

5.39 AC PLAINFIELD DEVELOPMENT SITE

12415 S 248th Avenue
Plainfield IL 60585

For more information contact:

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

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

GOODWIN



County:	Will
Township:	Wheatland
Gross Land Area:	5.39 Acres
Property Type:	Land with one large old farmhouse and farm buildings
Possible Uses:	Commercial Development
Total Investment:	\$1,760,913.00
Unit Price:	\$7.50 per square foot
Productivity Index (PI):	134.2
Buildings:	One two-story frame farmhouse (c.1940, ~1,168 SF), barns, and grain storage (c.1967)
Utilities:	Electric, water, sewer, gas, fiber near site
Zoning:	Unincorporated Will County; annexation to Village of Plainfield available with commercial zoning



5.39-Acre Commercial Development Site — Plainfield, Illinois

BigFarms Real Estate is pleased to present this 5.39-acre development site on S 248th Avenue in Plainfield, Illinois. Situated between Plainfield North High School and the 60-acre Endeavor Health (formerly Edward Hospital) Plainfield medical campus, this property occupies one of the most desirable commercial corridors in southwest suburban Chicago. A newly created commercial corner at 248th Avenue and Prairie Grove Drive, combined with strong road frontage and proximity to major healthcare and educational anchors, makes this an outstanding opportunity for investors and developers.

Location and Access

The property is located on the east side of S 248th Avenue, just north of W Prairie Grove Drive, in unincorporated Wheatland Township. Plainfield North High School sits immediately to the north at 12005 S 248th Avenue, while the Endeavor Health Plainfield campus — featuring outpatient services, a surgery center, cancer center, medical office buildings, and immediate care — is located just to the east along W 127th Street. The site is one mile west of Route 59 and half a mile east of US Route 30, providing excellent access to the regional road network. I-55 is approximately 5 miles to the east.

www.bigfarms.com®

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

S 248th Avenue is a full-curb paved street with turn lanes, and the property offers approximately 342 feet of road frontage. The recent sale of an adjacent 2-acre parcel to a residential developer has created a new intersection at 248th Avenue and Prairie Grove Drive, establishing a commercially advantageous corner position for this property. New residential construction is actively underway to the east and south, adding rooftops and daily traffic to the immediate area.

Property Characteristics

The 5.39-acre site consists of two parcels and features level to gently rolling topography with an elevation range of just 9.4 feet (averaging 659.6 feet above sea level). Soils are predominantly Graymont silt loam (88.9%) and Elpaso silty clay loam (11.1%), yielding a weighted average Productivity Index of 134.2. The entire property falls within FEMA Zone X — Area of Minimal Flood Hazard — with 100% of the acreage outside the 500-year floodplain. No wetlands have been identified on the site per the National Wetlands Inventory. These characteristics support straightforward site development with minimal environmental or grading challenges.

Existing improvements include a two-story frame farmhouse (built circa 1940, approximately 1,168 SF), barns, and grain storage structures (circa 1967). Approximately 3 acres of the site is open tillable land. The farm buildings may generate interim income until development proceeds.

Development Potential and Zoning

The property is currently in unincorporated Will County but is positioned for annexation into the Village of Plainfield, where commercial zoning is readily available. The site falls within the Plainfield Comprehensive Plan's medical district, reflecting the community's vision for healthcare-related and complementary commercial uses along this corridor. Potential uses include but are not limited to:

- Medical offices and healthcare facilities
- Assisted living or senior care
- Professional services and general office
- Retail and convenience commercial
- Mixed-use development

Area and Market Context

Plainfield is one of the fastest-growing communities in the Chicago metropolitan area, located within the Chicago-Naperville-Elgin MSA. The property is served by Plainfield Community Unit School District 202, one of the largest and most recognized districts in Will County. The surrounding area features established residential subdivisions, active new home construction, and a strong base of commercial and institutional development anchored by the Endeavor Health campus. Route 59 corridor shopping and services are approximately one mile to the east.

Traffic Counts

The Illinois Department of Transportation (IDOT) Annual Average Daily Traffic data confirms strong vehicle volumes surrounding this property. S 248th Ave carries approximately 4,800 to 5,700 vehicles per day along the property frontage, with volumes increasing to the south. W 127th Street, located immediately south of the site at the Endeavor Health campus, handles 8,100 to 10,400 vehicles daily. The Route 59 commercial corridor, approximately one mile east, sees 23,500 to 29,500 vehicles per day — reflecting the heavy retail and commercial activity in the immediate trade area. A Daily Traffic Count Map from IDOT is included in the gallery below.

