

8 AC ANDERMANN COMMERCIAL

12445 S 248th Ave
Plainfield IL 60585

For more information contact:

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County: Will
Township: Wheatland
Gross Land Area: 8.12 acres
Property Type: Land with two homes and farm buildings
Possible Uses: Medical office or assisted living.
Total Investment: \$1,768,536
Unit Price: \$5.00 per square foot
Buildings: There are two homes, barns, and grain storage on these parcels.
Utilities: Are near the site
Zoning: Unincorporated Will County, but future annexation to Plainfield is readily available.



- Excellent location near Edwards Hospital Plainfield campus
- Just South of Plainfield North High School
- Utilities near site
- Commercial zoning available
- Great road frontage on 248th

The parcel is in the Plainfield Medical District. Many farm buildings and two homes could generate additional revenue until development occurs. Assisted living and medical office are idea uses for this parcel. Easy access to shopping at Rt 59.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 8 Acre Andermann Commercial

Tax ID Number/APN: Three Tax ID #'s 07-01-28-300-018, 07-01-28-300-022, 07-01-28-300-016

Possible Uses: The parcel is in the Plainfield Medical District. Many farm buildings with two story farmhouse plus ranch home could generate additional revenue until development occurs. Assisted living and medical office are idea uses for this parcel.

Zoning: Unincorporated Will County, but future annexation to Plainfield is readily available. Commercial zoning available.

Sale Terms: All cash.

AREA & LOCATION

School District: Plainfield Community Unit School District 202

Location Description: Great North Plainfield location between Plainfield North High School and Edward Hospital Plainfield clinic. The property is on 248th Avenue just north of 127th, one mile west of Rt. 59 and half a mile east of Rt. 30.

Site Description: Old farmstead site. Approximately 3 acres of tillable open land.

Side of Street: East

Highway Access: Close to both Rt. 30 and Rt. 59

Road Type: Full curb paved street with turn lanes.

Property Visibility: Future access point for the 65 acres behind and around Edwards Medical facility must come through this parcel to match up with Prairie Oak Drive.

Largest Nearby Street: US Route 30 or Rt. 59

LAND RELATED

Lot Frontage (Feet): There is exposure to 248th street with approximately 522 feet of frontage.

Tillable Acres: Approximately 3 acres of tillable open land.

Lot Depth: The property is approximately 910 feet deep.

Buildings: There is one two story farmhouse, barns, and grain storage on this parcel.

Zoning Description: Unincorporated Will County, but future annexation to Plainfield is readily available. Commercial zoning available.

Flood Plain or Wetlands: No

Topography: Level land

Available Utilities: Are near the site

FINANCIALS

Finance Data Year: 2013

Real Estate Taxes: 07-01-28-300-018 2.04 acres RE Tax \$6,401
07-01-28-300-022 3.35 acres RE Tax \$1,657
07-01-28-300-016 2.73 acres RE Tax \$5,839
Includes farmhouse, ranch home, barns, and grain storage. Total tax bill of \$13,897

Investment Amount: \$1,768,536 or \$5.00 per square foot for 8.12 Acres.

