

## 38 AC MILLSDALE RD

**SW Corner of Millsdale Road & Bridge Rd  
Elwood IL**

**For more information contact:**

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is an AGENT of the SELLERS.

**GOODWIN**



<b>County:</b>	Will
<b>Township:</b>	Jackson
<b>Gross Land Area:</b>	38.5 Acres
<b>Property Type:</b>	Vacant Land For Sale
<b>Possible Uses:</b>	Multiply uses, residential, commercial, office
<b>Total Investment:</b>	\$570,000
<b>Unit Price:</b>	\$15,000 per acre
<b>Productivity Index (PI):</b>	137.9
<b>Buildings:</b>	None
<b>Utilities:</b>	Sewer & Water at site
<b>Zoning:</b>	AGRICULTURAL



Excellent road frontage on both Millsdale and Bridge. This 38 acre parcel has an Elwood address but Joliet city sewer and water available. Zoned agriculture with many potential uses. Commercial to residential uses will be considered by the city of Joliet. Power lines cut across the corner of this parcel along with a small creek.

## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** Millsdale 38.5 Acre  
**Tax ID Number/APN:** Tax ID# 10-11-09-100-003-0000  
**Possible Uses:** Many potential uses. Industrial, Office, Commercial, Residential. This parcel is between Center Point Inter-model industrial park and residential single family housing.  
**Zoning:** Agriculture  
**Sale Terms:** Sellers are requiring cash at closing.

### AREA & LOCATION

**School District:** Elwood Grade School District 203  
Joliet Central High School District 204  
**Location Description:** Parcel is next to one of the largest industrial developments in the country. The 38.5 acre parcel is between IL Rt. 53 and the entrance to Center Point Inter-model center.  
**Site Description:** Vacant farmland  
**Side of Street:** SW corner of Millsdale and Bridge.  
**Highway Access:** Easy access to Rt. 53, Interstate I-55 and I-80  
**Road Type:** Asphalt  
**Property Visibility:** Good corner location, half mile west of Rt. 53.  
**Largest Nearby Street:** IL Rt. 53

### LAND RELATED

**Lot Frontage (Feet):** 1320 feet  
**Tillable Acres:** Approximately 36 Tillable acres.  
**Lot Depth:** 1320 Feet  
**Buildings:** No building on this property.  
**Flood Plain or Wetlands:** Yes the parcel does have several acres considered flood plain. Map is included with this brochure.  
**Topography:** Flat to slightly rolling  
**Soil Type:** Good class A quality soil types.  
**Available Utilities:** Sewer and Water available from City of Joliet.

### FINANCIALS

**Finance Data Year:** 2019 payable in 2020  
**Real Estate Taxes:** Real-estate taxes paid in 2020 \$1,577.0  
**Investment Amount:** The Investment Amount is \$570,000 or \$15,000 per Acre

### LOCATION

**Address:** SW Corner Millsdale road and Bridge Street.  
Latitude 41.45137 Longitude -88.088942  
**County:** Will  
**MSA:** Chicago-Joliet