Investment Highlights

- 5.39 acres with ~342 feet of frontage on S 248th Avenue
- Newly created commercial corner at 248th Ave and Prairie Grove Dr
- Adjacent to Plainfield North High School and Endeavor Health Plainfield campus
- Within Plainfield Comprehensive Plan medical district
- FEMA Zone X — no flood plain, no wetlands
- Level topography ideal for development
- Annexation to Plainfield with commercial zoning readily available
- Strong and growing residential base with active new construction nearby
- Excellent access to Routes 30 and 59 and I-55
- Existing structures may provide interim income

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 5.39 Acre Plainfield Development Site
Tax ID Number/APN: PIN 07-01-28-300-018 (\pm 2.04 AC) and PIN 07-01-28-300-022 (\pm 3.35 AC)
Possible Uses: Commercial development, medical office, assisted living, professional services, retail, mixed-use. Property is within the Plainfield Comprehensive Plan medical district. Existing farm buildings and farmhouse may provide interim income until development.
Zoning: Unincorporated Will County. Annexation to Village of Plainfield is readily available with commercial zoning.

AREA & LOCATION

School District: Plainfield Community Unit School District 202
Market Type: Transitional — Agricultural to Commercial
Location Description: The property is located on the east side of S 248th Avenue, just north of W Prairie Grove Drive, in Wheatland Township. Positioned between Plainfield North High School (immediately north) and the 60-acre Endeavor Health Plainfield medical campus (east along W 127th Street). One mile west of Route 59 and half a mile east of US Route 30.
Site Description: Old farmstead site with a two-story frame farmhouse (c.1940, ~1,168 SF), barns, and grain storage (c.1967). Approximately 3 acres of open tillable land. A newly created commercial corner at 248th Avenue and Prairie Grove Drive enhances the site's development positioning. New residential subdivision under construction to the east.
Side of Street: East side of S 248th Avenue
Highway Access: Route 59 is approximately 1 mile to the east. US Route 30 is approximately 0.5 miles to the west. I-55 is approximately 5 miles to the east. I-80 is approximately 10 miles to the south.
Road Type: Full curb paved street with turn lanes
Legal Description: Part of the NW1/4 SW1/4 of Section 28, Township 37 North, Range 9 East, Will County, Illinois (PT NWSW 28-37N-9E)
Property Visibility: Excellent visibility from S 248th Ave (4,800–5,700 AADT). Immediately adjacent to W 127th St corridor (8,100–10,400 AADT) and within one mile of IL Route 59 (23,500–29,500 AADT).
Largest Nearby Street: US Route 30 and Route 59
Transportation: Excellent regional access via Routes 30 and 59. I-55 approximately 5 miles east. Plainfield Metra station on the Heritage Corridor line is approximately 4 miles south. Chicago Midway Airport approximately 35 miles northeast. Chicago O'Hare Airport approximately 45 miles north.

LAND RELATED

Lot Frontage (Feet): Approximately 342 feet of frontage on S 248th Avenue
Tillable Acres: Approximately 3 acres of open tillable land
Lot Depth: The property is approximately 910 feet deep
Buildings: One two-story frame farmhouse (built circa 1940, approximately 1,168 SF), barns, and grain storage structures (circa 1967)
Zoning Description: Currently unincorporated Will County. Annexation to Village of Plainfield is readily available with commercial zoning. Located within the Plainfield Comprehensive Plan medical district.
Flood Plain or Wetlands: No — FEMA Zone X, Area of Minimal Flood Hazard. 100% of site outside the 500-year floodplain. No wetlands identified per National Wetlands Inventory. See FEMA Report and Wetland Map included in gallery.
Topography: Level to gently rolling. Elevation range 654.2 to 663.6 feet (9.4 feet total relief, 2.1 ft standard deviation). Ideal for development with minimal grading. See Topo Map, Topo Contours Map, and Topo Hillshade Map included in gallery.
FSA Data: See FSA Aerial Map included in gallery. Field 5.15 in Section 28-37N-9E.
Soil Type: 88.9% Graymont silt loam, 2 to 5 percent slopes (541B) — PI 133.
11.1% Elpaso silty clay loam, 0 to 2 percent slopes (356A) — PI 144.
Weighted Average PI: 134.2.
See Soil Map included in gallery.

Soil Fertility: Weighted average corn yield 182.5 Bu/A, soybean yield 56.8 Bu/A. Optimum management PI of 134.2. Soils data per USDA/NRCS and University of Illinois Bulletin 811.

Available Utilities: Electric, natural gas, water, sewer, and fiber/telecommunications are available near the site. Connection details should be confirmed with utility providers.

FINANCIALS

Finance Data Year: 2024 Tax Year, Payable 2025

Real Estate Taxes:
PIN 07-01-28-300-018 (± 2.04 AC): \$7,614.06 — includes farmhouse, barns, and grain storage.
PIN 07-01-28-300-022 (± 3.35 AC): \$1,354.60.

Investment Amount: Total tax bill: \$8,968.66

\$1,760,913 or \$7.50 per square foot for 5.39 acres.

LOCATION

Address: 12415 S 248th Avenue, Plainfield, IL 60585

County: Will, IL

MSA: Chicago-Naperville-Elgin

PROPERTY NOTES

Nearby Anchors and Points of Interest

- Plainfield North High School — immediately north on 248th Avenue
- Endeavor Health Plainfield Campus (formerly Edward Hospital) — adjacent to the east on W 127th Street; includes outpatient center, surgery center, cancer center, medical offices, and immediate care
- Route 59 corridor shopping — approximately 1 mile east
- US Route 30 — approximately 0.5 miles west
- I-55 — approximately 5 miles east

Daily Traffic Counts (IDOT Annual Average Daily Traffic)

- S 248th Ave (property frontage): 4,800–5,700 AADT
- W 127th St (at Endeavor Health campus): 8,100–10,400 AADT
- IL Route 59 corridor: 23,500–29,500 AADT

Source: Illinois Department of Transportation, Annual Average Daily Traffic Map. Traffic counts are subject to change; verify current data at gettingaroundillinois.com.

