

3 PLUS ACRE PLAINFIELD COMMERCIAL SITE

**6544 S. Ridge Road
Plainfield IL 60543**

For more information contact:

Mark Goodwin
1-815-741-2226
mgoodwin@bigfarms.com



County:	Kendall
Township:	Na-Au-Say
Gross Land Area:	3.64 Total Acres
Property Type:	Vacant farmland with Development Potential
Possible Uses:	Commercial development potential
Total Investment:	\$225,000
Buildings:	No Buildings
Utilities:	Village of Plainfield utilities are available near the site
Zoning:	B-3 Highway PUD with the intent for Municipal/Institutional



3.6 Acres near the corner of S. Ridge and Plainfield-Oswego road on the far west side of Plainfield. Originally planned for a Plainfield fire station. The corner has been re-configured with a traffic signal. Many potential uses. Current zoning is B-3 Highway PUD with the intent of Municipal/Institutional.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 3.6 Acre Plainfield Commercial Site
Tax ID Number/APN: 06-01-200-005
Possible Uses: Many uses for this site. Potential office, commercial or residential with zoning change. Great frontage on South Ridge road on the far west side of Plainfield. Originally planned for a fire station.
Zoning: The Plainfield comprehensive plan shows this parcel as B-3 Highway PUD. It was originally planned for a fire station.
Sale Terms: Sellers are asking \$225,000 for this 3.6 acre parcel.

AREA & LOCATION

School District: Oswego Unit School District #308
Location Description: Near the signalized corner of s. Ridge road and Plainfield-Oswego road.
Side of Street: East side of Ridge road.
Road Type: Asphalt County road.
Largest Nearby Street: On Ridge road north of Rt. 126 or Lockport street.

LAND RELATED

Lot Frontage (Feet): 273 feet along Ridge.
Lot Depth: 468 feet on the north side and 809 feet on the south boarder.
Buildings: No Buildings
Zoning Description: The site is zoned Municipal / Institutional. The site was purchased for a future Plainfield fire station. Many potential uses, commercial, residential or office.
Flood Plain or Wetlands: None known.
Topography: Level
Available Utilities: Water is near the intersection of Ridge and Plainfield road. Sanitary is approximately 1000 feet to the north.

FINANCIALS

Finance Data Year: Tax Exempt Property
Real Estate Taxes: N/A
Investment Amount: The investment amount the sellers are asking is \$225,000.

LOCATION

Address: 6544 S. Ridge Rd.
Latitude 41.63040792888823 Longitude -88.268301486969
County: Kendall

