

**30 Ac Diamond Industrial Land**  
NE Corner of Will Road and Spring Road  
Diamond IL 60416



# 30 AC DIAMOND INDUSTRIAL LAND

**NE Corner of Will Road and Spring Road  
Diamond IL 60416**

**For more information contact:**

Mark Goodwin  
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[mgoodwin@bigfarms.com](mailto:mgoodwin@bigfarms.com)

Goodwin & Associates Real Estate, LLC  
is an AGENT of the SELLERS.



<b>County:</b>	Will
<b>Township:</b>	Reed, Custer, Wesley
<b>Gross Land Area:</b>	30 Acres
<b>Property Type:</b>	Vacant Land For Sale
<b>Possible Uses:</b>	Zoned for Industrial Uses
<b>Total Investment:</b>	\$1,950,000
<b>Unit Price:</b>	\$65,000 per acre
<b>Productivity Index (PI):</b>	100.2
<b>Buildings:</b>	None
<b>Utilities:</b>	Near Site
<b>Zoning:</b>	INDUSTRIAL



This 30 acre parcel, zoned for industrial use, is located the Village of Diamond, Illinois. The parcel is included in the Diamond TIF district and enterprise zone. It has 1214 feet of frontage along I-55 with easy access to IL. Rt. 113 to the north and Reed road to the south, both exits are only minutes away. The Elion Inter-Modal Industrial park and a proposed Coal City Inter-Modal surround this site. This parcel is Agent owned and the Agent is willing to consider a build to suit option.



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## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 30 Ac Diamond Industrial Site  
**Tax ID Number/APN:** 02-24-06-300-006-0000  
**Possible Uses:** Many potential industrial uses. Warehouse, trucking, manufacturing. Owner willing to consider a built to suit opportunity. Excellent municipal water supply makes this site idea for food manufacturing or other heavy water usage business.  
**Zoning:** The property is zoned Industrial from the Village of Diamond. Included in the Diamond TIF district and Enterprise zone.  
**Sale Terms:** Owner participation available.

### AREA & LOCATION

**School District:** Coal City Unit School District  
**Location Description:** Easy access to Interstate I-55. IL Rt. 113 exit to the north (1.5 miles) and Reed road exit to the south (one mile).  
**Site Description:** Currently farmland with great visibility along I-55. 1214 feet of frontage on Interstate 55.  
**Side of Street:** West side of I-55, east of Will road (County line Rd) north of Spring road.  
**Highway Access:** Located between two I-55 exits, Reed road to the south(1 mile) Rt. 113 to the north(1.5 miles).  
**Road Type:** Ashphalt  
**Property Visibility:** Excellent visibility to Interstate I-55, 1214 feet of frontage on I-55.  
**Largest Nearby Street:** IL Rt. 113  
**Transportation:** Inter-Modal sites to both the north and south of this site. Easy interstate access.

### LAND RELATED

**Lot Frontage (Feet):** 465 feet on S. Will Road (County Line Rd) 1214 feet of frontage exposure to I-55.  
**Buildings:** No Buildings  
**Zoning Description:** Industrial Zoning  
**Topography:** Flat  
**Available Utilities:** Utilities are all close by

