

21 AC LESTINA COMMERCIAL SITE AT BRAIDWOOD

706-998 IL Rt. 113
Braidwood IL 60408

For more information contact:

Mark Goodwin
815-741-2226
mgoodwin@bigfarms.com

GOODWIN



County:	Will
Township:	Reed-Custer Township
Gross Land Area:	21.7 Acres
Property Type:	Vacant Development Land
Possible Uses:	Commercial Potential
Total Investment:	\$1,410,500
Unit Price:	\$65,000 per acre or \$1.50 per square foot
Buildings:	No Buildings
Utilities:	Utilities near the parcel
Zoning:	Current zoning is agriculture



21.7 acres of commercial land with frontage along I-55 at the Rt. 113 exit (#236) Utilities available from the village of Braidwood. The market area map identifies this area as having a \$330,000,000 market gap in retail sales. The map is included with this brochure. Over 30,000 vehicles per day pass this site. The site has excellent visibility and access. This is the first exit south of Lorenzo road. Not all build-able land, several acres are considered flood plain.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 21 Acre Lestina Commercial Site
Tax ID Number/APN: 02-24-06-200-011-0000
Possible Uses: Highway commercial would appear to be the best use of this parcel.
Zoning: Parcel has not been zoned and is still considered agriculture. Braidwood is willing to add this parcel to their TIF district.

AREA & LOCATION

School District: Reed-Custer CUSD 255
Market Type: The tapestry segmentation associated with the market area map included with this brochure has three predominant types. Green Acres (6A), Soccer Moms (4A) and Southern Satellites (10A) An explanation of each tapestry group is included with this brochure.
Location Description: The market area map in this brochure identifies a \$330,000,000 market gap of potential retail sales for this area. This a very under served area for retail sales. Contact broker for the detailed report. This commercial site is approximately 5 miles south of the Lorenzo road exit and the Ridgeport Inter-modal facility. 14.7 miles south of Interstate 80.
Site Description: Farmland and pasture land along I-55. Only a few hundred feet from the north bound off ramp at Rt. 113. The site does have flood plain.
Side of Street: West side of Rt. 113
Highway Access: Only a few hundred feet from I-55 access.
Road Type: State highway frontage and Interstate highway frontage.
Largest Nearby Street: Interstate I-55

LAND RELATED

Lot Frontage (Feet): 520 feet of frontage on IL Rt. 113 or North Division Street
Lot Depth: Approximately 1636 feet of depth.
Buildings: No buildings with this offering, but adjacent home to the north with 1.3 acres is available from family members.
Flood Plain or Wetlands: Yes, a map is included with this brochure
Available Utilities: The village of Braidwood has made all necessary utilities available to this site.

FINANCIALS

Finance Data Year: 2014
Real Estate Taxes: The real-estate tax bill for this parcel is \$681.00
Investment Amount: Investment amount is \$1,410,500 or \$1.50 per square foot.

