

COMMERCIAL LOT PLAINFIELD

**14926 S. Route 59
Plainfield IL 60544**

For more information contact:

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

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

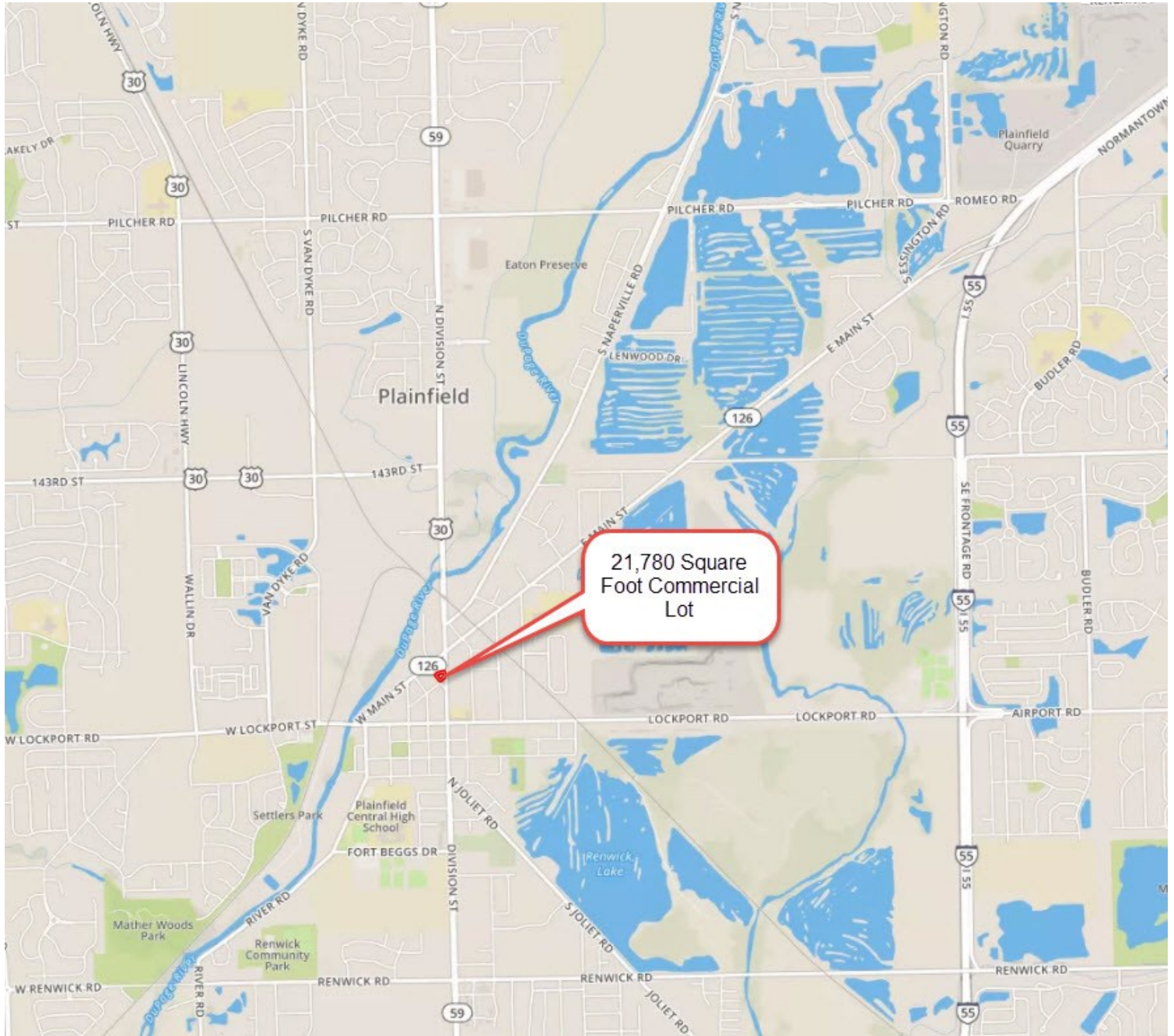


County:	Will
Township:	Plainfield
Gross Land Area:	21,780 Square feet (half acre)
Property Type:	Vacant commercial lot
Possible Uses:	Potential retail
Total Investment:	\$348,480 or \$16/SF
Unit Price:	16.00/Square Foot
Buildings:	No Buildings
Utilities:	All utilities available at the site
Zoning:	B-3 Highway Commercial

