

Millsdale Rd. Elwood 40 acres Industrial Site
SW Corner of Millsdale Road &
Elwood IL

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MILLSDALE RD. ELWOOD 40 ACRES INDUSTRIAL SITE

SW Corner of Millsdale Road &
Elwood IL

For more information contact:

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GOODWIN



County:	Will
Township:	Jackson
Gross Land Area:	38.5 Acres
Property Type:	Vacant Land For Sale
Possible Uses:	Multiplu uses, industrial, commercial, office
Total Investment:	Investment Amount is \$850,000
Unit Price:	\$22,078 per acre or \$.50/SF
Soil Productivity Index:	137.9
Buildings:	None
Utilities:	Sewer & Water at site
Zoning:	AGRICULTURAL



Excellent road frontage on both Millsdale and Bridge. Parcel has an Elwood address but Joliet city sewer and water available. Zoned agriculture with many potential uses. Industrial to residential uses will be considered by the city of Joliet. Power lines cut across the corner of this parcel along with a small creek.

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LISTING DETAILS

GENERAL INFORMATION

Listing Name: Jackson Township 40
Tax ID Number/APN: Tax ID# 10-11-09-100-003-0000
Possible Uses: Many potential uses. Industrial, Office, Commercial, Residential. This parcel is between Center Point Inter-model industrial park and residential single family housing.
Zoning: Agriculture
Sale Terms: Sellers are requiring cash at closing.

AREA & LOCATION

School District: Elwood Grade School District 203
Joliet Central High School District 204
Location Description: Parcel is next to one of the largest industrial developments in the country. The parcel is between IL Rt. 53 and the entrance to Center Point Inter-model center.
Site Description: Vacant farmland
Side of Street: SW corner of Millsdale and Bridge.
Highway Access: Easy access to Rt. 53, Interstate I-55 and I-80
Road Type: Asphalt
Property Visibility: Good corner location, half mile west of Rt. 53.
Largest Nearby Street: IL Rt. 53

LAND RELATED

Lot Frontage (Feet): 1320 feet
Buildings: No building on this property.
Flood Plain or Wetlands: Yes the parcel does have several acres considered flood plain. Map is included with this brochure.
Topography: Flat to slightly rolling
Soil Type: Good class A quality soil types.
Available Utilities: Sewer and Water available from City of Joliet.

FINANCIALS

Finance Data Year: 2013
Real Estate Taxes: Real-estate taxes paid in 2014 \$1,196.88
Investment Amount: The Investment Amount is \$850,000 or \$21,924 per Acre

