

40 AC RT. 52 JOLIET INDUSTRIAL SITE

NE Corner of Rt. 52 and Laraway Road
Joliet IL 60635

For more information contact:

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County:	Will
Township:	Joliet
Gross Land Area:	40.1
Property Type:	Ag Land
Possible Uses:	Industrial or Commercial
Total Investment:	\$1,805,500
Unit Price:	\$45,000
Soil Productivity Index:	122.9
Buildings:	None
Utilities:	Sewer & Water scheduled to be available in late 2015
Zoning:	Agriculture



Great corner location in Joliet, Illinois, Will County is the largest inland ports in North America. Joliet sewer and water are scheduled to be installed through the site in 2015. Currently farmland, with low Will County taxes. Easy access to Joliet and Arsenal Inter-modal sites. I-80, I-57, and I-55 are all within minutes of the property. Excellent development site for industrial or commercial uses. Less than two miles to Chicagoland Speedway or the Route 66 Raceway.

Property Videos Available On Website.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 40 Acre Rt. 52 Development site
Tax ID Number/APN: Tax ID# is 30-07-25-400-009-0000
Possible Uses: The site has both Industrial and Commercial development potential.
Zoning: The property is still zoned Agriculture
Sale Terms: Cash at closing, bank owned.

AREA & LOCATION

School District: Joliet Jr. College district 525
Union Grade School district 81
Joliet Township High School district 204

Market Type: Joliet and the Will County is one of the largest inland ports in the world. This site has excellent industrial or commercial development potential.

Location Description: South east side of Joliet in an area of industrial development.

Site Description: Level to gently rolling farmland. Property does have one electric transmission tower and pipeline easement.

Side of Street: Northeast corner of Rt. 52 and Laraway road.

Highway Access: Only 1.5 miles to Interstate 80, 2.5 miles to Rt. 53

Road Type: State highway frontage and County highway frontage

Property Visibility: Excellent

Largest Nearby Street: Illinois Rt. 52

Transportation: O'Hare International Airport 48 miles
Midway Airport 40 miles
Interstate I-55 12.5 miles

LAND RELATED

Lot Frontage (Feet): There are 1282 feet of frontage along IL Rt. 52

Available Utilities: The City of Joliet in cooperation with Will County are providing both sewer and water to the site. Construction is scheduled for 2015.

FINANCIALS

Real Estate Taxes: The 2013 taxes paid in 2014 were \$611.70.

Investment Amount: This excellent development site is being offered to the public at \$45,000 per acre or \$.735 per square foot. The total investment is \$1,805,500