External Resources

Plainfield, IL Demographics — Census Reporter

Village of Plainfield, IL — Official Website

Village of Plainfield — Zoning Information

Plainfield Comprehensive Plan

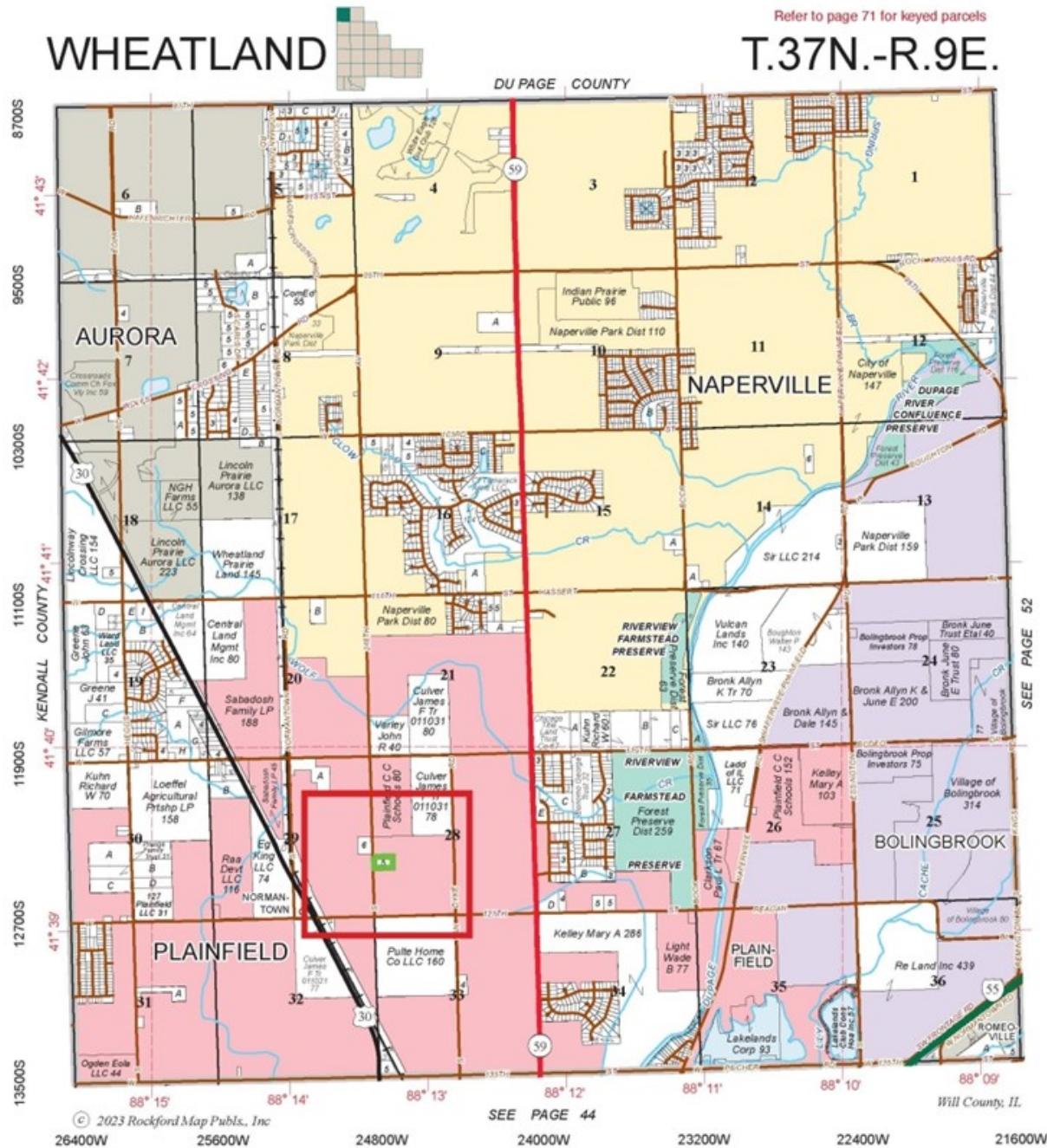
Plainfield North High School — District 202

