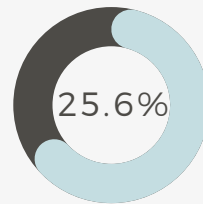
57.3%



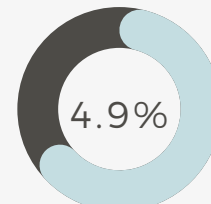
EDUCATION



High School
Degree or GED



Bachelor
Degree



Graduate
Degree

NUMBER OF
BUSINESSES

161



NUMBER
OF JOBS

1,500



UNEMPLOYMENT
RATE

4.3%



ANNUAL EVENTS

ParkFest!

1

PARKFEST

THIRD WEEKEND IN OCTOBER

A Celebration of the LeRoy parks, with bounce houses, face painting, tree planting, and more!



2

THUNDER ON THE PRAIRIE

FIRST WEEKEND IN JULY

CMA Illinois will be hitting the streets of LeRoy and the Loonie Boonies will be racing again! Join the Adventure! Friday Registration Opens at 3pm with open ceremonies at 5:30pm. Saturday Registration opens at 8am with morning service at 9:00am. Bike Games at 2pm and all day bike show & Community Ice Cream Social.



LEROY FALL FESTIVAL

3

LEROY FALL FESTIVAL

3RD WEEK IN AUGUST

An annual festival held each August in Le Roy, IL, offering food, drink, vendors, and carnival rides.



4

LIGHT UP LEROY

LAST WEEKEND IN NOVEMBER

Join us as we kick off the holiday season in Downtown Le Roy!!

- Games
- Caroling
- Crafts
- Cookies and Hot Chocolate
- TREE LIGHTING - approximately 5:00 p.m

LOCAL SCHOOL DISTRICT

We warmly welcome you to the Blue Ridge School District, serving the communities of Bellflower, Farmer City, and Mansfield. Our district mission statement describes the high calling we seek to achieve each day. Blue Ridge Schools will Embrace, Engage, Equip, and Empower students, staff, parents, and the community.

Our schools are staffed by dedicated and highly qualified teachers and support personnel. Students are offered a broad curriculum with many opportunities that include outstanding vocational, fine arts, extra-curricular, and co-curricular programs. Our free preschool program serves students ages 3-4 and provides many quality activities for families.

Blue Ridge students are fortunate to have access to many of the benefits of a large school, but in a small, personalized setting. Community and parent support are key components to the success of our schools, and all are welcomed and encouraged to become involved. Many opportunities exist with Partners in Education (PIE), Junior High Boosters, High School Boosters, Band Boosters, and the Blue Ridge Educational Foundation (BREF).



LeRoy School District 2 A Small School With Big Opportunity

1 LEROY ELEMENTARY

We take great pride at LeRoy Elementary in motivating your child. We will actively serve as "Star Polishers" in your child's life. The vision of LeRoy Community Unit School District #2 is an involved community, competitive students, and productive citizens. Students at LeRoy Elementary School will be challenged, motivated, celebrated, and cared for by our outstanding faculty and staff.

2 LEROY JUNIOR-SENIOR HIGH SCHOOL

At LeRoy Junior-Senior High School, we proudly serve approximately 350 students in grades 7- 12. We embrace our district vision of Involved Community, Competitive Students, & Productive Citizens.

LOCAL PARKS



BOWMAN PARK

466 E Center St

Bowman Park is located on East Center Street, directly across from Crumbaugh Memorial Library. The park was named in honor of Randy C. Bowman, a long-time teacher and coach in the school system. In addition to playground equipment.



FALCON RIDGE

Marsh Hawk Dr

Falcon Ridge Park and Owens Memorial Playground are located in Falcon Ridge subdivision. The playground was a gift from Bruce and Jan Owens and family.



LESTER WILSON

Golden Eagle Dr

Lester C. Wilson Park is located in the Golden Eagle subdivision. It was named after another long-time faculty member and contains a pavilion, provided by the Le Roy Kiwanis Club

HAVE SOME FAMILY FUN



The new REPLEX features an up-to-date fitness center, a full size basketball court, indoor and outdoor swimming pools and a splash pool. Relax at our snack bar after a workout or swim. Rent one of our comfortable activity rooms for birthday parties, showers, and other events. Residents from any city or town welcome. Rates are extremely reasonable!

TAKE A TRIP & VISIT ONE OF YOUR *Local Parks*

WORKING WITH US

This is Cornerstone Real Estate. Locally owned and operated, bringing exceptional personal service to each client, and offering you professional realty services across Farmer City, Gibson City and the surrounding areas. We can get you the results you want while giving you the undivided attention you deserve!



About our company

At Cornerstone Real Estate, we put our clients first. We understand that buying a home can be stressful. Our goal is to make our clients feel supported and help you to find a home that you will totally love. Our clients' needs are our top priority, and we won't stop until you find your dream home. When you work with us, you are working with an expert on the local area. We are an integral part of our community and always try to support our town where we can.

BUYING

Buying a house can be stressful, inconvenient, and time consuming. Which is why its so important to have the right real estate agent! We go above and beyond to give you an outstanding, totally satisfying full-service experience.

SELLING

Getting your house ready to list and dealing with the selling process can be a lot. Our ultimate priorities are empowering clients to make smart decisions, marketing your home so you get the best price, in the least amount of time!

RENTING

While we don't handle rentals in our office, we do know a lot of the area landlords and can help you connect with the people that do!



Cherie Magenheimer Bobb

(309) 928-9028
cre@crehouses.com

Melinda Guest

(815) 992-2100
MelindaGuest@crehouses.com



LET'S CONNECT



(309) 928-9028



cre@crehouses.com



208 S Main st, Farmer City, IL



www.crehouses.com

We hope you love everything about this community as much as we do! If there's anything we can do to help you please reach out and let us know!

CORNERSTONE REAL ESTATE