3.6 ACRES OF COMMERCIAL PROPERTY, RIDGE ROAD PLAINFIELD, IL



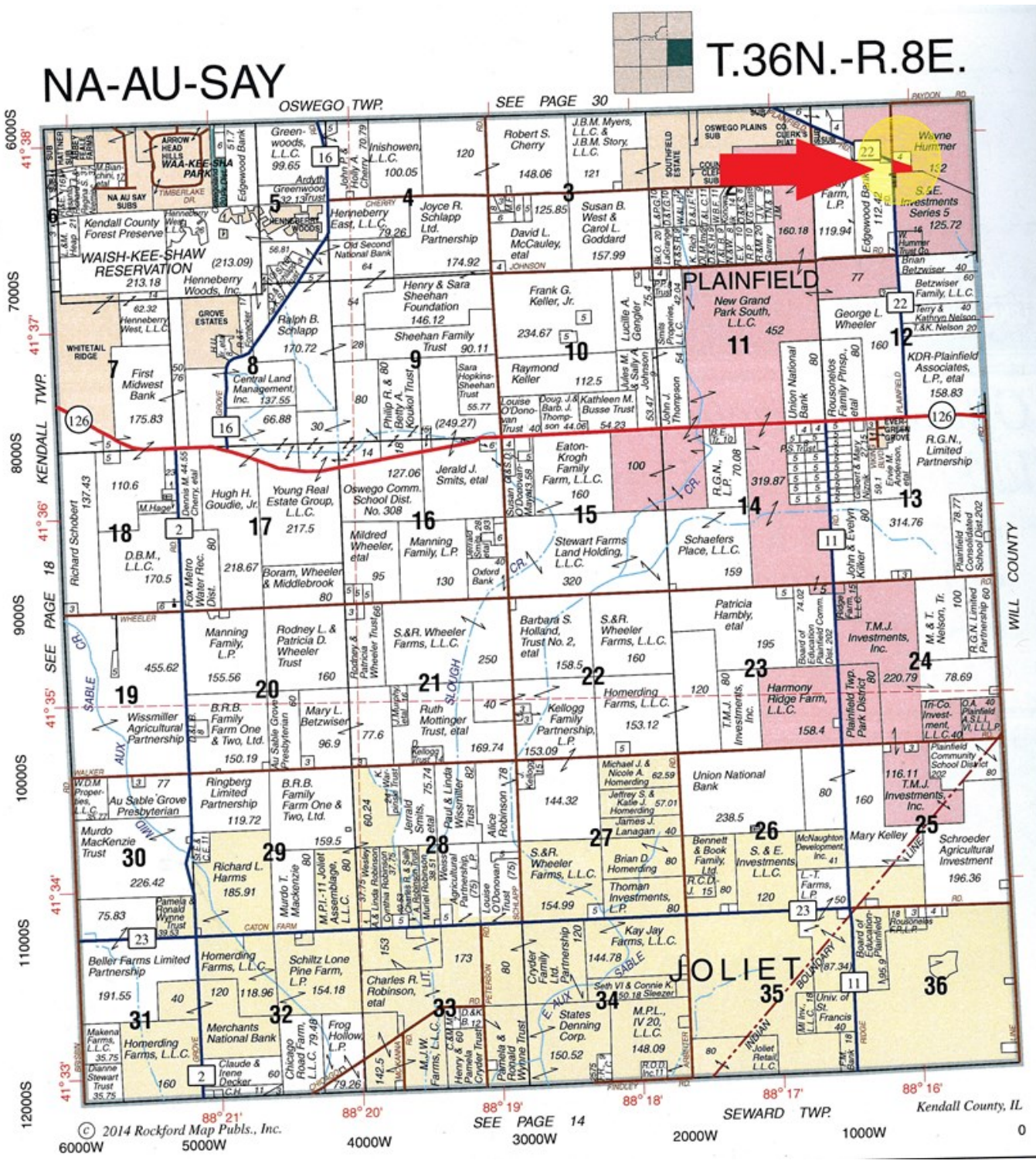
COMMERCIAL SITE ON RIDGE ROAD IN PLAINFIELD WITH 3.6 ACRES