LOCATION

Address: 12445 S 248th Ave
Plainfield, IL 60585

County: Will

MSA: Chicago-Naperville-Elgin

ANDERMAN KEY LOCATION MAP



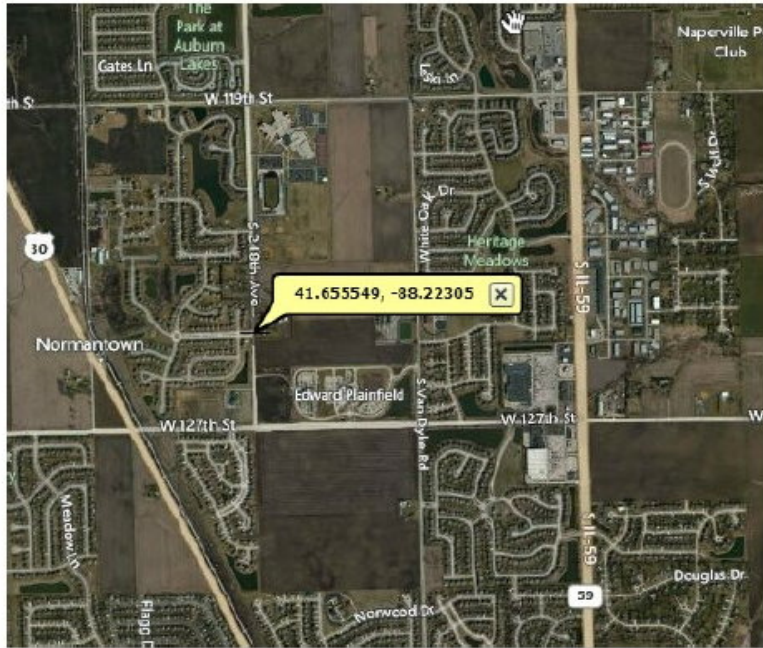
MEDICAL COMPREHENSIVE PLAN DISTRICT MAP



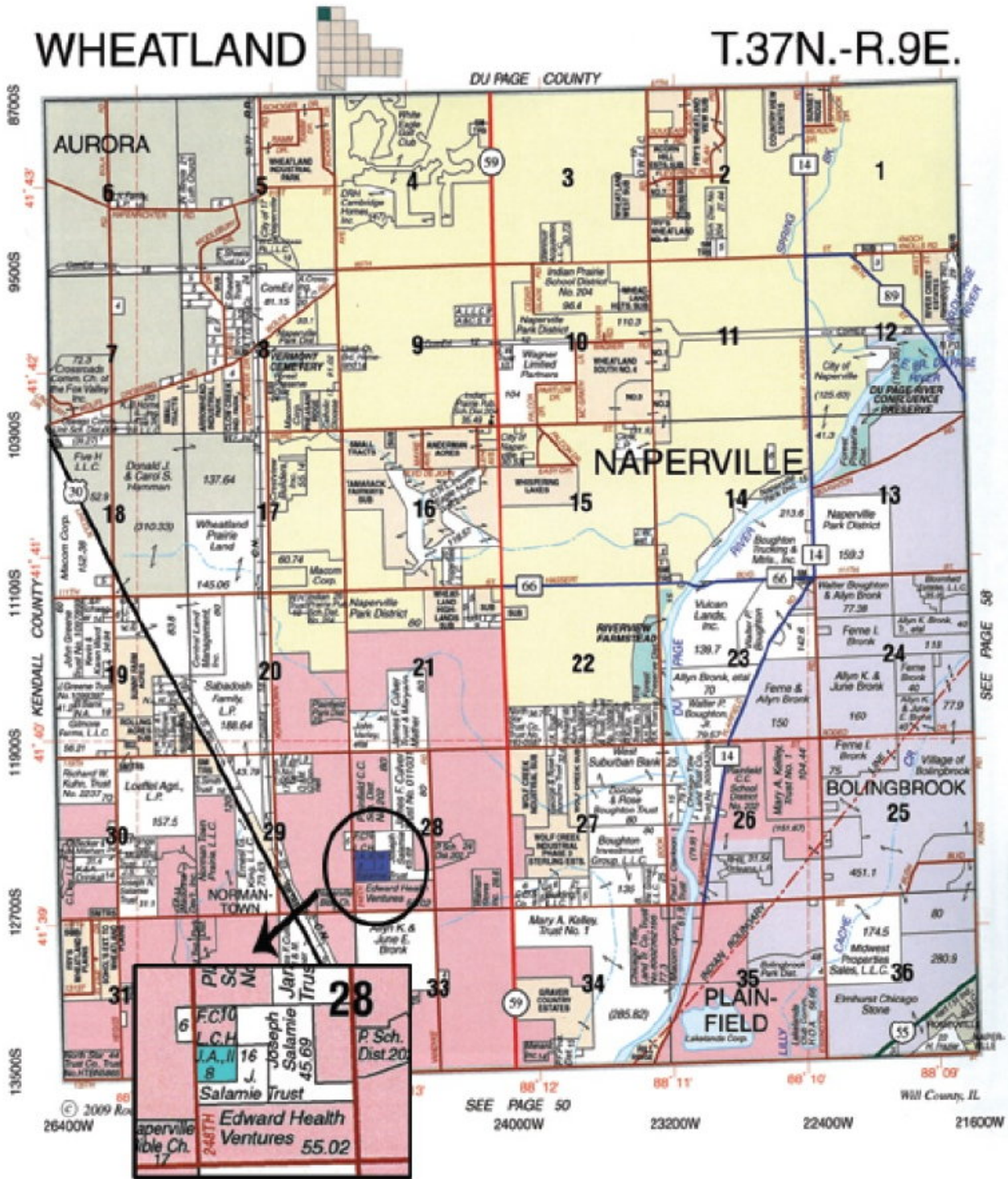
New commercial node
Extend Prairie Grove Drive to 248th Street
New medical office campus

