

83 AC JOLIET INDUSTRIAL SITE

Rt. 52 & Laraway Rd with additional
frontate on Cherry Hill Rd.
Joliet IL

For more information contact:

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County:	Will
Township:	Joliet
Gross Land Area:	83 Acres
Property Type:	Vacant Industrial Land
Possible Uses:	Industrial Development Land currently being farmed
Total Investment:	\$3,735,000
Unit Price:	\$45,000 per acre
Buildings:	None
Utilities:	Available late summer of 2015
Zoning:	Agriculture



- Excellent Industrial Development Site
- Easy Access to I-80, I-55, I-355
- Just East of Chicago Land Speedway
- Just East of the Center Point Joliet Inter-modal development
- Utility installation is expect summer of 2015 by the City of Joliet
- Great road frontage along, IL Rt. 52, Laraway road and Cherry Hill road

This is the combination of two Goodwin & Associates listings:
40 Ac Rt. 52 Joliet Industrial Site
43 Ac Gast Farm

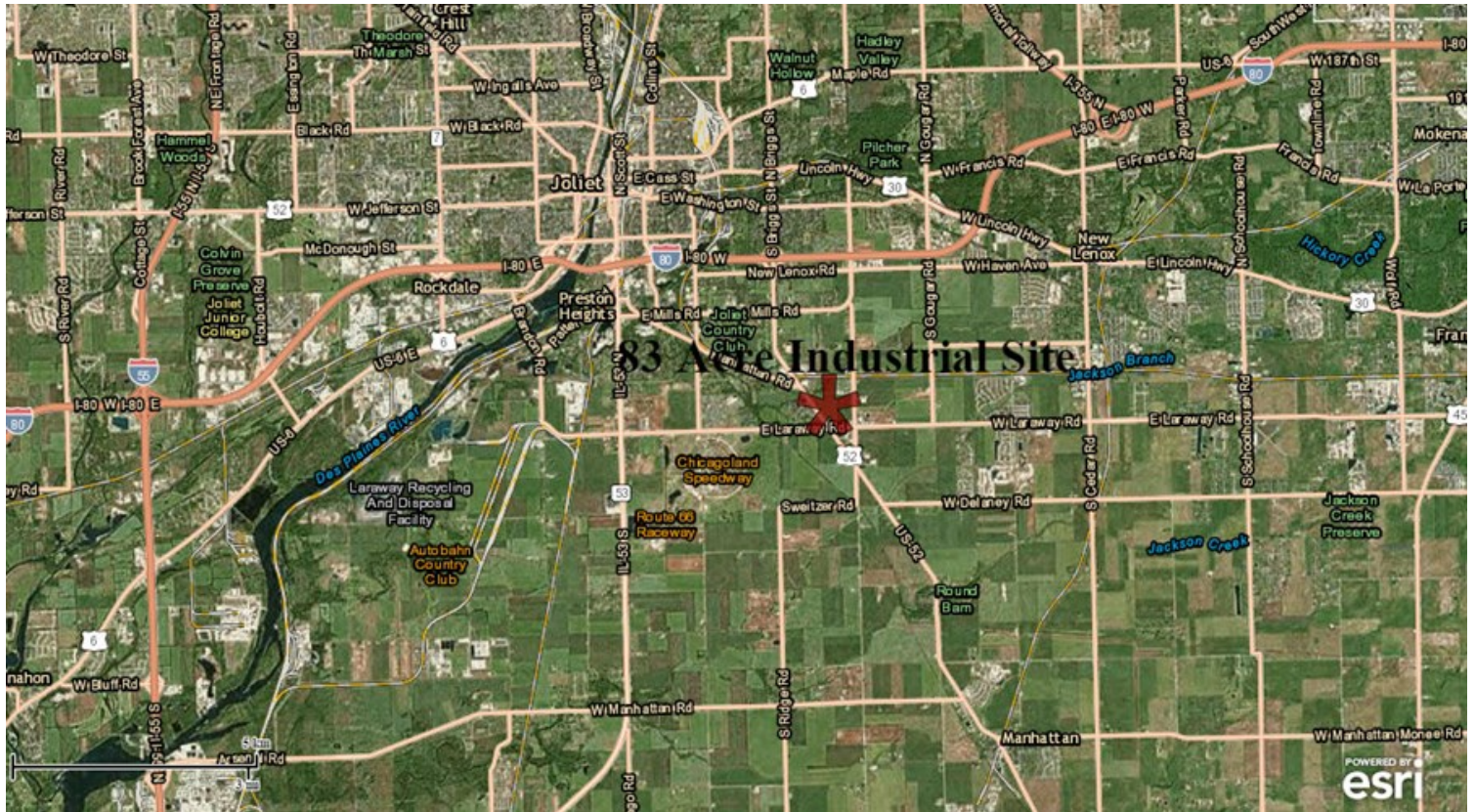
COMBINED AERIAL MAP



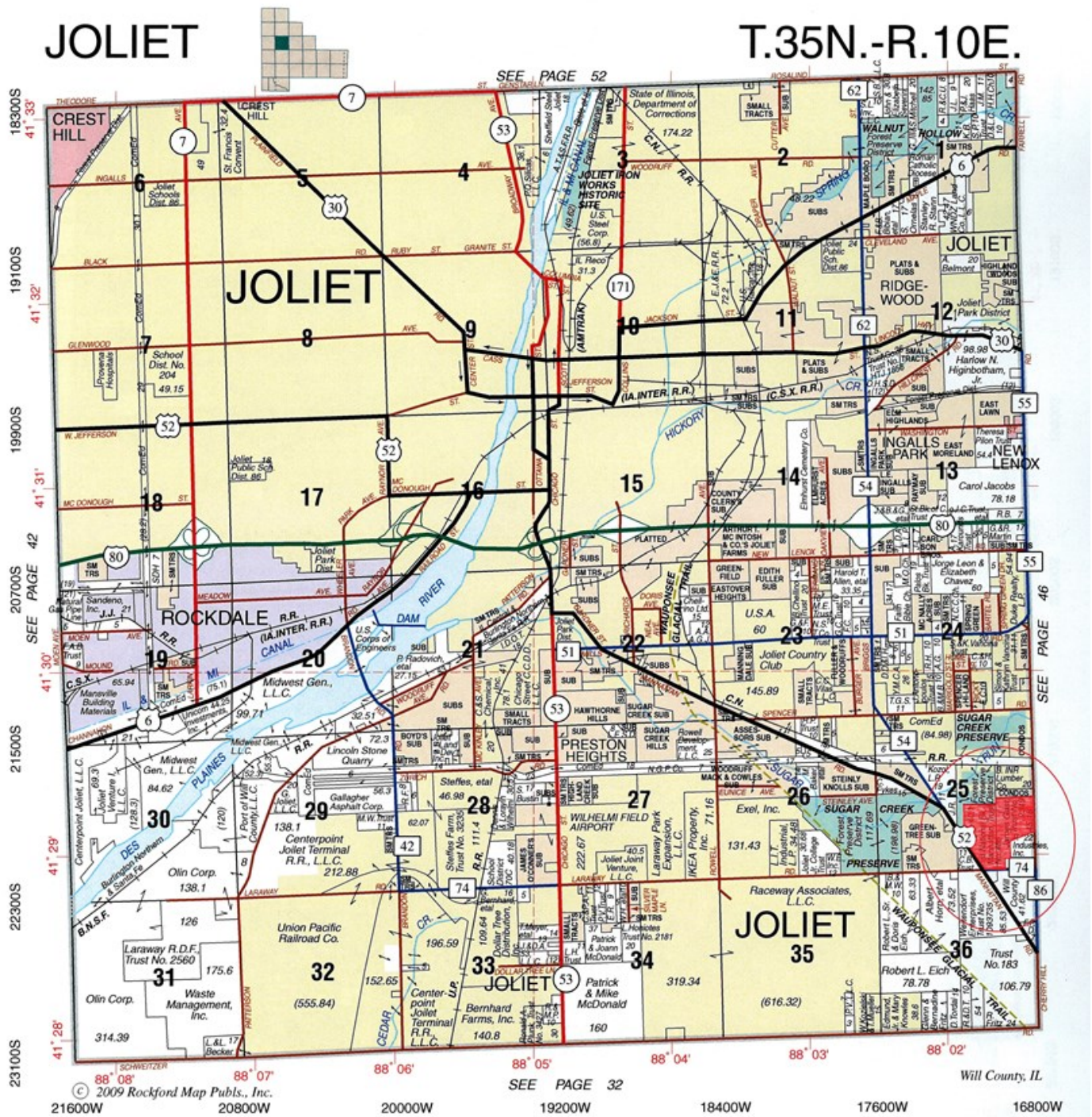
AERIAL MAP OF 83 AC INDUSTRIAL SITE



EXPANDED AERIAL MAP JOLIET 83 AC LOCATION



83 ACRE JOLIET INDUSTRIAL SITE PLAT MAP



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10, 100 & 300 MILE RING MAP



FSA MAP

Aerial Map



JOLIET & WILL COUNTY REGIONAL MAP



LISTING DETAILS

GENERAL INFORMATION

Listing Name: Joliet Industrial Site 83 Ac Combination
Tax ID Number/APN: 30-07-25-400-009-0000 (40 Acres)
