

10 Acre Wilmington Commercial Corner  
20894 W. Peotone Rd  
Wilmington IL 60481



# 10 ACRE WILMINGTON COMMERCIAL CORNER

20894 W. Peotone Rd  
Wilmington IL 60481

For more information contact:

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



<b>County:</b>	Will
<b>Township:</b>	Florence Township, Will County
<b>Gross Land Area:</b>	10 Total Acres
<b>Property Type:</b>	Vacant Commercial Land
<b>Possible Uses:</b>	Retail, Office
<b>Total Investment:</b>	\$871,200
<b>Buildings:</b>	No Buildings
<b>Utilities:</b>	At the site
<b>Zoning:</b>	B-2 Commercial



Great business opportunity at the NE corner of IL Rt. 53 and Wilmington - Peotone road. Many potential uses. Multiple access points at signalized corner. The intersection is scheduled for a major re-design in the summer of 2017.



Mark Goodwin  
Phone: 815-741-2226  
Email: [mgoodwin@bigfarms.com](mailto:mgoodwin@bigfarms.com)

## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 10 Acre Wilmington Commercial Corner  
**Tax ID Number/APN:** 09-18-19-300-003 (10.06 Acres)  
**Possible Uses:** Many potential uses. There is an excellent signalized commercial corner. Retail, strip center, restaurants, gas station are all viable options.  
**Zoning:** B-2 Commercial zoning  
**Sale Terms:** Sellers will consider ground lease, cash sale or other options. Sellers are willing to divide the property.

### AREA & LOCATION

**School District:** Wilmington Unit School District 209U  
**Location Description:** Corner location at IL Rt. 53 and Wilmington - Peotone road. On the North side of Wilmington.  
**Site Description:** Level land currently being farmed. Access points on Rt. 53 and Wilmington Peotone road.  
**Side of Street:** Northeast corner of Rt. 53 and Wilmington - Peotone Road.  
**Highway Access:** Easy access to major highways.  
Interstate 80 at Joliet is 13.6 miles north on Rt. 53  
Interstate 57 at Peotone is 16.2 miles east on Wilmington-Peotone Rd  
Interstate 55 is 4.4 miles west  
**Road Type:** Rt 53 is a State Highway & Wilmington - Peotone is a County Highway  
**Property Visibility:** Excellent corner location  
**Largest Nearby Street:** Frontage on IL Rt. 53  
Traffic count of 8,900 on IL Rt. 53 and 1,600 on W. Peotone Road.

### LAND RELATED

**Lot Frontage (Feet):** 660 feet of frontage on IL RT 53  
660 feet of frontage on Wilmington - Peotone Rd.  
**Zoning Description:** The B-2 Light Commercial District encompasses areas located adjacent to arterial and major collector streets. The district is designed to accommodate retail and service needs of a wider population than the B-1  
**Flood Plain or Wetlands:** None known.  
**Topography:** Flat  
**Available Utilities:** Utilities are available at the site.

### FINANCIALS

**Finance Data Year:** Tax year 2015  
**Real Estate Taxes:** Total Real-estate taxes paid in 2016 \$282.  
**Investment Amount:** Sellers are asking \$871,200 for the 10.06 acre parcel.