Endeavor Health — Plainfield Campus

PROPERTY MAP

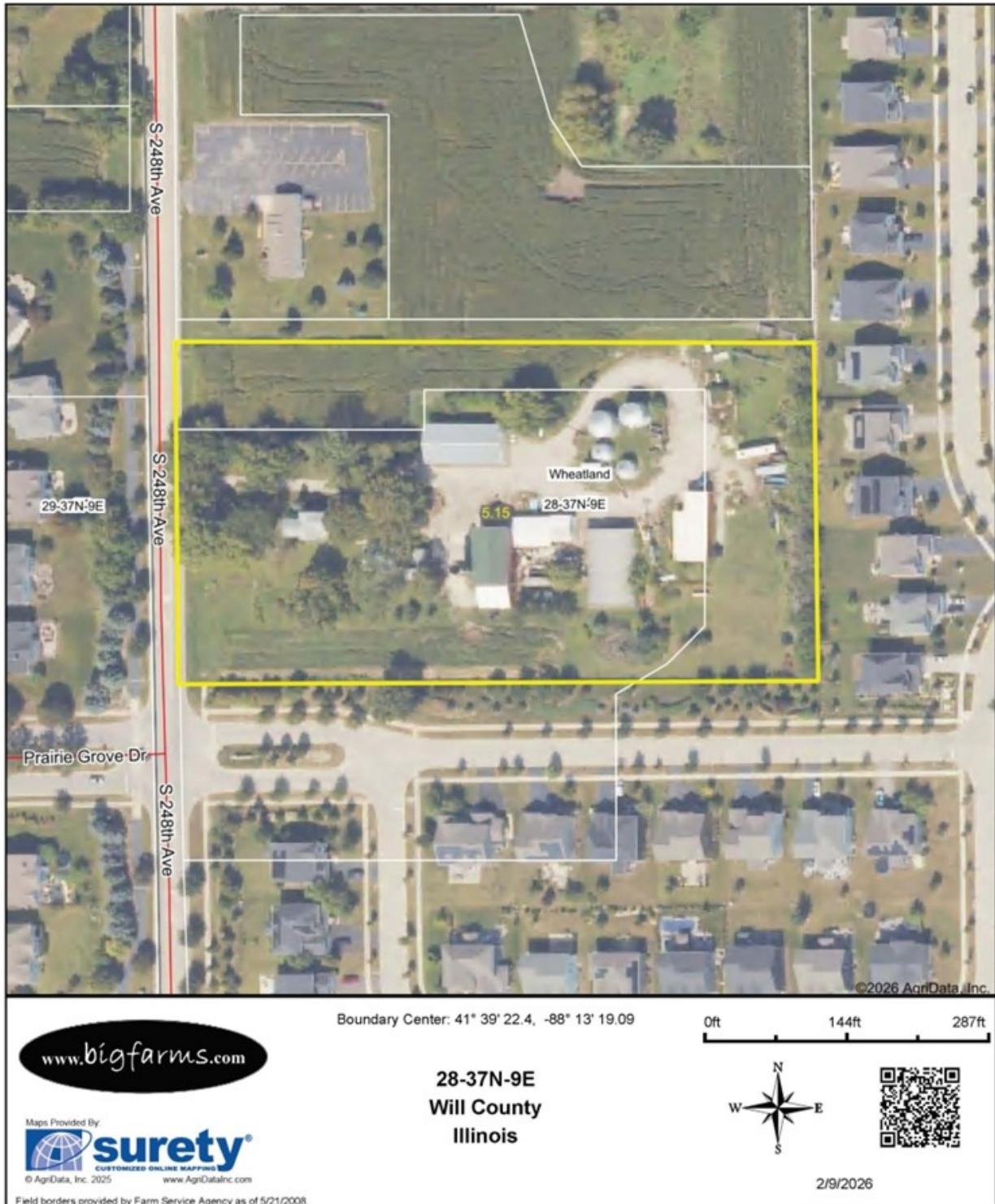


PLAT MAP



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

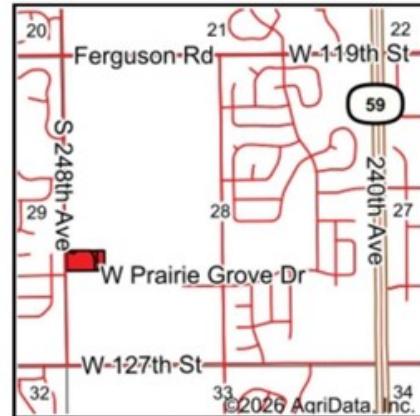
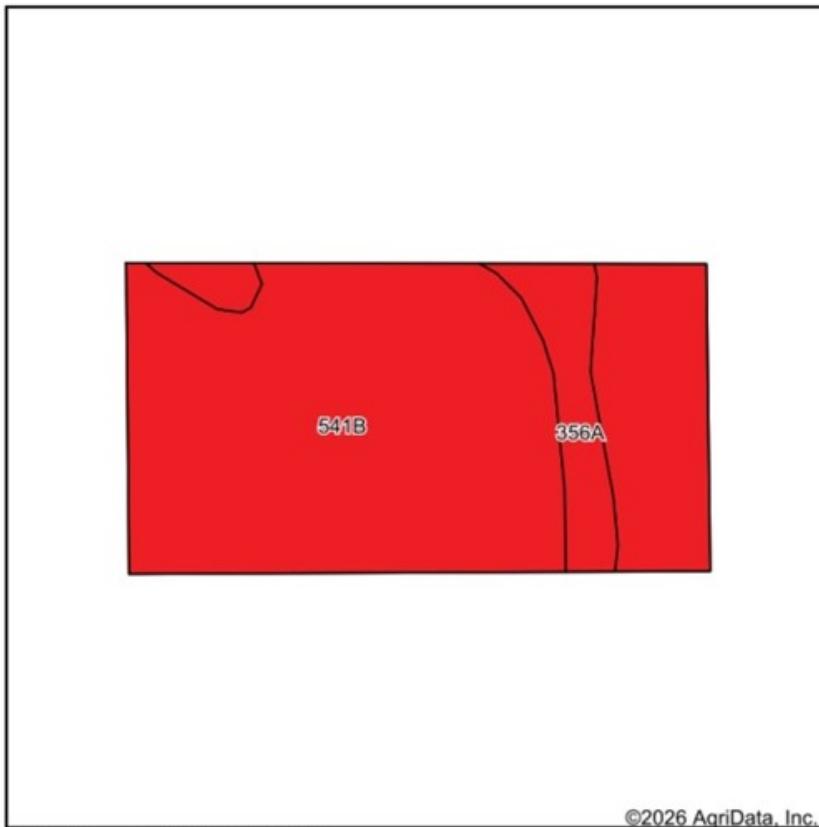
FSA AERIAL MAP



