

17 Ac I-57 Commercial Site at Peotone
South 88th Ave
Peotone IL 60468



17 AC I-57 COMMERCIAL SITE AT PEOTONE

South 88th Ave
Peotone IL 60468

For more information contact:

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

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



County:	Will
Township:	Peotone
Gross Land Area:	17.33 Acres
Property Type:	Vacant Development Land
Possible Uses:	Commercial
Total Investment:	\$519,900.00
Unit Price:	\$30,000 per acre
Productivity Index (PI):	122.9
Buildings:	No Buildings
Zoning:	Commercial zoning through Will County



17 acres with I-57 frontage at the Peotone exit. Excellent commercial potential. Adjacent 9 acres available at the intersection of Wilmington-Peotone road and 88th avenue. Peotone now uses Aqua Illinois as their utility source.



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

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 17 Acre I-57 Commercial Site at Peotone
Tax ID Number/APN: 17-20-23-300-016-0000 for 17.33 acres
Possible Uses: This site should be an excellent commercial location with over 30,000 vehicles per day traveling on I-57.
Zoning: Site is currently zoned Commercial by Will County.

AREA & LOCATION

School District: Peotone Unit School District
Location Description: Excellent highway location. Site is located at the NW corner of I-57 at Peotone road. It is directly on southbound off ramp
Site Description: Level buildable land
Highway Access: Directly on the I-57 exit ramp at Peotone.
Road Type: Township road frontage
Property Visibility: Tremendous visibility with over 30,000 vehicles per day passing this site on Interstate 57.
Largest Nearby Street: Interstate 57

LAND RELATED

Lot Frontage (Feet): 690 feet of frontage on S. 88th Avenue
756 feet of frontage on the I-57 off ramp at Peotone
Buildings: No buildings
Flood Plain or Wetlands: None known
Topography: Level farmland