30-07-25-400-011-0000 (43 Acres)
Possible Uses: Industrial
Zoning: Agriculture
Sale Terms: Cash at Closing

AREA & LOCATION

Location Description: Easy Access to major highways:
Interstate 80 2.25 Miles North
Illinois Rt. 53 2.5 Miles West
Interstate 55, 355 & 57 are all close
Proposed Illiana Expressway would be approximately 18 miles South
Site Description: Level open farmland
Road Type: US Highway Rt. 52
Property Visibility: Excellent
Transportation: O'Hara International Airport 48 miles
Midway Airport 40 miles

LAND RELATED

Available Utilities: Sewer and Water are scheduled to be installed by the city of Joliet during the summer of 2015.

FINANCIALS

Real Estate Taxes: Real-estate taxes \$611.70 and \$571.88 for a total amount of taxes paid in 2014 of \$1,183.50
Investment Amount: The asking price is \$45,000 per acre for a total investment of \$3,735,000.

LOCATION

Address: NE Corner of Rt. 52 and Laraway Road
County: Will

PROFESSIONAL BIOGRAPHY

Goodwin & Associates Real Estate, L.L.C. is an experienced land brokerage firm located in Shorewood, Illinois. We specialize in vacant land sales including farmland and commercial/residential development land. Managing 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 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 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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