AERIAL MAP 3 OF THE PLAINFIELD COMMERCIAL SITE IN KENDALL COUNTY

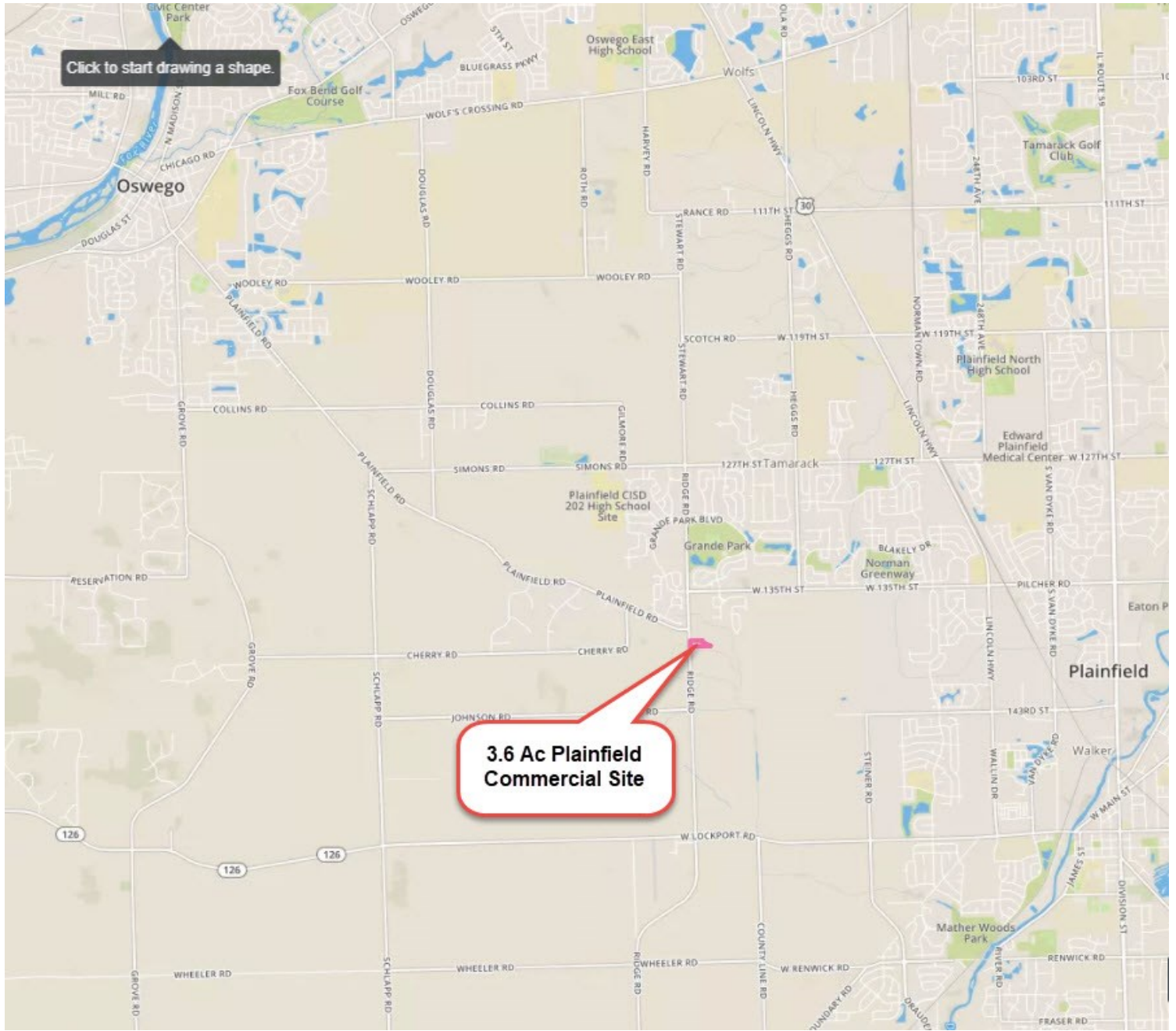


PLAT MAP OF PLAINFIELD DEVELOPMENT SITE, NA-AU-SAY TOWNSHIP, KENDALL COUNTY



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

LOCATION MAP OF PLAINFIELD 3.6 ACRE DEVELOPMENT SITE



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

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.

DISCLAIMER

These materials were prepared by Goodwin & Associates Real Estate, LLC, and contain selected information pertaining to the Property, and do not purport to be all-inclusive or to contain all of the information which prospective investors or users may desire. Additional information and an opportunity to inspect the Property will be made available upon request. Neither the Owner nor Goodwin & Associates Real Estate, LLC, nor any of their respective directors, officers, employees, shareholders or affiliates have made any representation or warranty, express or implied, as to the accuracy or completeness of this Presentation of any of its contents, and no legal commitment or obligation shall arise by reason of the Presentation or its contents. While we obtained the information above from sources we believe to be reliable, we have not verified the occupancy and make no guaranty, warranty or representation about it. It is submitted subject to the possibility of errors, corrections, change of price, or withdrawal without notice. If we have included projections, opinions, assumptions, or estimates they are for the purpose of example only, and may not represent current or future performance of the property. You, your tax, and legal advisers should conduct your own investigations of the property and the transaction.