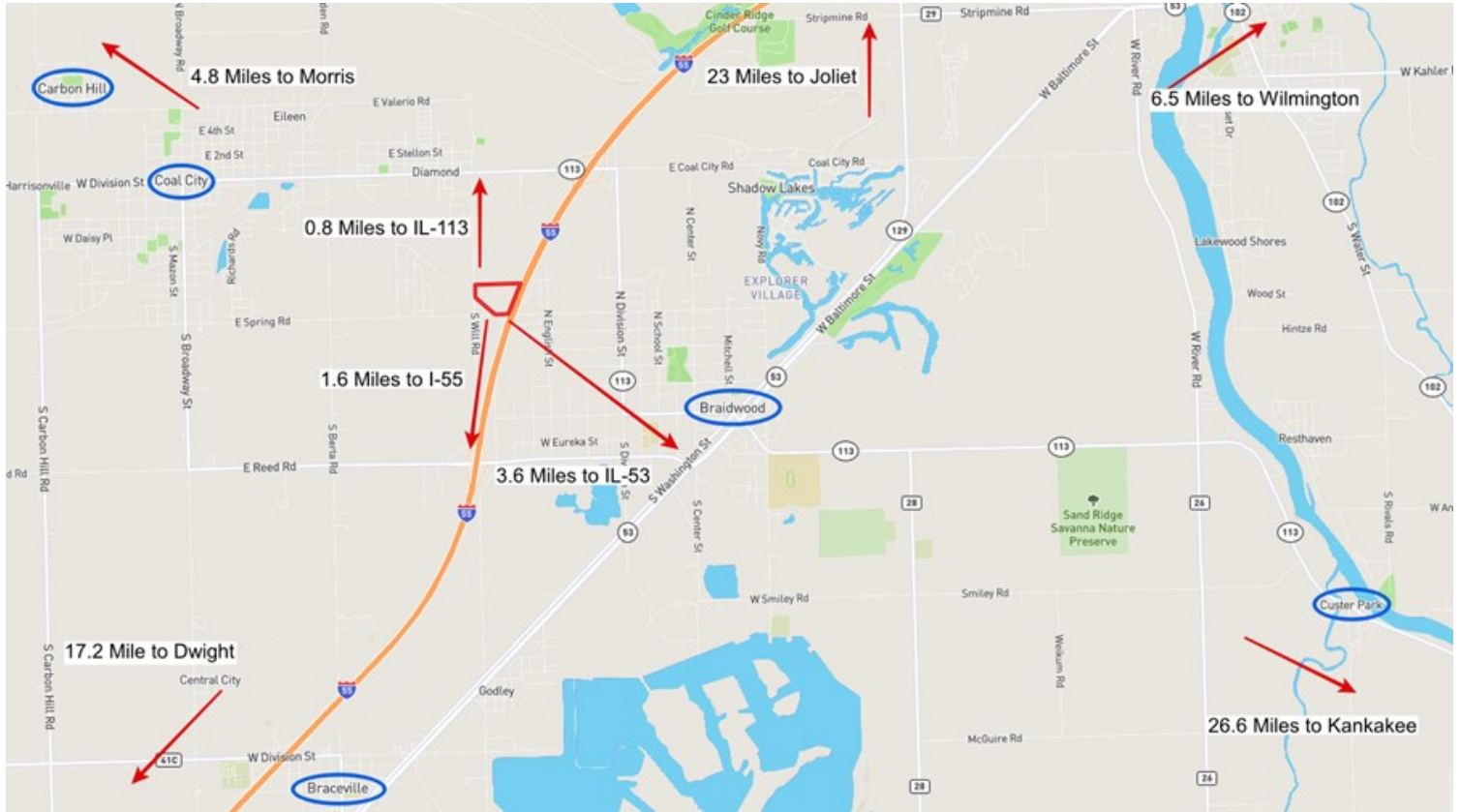
### FINANCIALS

**Finance Data Year:** 2020  
**Real Estate Taxes:** \$327.00  
**Investment Amount:** The total investment amount is \$1,950,000.00 or \$65,000 per acre.

### LOCATION

**Address:** NE Corner of Will Road and Spring Road, Diamond, Illinois.  
Latitude 41.276579  
Longitude -88.246078  
**County:** Will  
**MSA:** Chicago-Joliet

