

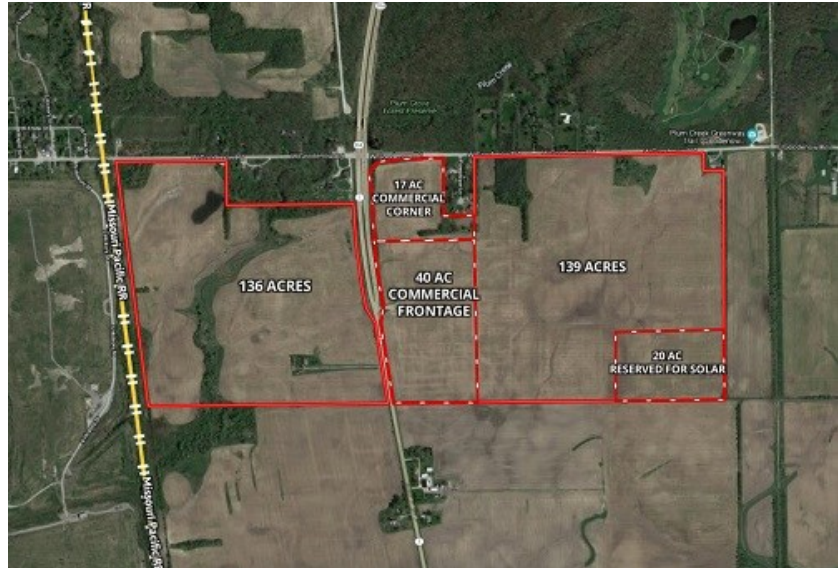
332 ACRE INDUSTRIAL & COMMERCIAL DEVELOPMENT SITE

Dixie Highway (Rt 1) and Goodenow Road
Beecher IL 60401

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:	Washington
Gross Land Area:	332 Acres
Property Type:	Vacant industrial Land
Possible Uses:	INDUSTRIAL
Total Investment:	\$6,780,000
Unit Price:	\$20,422 Per Acres
Productivity Index (PI):	Soil PI is 114.5
Buildings:	Old farmhouse on the property
Utilities:	Electric
Zoning:	AGRICULTURAL



Large parcel near Beecher. Public utilities are near the site and available from the village of Beecher. Ownership has broken the farm into potentially four separate development units. Tremendous opportunity for industrial or commercial development. Good labor source from the south suburbs of Cook County.

- This is a tremendous industrial development site.
- Easy access to Chicago via I-394
- Only 5 miles north of the proposed Illiana expressway.
- It's located at the NE corner of the proposed Peotone airport
- CSX Mainline Rail frontage
- IL Rt. 1 frontage & Goodenow road frontage

There are a total of 352 acres with ownership keeping 20 acres for a potential solar panel site.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: Beecher Industrial Site
Tax ID Number/APN: 23-15-33-300-012
23-15-33-300-013
23-15-33-300-003
23-15-33-400-001
Possible Uses: 17 Acre Commercial corner at Goodenow road and Rt. 1/394 plus industrial warehousing & manufacturing. Many potential uses.
Zoning: Property is zoned Agriculture
Sale Terms: Seller requires cash at closing.

AREA & LOCATION

Location Description: The property is found South of Crete and North of Beecher on IL. Rt. 1 I-394. This is the eastern side of Will County, Goodenow road is the Northern boundary. The Balmoral Hunter/Jumper facility is to the north. The CSX Railroad owns 1000 plus acres to the north for a future Inter-modal facility. The farm is also at the farthest Northeast buffer zone for the proposed Peotone airport.
Site Description: Currently open farmland on the East and West side of Rt. 1. The site is at the junction of Rt. 1 & I-394. The CSX/UP rail line is the western boundary. The corner of I-394 and Goodenow road is signalized and ready for development.
Side of Street: East and West side of Rt. 1, south of Goodenow road.
Highway Access: The property is at the junction of Rt. 1 & I-394. Easy access to Chicago, Michigan and Indiana.
Road Type: Excellent State Highway frontage and access.
Legal Description: Sections 32 & 33 of Crete Township, T.34N.-R.14-15E, Will County, Illinois.
Property Visibility: Excellent Highway frontage and over a mile of frontage on Goodenow road and half a mile of Rt. 1 frontage.
Largest Nearby Street: Frontage on IL Rt. 1 and I-394.
Transportation: The property has approximately 2640 feet of CSX Rail frontage and excellent access to I-394.

LAND RELATED

Lot Frontage (Feet): 2170 ft frontage on Rt. 1 West side
2508 ft on Rt. 1 the East side
1161 ft West on Goodenow
2423.5 ft on Goodenow east end.
776 ft at the commercial Corner on Goodenow road
Tillable Acres: There are approximately 316 tillable acres.
Buildings: The house and 5 acres are being sold separately.
Zoning Description: It is still zoned Agriculture.
Flood Plain or Wetlands: The property does have several acres in a flood plain.
Topography: Rolling on the west side Rt. 1 and flat on the east side of Rt. 1.
Available Utilities: The village of Beecher has the ability to provide utilities, (sewer & water) to the site.

FINANCIALS

Finance Data Year: The 2018 taxes paid in 2019
Real Estate Taxes: Real estate taxes for 352 total acres paid in 2013 were \$8,851.68 or \$25.14 per acre.
Investment Amount: The property is being offered in parcels or as the entire 332 acres.
17 Ac Commercial Corner \$850,000
40 Ac East side of Rt. 1 \$1,600,000
140 Ac Goodenow Rd frontage \$2,100,000
130 Ac West of Rt. 1 \$2,080,000
5 Acres and buildings \$150,000
The total for all 332 acre is \$6,780,000 or \$20,422 per acre.