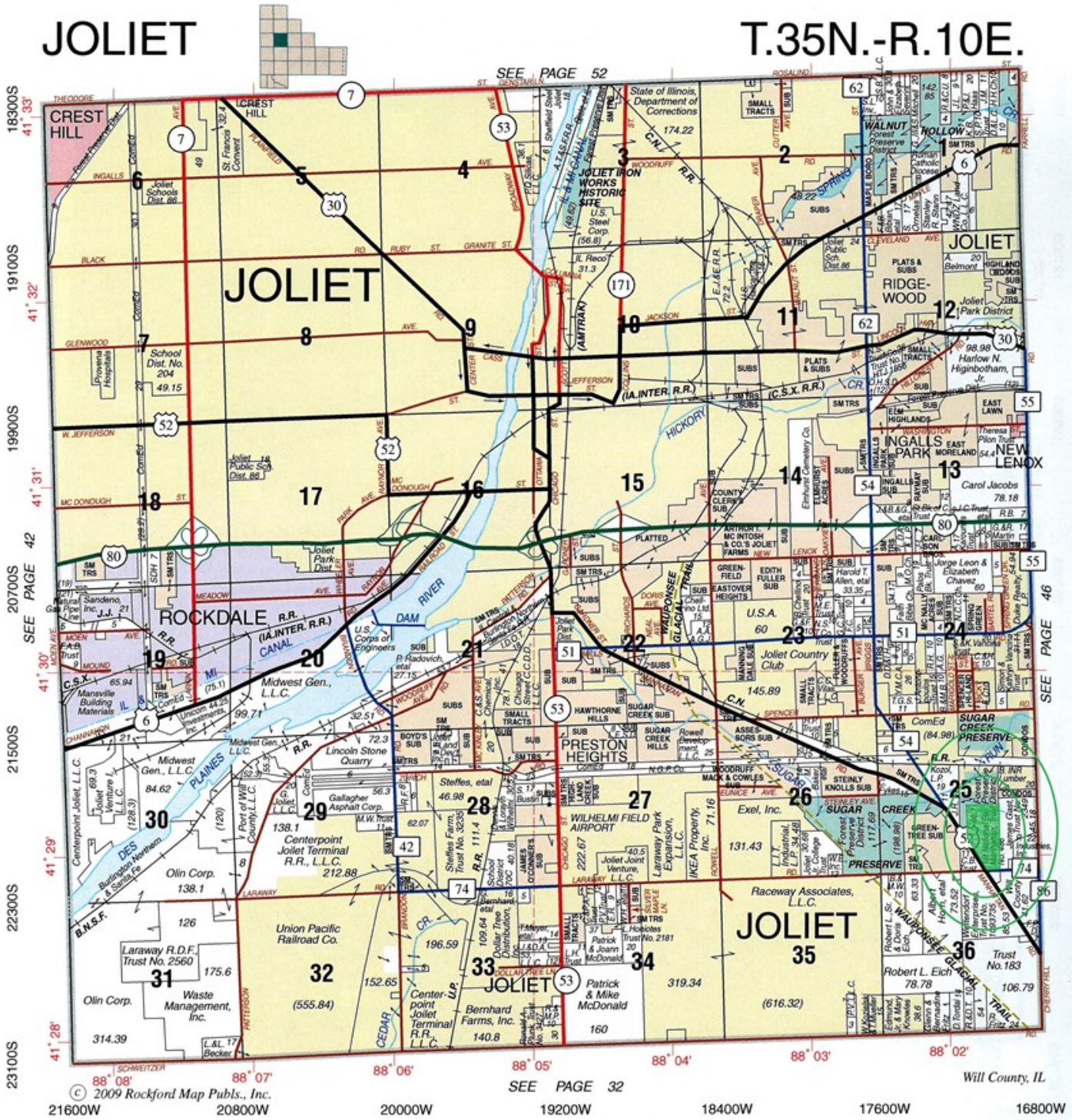
LOCATION

Address: Northeast corner of Rt. 52 & Laraway road, Joliet, Illinois