LOCATION

Address: SW Corner Millsdale road and Bridge Street.
County: Will

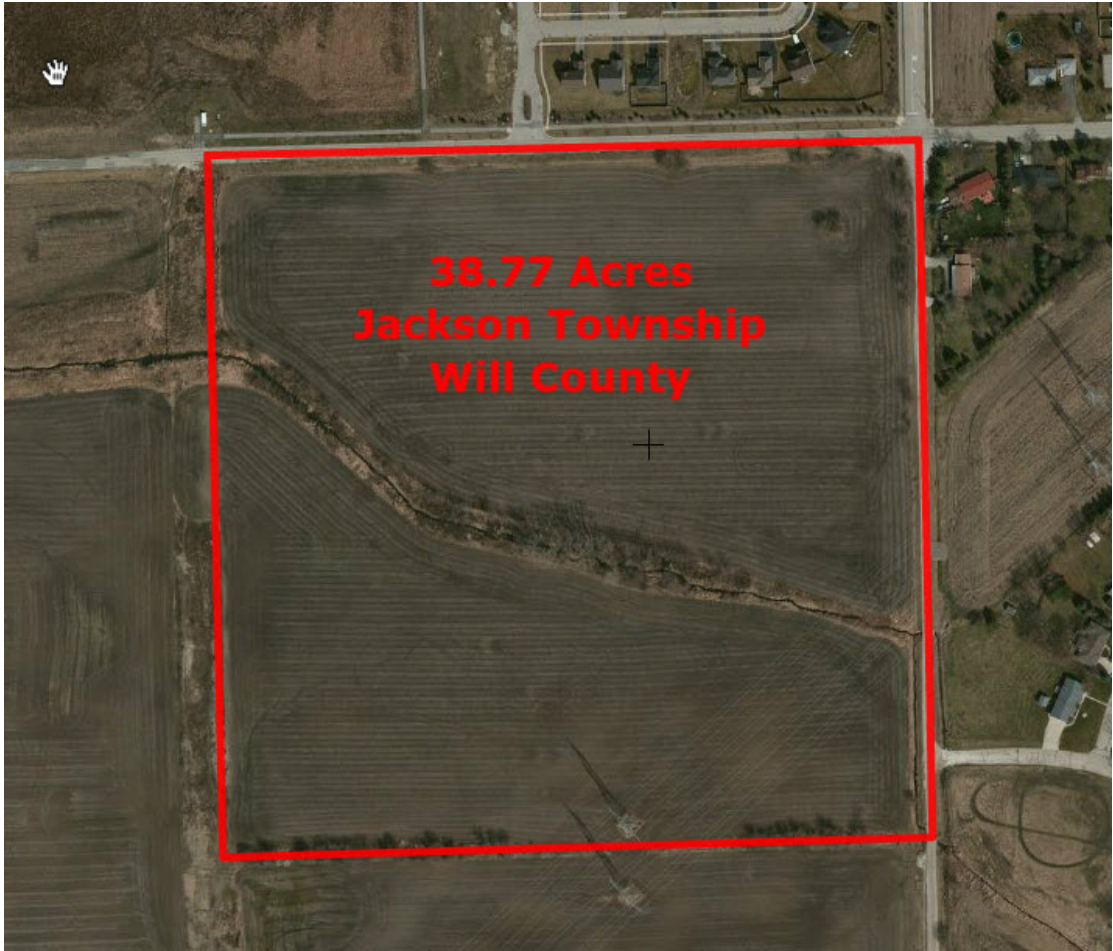
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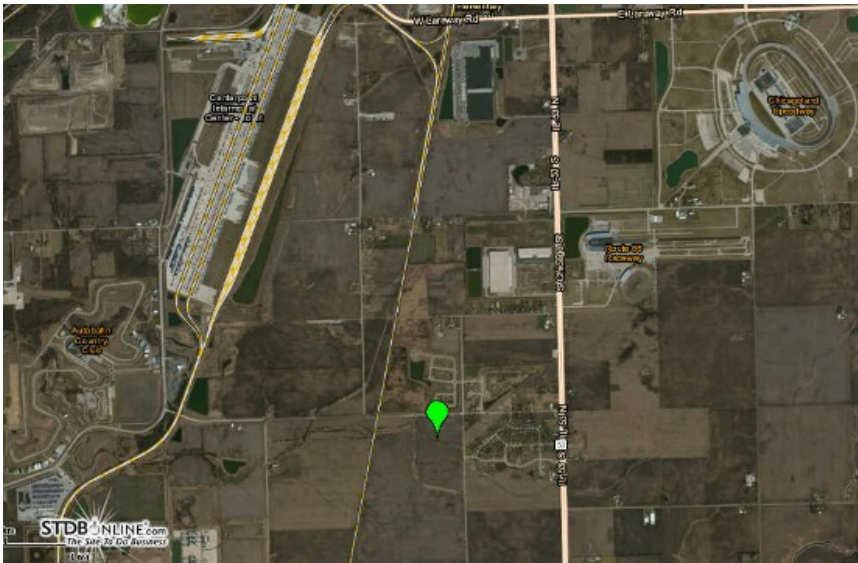
AERIAL MAP 1