LOCATION

Address: 706-998 IL Rt. 113, Braidwood, IL 60408
County: Will

AERIAL OF LESTINA COMMERCIAL SITE IN WILL COUNTY



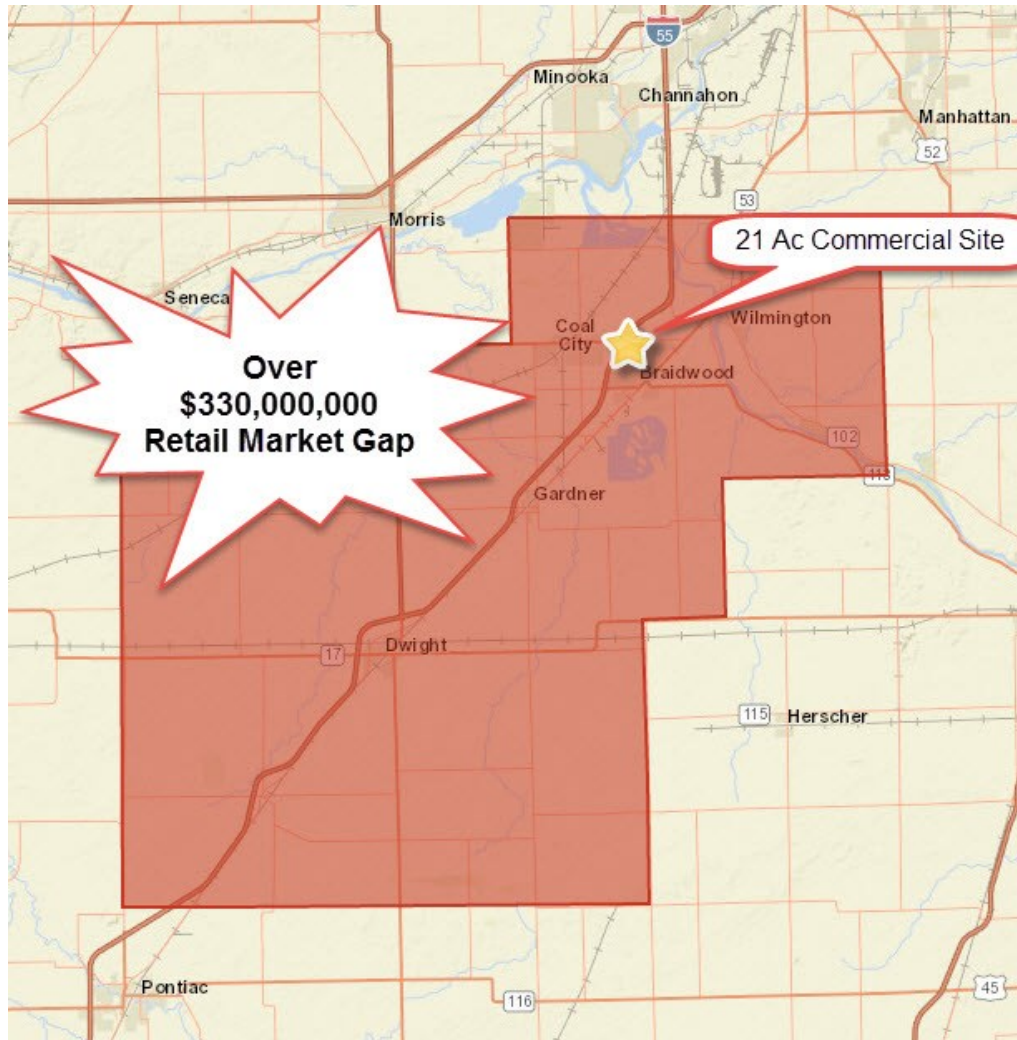
21 AC LESTINA COMMERCIAL SITE TRAFFIC