County: Will

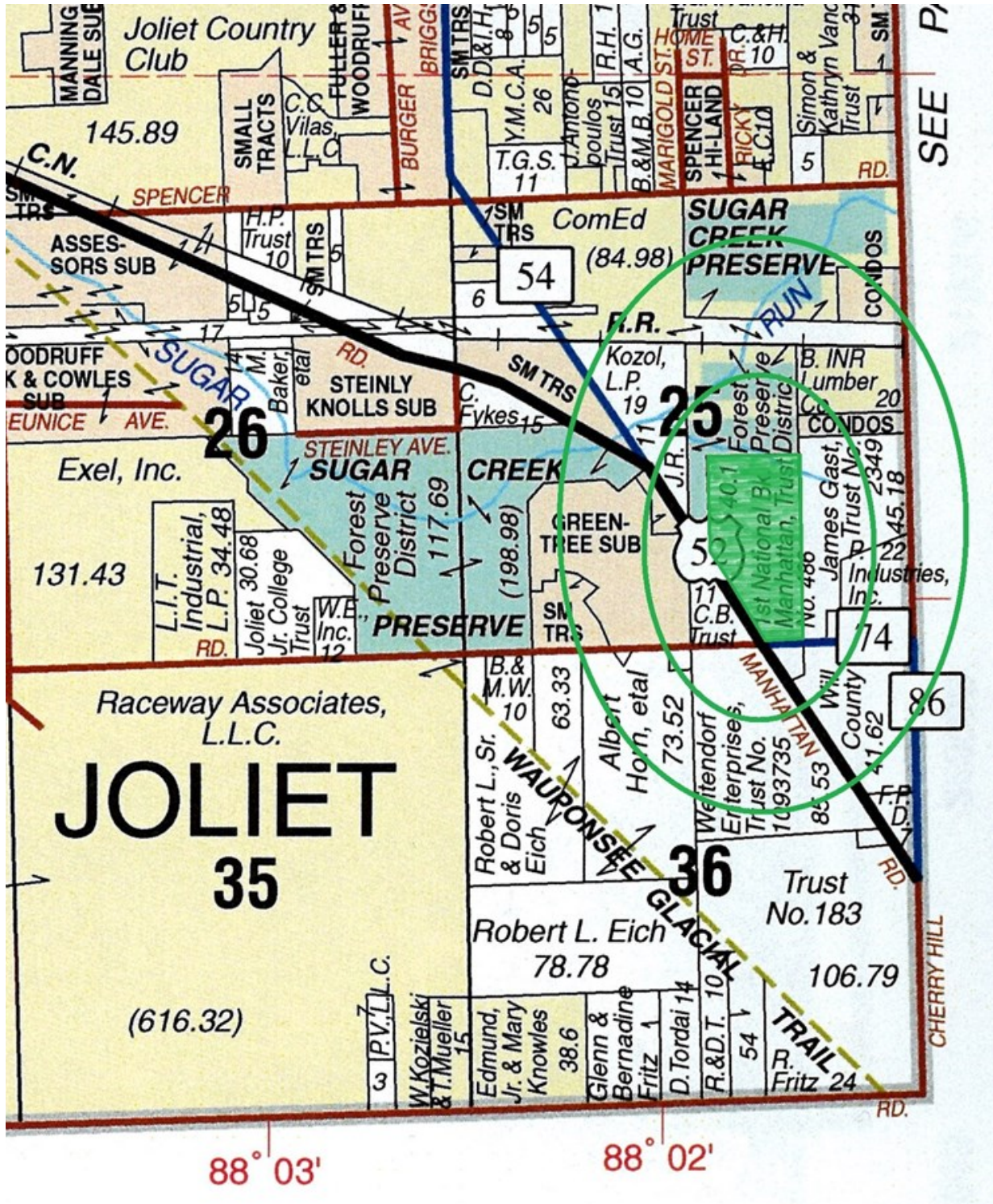
MSA: Chicago-Joliet-Naperville

PLAT PAGE FOR JOLIET INDUSTRIAL SITE