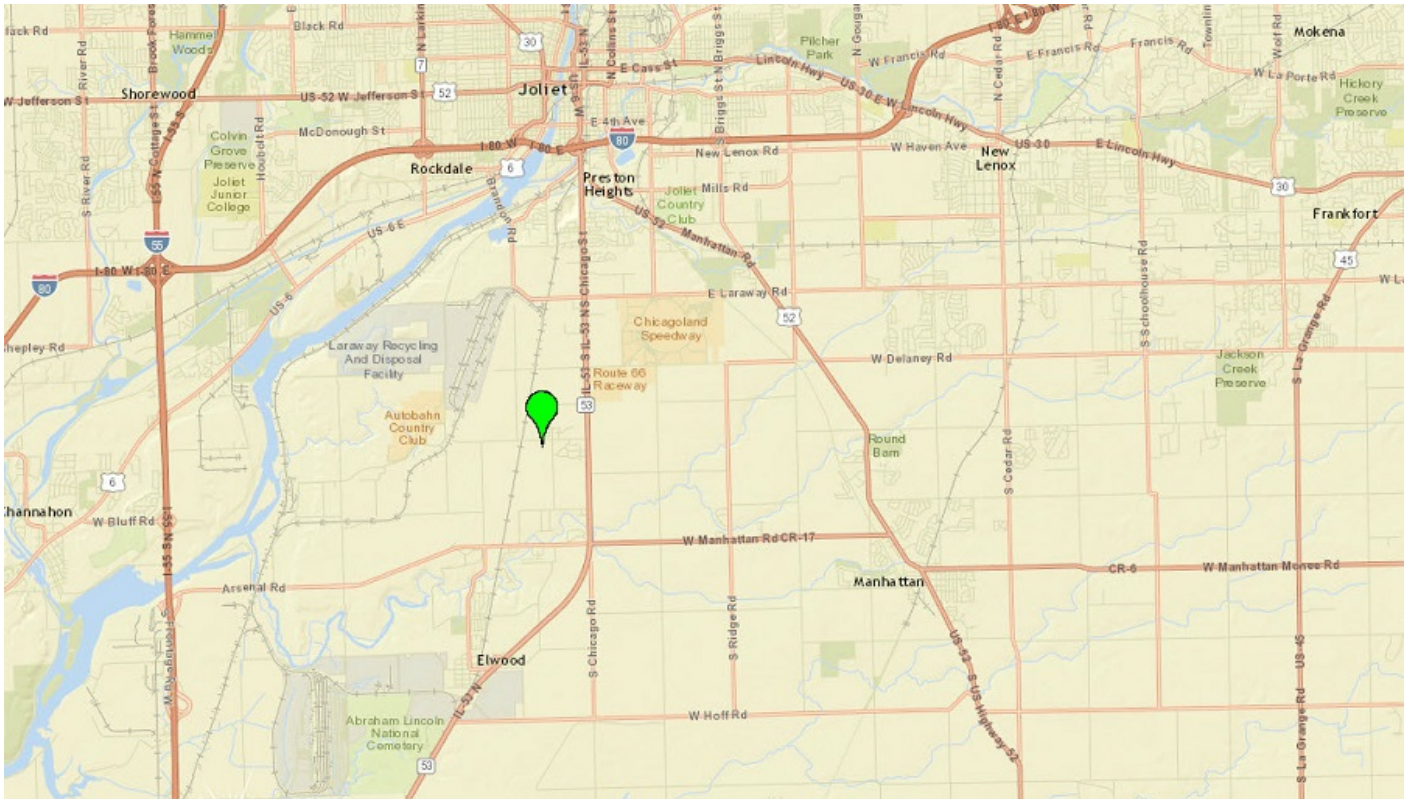
AERIAL MAP 2



AERIAL MAP 3