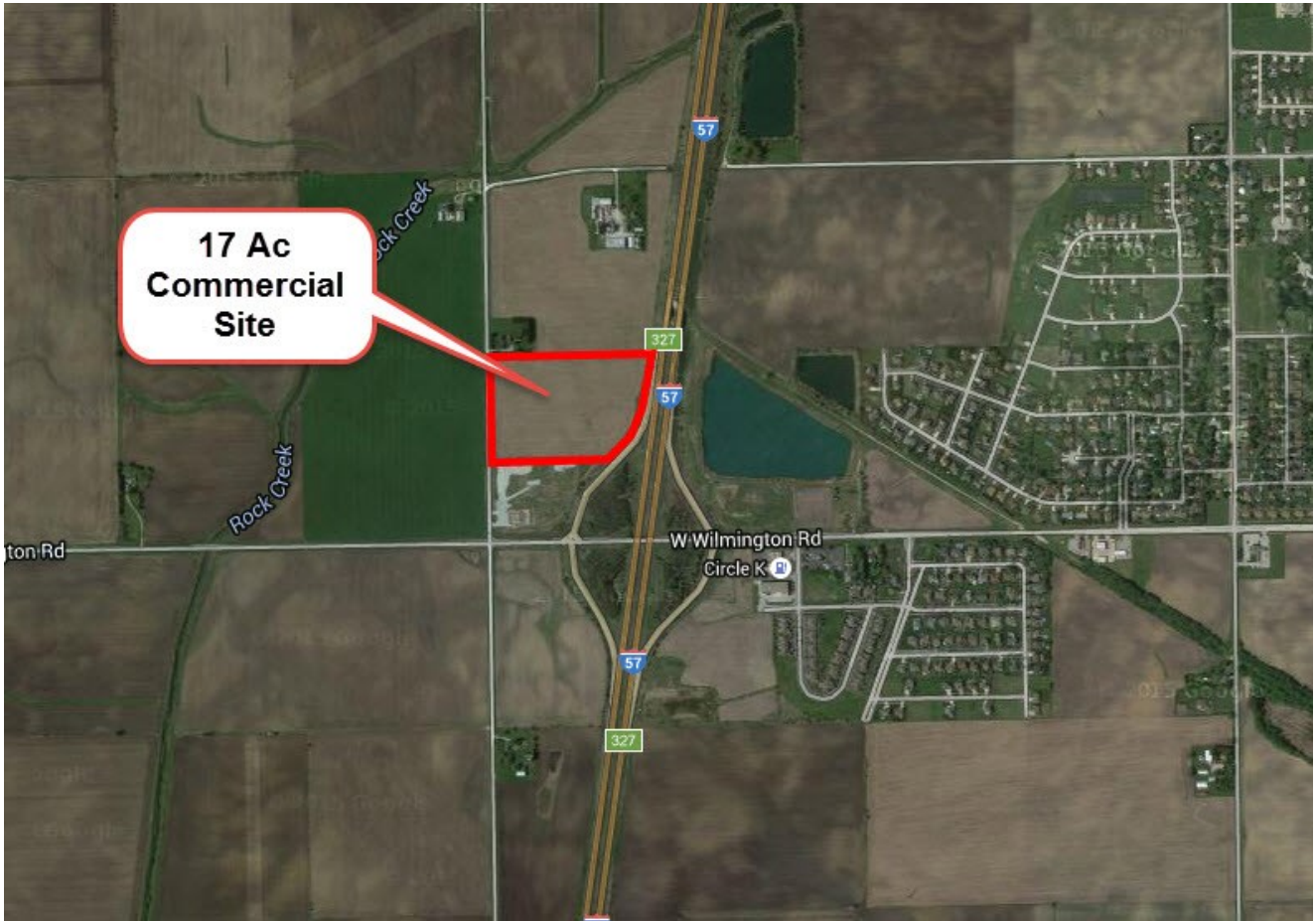
FINANCIALS

Finance Data Year: 2014
Real Estate Taxes: Real-estate taxes paid in 2015 are \$9,983
Investment Amount: The investment amount for this excellent potential commercial site is \$519,900 or \$30,000 per acre.

