

# 7 AC SEIL ROAD DEVELOPMENT SITE

25245 W Seil Road  
Shorewood IL 60404

**For more information contact:**

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



<b>County:</b>	Will
<b>Township:</b>	Troy
<b>Gross Land Area:</b>	7.6 Acres
<b>Property Type:</b>	Single Family Home & Land with Tillable Acreage
<b>Possible Uses:</b>	Development
<b>Total Investment:</b>	\$460,631.00
<b>Unit Price:</b>	\$59,900 per acre
<b>Productivity Index (PI):</b>	128.6
<b>Buildings:</b>	No Buildings
<b>Utilities:</b>	Electric, Gas, Water, and Sewer On-Site
<b>Zoning:</b>	2.08 Acre Parcel Zoned Residential, 5.61 Acre Parcel Zoned Farm



7 Acres of vacant farmland on Seil road. Ideal for a small townhouse or duplex development project. Additional acres available in the future. Minooka schools, Utilities available at the site.

Shorewood, IL, is an excellent location for multifamily development due to its strategic position within the rapidly growing Chicago metropolitan area. With easy access to major highways like I-55 and I-80, it offers convenient commuting options for residents working in Chicago and nearby cities. The town boasts a high quality of life, characterized by strong schools, safe neighborhoods, and expanding retail and recreational amenities. Additionally, Shorewood has been experiencing population growth, creating a demand for diverse housing options. Its suburban setting combined with a rising demand for rental housing makes it a prime area for multifamily development, appealing to both young professionals and families looking for a balance of city access and suburban tranquility.

## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 7 AC Seil Road Development Site  
**Tax ID Number/APN:** 5.61 Acres: 05-06-20-100-007-0000  
2.08 Acres: 05-06-20-100-006-0000  
**Possible Uses:** Multi-family Development. Duplex or Townhouses.  
**Zoning:** 5.61 Acre Parcel: Currently Zoned Farmland  
2.08 Acre Parcel: Currently Zoned Residential

### AREA & LOCATION

**School District:** Minooka CCSD 201 (P-8)  
Minooka CHSD 111 (9-12)  
**Location Description:** This site is located on the south side of W Seil Road, just east of Wynstone Drive.  
**Site Description:** This site is a combination of two connected parcels, 2.08 acres and 5.61 acres, to make a total of 7.69 acres. There is currently a single family home with two small detached garages on the 2.08 acre parcel. The 5.61 acre parcel is mostly vacant with only a small garage on the property. Two paved entries are available on the site as well as existing run-off drainage along the road.  
**Side of Street:** This site is located on the south side of W Seil Road.  
**Highway Access:** 1.4 Miles to US Route 52  
4.1 Miles to I-55 & I-80 Exchange  
6.2 Miles to US Route 6  
**Road Type:** Asphalt/Blacktop  
**Legal Description:** PART OF THE SE1/4 SW1/4 OF SECTION 17, TOWNSHIP 35 NORTH, 9 EAST, WILL COUNTY, ILLINOIS AND PART OF THE NE1/4 NW1/4 OF SECTION 20, TOWNSHIP 35 NORTH, 9 EAST, WILL COUNTY, ILLINOIS  
**Property Visibility:** This property is visible from W Seil Road.  
**Largest Nearby Street:** River road is just east of this parcel. Rt. 52 is 1.4 miles north.  
I-55 is just 1.6 miles east at the new Rt. 59 interchange.  
I-80 is 5.2 miles at the Minooka Exit.  
**Transportation:** 8.9 Miles to Joliet Amtrak/Metra Station  
38.5 Miles to Chicago Midway Airport  
46.2 Miles to Chicago O'Hare Airport

### LAND RELATED

**Lot Frontage (Feet):** This site has approximately 992 feet of frontage on W Seil Road.  
**Tillable Acres:** There is approximately 7.35 acres of tillable area.  
**Buildings:** All buildings have been removed. This is vacant land.  
**Zoning Description:** The 5.61 acre parcel is currently zoned for farmland while the 2.08 acre parcel is currently zoned for residential use.  
**Flood Plain or Wetlands:** No wetlands and site is outside the 500-year floodplain.  
**Topography:** For more information please see the included Wetland and FEMA Maps provided by Surety Maps.  
Please see the included topographical maps provided by Surety Maps.  
**Soil Type:** 52.9% Symerton silt loam (294B)  
47.1% Ashkum silty clay loam (232A)

**Available Utilities:** For more information please see the included Soil Map provided by Surety Maps.  
Electric provided by ComEd.  
Gas provided by Nicor.  
Water & Seward provided by the Village of Shorewood.  
These utilities are already available on-site.