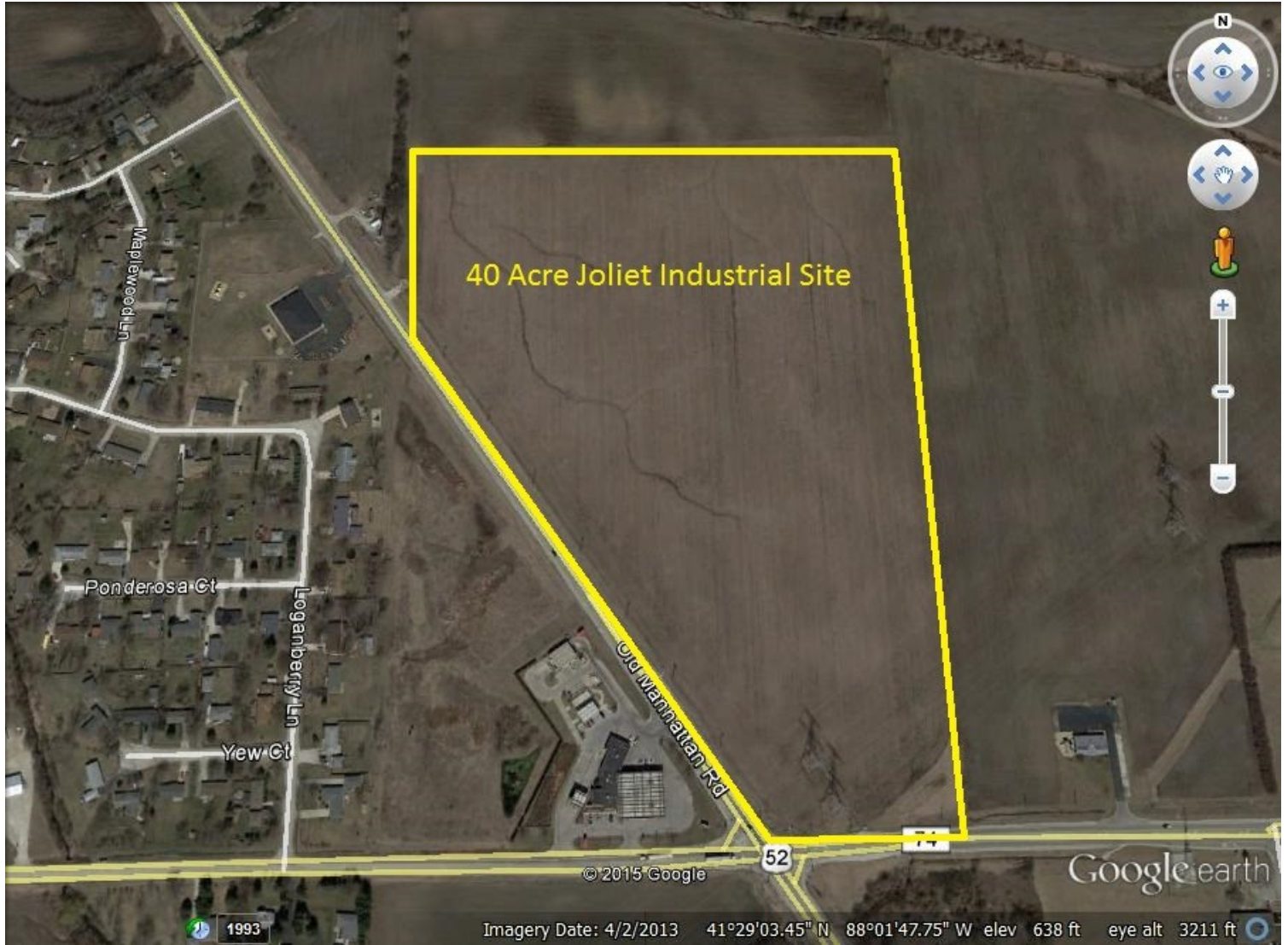
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ADDITIONAL PLAT MAP