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

Page 8 of 17

SOIL MAP



State: Illinois
County: Will
Location: 28-37N-9E
Township: Wheatland
Acres: 5.15
Date: 2/9/2026

www.bigfarms.com

Maps Provided By:
 surety[®]
© AgriData, Inc. 2025
www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IL197, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**541B	Graymont silt loam, 2 to 5 percent slopes	4.58	88.9%		**181	**56	**133
**356A	Elpaso silty clay loam, 0 to 2 percent slopes	0.57	11.1%		**195	**63	**144
Weighted Average				182.5	56.8		134.2

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the II. Soils EFOTG

www.bigfarms.com

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

TOPO MAP



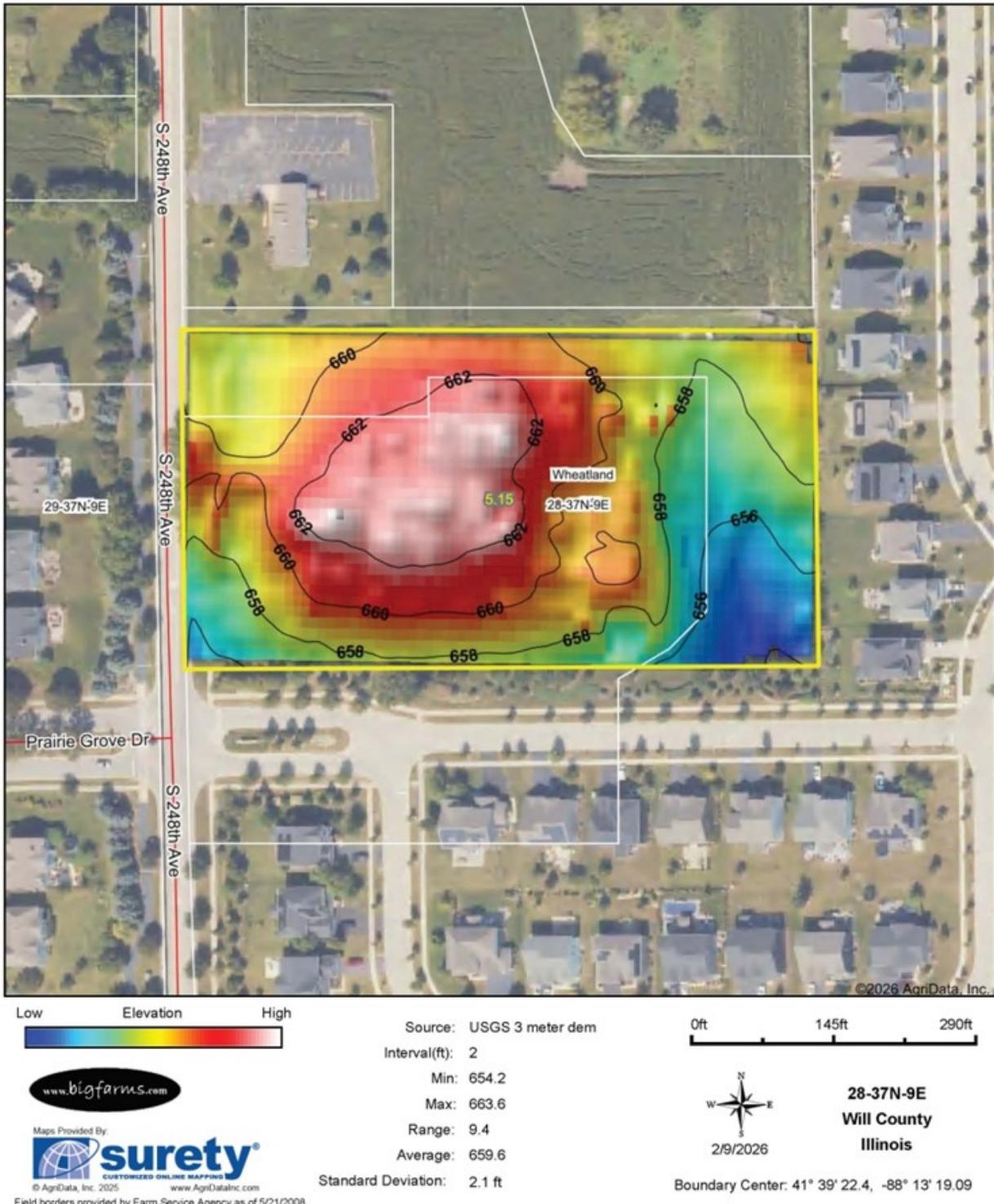
Mark Goodwin
Phone: 815-741-2226
mgoodwin@bigfarms.com