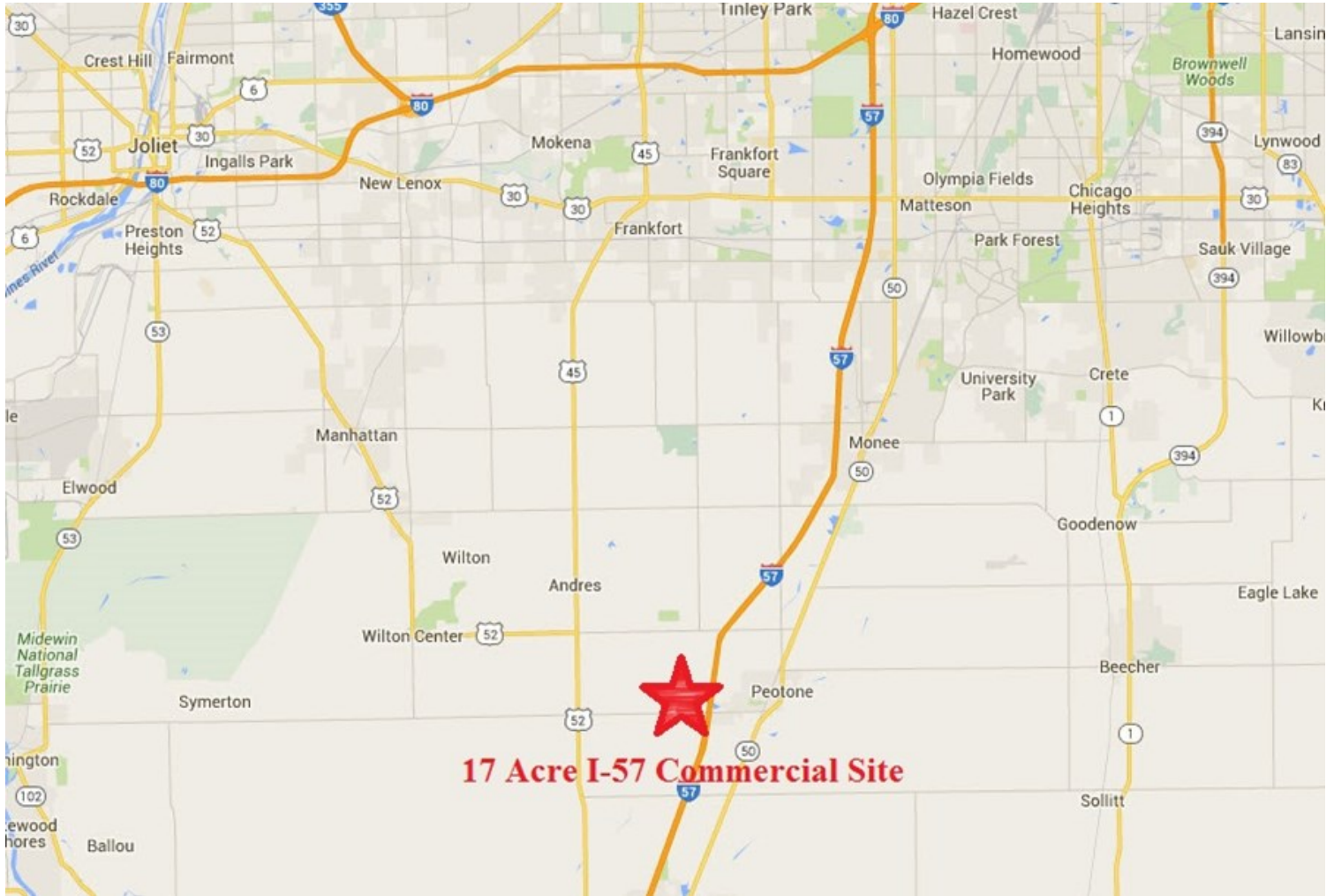
LOCATION

Address: South 88th Avenue, Peotone, IL 60468
Latitude 41.327036 Longitude -87.823709
County: Will