**FINANCIALS**

**Finance Data Year:**

2022 Tax Year, Paid 2023

**Real Estate Taxes:**

2.08 Acre Parcel: \$5,071.62

5.61 Acre Parcel: \$190.46

Total 2022 Taxes, Paid 2023: \$5,262.08

**Investment Amount:**

\$460,631.00 or \$59,900 per acre

**LOCATION**

**Address:**

25245 W Seil Road, Shorewood, IL 60404

**County:**

Will County

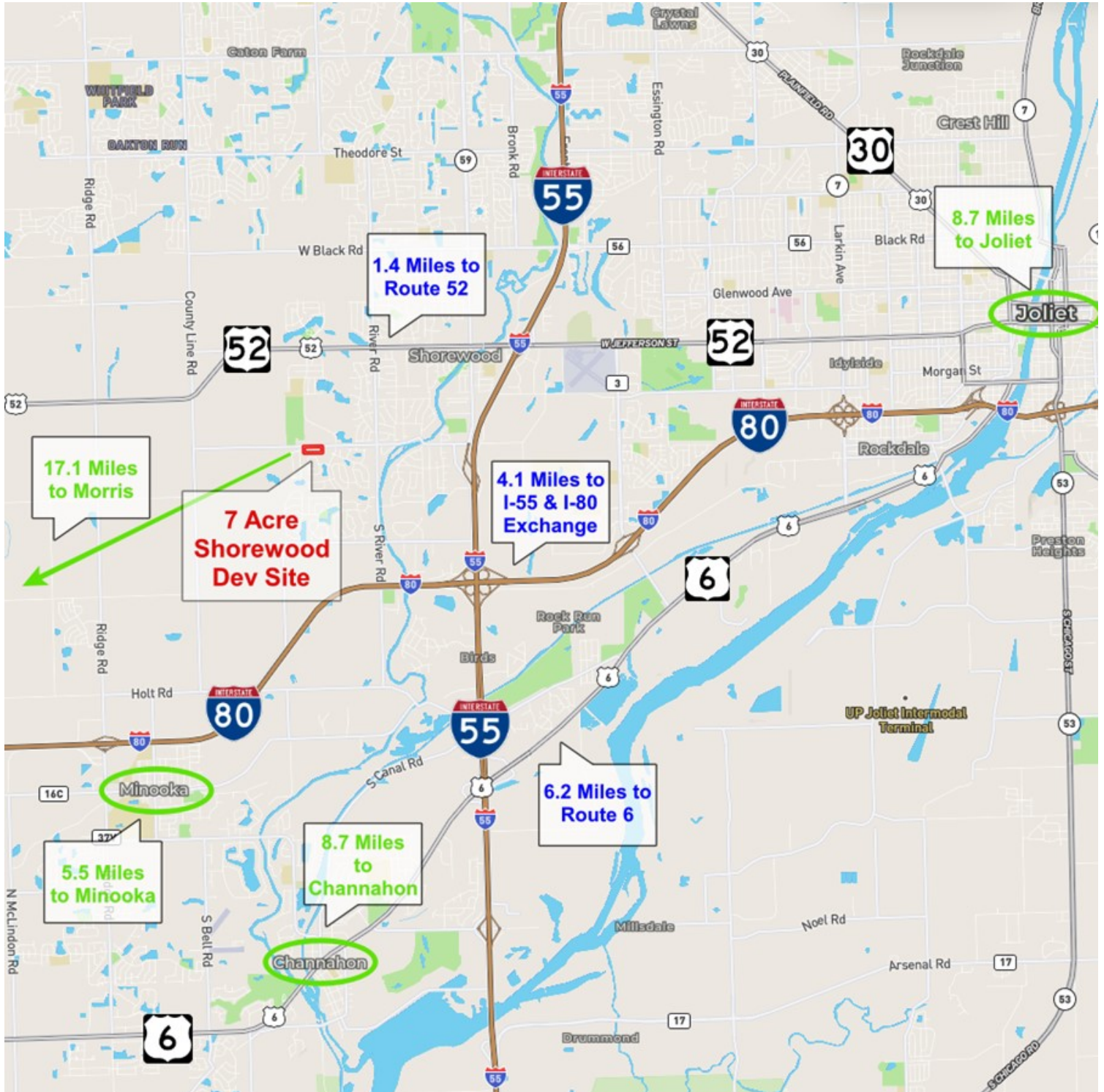


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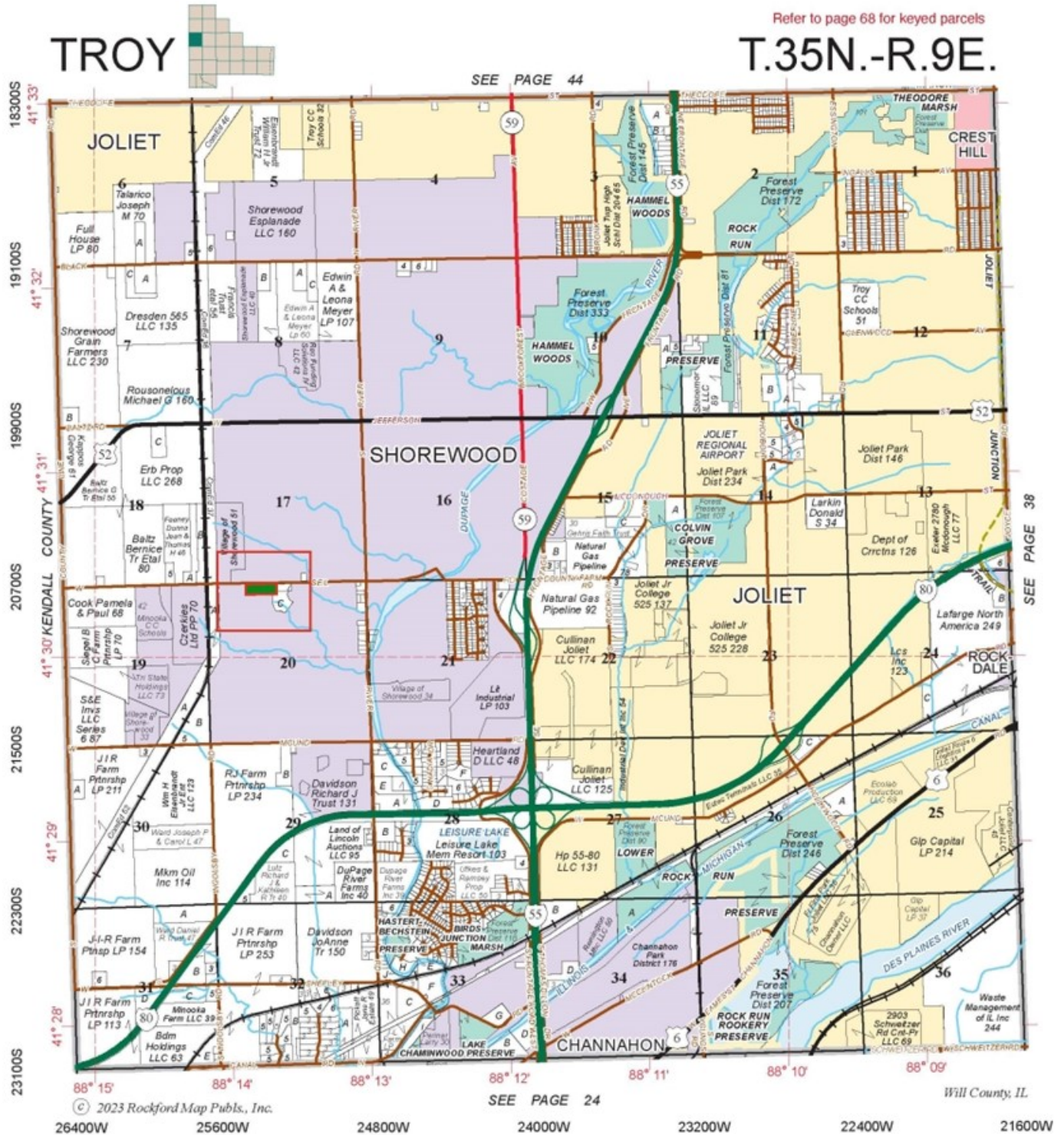
PROPERTY MAP