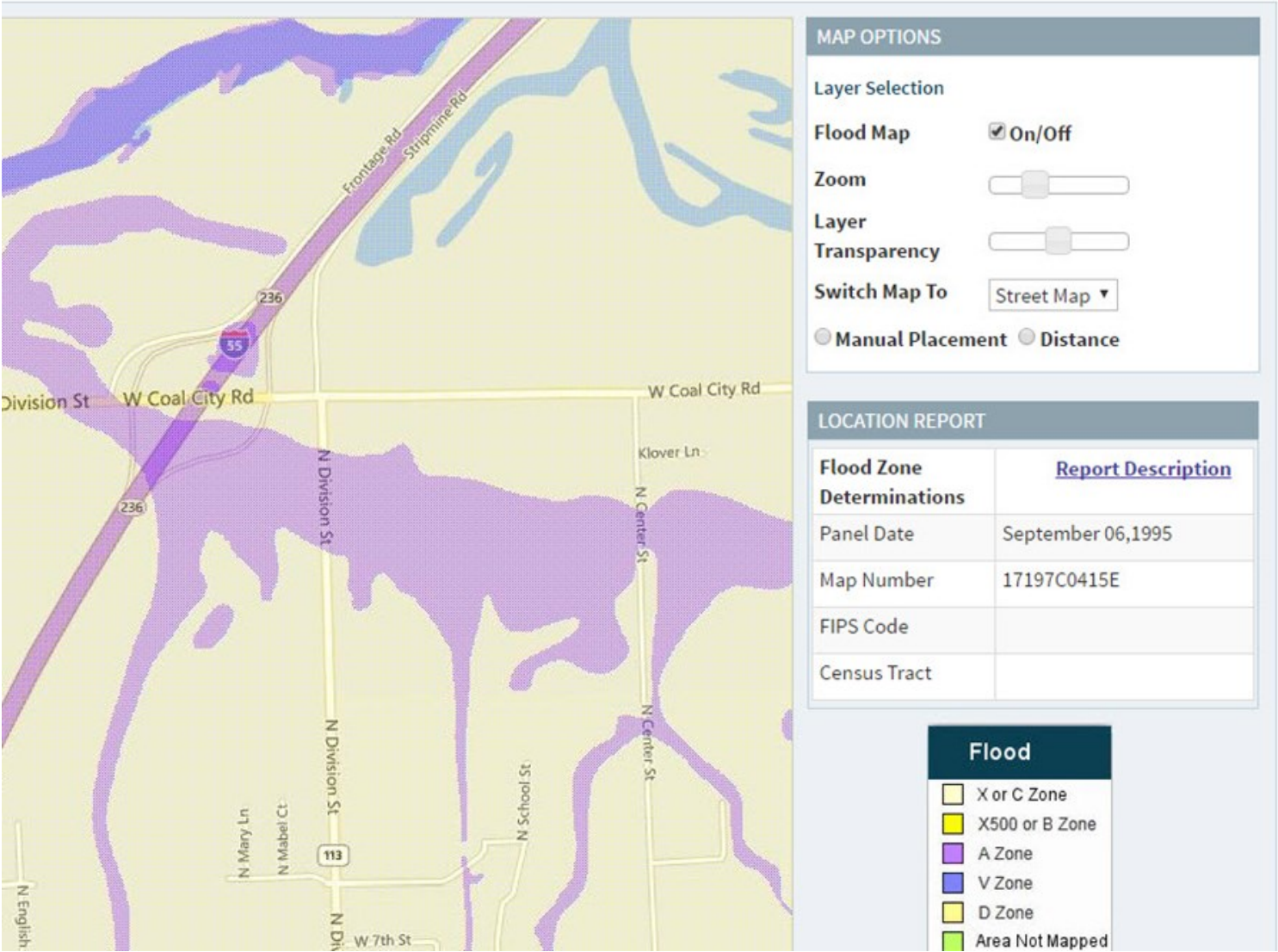
LESTINA AERIAL IN BRAIDWOOD



LESTINA MARKET AREA MAP



LESTINA FLOOD MAP

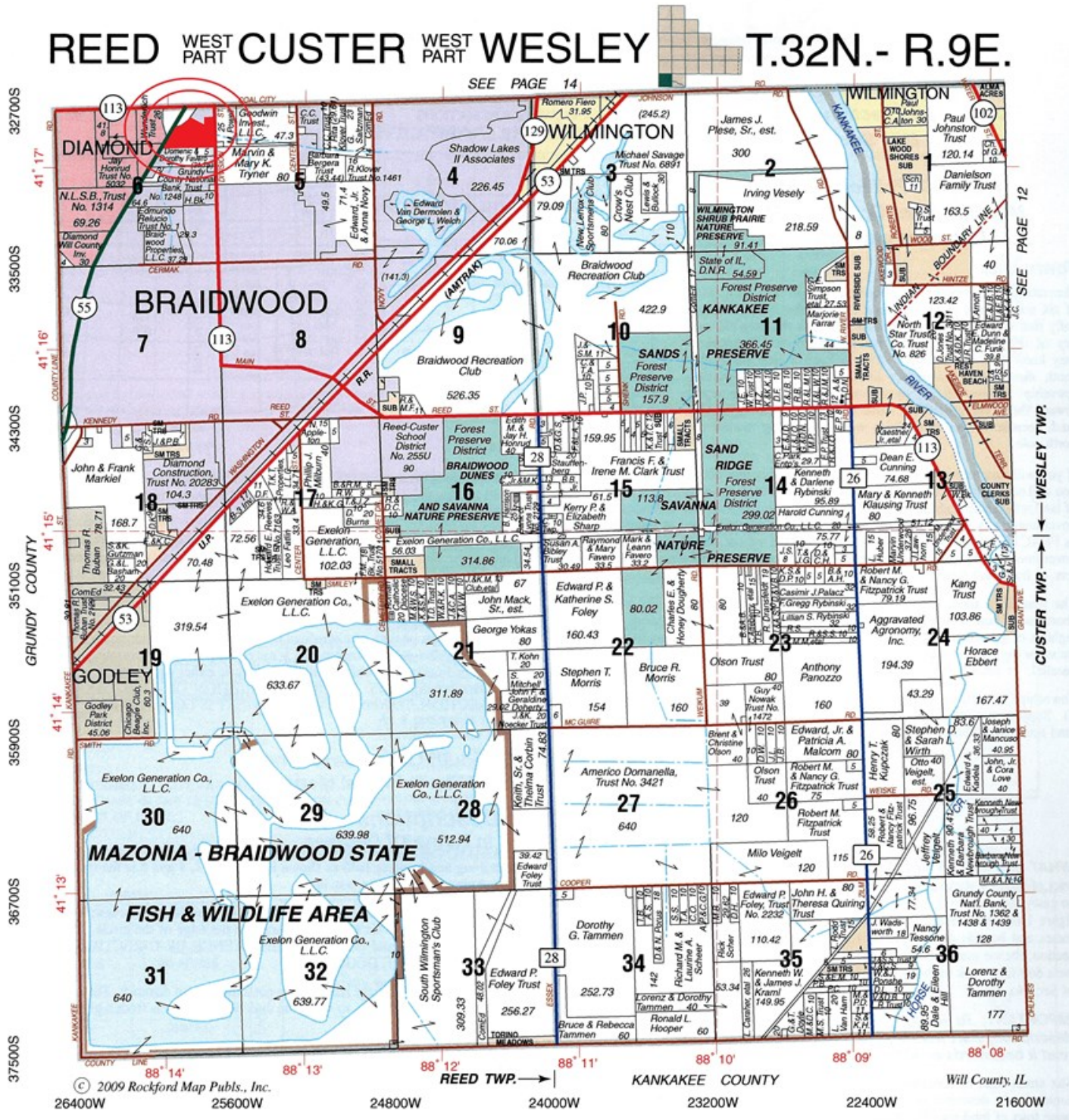