AERIAL MAP OF 17 ACRE COMMERCIAL SITE ON I-57

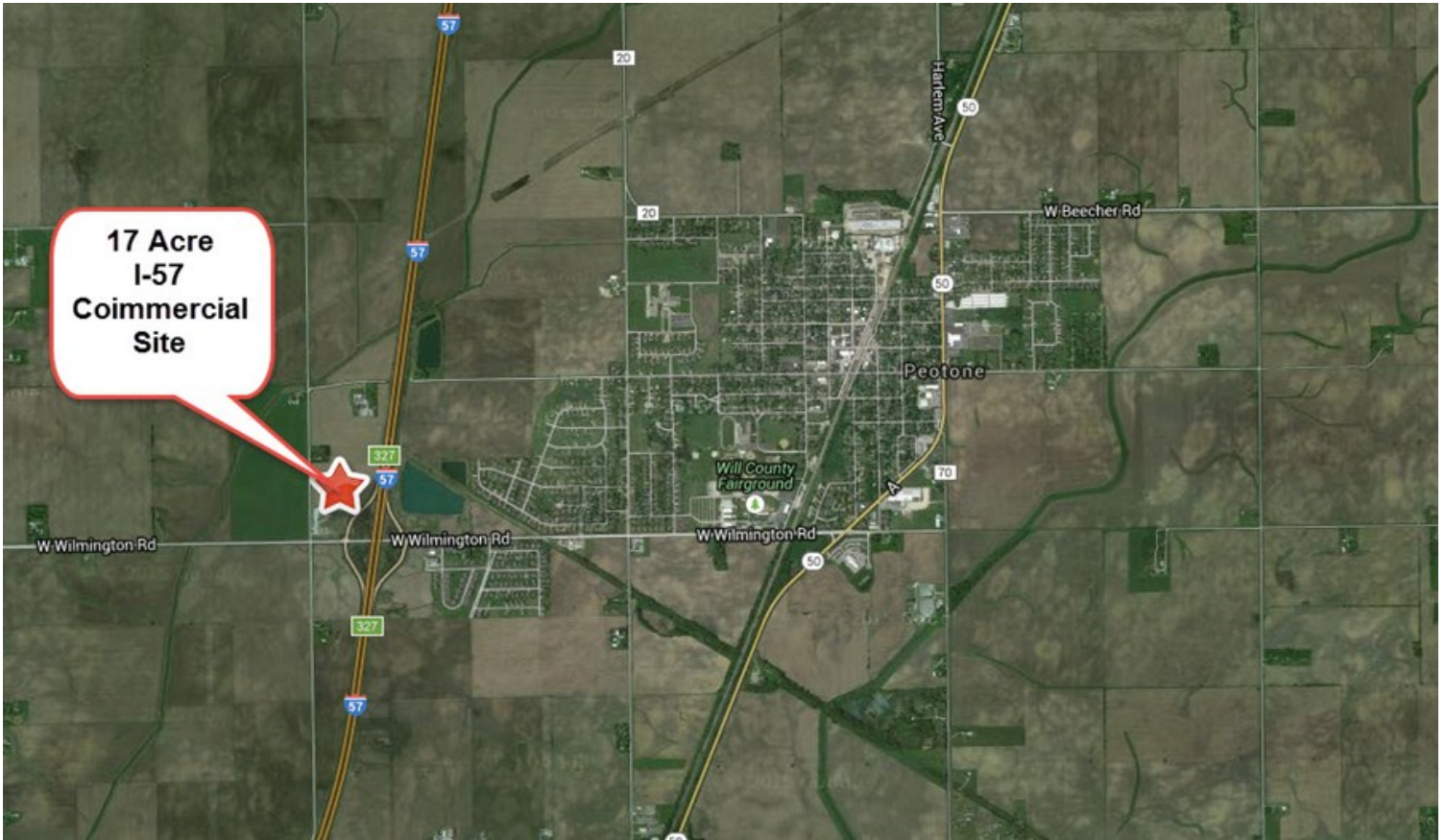


LOCATION MAP OF 17 AC COMMERCIAL SITE IN PEOTONE TWP, WILL COUNTY



17 Acre I-57 Commercial Site

AERIAL MAP OF 17 ACRES ON I-57 AT PEOTONE

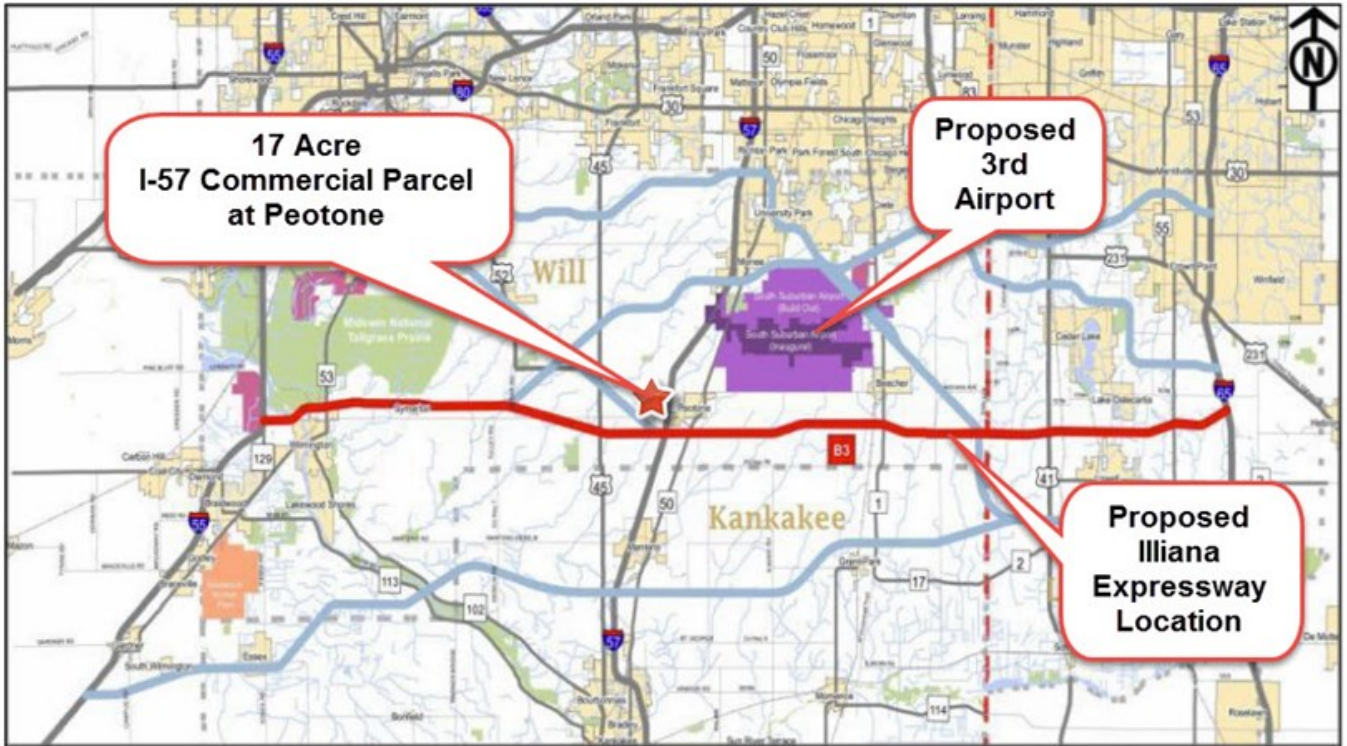


AERIAL MAP OF 17 AC & 9 ACCOMMERCIAL LAND AT I-57



LOCATION OF THE ILLIANA EXPRESSWAY IN RELATION TO THE PEOTONE 17 ACRE COMMERCIAL SITE

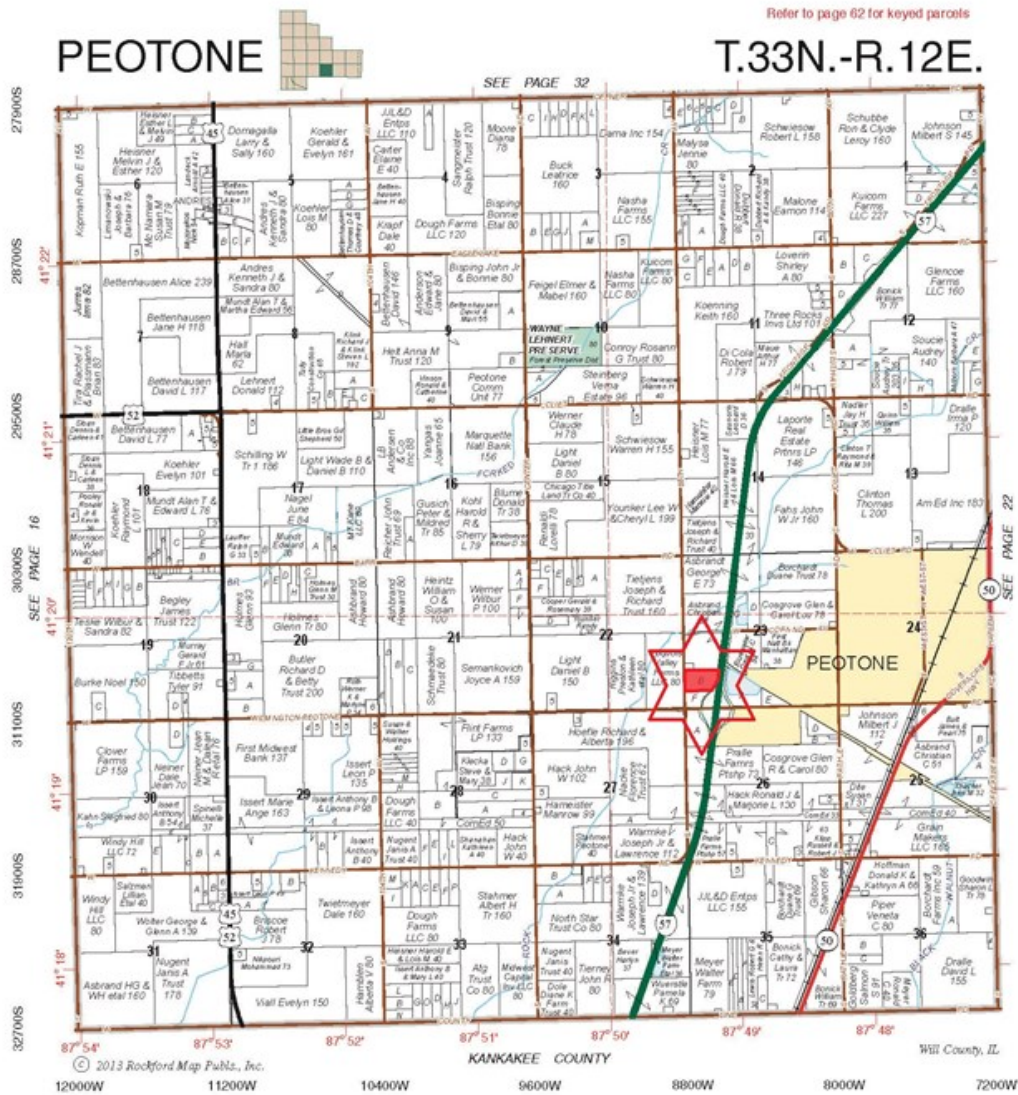
Figure 2-19. Alternative B3