LOCATION

Address: 27822 S DIXIE HWY,
BEECHER, IL, 60401

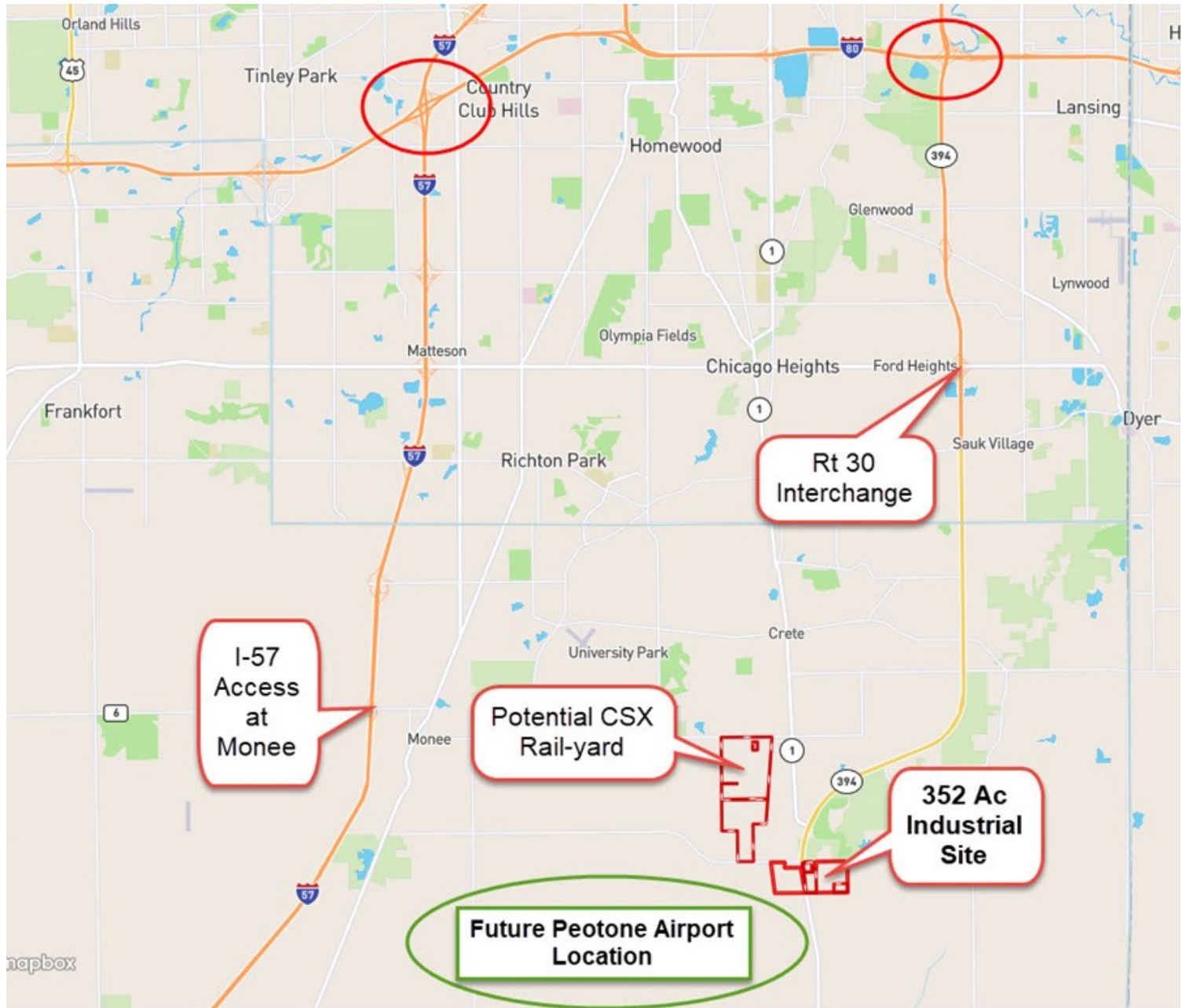
County: Will County

MSA: Chicago-Joliet



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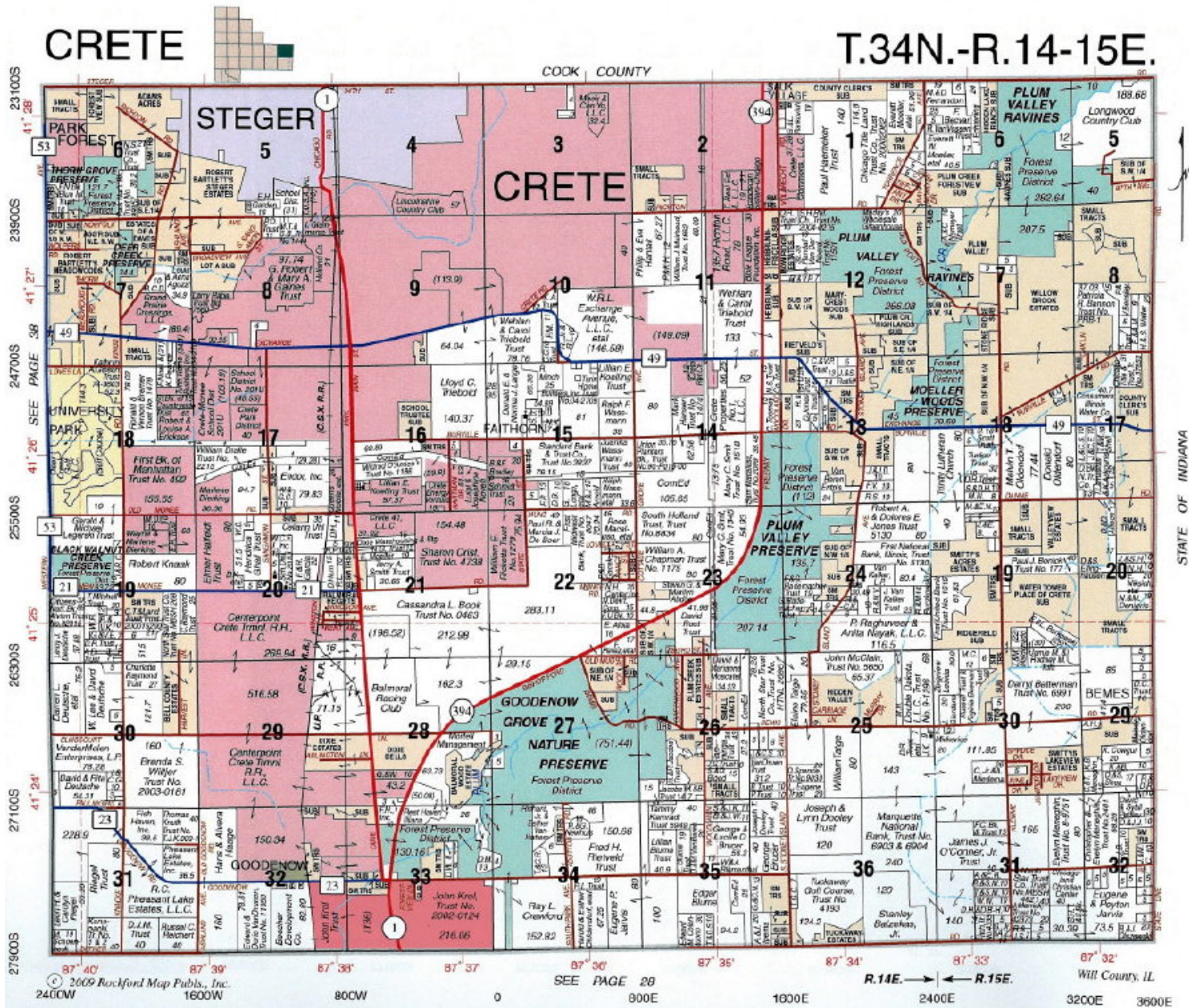
LOCATION OF THE 332 ACRES OF INDUSTRIAL DEVELOPMENT LAND IN BEECHER, IL