21 AC LESTINA SITE IN BRAIDWOOD

Aerial Map

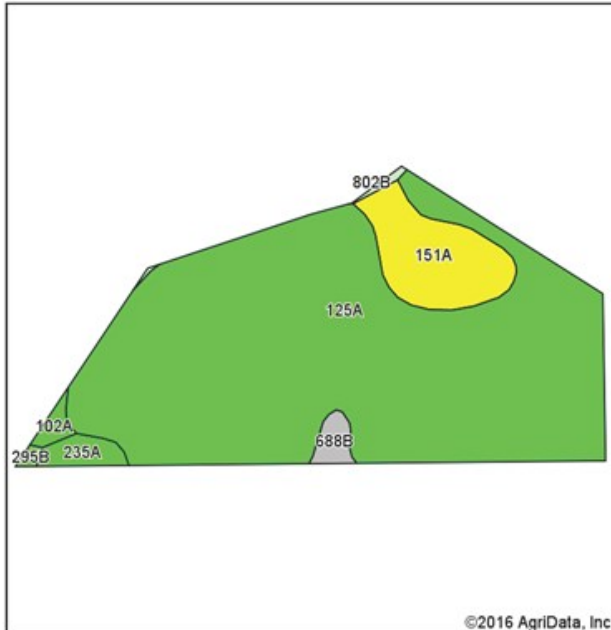


21 AC LESTINA COMMERCIAL SITE PLAT MAP



21 ACRES LESTINA SOILS

Soils Map



Soils data provided by USDA and NRCS.