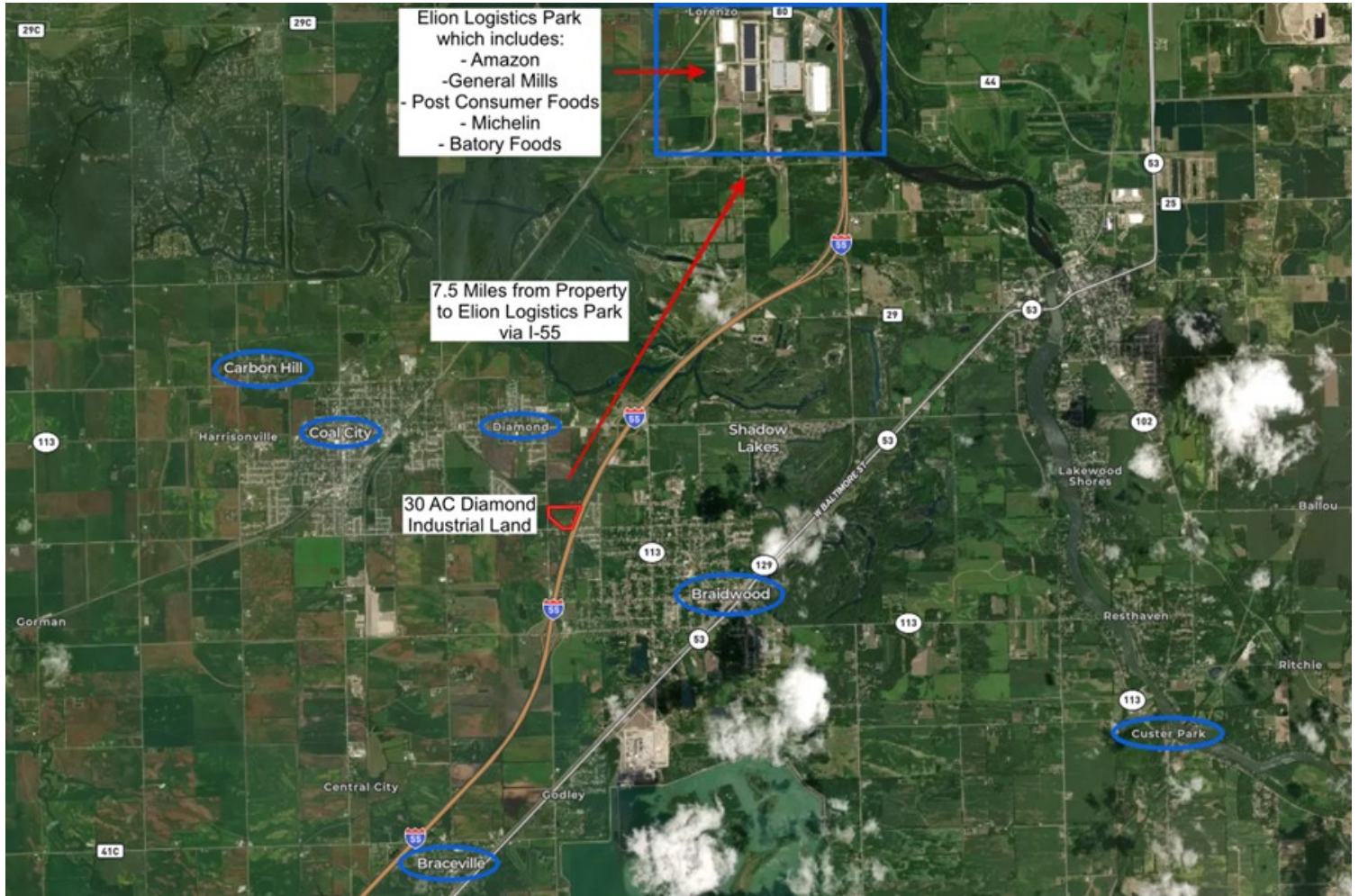
### 30 AC DIAMOND INDUSTRIAL LAND ROAD MAP