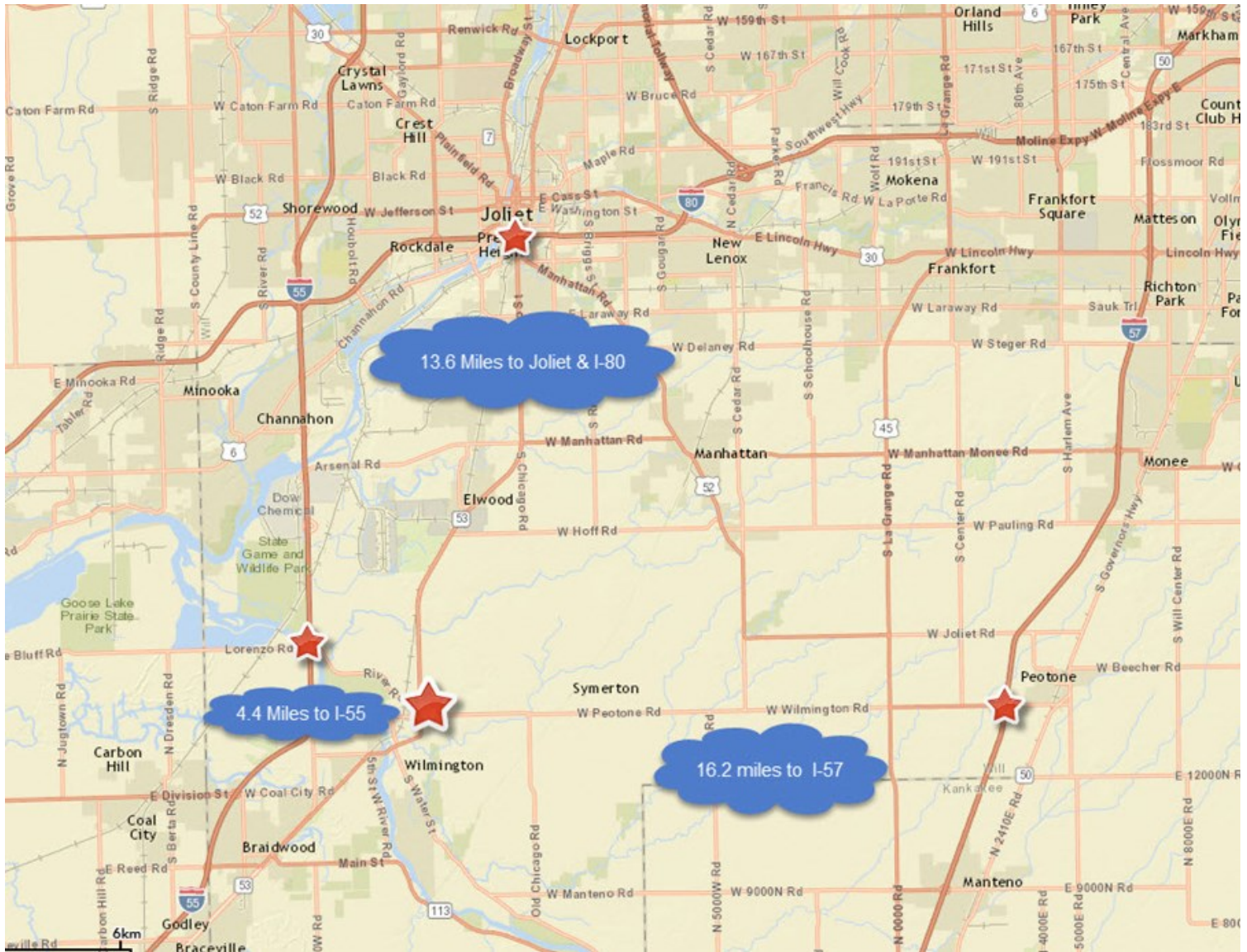
### LOCATION

**Address:** 21546 W. Wilmington Road. Wilmington Illinois 60481  
**County:** Will County

AERIAL MAP OF INTER-MODALS AND CHICAGOLAND SPEEDWAY, WILMINGTON IL



LOCATION MAP OF WILMINGTON COMMERCIAL CORNER



AERIAL MAP 3



ACCESS POINTS OF COMMERCIAL CORNER AND LOCATION OF FUTURE ILLIANA EXPRESSWAY



AERIAL MAP 4

10 Ac Wilmington Commercial  
Will County, Illinois, 10.0 AC +/-

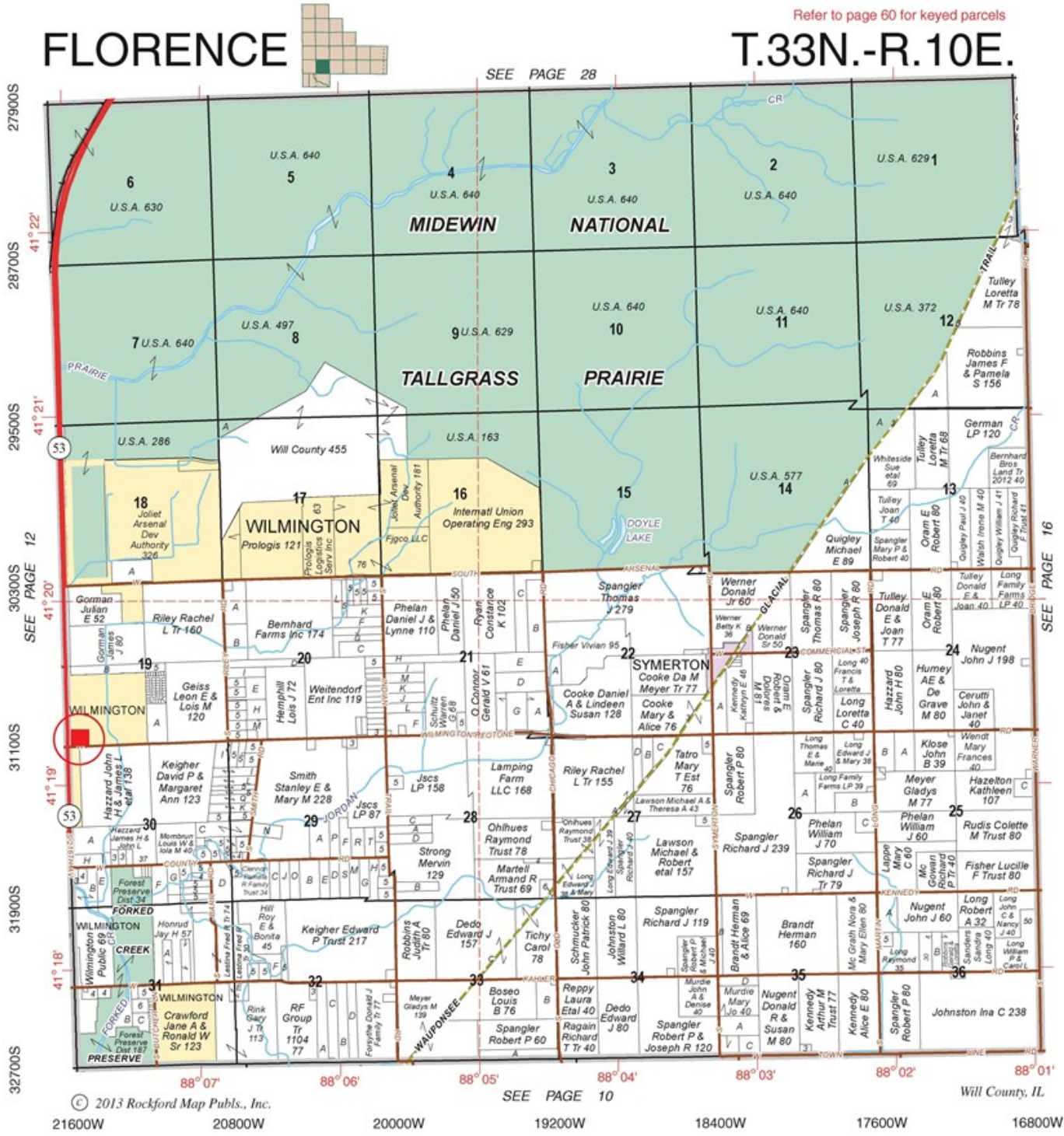


Boundary

MARK GOODWIN

M The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof. 844.922.8277 - mapright.com

### PLAT MAP OF FLORENCE TOWNSHIP





TAX MAP OF FLORENCE TOWNSHIP 10 AC COMMERCIAL CORNER



## 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.

## DISCLAIMER

These materials were prepared by Goodwin & Associates Real Estate, 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, 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.