State: Illinois
County: Will
Location: 6-32N-9E
Township: Reed
Acres: 21.8
Date: 8/16/2016

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Maps Provided By: **surety**
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL197, Soil Area Version: 10							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
125A	Selma loam, 0 to 2 percent slopes	18.67	85.6%		176	57	129
151A	Ridgeville fine sandy loam, 0 to 2 percent slopes	2.11	9.7%		151	51	114
235A	Bryce silty clay, 0 to 2 percent slopes	0.40	1.8%		162	54	121
**688B	Braidwood loam, 1 to 7 percent slopes	0.29	1.3%		**114	**38	**75
102A	La Hogue loam, 0 to 2 percent slopes	0.19	0.9%		162	52	121
802B	Orthents, loamy, undulating	0.08	0.4%				
**295B	Mokena silt loam, 2 to 4 percent slopes	0.06	0.3%		**170	**53	**125
Weighted Average					171.7	55.8	126.1

Area Symbol: IL197, Soil Area Version: 10

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:
<https://www.ideals.illinois.edu/handle/2142/11027/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

*c: Using Capabilities Class Dominant Condition Aggregation Method

21 AC LESTINA COMMERCIAL SITE WILL COUNTY

Topography Map



TAPESTRY SEGMENTATION SOCCER MOMS



LifeMode Group: Family Landscapes

Soccer Moms

4A

Households: 3,327,000

Average Household Size: 2.96

Median Age: 36.6

Median Household Income: \$84,000

WHO ARE WE?

Soccer Moms is an affluent, family-oriented market with a country flavor. Residents are partial to new housing away from the bustle of the city but close enough to commute to professional job centers. Life in this suburban wilderness offsets the hectic pace of two working parents with growing children. They favor time-saving devices, like banking online or housekeeping services, and family-oriented pursuits.

OUR NEIGHBORHOOD

- Soccer Moms residents prefer the suburban periphery of metropolitan areas.
- Predominantly single family, homes are in newer neighborhoods, 36% built in the 1990s (Index 253), 31% built since 2000.
- Owner-occupied homes have high rate of mortgages at 74% (Index 163), and low rate vacancy at 5%.
- Median home value is \$226,000.
- Most households are married couples with children; average household size is 2.96.
- Most households have 2 or 3 vehicles; long travel time to work including a disproportionate number commuting from a different county (Index 133).

SOCIOECONOMIC TRAITS

- Education: 37.7% college graduates; more than 70% with some college education.
- Low unemployment at 5.9%; high labor force participation rate at 72%; 2 out of 3 households include 2+ workers (Index 124).
- Connected, with a host of wireless devices from iPods to tablets—anything that enables convenience, like banking, paying bills, or even shopping online.
- Well insured and invested in a range of funds, from savings accounts or bonds to stocks.
- Carry a higher level of debt, including first (Index 159) and second mortgages (Index 154) and auto loans (Index 151).



Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK MRI.

TAPESTRY SEGMENTATION SOUTHERN SATELLITES



LifeMode Group: Rustic Outposts

Southern Satellites

10A

Households: 3,775,000

Average Household Size: 2.65

Median Age: 39.7

Median Household Income: \$44,000

WHO ARE WE?