### 30 AC DIAMOND INDUSTRIAL LAND AERIAL MAP

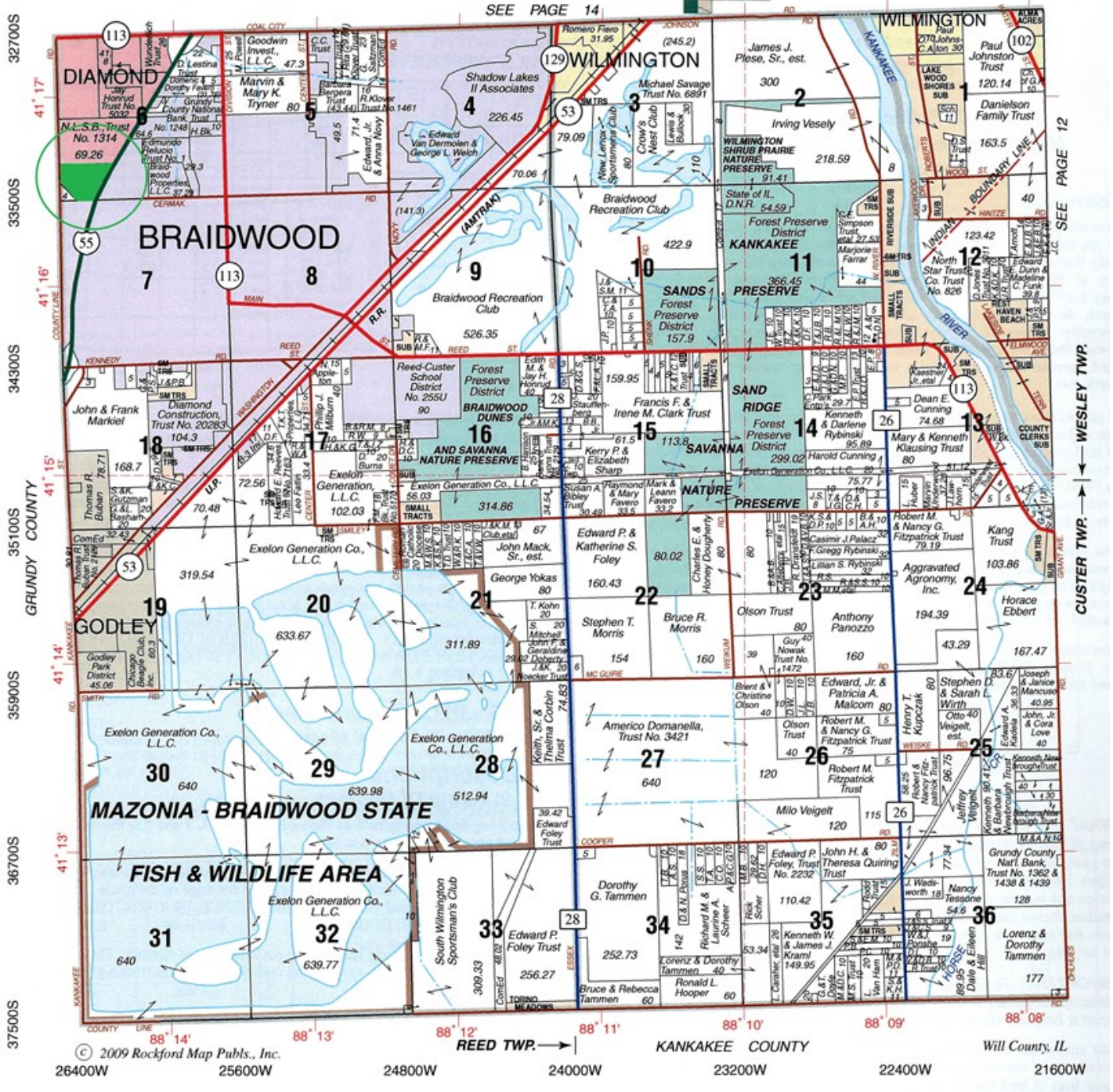


### 30 AC DIAMOND INDUSTRIAL LAND NEARBY INDUSTRIAL PARK MAP



DIAMOND PLAT PAGE

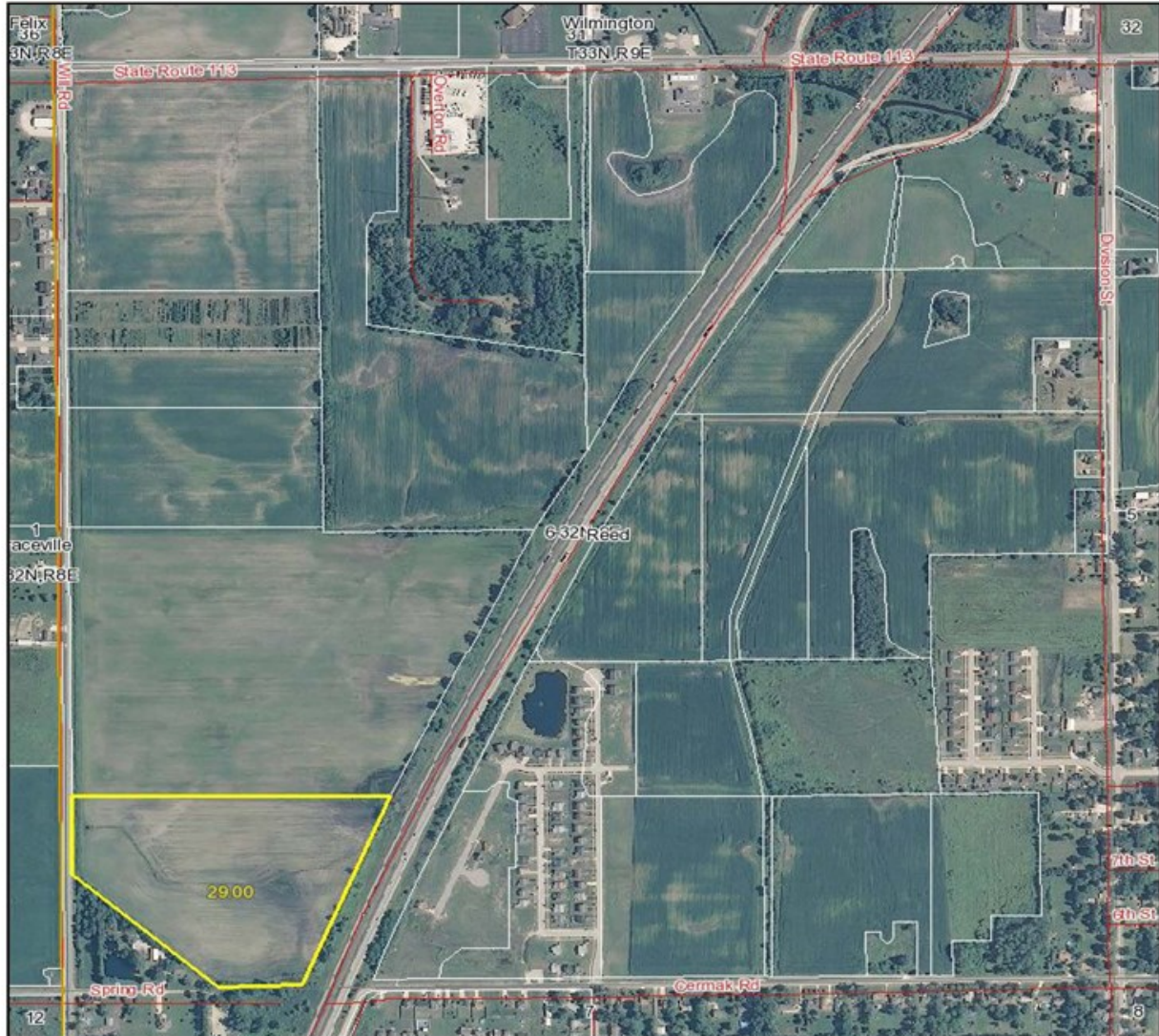
REED WEST PART CUSTER WEST PART WESLEY T.32N.- R.9E.