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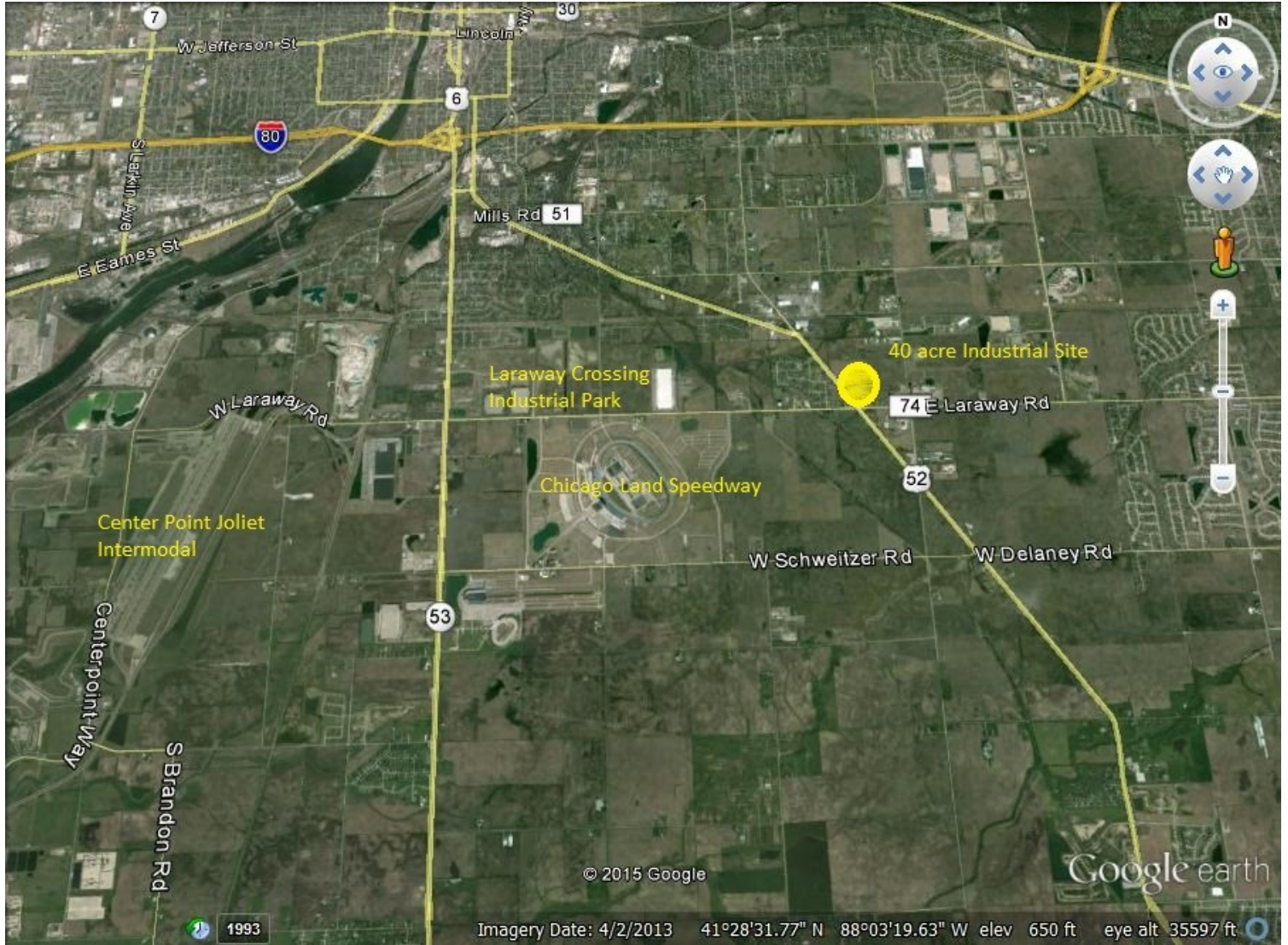
AERIAL MAP 1