AERIAL SHOWING THE FOUR SEPARATE POTENTIAL DEVELOPMENT LOTS

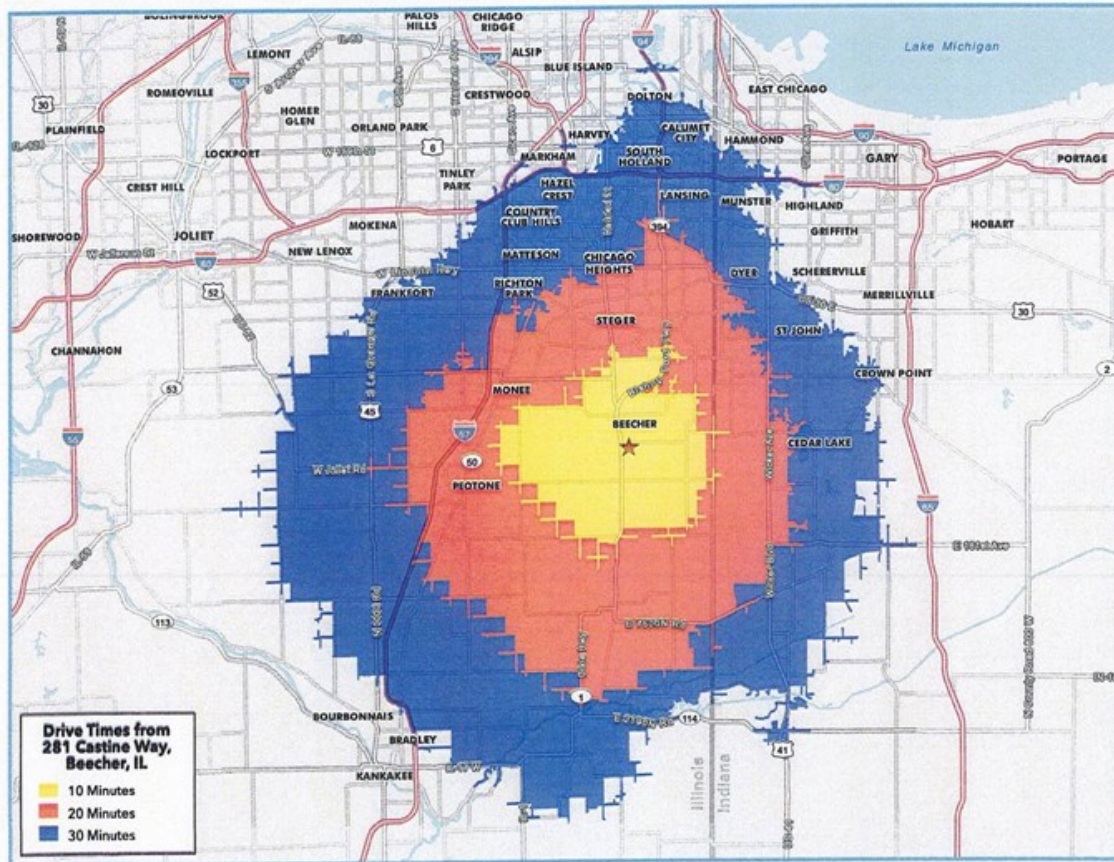


CRETE TOWNSHIP PLAT PAGE

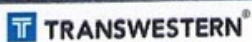


DRIVE TIMES PROVIDED BY THE VILLAGE OF BEECHER

DRIVE TIMES



OFFERING MEMORANDUM - NANTUCKET COVE - BEECHER, IL



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9

Will County Regional Airport

SSA Inaugural Limit
SSA Ultimate Limit

Streets
 Expressway
 Primary
 Secondary
 Local
 County
 Townships

Peotone Airport Site

352 Ac Beecher Industrial Site

100, 200 & 300 MILE DRIVE RADIUS



LABOR FORCE IN THE BEECHER INDUSTRIAL TRADE AREA

DEMOGRAPHIC OVERVIEW 0-7 MILE RADIUS OF BEECHER, ILLINOIS (Based on 2008 Estimates provided by Claritas)