Plat Map reprinted with permission of Rockford Map Publishers, Inc.

FSA MAP

Aerial Map

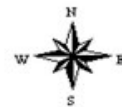


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Maps provided by:  
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**6-32N-9E**  
**Will County**  
**Illinois**

map center: 41° 16' 53.85, 88° 14' 13.78  
scale: 10210

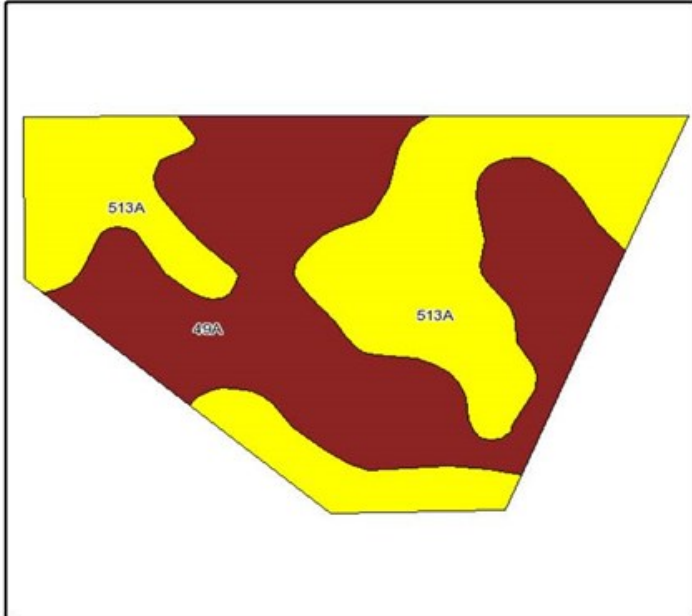


10/19/2011

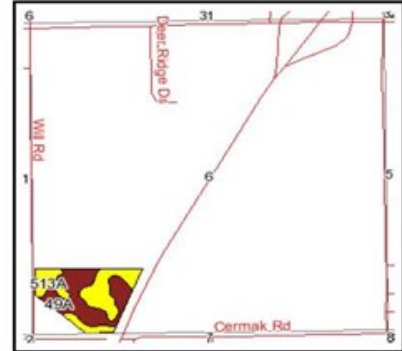
Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office. PLSS provided

SOIL MAP

Soils Map



Fsa borders provided by the Farm Service Agency as of May 23, 2008.  
 Soils data provided by USDA and NRCS.  
 PLSS provided by Illinois State Geological Survey.



