

9 Acre I-57 Commercial Lot
Wilmington-Peotone Rd
Peotone IL 60468



9 ACRE I-57 COMMERCIAL LOT

Wilmington-Peotone Rd
Peotone IL 60468

For more information contact:

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



County:	Will
Township:	Peotone
Gross Land Area:	9.18 Acres
Property Type:	Vacant Development Land
Possible Uses:	Former Hen House location
Total Investment:	\$1,300,000
Unit Price:	\$3.25 per Square foot
Buildings:	None
Utilities:	Electric



9.18 acres at the corner of I-57 and Peotone road. Former Hen House restaurant and gas station. All buildings removed, Excellent site for truck stop, restaurant or hotel. Zoned C-4 in Will County (Highway Commercial) Excellent exposure to over 30,000 vehicles per day.



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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 9 Acre I-57 Commercial Lot at Peotone
Tax ID Number/APN: 17-20-23-300-014-0000
Possible Uses: Truck stop, restaurant / fast food or convenience center for highway travelers.
Zoning: The parcel is zoned C-4 in Will County. Highway commercial.

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 build-able land. Former Hen House Restaurant location. Environmental study completed with NFA letter in place.
Side of Street: Northwest corner of I-57 & Peotone road.
Highway Access: Directly on I-57 with great visibility.
Road Type: Peotone - Wilmington road is a Will County Highway.
Property Visibility: Tremendous visibility with over 30,000 vehicles per day passing this site.

LAND RELATED

Lot Frontage (Feet): 696 feet of frontage on the I-57 off ramp
499 feet of frontage on Peotone road
598 feet of frontage on S 88th Ave
Buildings: No Buildings
Zoning Description: C-4 Highway commercial district in Will County. The district is primarily intended to accommodate retail, service and auto-oriented commercial uses.
Flood Plain or Wetlands: None known
Topography: Flat
Available Utilities: Electric

FINANCIALS

Finance Data Year: 2014 Tax Year
Real Estate Taxes: 2014 taxes paid in 2015 \$4,010
Investment Amount: Owners are asking \$1,300,000 or \$3.25/SF for this excellent highway location.

LOCATION

Address: W Wilmington - Peotone Rd
Peotone, IL 60468
County: Will County, Illinois
MSA: Chicago - Kankakee

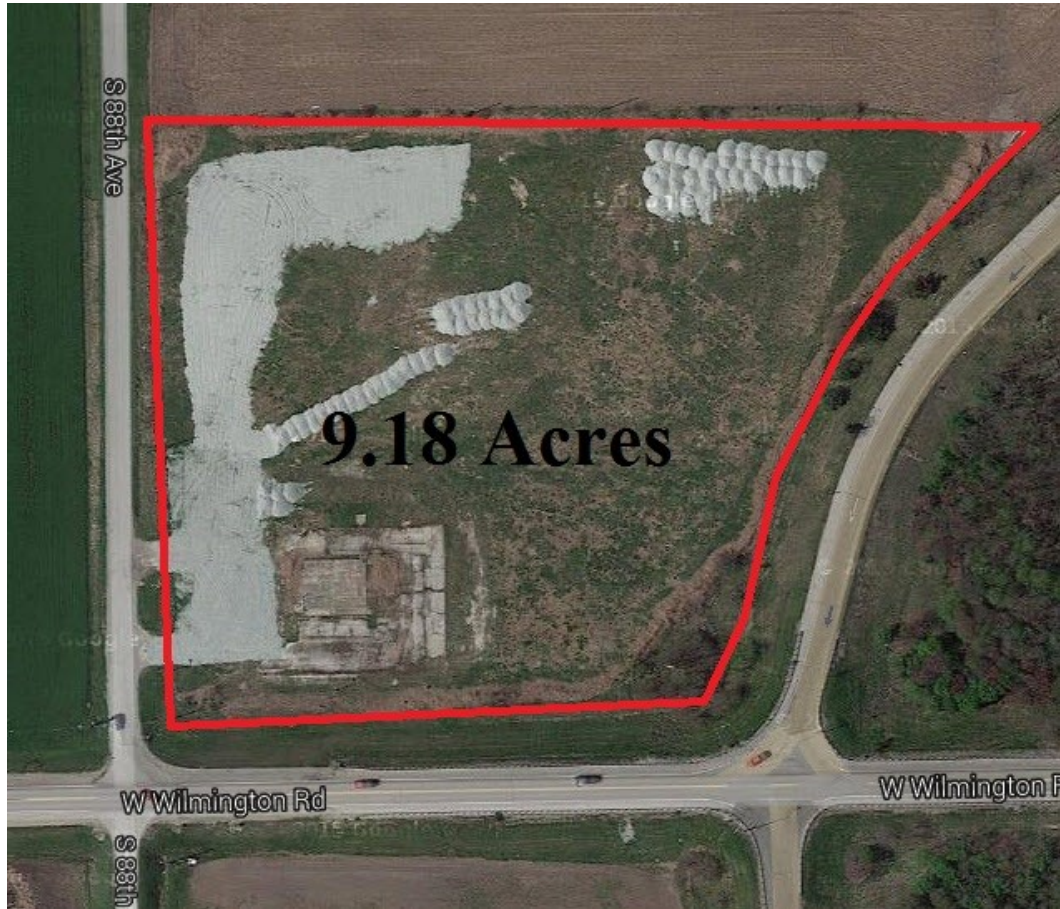
PEOTONE COMMERCIAL LOT AT I-57 INTERCHANGE