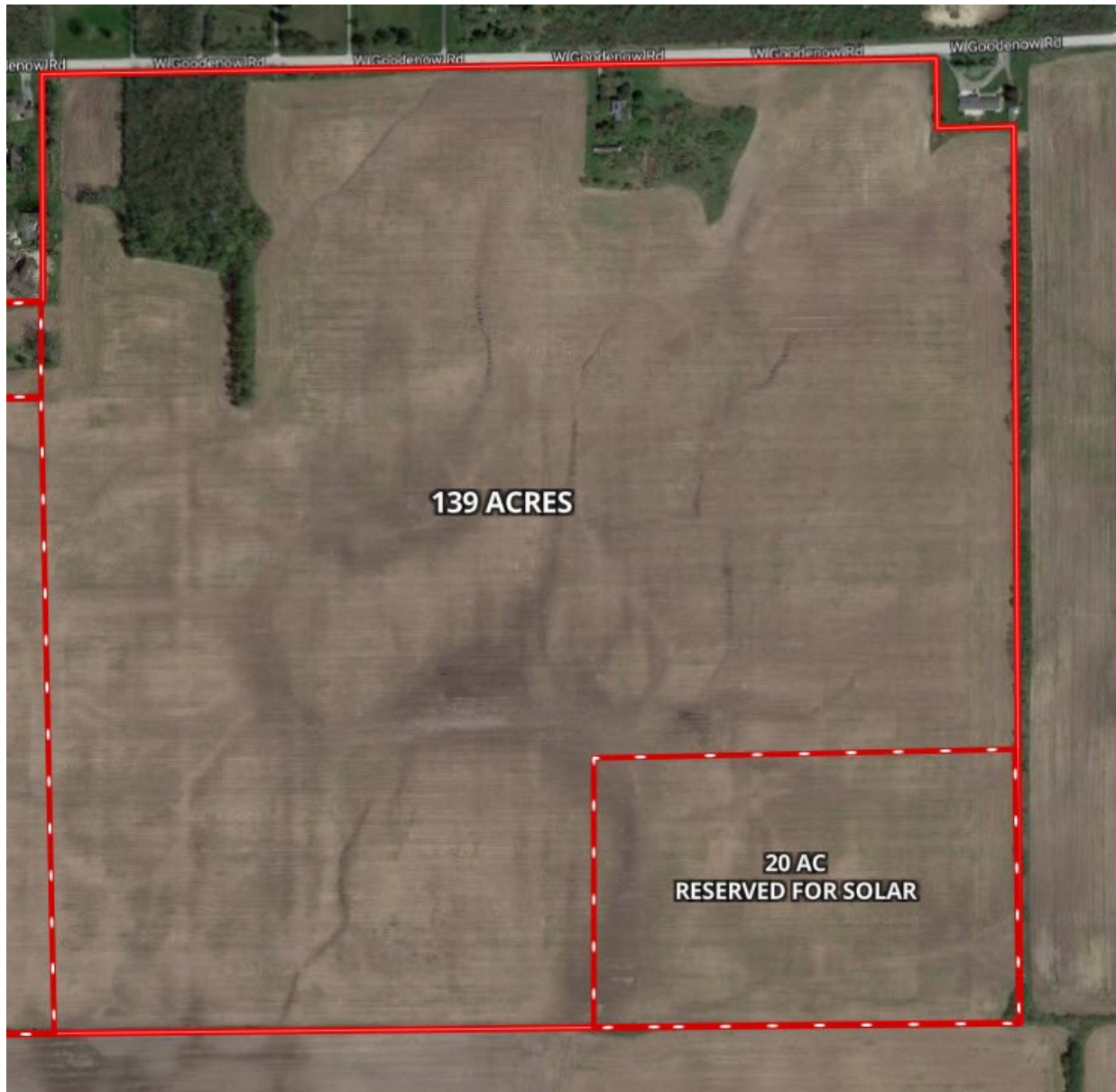
POPULATION		HOUSEHOLD ANNUAL INCOME	
2013 Projection	31,310	2008 Estimated Average	\$74,623
2008 Estimate	27,890	2000 Average	\$63,930
2000 Actual	22,771	Growth 2000 to 2008	17%
1990 Actual	20,546		
Growth 2008-2013	12.26%	2008 Estimated Median	\$64,205
Growth 2000-2008	22.48%	2000 Median	\$56,134
Growth 1990-2000	10.83%	Growth 2000 to 2008	14%
ESTIMATED LABOR FORCE		HOUSEHOLDS WITH \$100,000 OR MORE ANNUAL INCOME	
Employed Work Force	14,264	2008 Estimated	2,335
HOUSEHOLDS		POPULATION 25+ BY EDUCATIONAL ATTAINMENT	
2013 Projection	11,409	Less than 9 th Grade	682
2008 Estimate	10,137	Some High School, no diploma	1,530
2000 Actual	8,206	High School Graduate (or GED)	6,817
1990 Actual	6,937	Some College, no degree	5,297
Growth 2008-2013	12.55%	Associate Degree	1,155
Growth 2000-2008	23.53%	Bachelor's Degree	2,297
Growth 1990-2000	18.29%	Master's Degree	941
		Professional School Degree	117
		Doctorate Degree	81
AGE – 2008 ESTIMATE		TRAFFIC COUNT	
16 & Over	22,342	Average Daily Traffic Count:	9,200 ¹
18 & Over	21,499		
21 & Over	20,429		
65 & Over	3,599		

For further information contact:

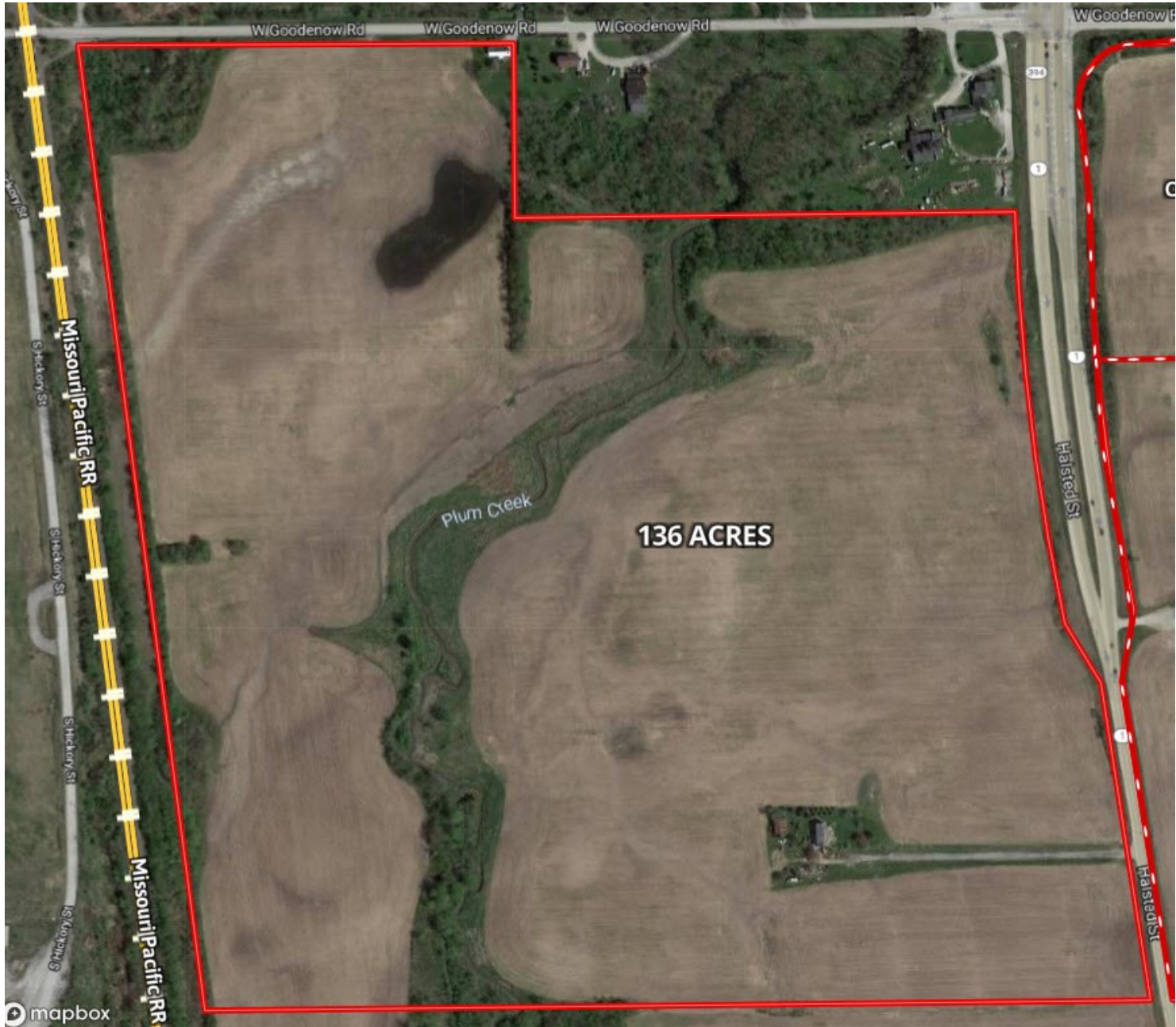
Robert Barber, Village Administrator
Village of Beecher
724 Penfield St., P.O. Box 1154
Beecher, Illinois 60401
(708) 946-2261