AERIAL MAP 1

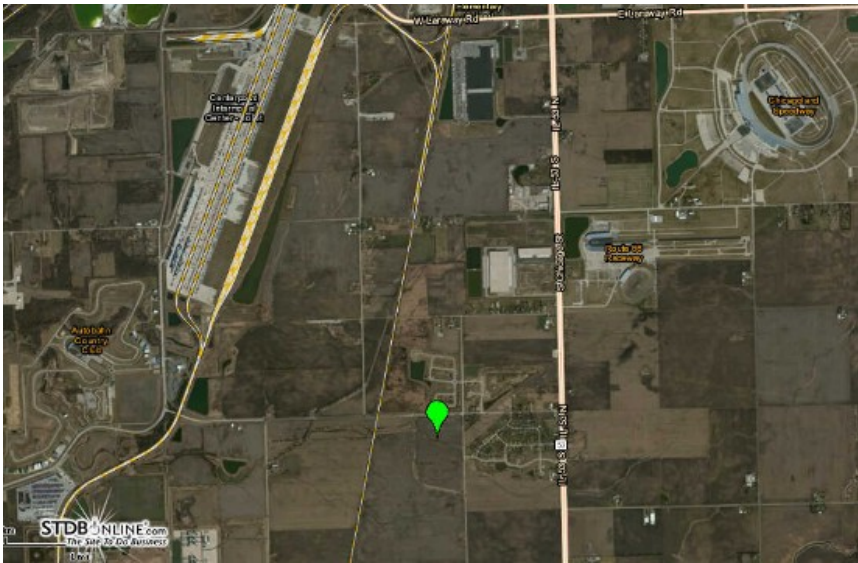


AERIAL MAP 2

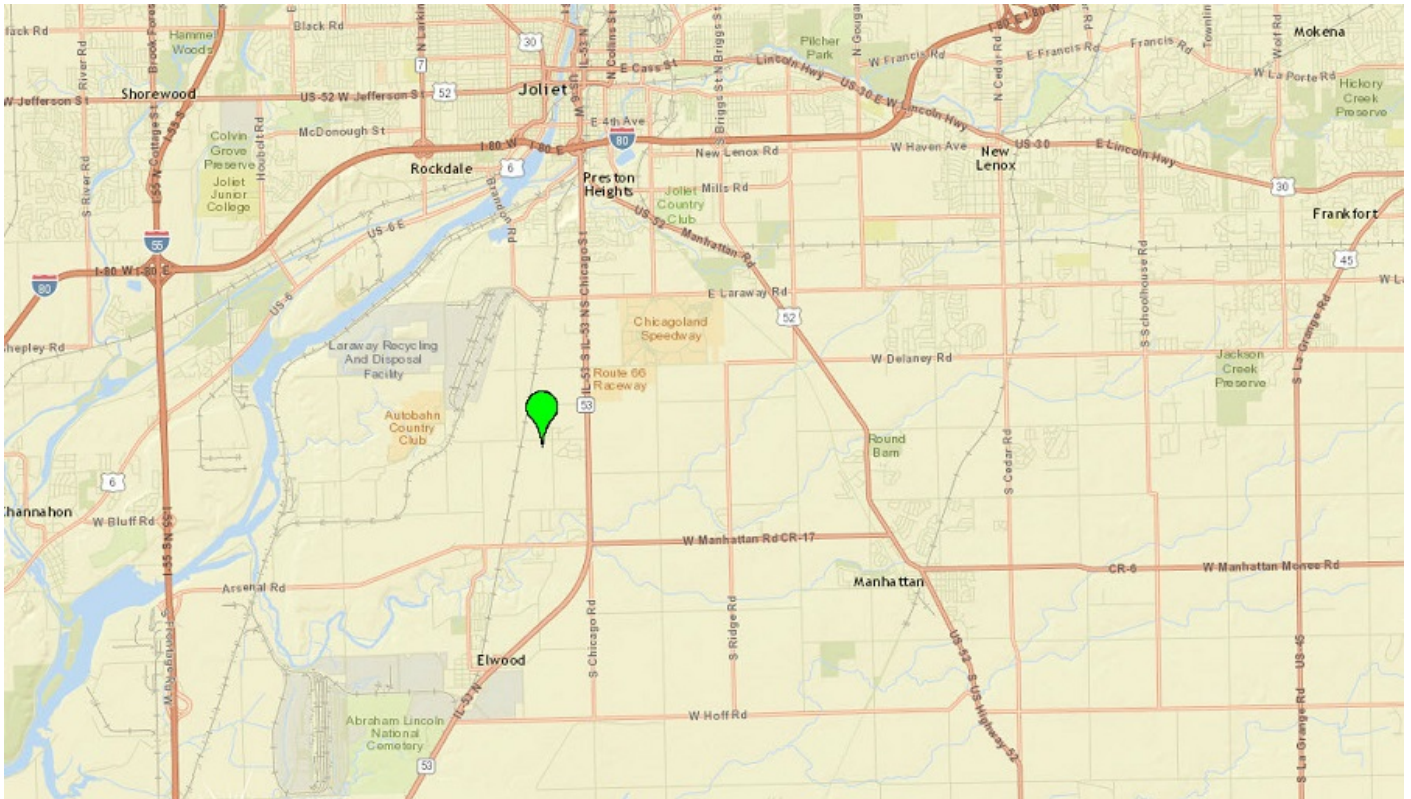




AERIAL MAP 3

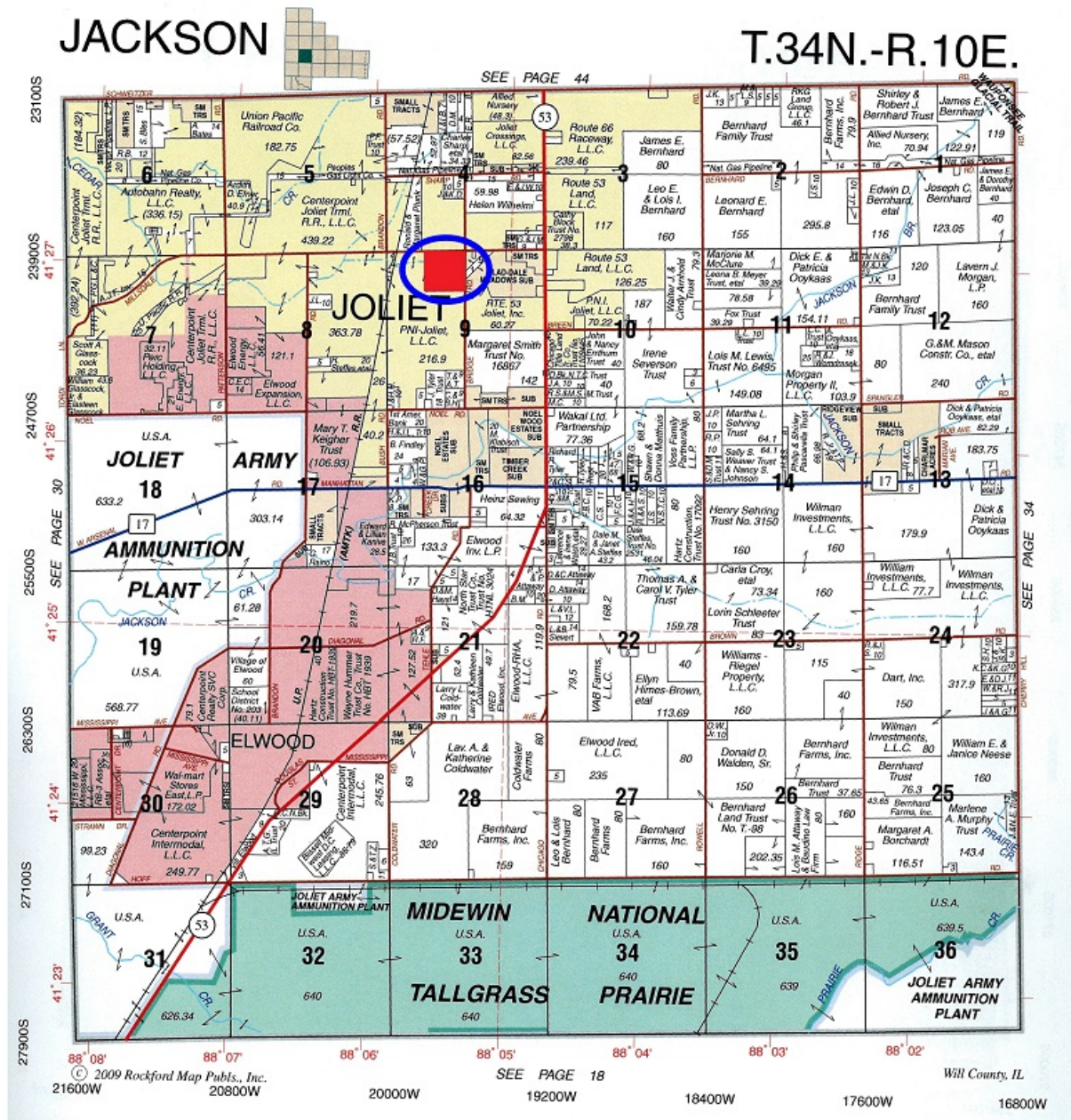