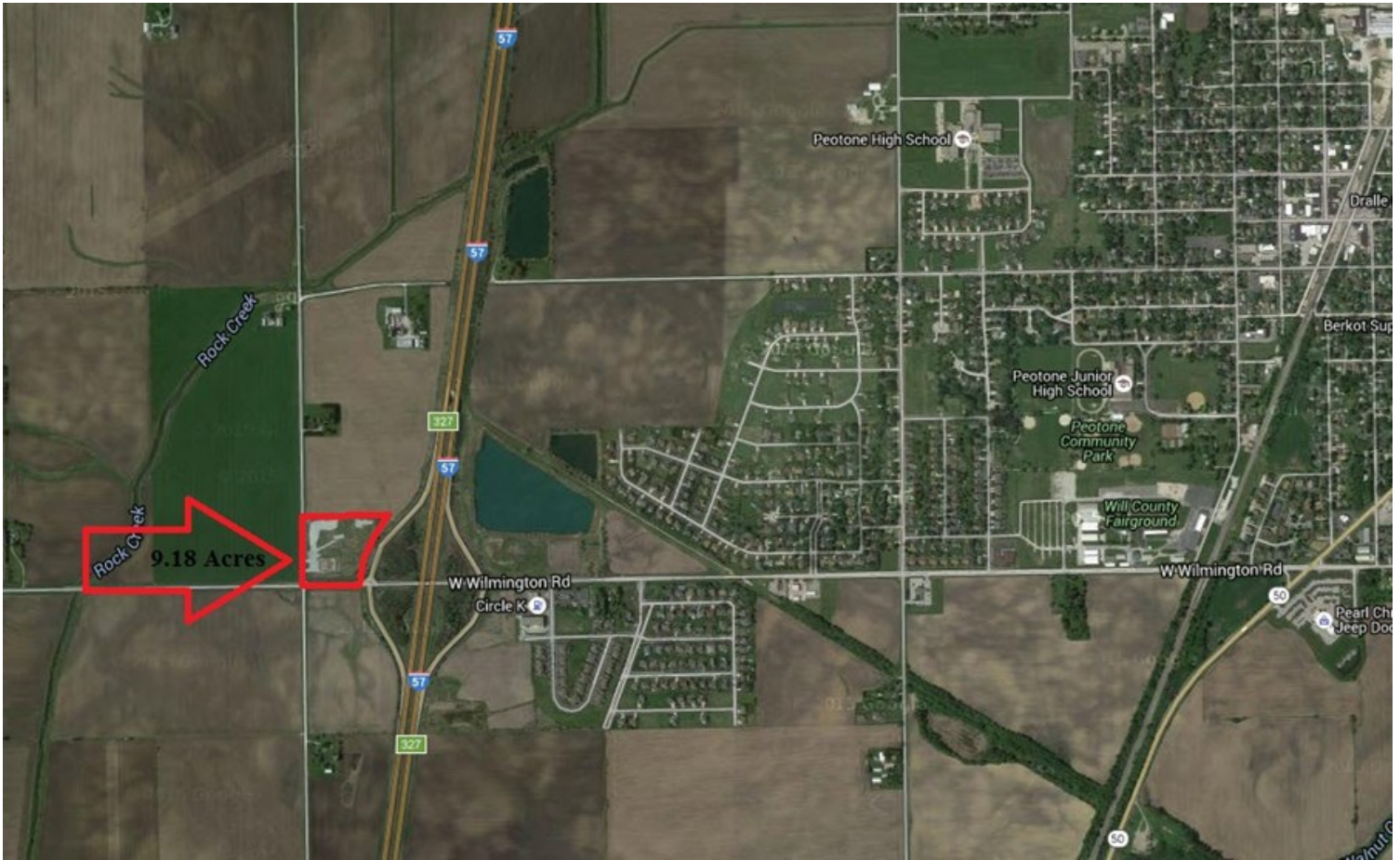
LOCATION MAP OF I-57 COMMERCIAL LOT AT PEOTONE