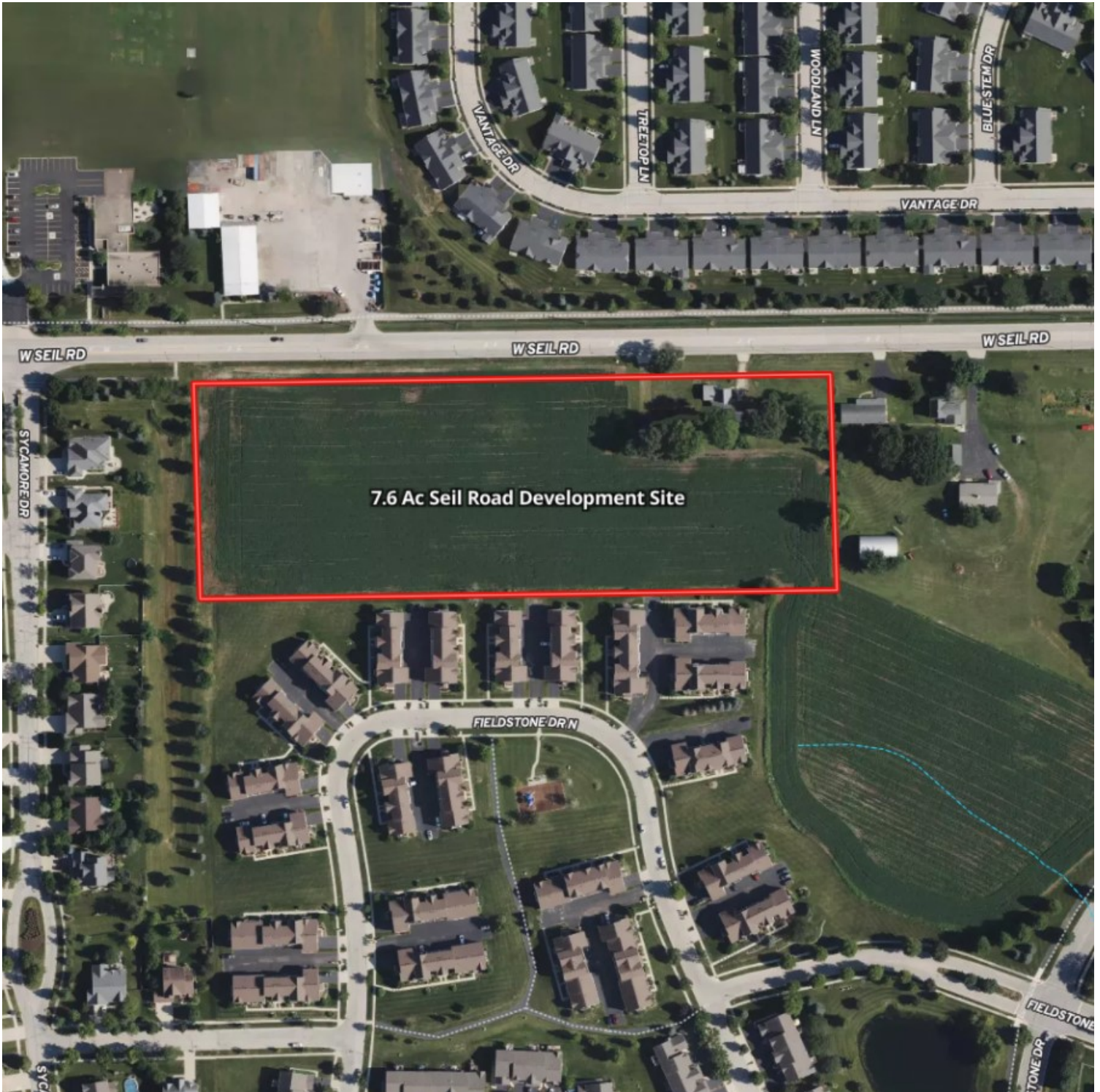
SURROUNDING AREA ROAD MAP



PLAT MAP



AERIAL SATELLITE CAPTURE

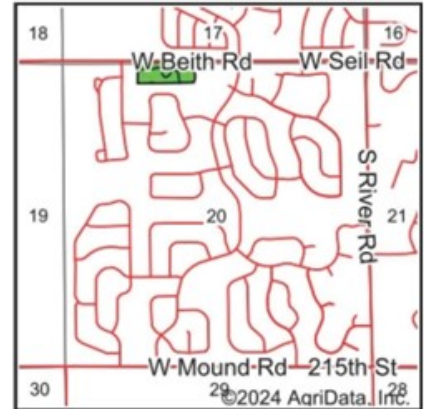
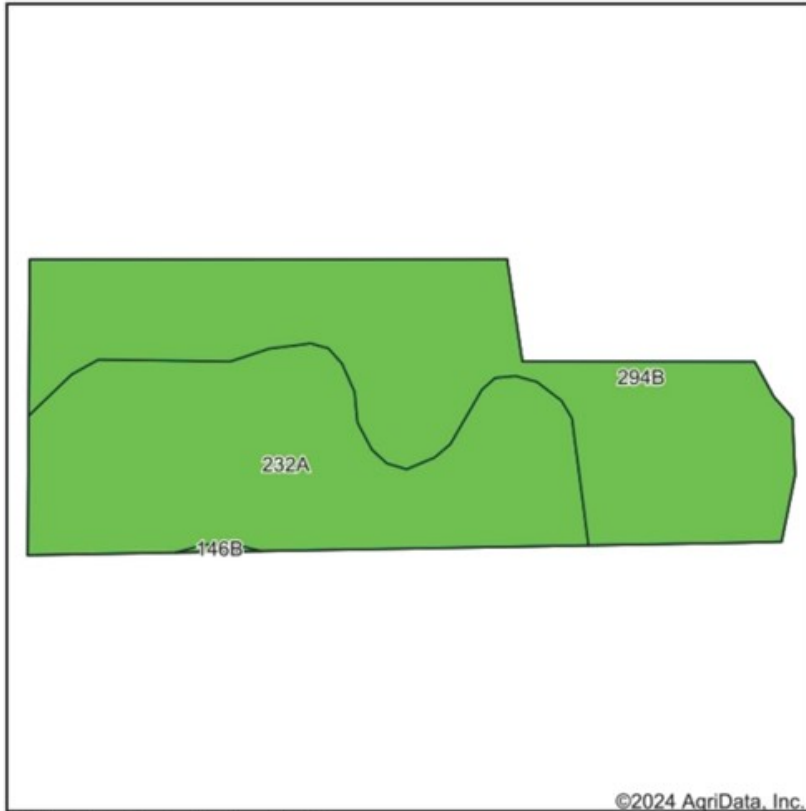


FSA AERIAL MAP





SOIL MAP



State: Illinois  
 County: Will  
 Location: 20-35N-9E  
 Township: Troy  
 Acres: 7.35  
 Date: 9/8/2024



Soils data provided by USDA and NRCS.

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Area Symbol: IL197, Soil Area Version: 18