## ROAD MAP





PLAT PAGE



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

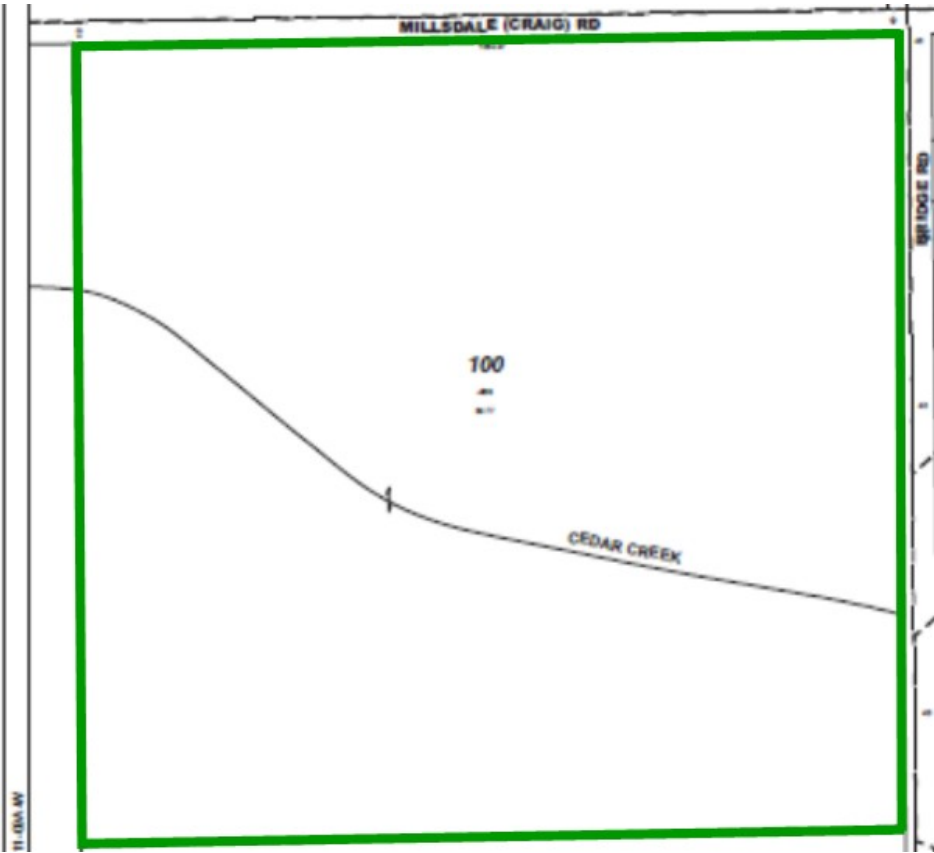
FSA MAP