TAX MAP OF PEOTONE TOWNSHIP 17 ACRES



17 AC PEOTONE PLAT MAP



170 ACRE FSA

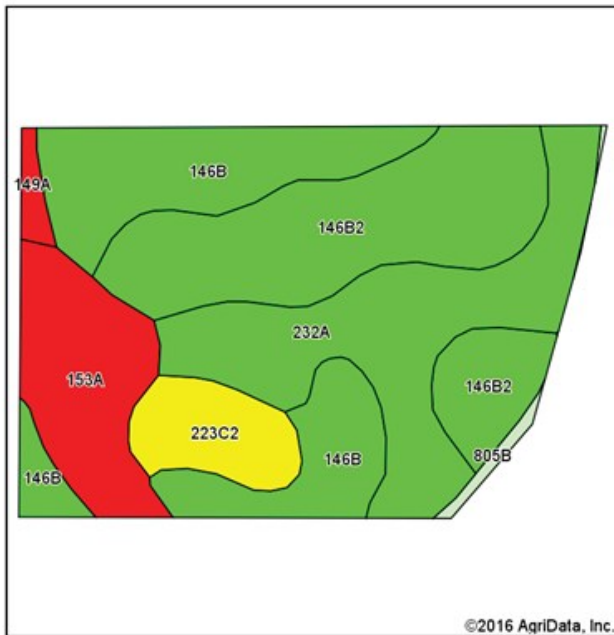
Aerial Map



Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

17 AC PEOTONE SOIL MAP

Soils Map



State: Illinois
 County: Will
 Location: 23-33N-12E
 Township: Peotone
 Acres: 17.71
 Date: 7/16/2016



Soils data provided by USDA and NRCS.

©2016 AgriData, Inc.

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
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	5.17	29.2%		**160	**52	**119
**146B	Elliott silt loam, 2 to 4 percent slopes	4.33	24.4%		**166	**54	**124
232A	Ashkum silty clay loam, 0 to 2 percent slopes	4.29	24.2%		170	56	127
153A	Pella silty clay loam, 0 to 2 percent slopes	2.31	13.0%		183	60	136
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	1.23	6.9%		**150	**48	**110
149A	Brenton silt loam, 0 to 2 percent slopes	0.22	1.2%		195	60	141
805B	Orthents, clayey, undulating	0.16	0.9%				
Weighted Average					165.2	53.8	122.9