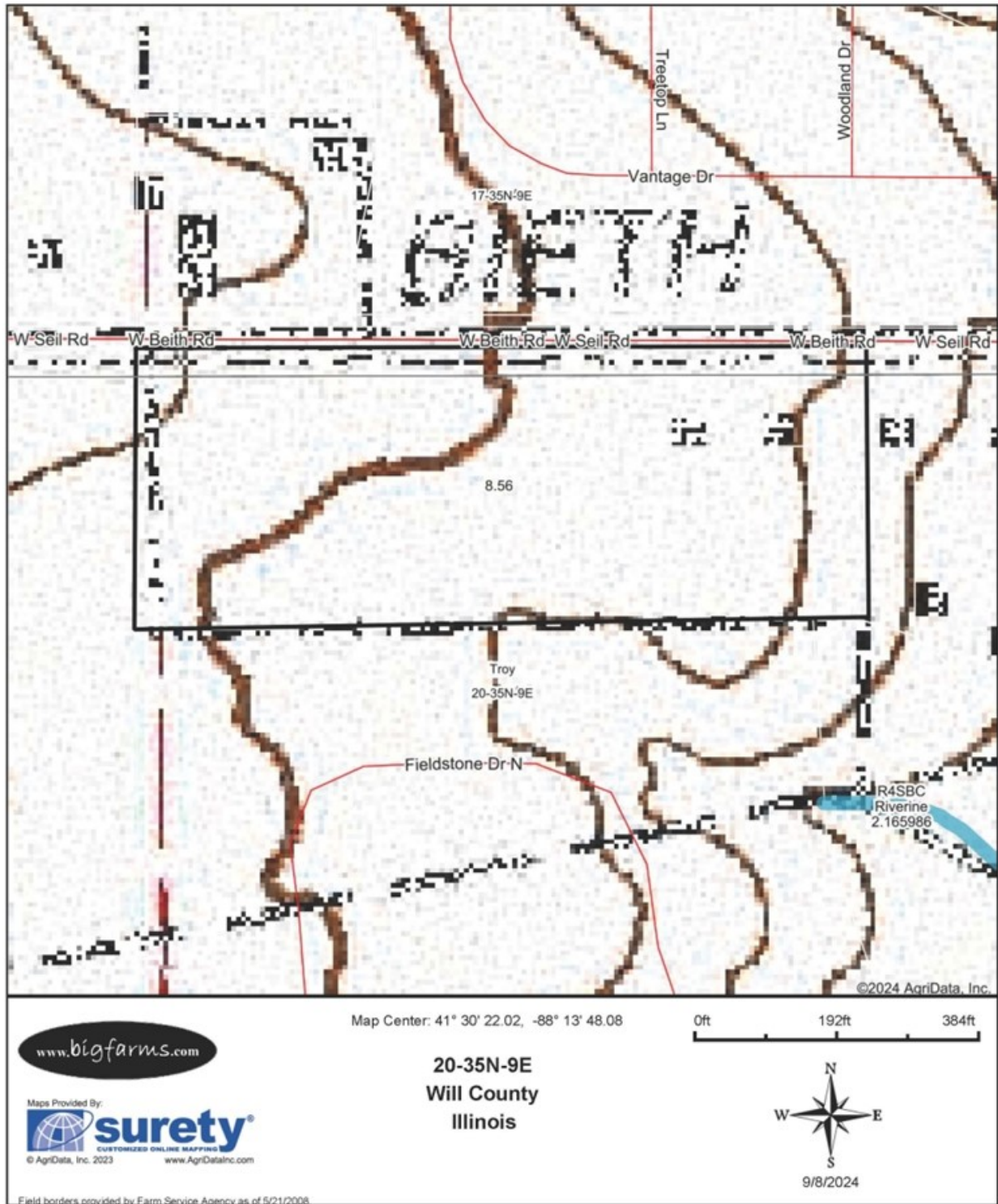
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**294B	Symerton silt loam, 2 to 5 percent slopes	3.89	52.9%		**177	**55	**130
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	3.46	47.1%		**170	**56	**127
Weighted Average					173.7	55.5	128.6