Southern Satellites is the second largest market found in rural settlements but within metropolitan areas located primarily in the South. This market is typically nondiverse, slightly older, settled married-couple families, who own their homes. Almost two-thirds of the homes are single-family structures; a third are mobile homes. Median household income and home value are below average. Workers are employed in a variety of industries, such as manufacturing, health care, retail trade, and construction, with higher proportions in mining and agriculture than the US. Residents enjoy country living, preferring outdoor activities and DIY home projects.

OUR NEIGHBORHOOD

- About 79% of households are owned.
- Married couples with no children are the dominant household type, with a number of multigenerational households (Index 112).
- Most are single-family homes (65%), with a number of mobile homes (Index 523).
- Most housing units were built in 1970 or later.
- Most households own 1 or 2 vehicles, but owning 3+ vehicles is common (Index 146).

SOCIOECONOMIC TRAITS

- Education: almost 40% have a high school diploma only (Index 137); 41% have college education (Index 72).
- Unemployment rate is 9.2%, slightly higher than the US rate.
- Labor force participation rate is 59.7%, slightly lower than the US.
- These consumers are more concerned about cost rather than quality or brand loyalty.
- They tend to be somewhat late in adapting to technology.
- They obtain a disproportionate amount of their information from TV, compared to other media.



Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK MRI.

TAPESTRY SEGMENTATION GREEN ACRES



LifeMode Group: Cozy Country Living **Green Acres**

6A

Households: 3,794,000

Average Household Size: 2.69

Median Age: 43.0

Median Household Income: \$72,000

WHO ARE WE?

The Green Acres lifestyle features country living and self-reliance. They are avid do-it-yourselfers, maintaining and remodeling their homes, with all the necessary power tools to accomplish the jobs. Gardening, especially growing vegetables, is also a priority, again with the right tools, tillers, tractors, and riding mowers. Outdoor living also features a variety of sports: hunting and fishing, motorcycling, hiking and camping, and even golf. Self-described conservatives, residents of Green Acres remain pessimistic about the near future yet are heavily invested in it.

OUR NEIGHBORHOOD

- Rural enclaves in metropolitan areas, primarily (not exclusively) older homes with acreage; new housing growth in the past 10 years.
- Single-family, owner-occupied housing, with a median value of \$197,000.
- An older market, primarily married couples, most with no children.

SOCIOECONOMIC TRAITS

- Education: 60% are college educated.
- Unemployment is low at 6% (Index 70); labor force participation rate is high at 67.4% (Index 108).
- Income is derived not only from wages and salaries but also from self-employment (more than 15% of households), investments (30% of households), and increasingly, from retirement.
- They are cautious consumers with a focus on quality and durability.
- Comfortable with technology, more as a tool than a trend: banking or paying bills online is convenient; but the Internet is not viewed as entertainment.
- Economic outlook is professed as pessimistic, but consumers are comfortable with debt, primarily as home and auto loans, and investments.



Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100.
Consumer preferences are estimated from data by GfK MRI.

PROFESSIONAL BIOGRAPHY

Goodwin & Associates Real Estate, L.L.C. is an experienced Illinois land brokerage firm located in Shorewood, Illinois. We specialize in vacant land sales including farmland and commercial/residential development land. Managing Illinois Land Broker and owner, Mark Goodwin, has extensive background in both agriculture and Real Estate, which provides him the knowledge to effectively negotiate and close transactions.

Since 1996, Mark Goodwin has successfully provided brokerage services to landowners throughout the Midwest earning him the title of Accredited Land Consultant, (ALC) designated by the Realtors Land Institute. Throughout his life experiences Mark has acquired a unique background of understanding both the agricultural side of land sales as well as the development side and has made numerous valuable contacts with land owners, brokers and developers. Mark was awarded Illinois Land Broker of the Year in 2011 by the Illinois RLI Chapter.



AGENCY DISCLOSURE

Goodwin & Associates Real-estate, LLC has previously entered into an agreement with a client to provide certain real estate Illinois brokerage services through a Broker Associate who acts as that client's designated agent. As a result, Broker Associate will not be acting as your agent but as agent of the seller.

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