Page 10 of 17

TOPO CONTOURS MAP



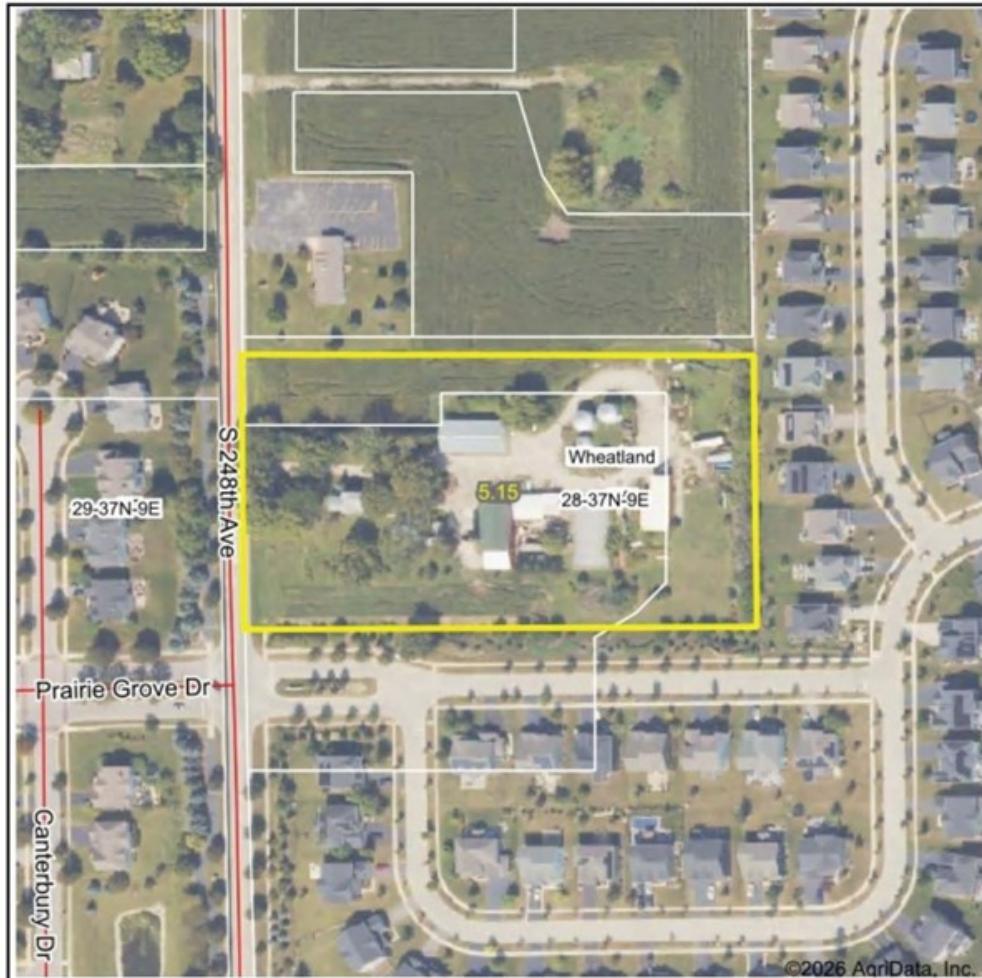
TOPO HILLSHADE MAP



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

Page 12 of 17

WETLAND MAP



State: Illinois
Location: 28-37N-9E
County: Will
Township: Wheatland
Date: 2/9/2026