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

\*\* Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

TOPO MAP

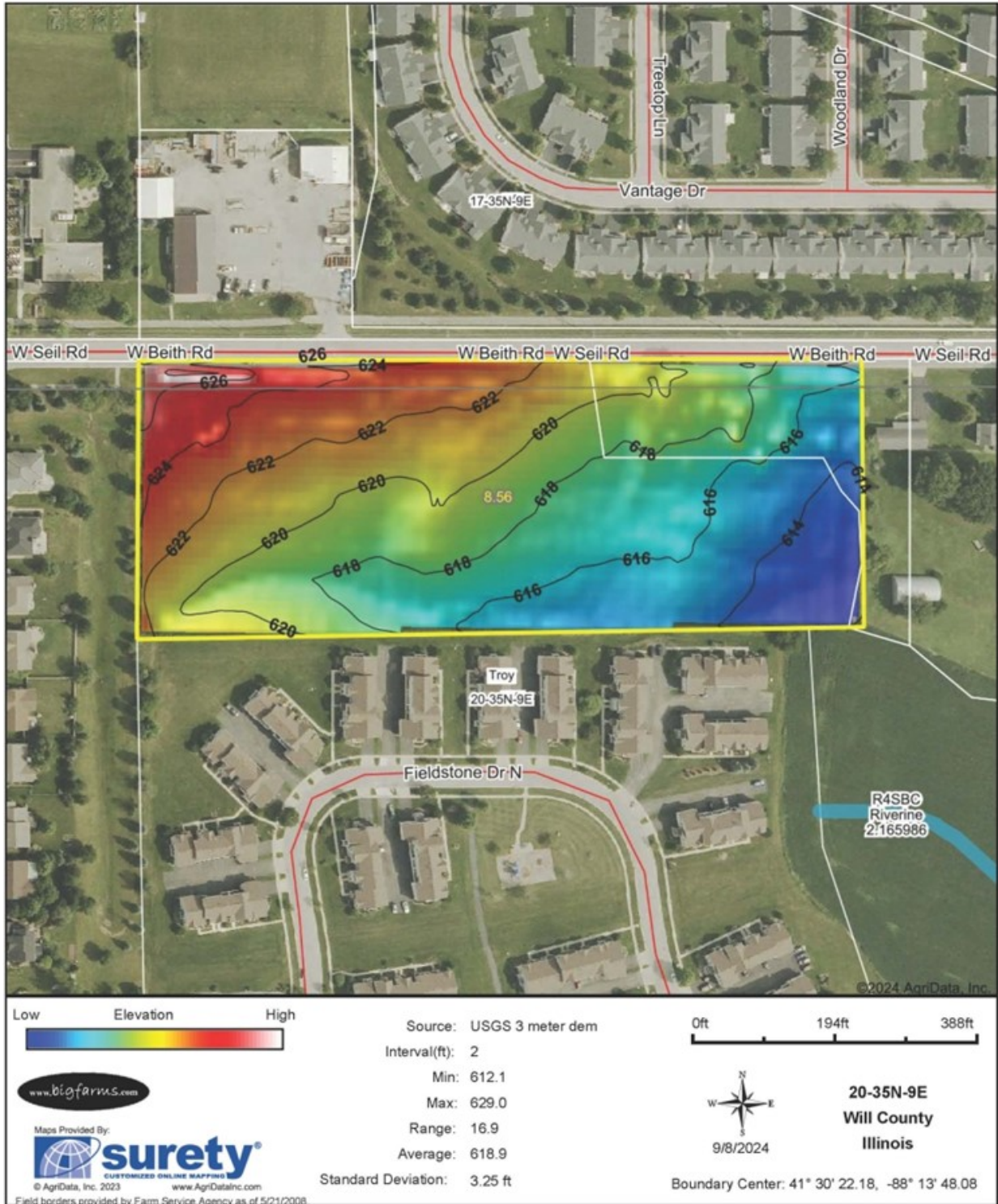


TOPO CONTOURS MAP



 Maps Provided By:  <small>© AgriData, Inc. 2023 www.AgriDataInc.com</small> <small>Field borders provided by Farm Service Agency as of 5/21/2008</small>	Source: USGS 3 meter dem Interval(ft): 2.0 Min: 612.1 Max: 629.0 Range: 16.9 Average: 618.9 Standard Deviation: 3.25 ft	0ft      224ft      449ft   9/8/2024 Boundary Center: 41° 30' 22.18, -88° 13' 48.08
	20-35N-9E Will County Illinois	

TOPO HILLSHADE MAP



WETLAND MAP



State: **Illinois**  
 Location: **20-35N-9E**  
 County: **Will**  
 Township: **Troy**  
 Date: **9/8/2024**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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0ft 326ft 653ft

Classification Code	Type	Acres
		Total Acres 0.00

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

FEMA MAP



Map Center: 41° 30' 22.02, -88° 13' 48.08  
 State: IL Acres: 8.56  
 County: Will Date: 9/8/2024  
 Location: 20-35N-9E  
 Township: Troy



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Name	Number	County	NFIP Participation	Acres	Percent
WILL COUNTY	170695	Will	Regular	8.56	100%
<b>Total</b>				8.56	100%

Map Change	Date	Case No.	Acres	Percent
Yes	7/22/2020	20-05-3587P	8.56	100%
<b>Total</b>			8.56	100%

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	5.95	69.5%
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	2.61	30.5%
<b>Total</b>			8.56	100%

Panel	Effective Date	Acres	Percent
17197C0140G	2/15/2019	8.56	100%
<b>Total</b>		8.56	100%

## 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

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