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/>

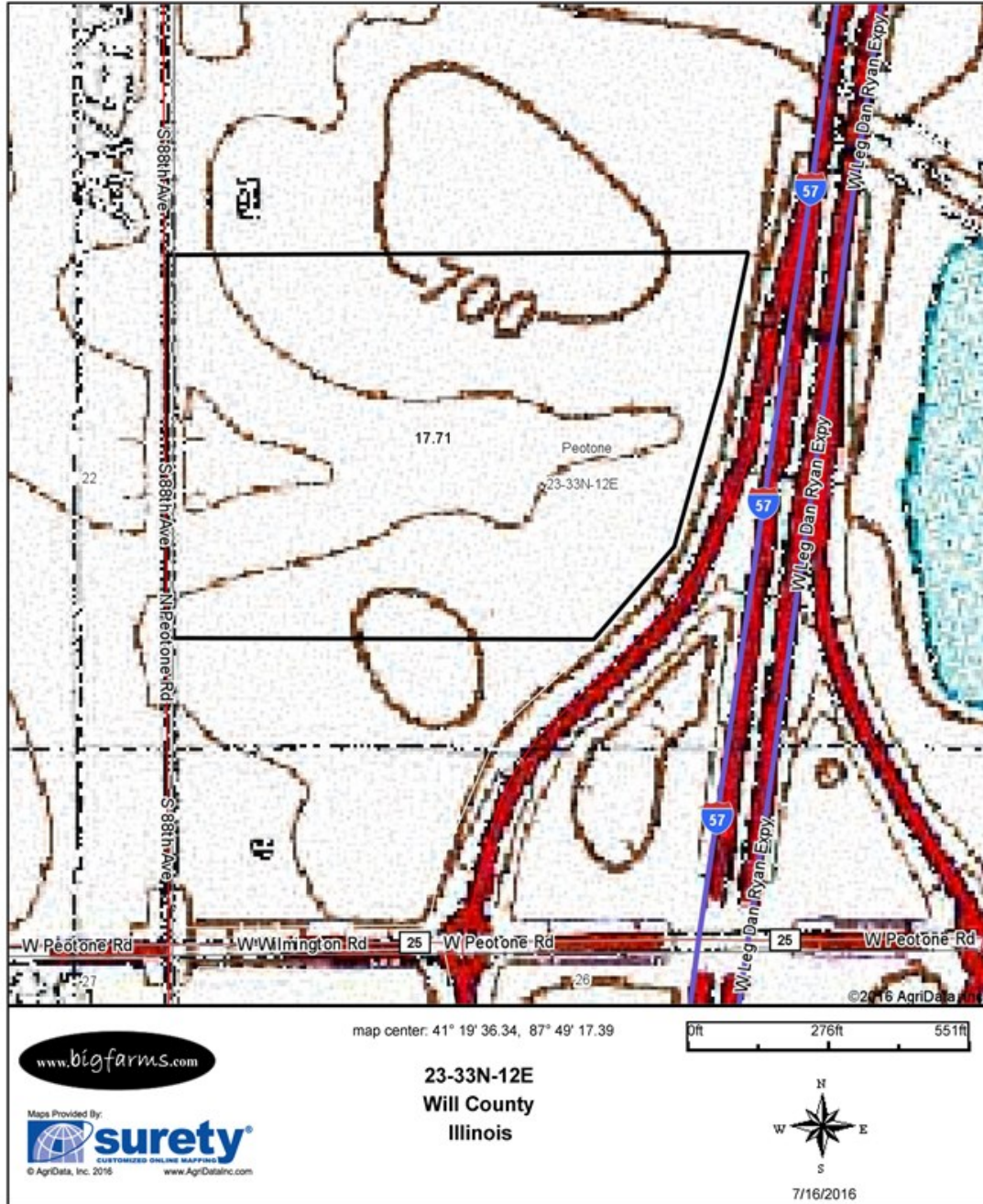
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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

17 AC PEOTONE TOPO

Topography Map



Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

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.