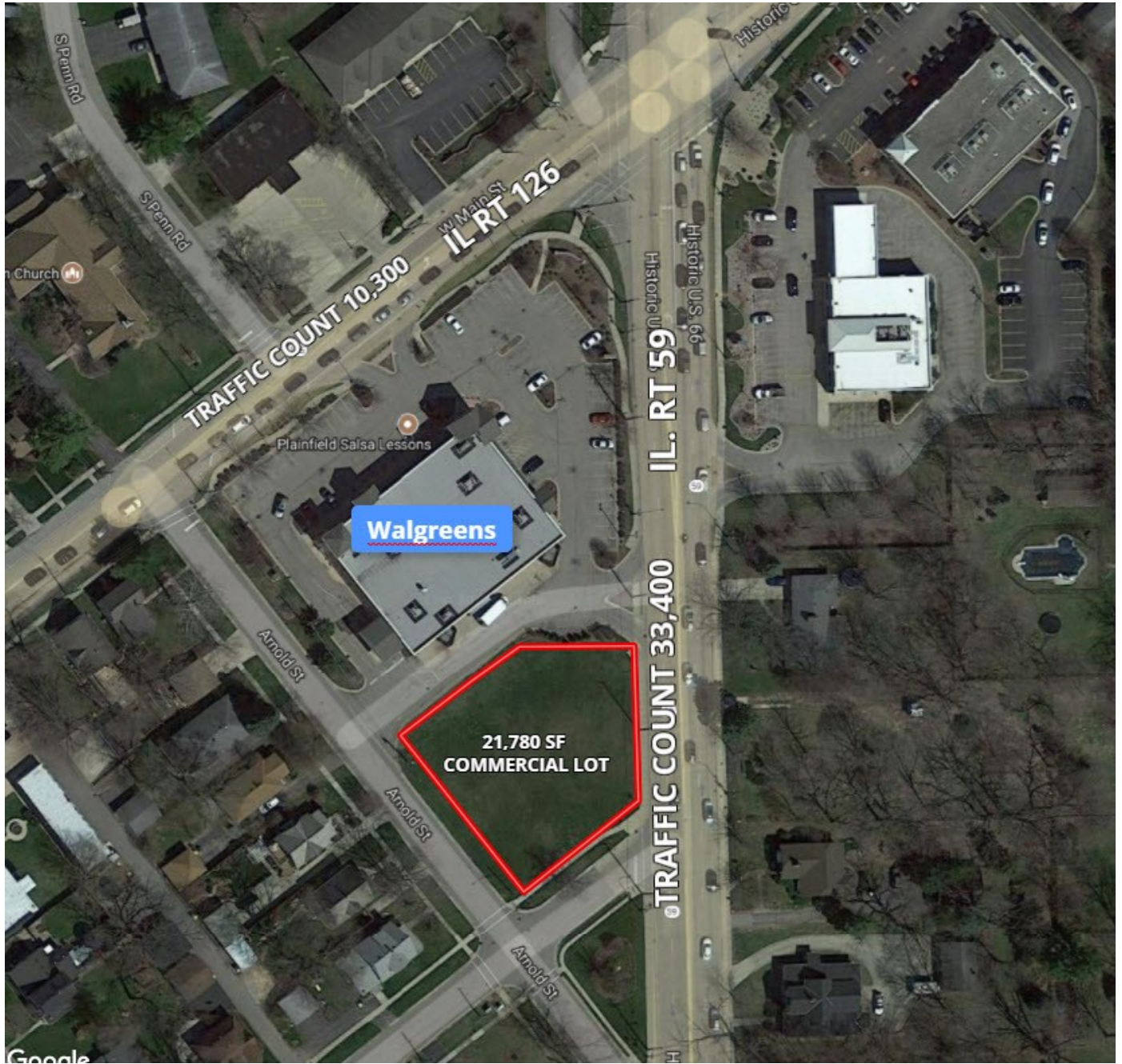


- Half acre lot (21,780 SF) on South IL Route 59 in Plainfield.
- Corner of Rt. 59 and Rt 126
- Lot is south of Walgreens.
- High traffic count at 33,400 VPD on Rt. 59 & 10,300 on Rt 126
- Highway Commercial Zoning available
- Excellent demographics

LOCATION MAP OF THE PLAINFIELD COMMERCIAL LOT



AERIAL MAP OF PLAINFIELD COMMERCIAL HALF ACRE LOT



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.