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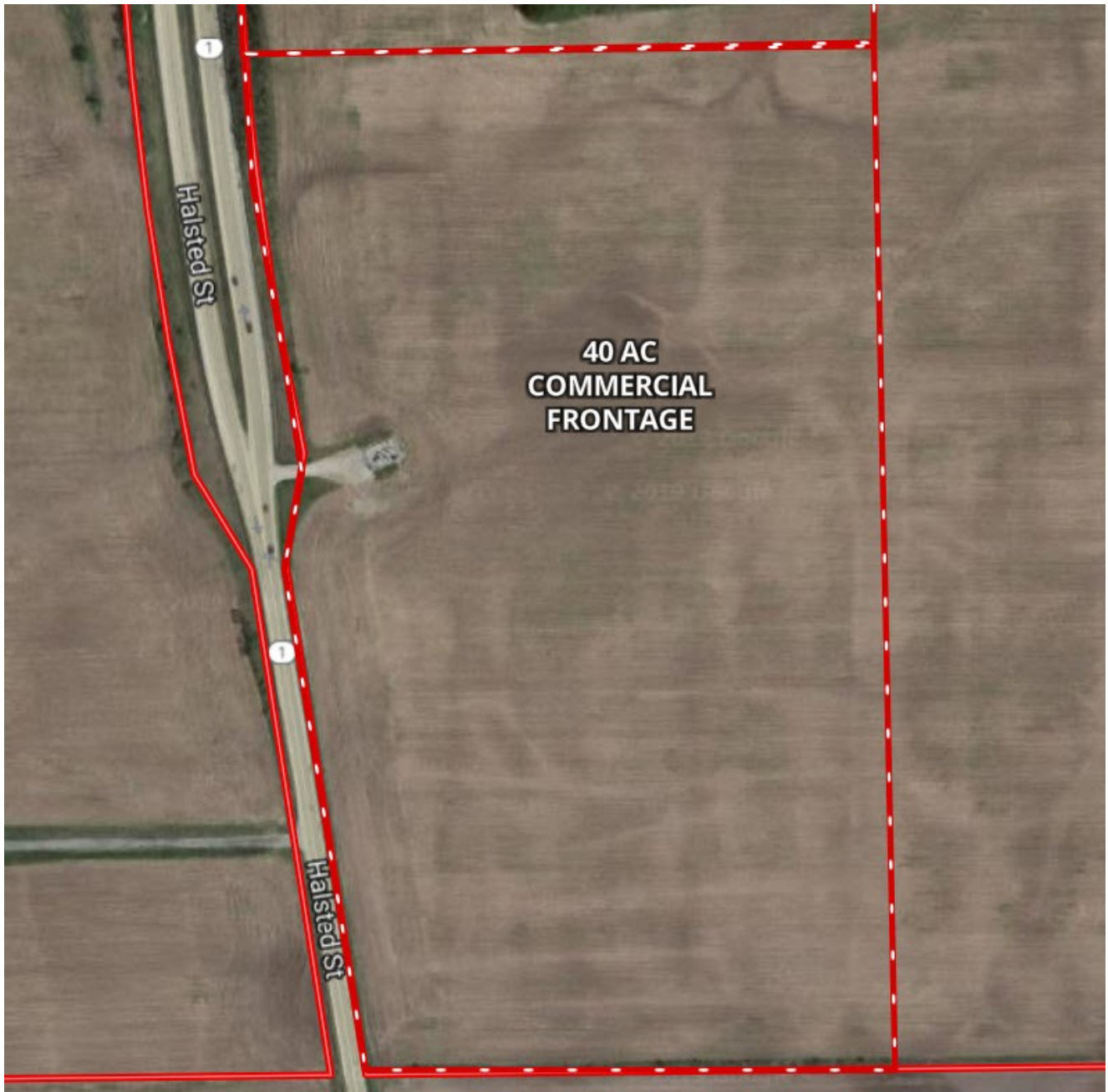
139 ACRES EAST OF RT. 1 WITH FRONTAGE ON GOODENOW RD. IN BEECHER IL. WILL COUNTY