www.bigfarms.com

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025
www.AgroDataInc.com



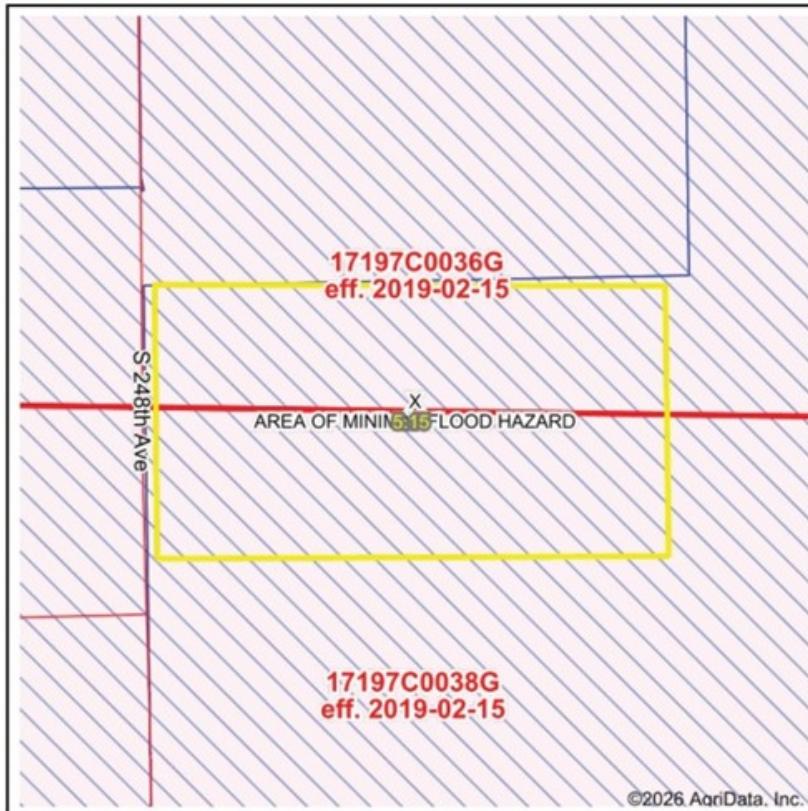
Classification Code	Type	Acres
		Total Acres 0.00

Data Source: National Wetlands Inventory website. U.S. Dol, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

www.bigfarms.com

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

FEMA REPORT



Map Center: 41° 39' 22.54, -88° 13' 19.03
State: IL Acres: 5.15
County: Will Date: 2/9/2026
Location: 28-37N-9E
Township: Wheatland