Aerial Map

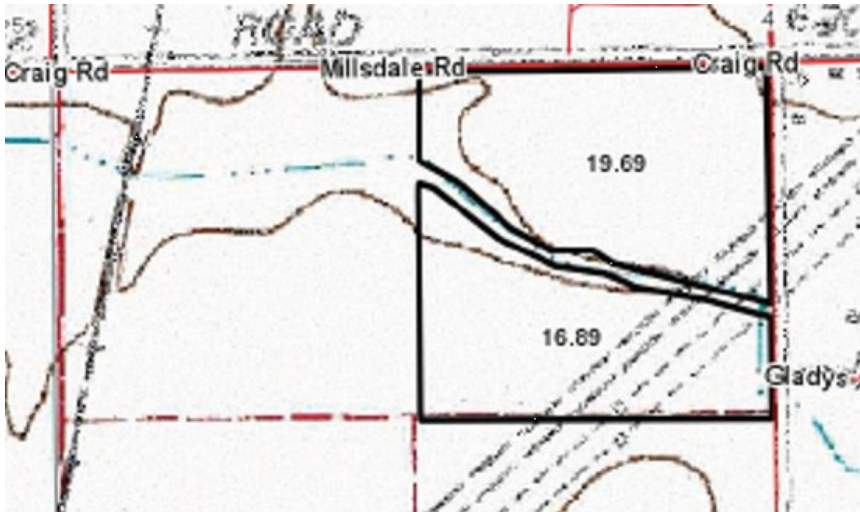




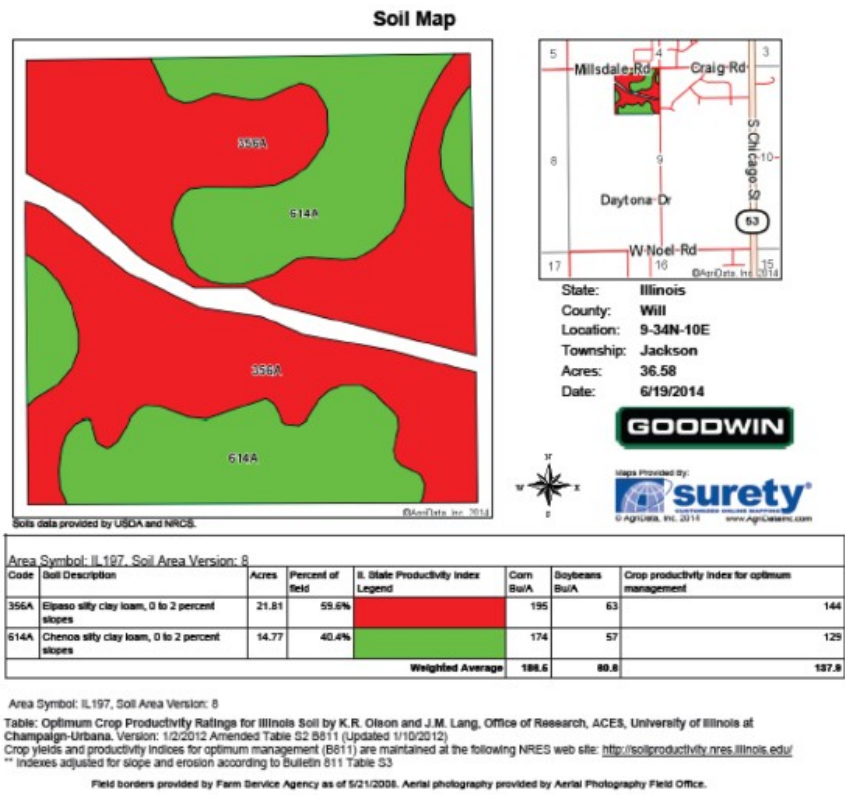
TAX MAP



TOPOGRAPHICAL MAP

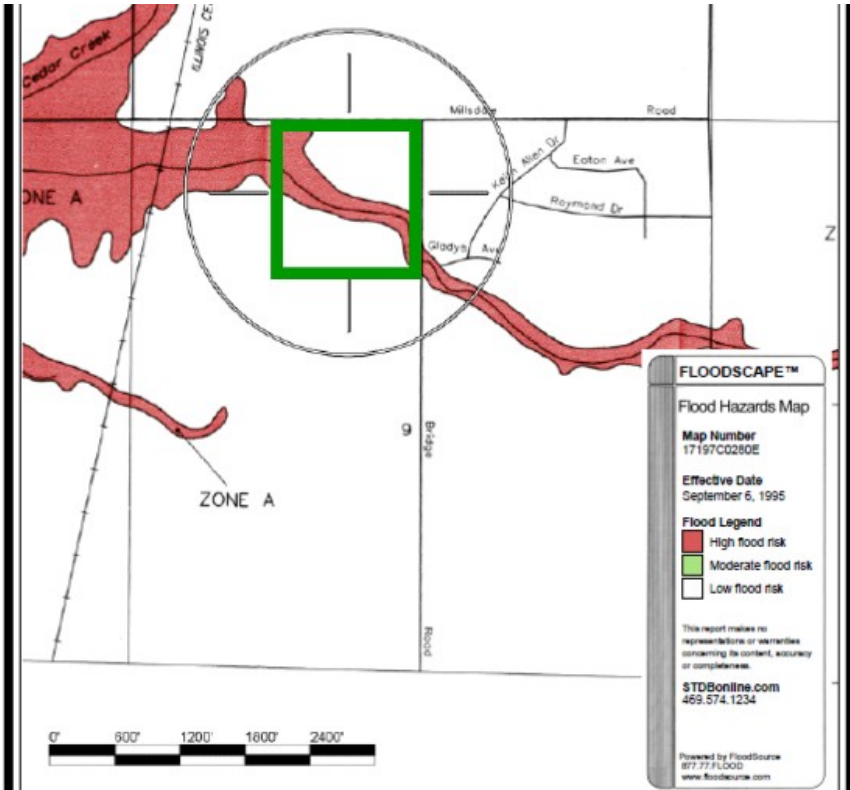


SOIL MAP





FLOOD MAP



## 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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