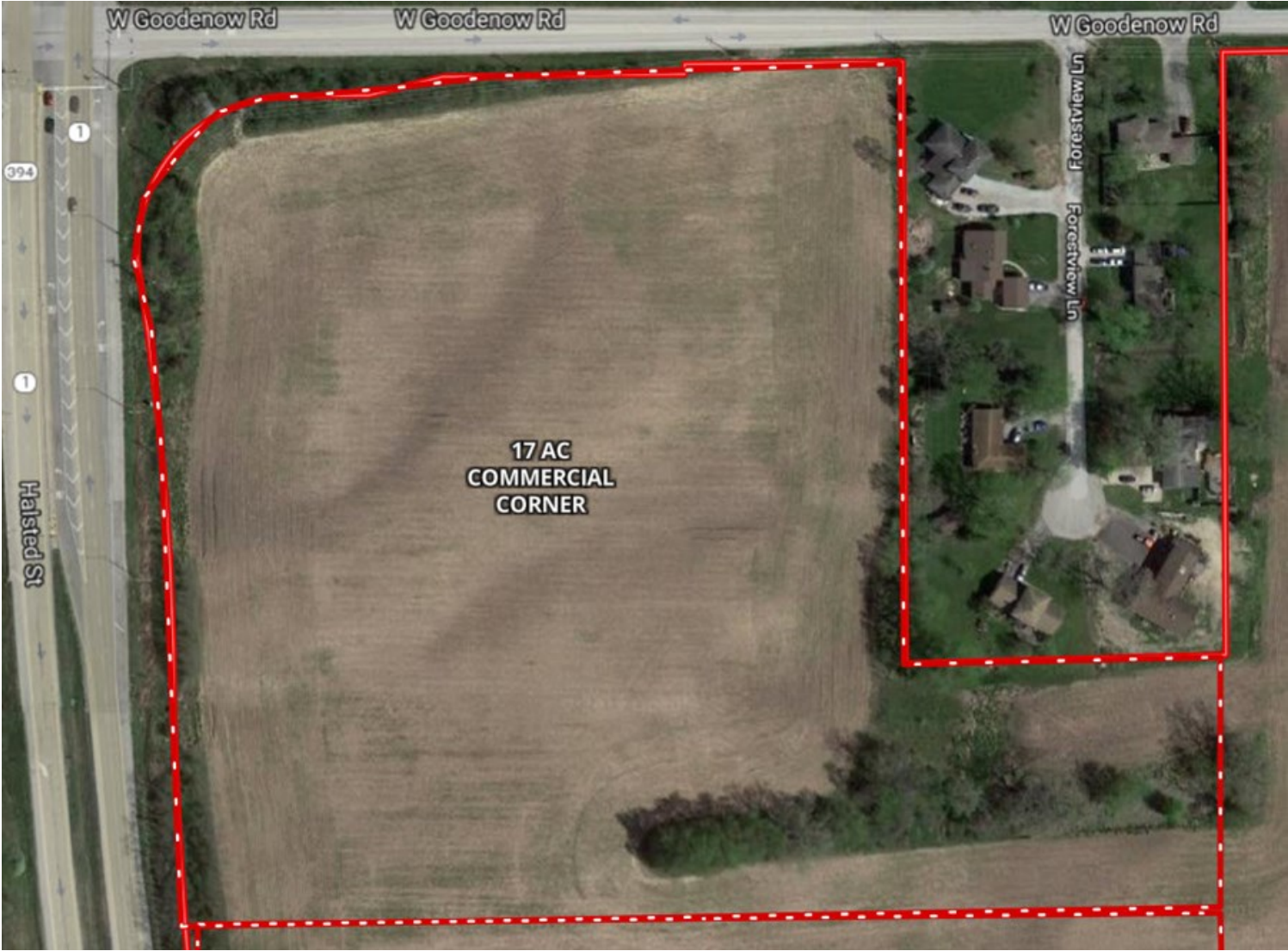
136 ACRES ON THE WEST SIDE OF RT. 1 WITH FRONTAGE ON GOODENOW ROAD AND CSX RAIL



40 ACRE PARCEL OF COMMERCIAL OR INDUSTRIAL FRONTAGE ON IL RT. 1

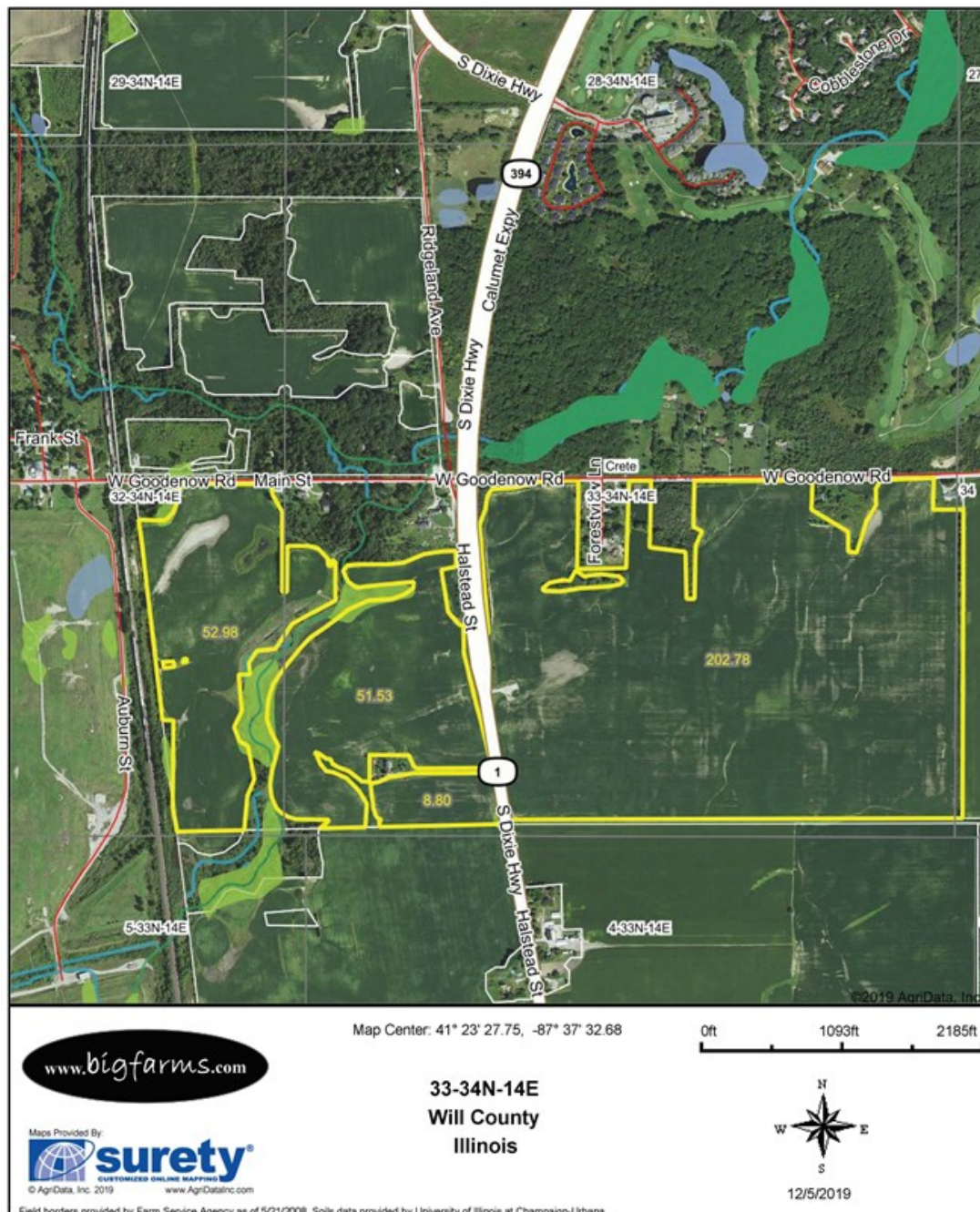


SIGNALIZED COMMERCIAL CORNER LOT WITH 17 ACRES

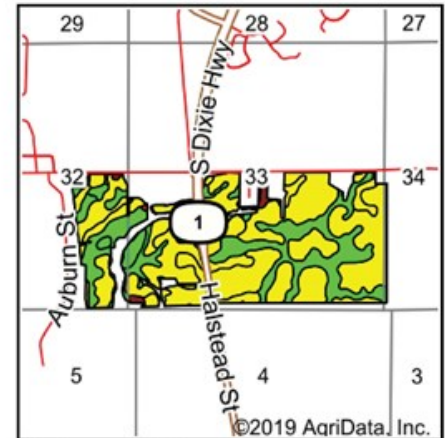


CRETE TOWNSHIP, WILL COUNTY FSA MAP

Aerial Map



SOIL MAP OF ALL 352 ACRES IN THE BEECHER INDUSTRIAL SITE



State: **Illinois**
County: **Will**
Location: **33-34N-14E**
Township: **Crete**
Acres: **316.09**
Date: **12/5/2019**