AERIAL 2 I-57 COMMERCIAL LAND PARCEL

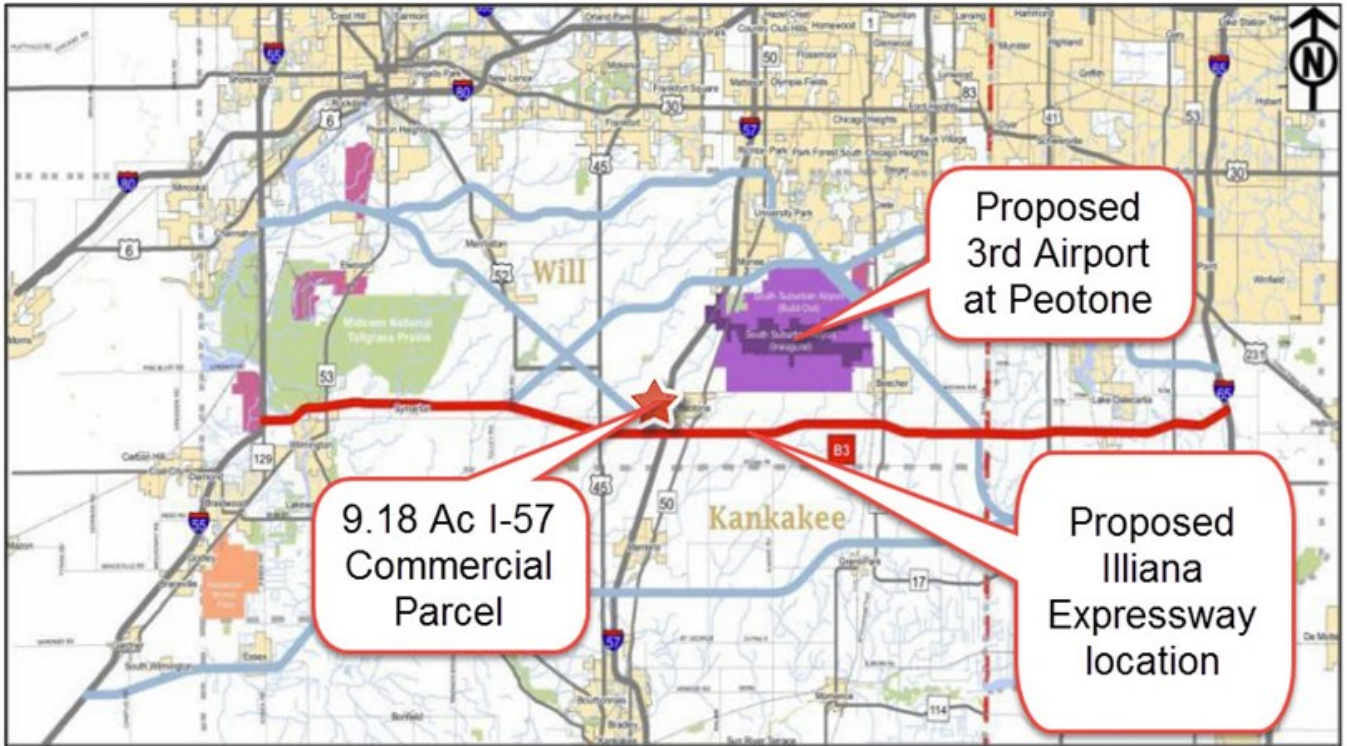


VILLAGE OF PEOTONE AERIAL MAP



PROPOSED ILLIANA & PEOTONE AIRPORT LOCATION

Figure 2-19. Alternative B3



TRAFFIC COUNT MAP AT I-57 & PEOTONE ROAD



Traffic Count Map - Close Up

9.18 Acres Peotone
8800 W Wilmington Rd, Peotone, Illinois, 60468
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 41.32501
Longitude: -87.82289



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2015 Market Planning Solutions, Inc.

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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

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