AERIAL MAP 2

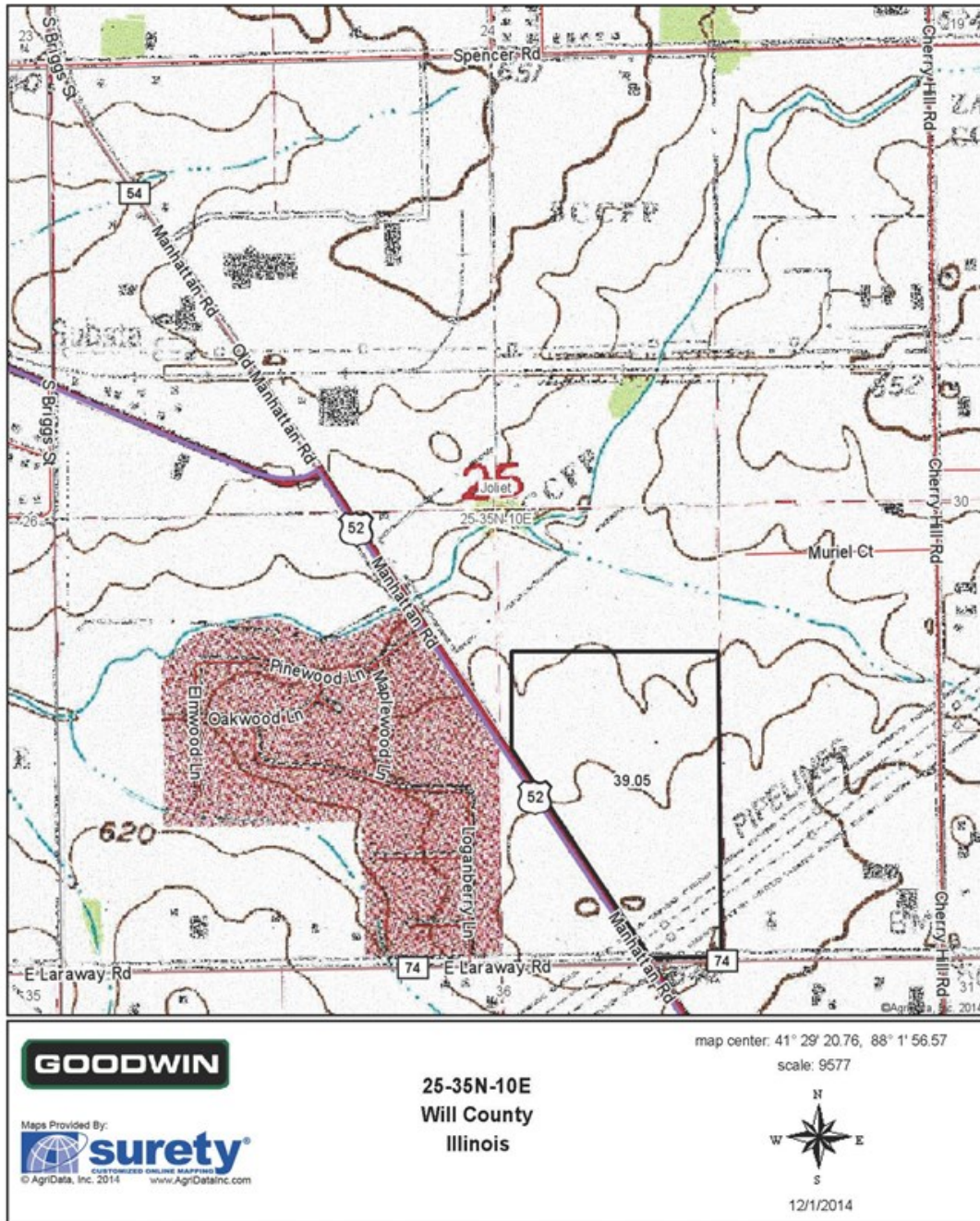


AREA MAP



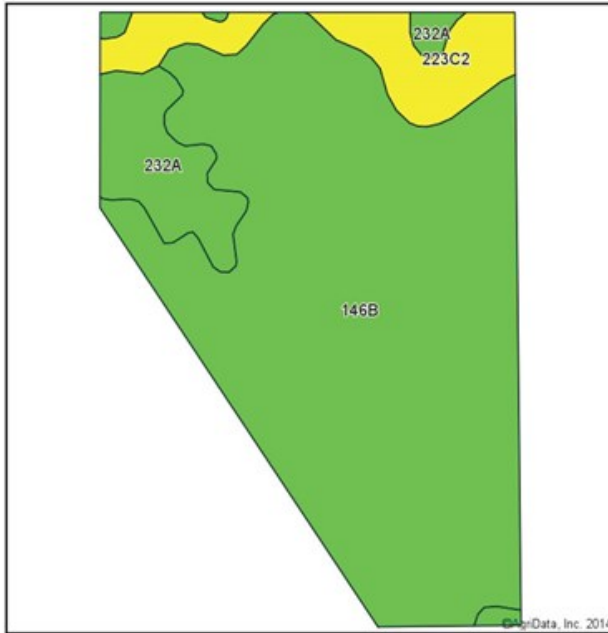
TOPOGRAPHICAL MAP

Topography Map



SOIL MAP

Soil Map



State: Illinois
 County: Will
 Location: 25-35N-10E
 Township: Joliet
 Acres: 39.05
 Date: 12/1/2014



Maps Provided By:
 surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IL197, Soil Area Version: 9

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**146B	Elkott silt loam, 2 to 4 percent slopes	31.40	80.4%		**166	**54	**124
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	3.83	9.8%		**150	**48	**110
232A	Ashkum silty clay loam, 0 to 2 percent slopes	3.82	9.8%		170	56	127
Weighted Average					164.8	53.6	122.9

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Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811 (Updated 1/10/2012)
 Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>
 ** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

FSA MAP

Aerial Map



Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

PROPERTY ONE



PROPERTY TWO



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.



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.

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