www.bigfarms.com

Maps Provided By:
surety
© AgriData, Inc. 2025 www.AgriDataInc.com

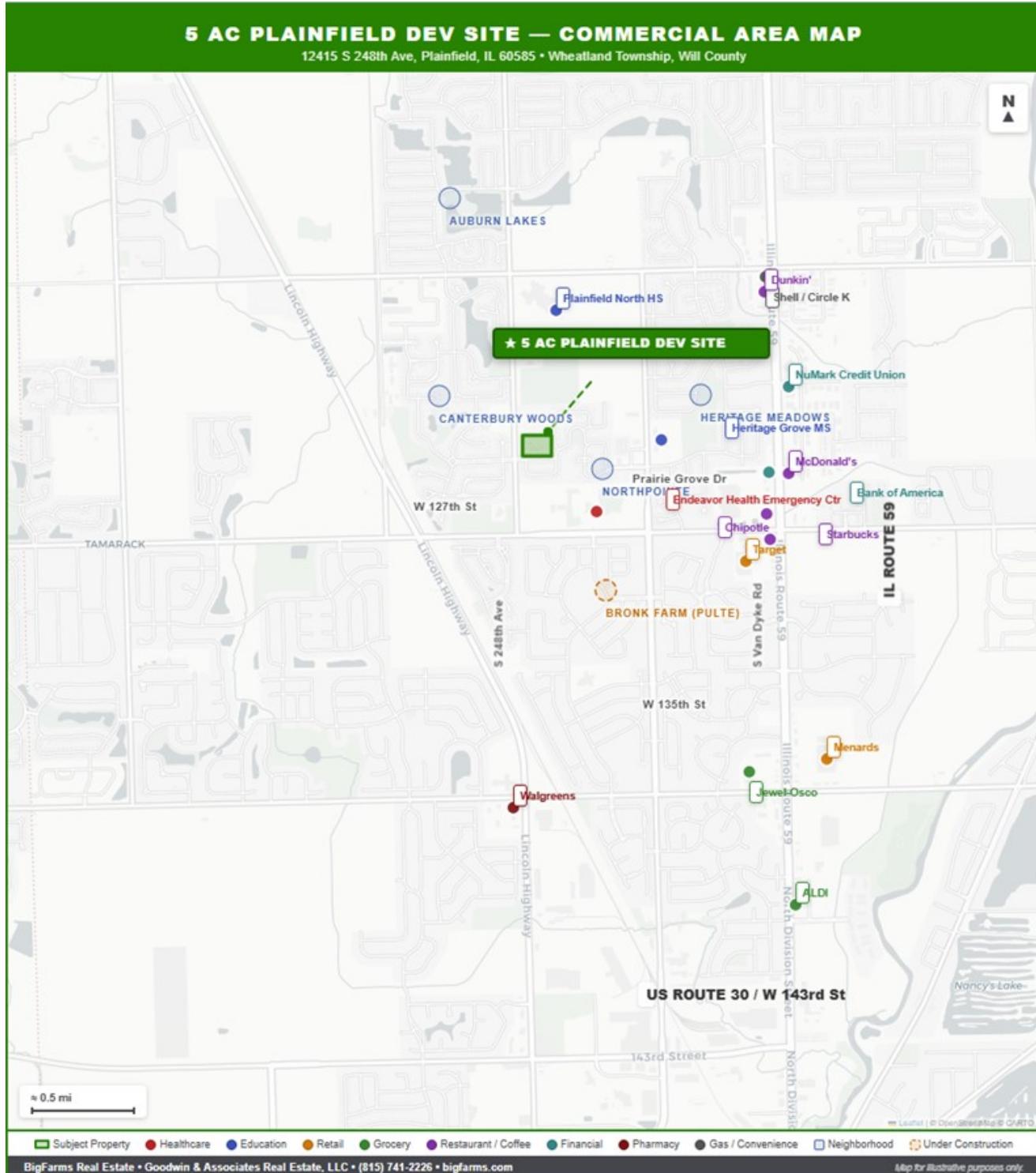


Name	Number	County	NFIP Participation	Acres	Percent
WILL COUNTY	170695	Will	Regular	5.15	100%
					Total 5.15 100%
Map Change	Date	Case No.		Acres	Percent
No				0	0%
Zone	SubType	Description		Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain		5.15	100%
					Total 5.15 100%
Panel	Effective Date			Acres	Percent
17197C0038G	2/15/2019			2.77	53.8%
17197C0036G	2/15/2019			2.38	46.2%
					Total 5.15 100%

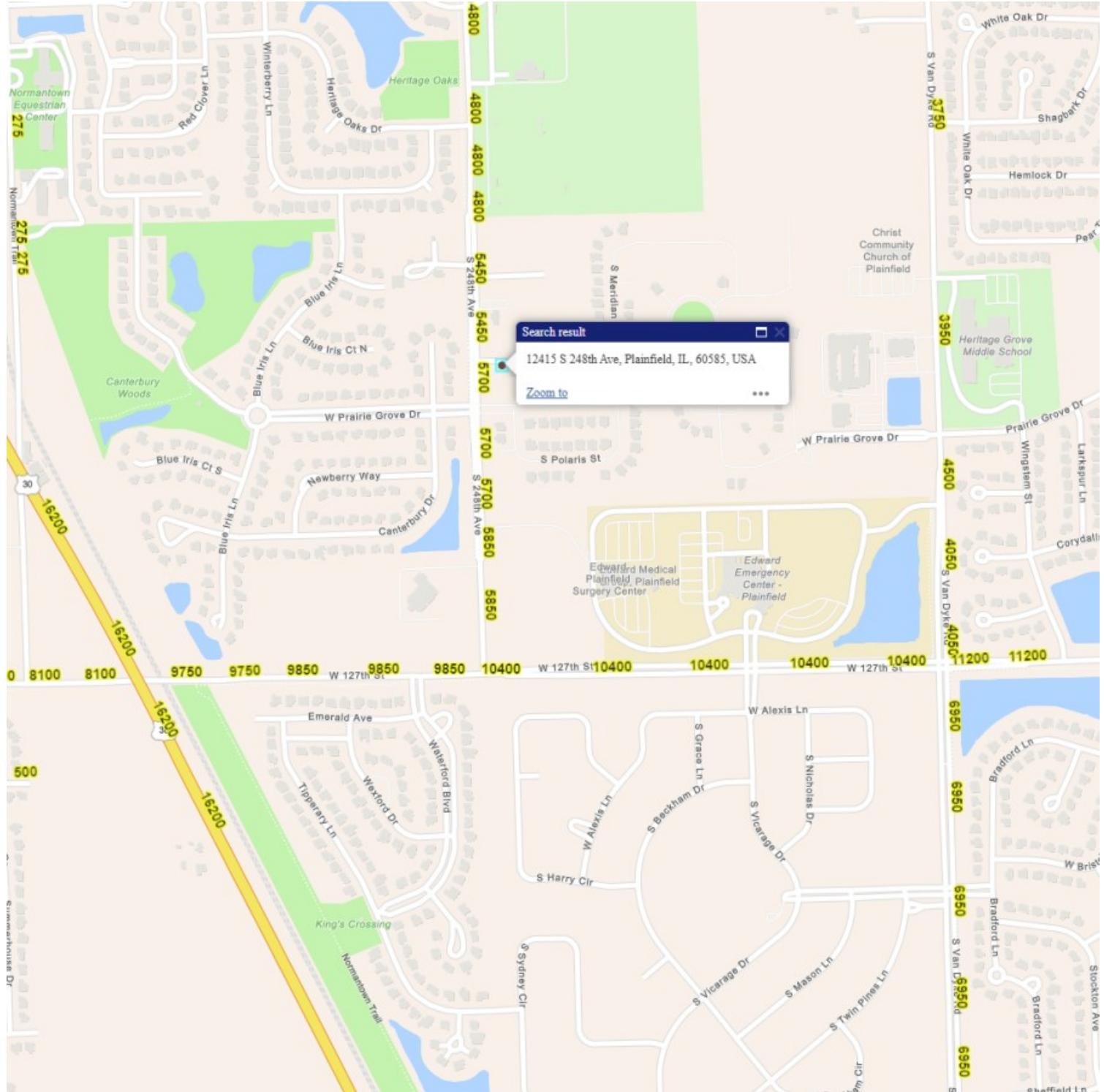
www.bigfarms.com

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

AREA MAP



TRAFFIC COUNT 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

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.