Illustration 23: Plainfield Medical District



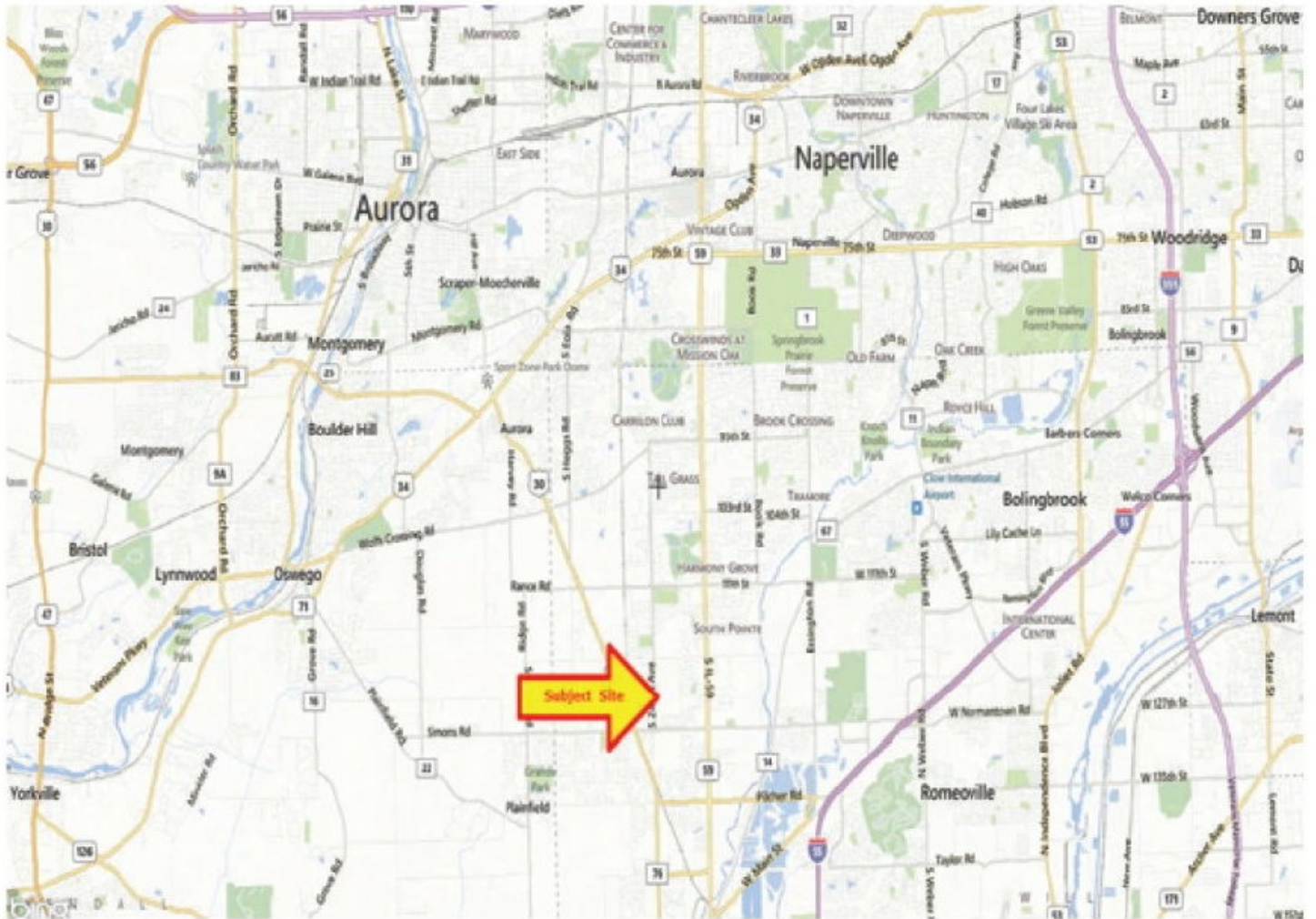


PLAT MAP



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

LOCATION MAP



PROFESSIONAL BIOGRAPHY

Goodwin & Associates Real Estate, L.L.C. 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.



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