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Maps Provided By:
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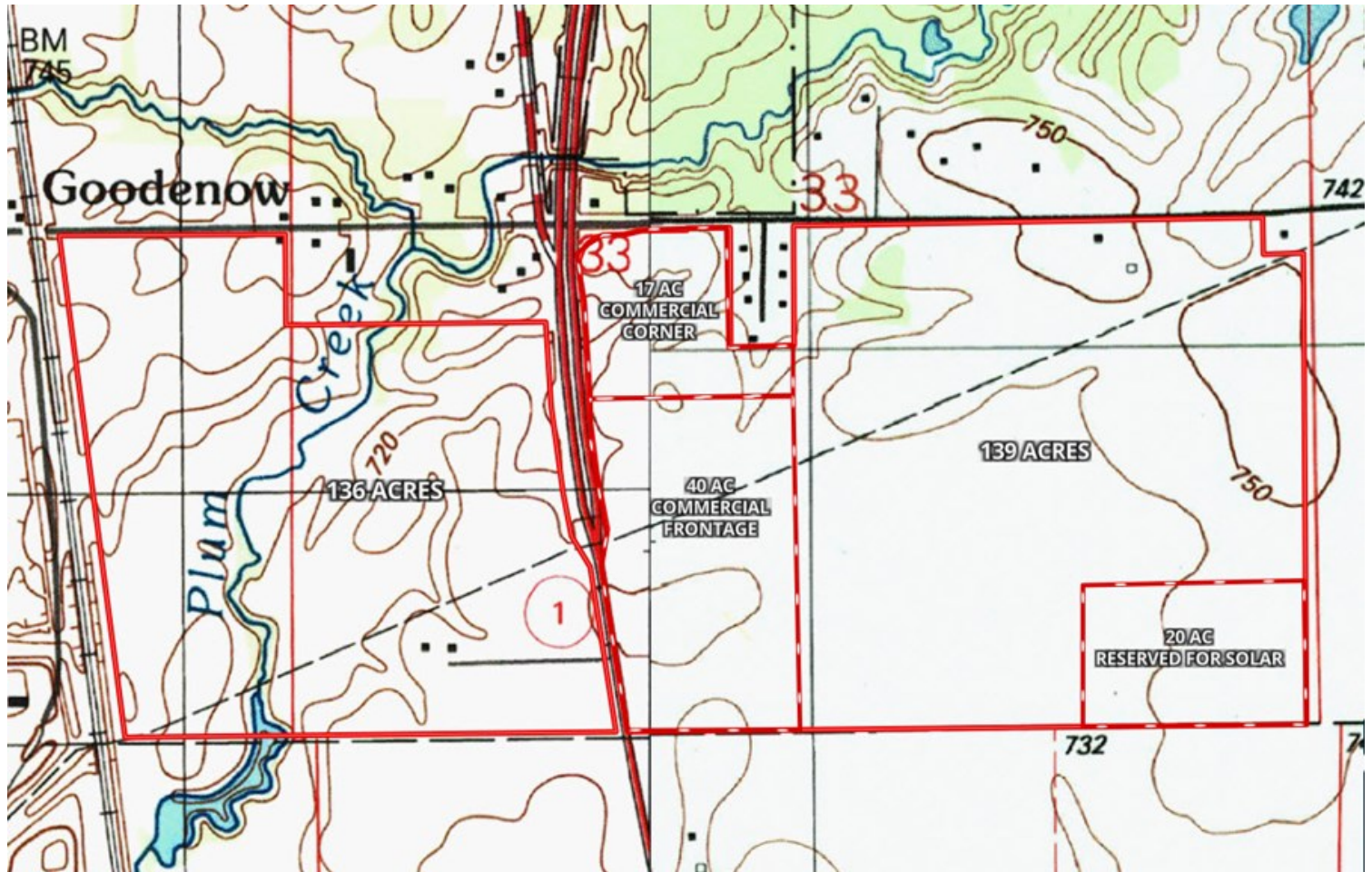


Soils data provided by USDA and NRCS.