State: Illinois  
 County: Will  
 Location: 006-032N-009E  
 Township: Reed  
 Acres: 29  
 Date: 10/19/2011



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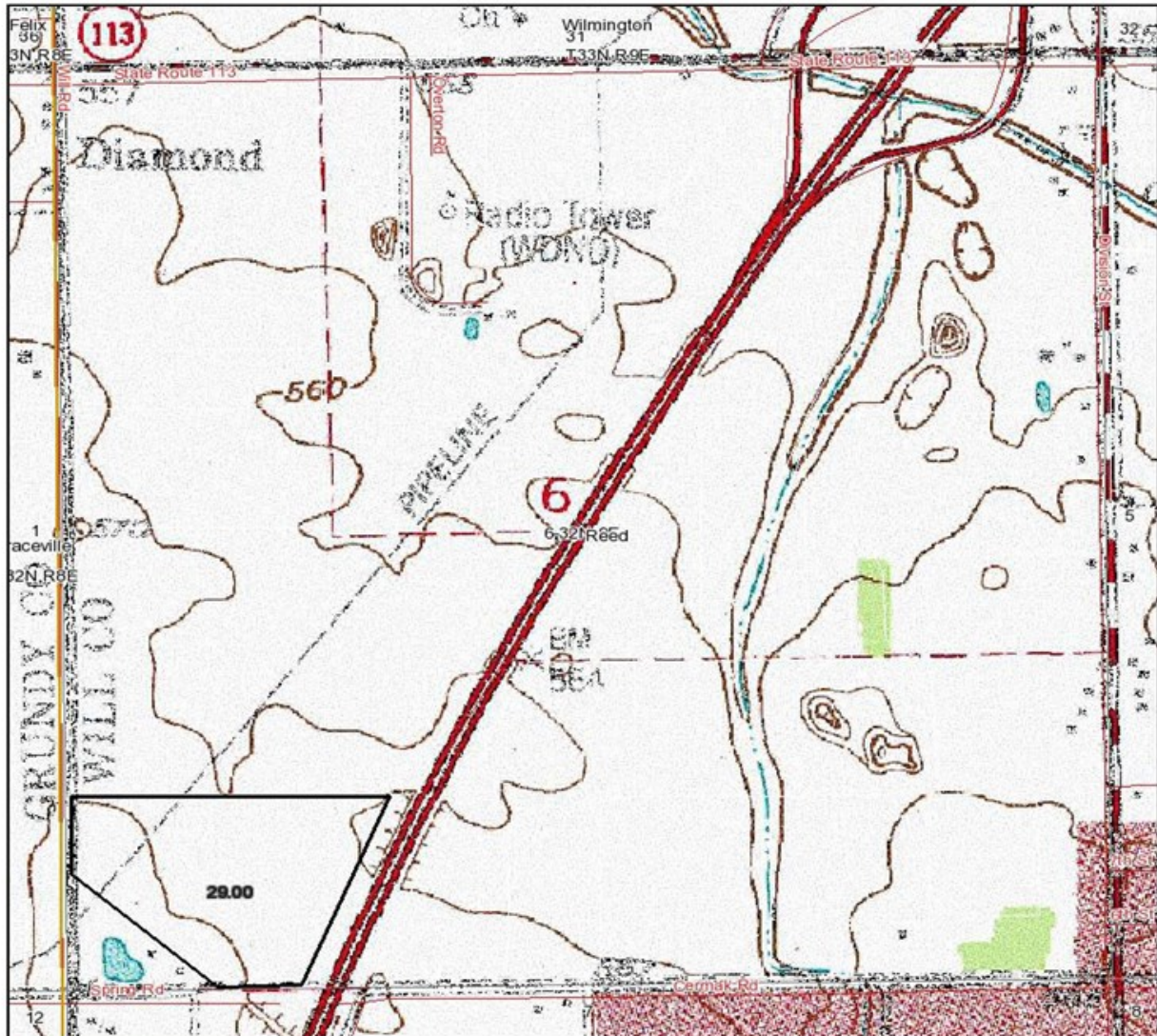
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
49A	Watsoka loamy fine sand, 0 to 2 percent slopes	15	51.7%		122	41	93
513A	Granby fine sandy loam, 0 to 2 percent slopes	14	48.3%		139	50	108
<b>Weighted Average</b>					<b>130.2</b>	<b>45.3</b>	<b>100.2</b>

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: 1/15/2011 Amended Table S2 B811 (Updated 3/1/2011)  
 Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>  
 \*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3



TOPOGRAPHICAL MAP

Topography Map



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10/19/2011

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office. PLSS provided

## MARK GOODWIN PROFESSIONAL BIOGRAPHY

Goodwin & Associates Real Estate, LLC 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

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