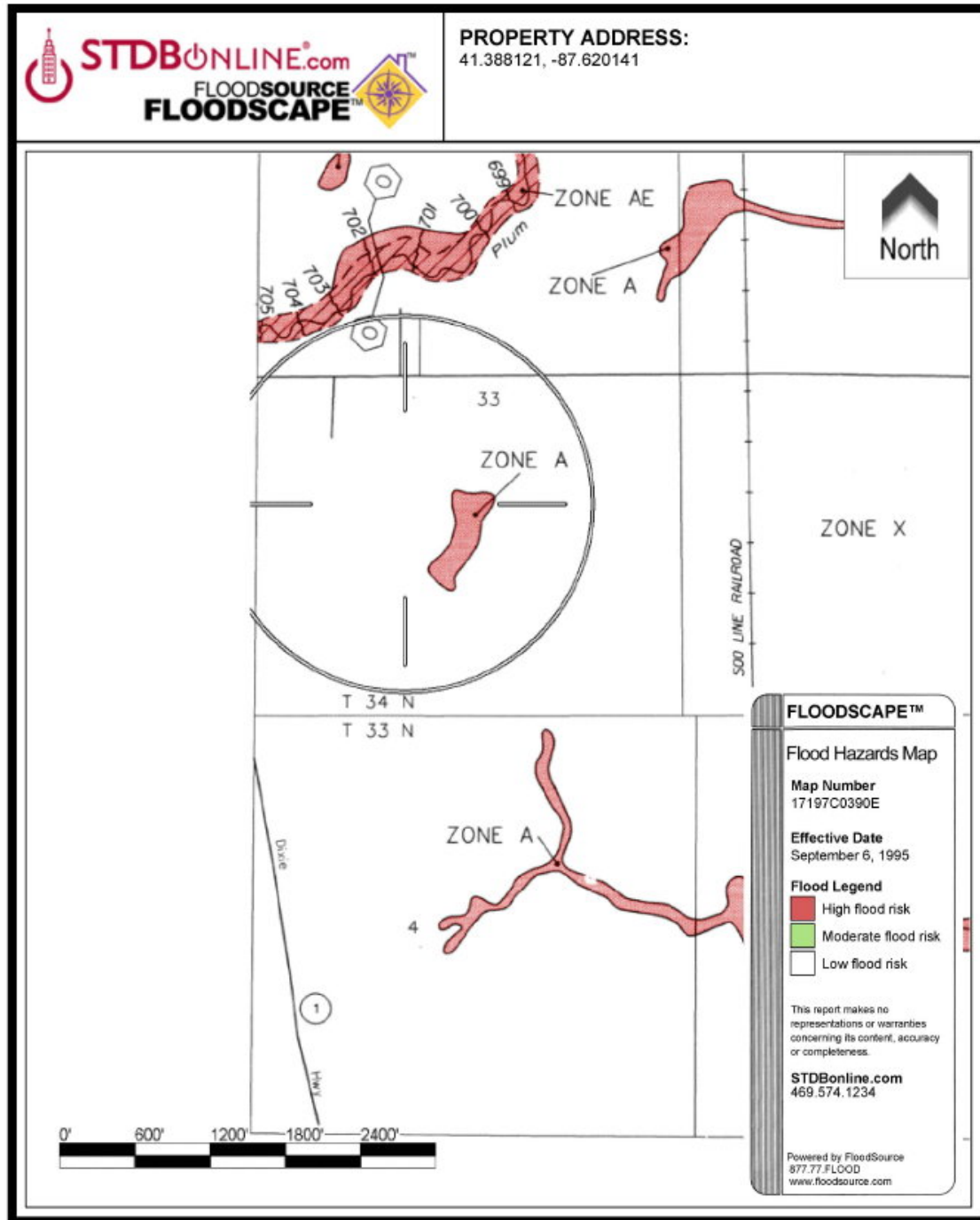
Area Symbol: IL197. Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**298B	Beecher silt loam, 2 to 4 percent slopes	112.63	35.6%		**150	**50	**113
232A	Ashkum silty clay loam, 0 to 2 percent slopes	84.55	26.7%		170	56	127
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	54.11	17.1%		**147	**48	**108
**530D2	Ozaukee silt loam, 6 to 12 percent slopes, eroded	30.31	9.6%		**140	**44	**101
298A	Beecher silt loam, 0 to 2 percent slopes	13.97	4.4%		152	51	114
**530C2	Ozaukee silt loam, 4 to 6 percent slopes, eroded	7.64	2.4%		**143	**45	**104
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	4.53	1.4%		**160	**52	**119
330A	Peotone silty clay loam, 0 to 2 percent slopes	3.84	1.2%		164	55	123
**530E2	Ozaukee silt loam, 12 to 20 percent slopes, eroded	2.72	0.9%		**123	**39	**89
**530D3	Ozaukee silty clay loam, 6 to 12 percent slopes, severely eroded	1.48	0.5%		**129	**40	**94
8451A	Lawson silt loam, heavy till plain, 0 to 2 percent slopes, occasionally flooded	0.31	0.1%		190	61	140
Weighted Average					153.8	50.6	114.5

TOPOGRAPHICAL MAP OF BEECHER INDUSTRIAL SITE

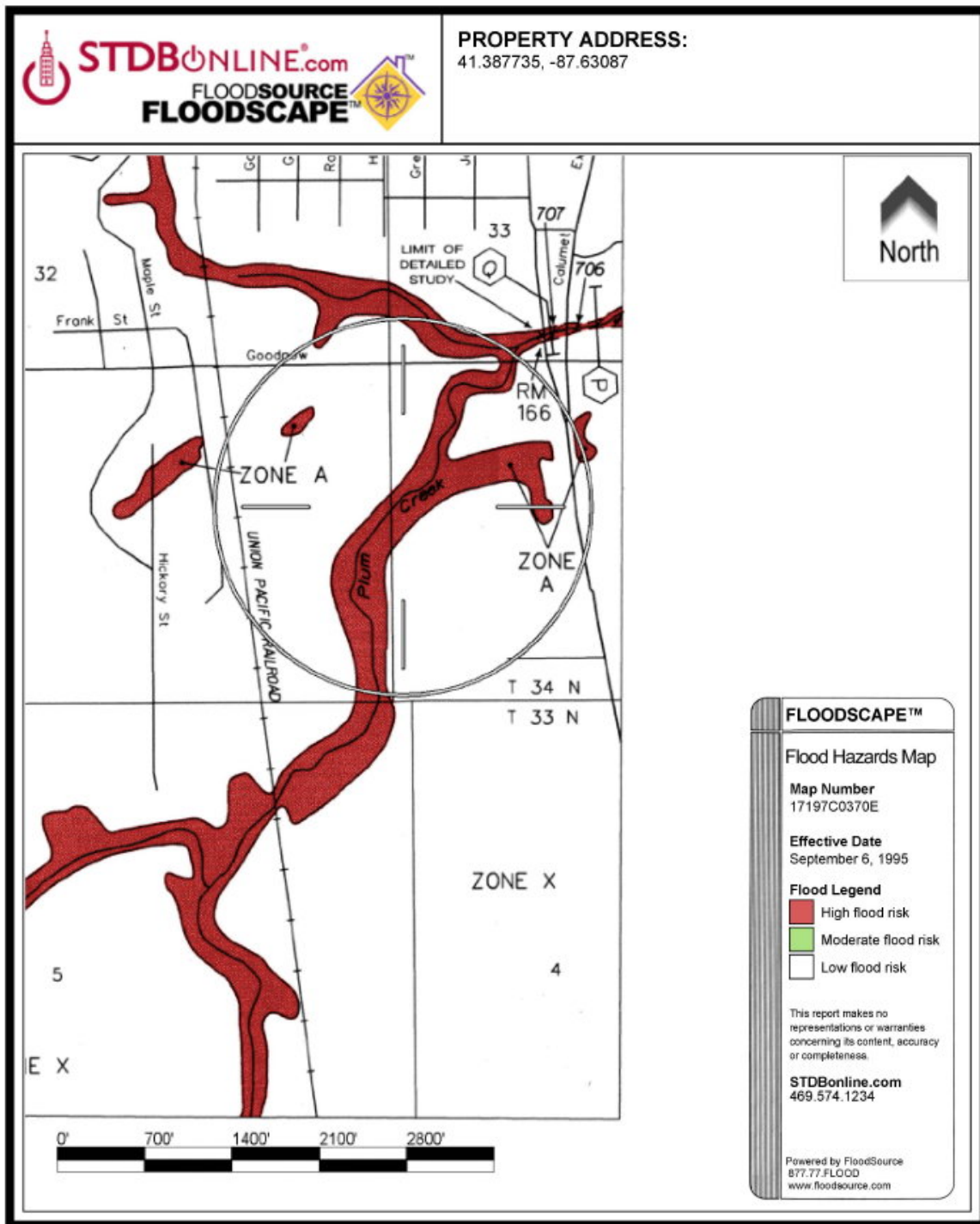


FLOOD MAP EAST OF RT. 1



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FLOOD MAP WEST OF RT. 1



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

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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