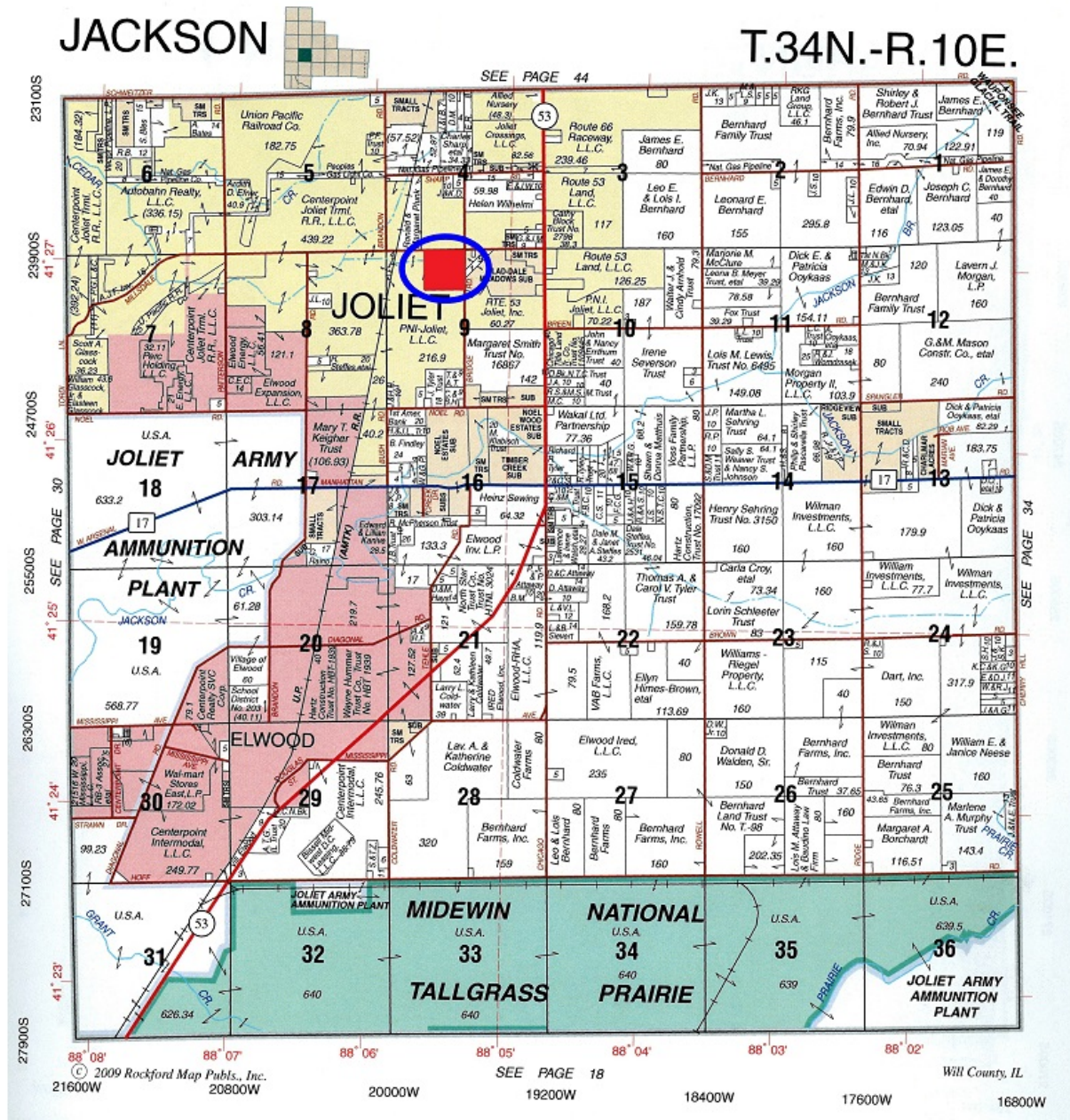


ROAD MAP



JACKSON

T.34N.-R.10E.



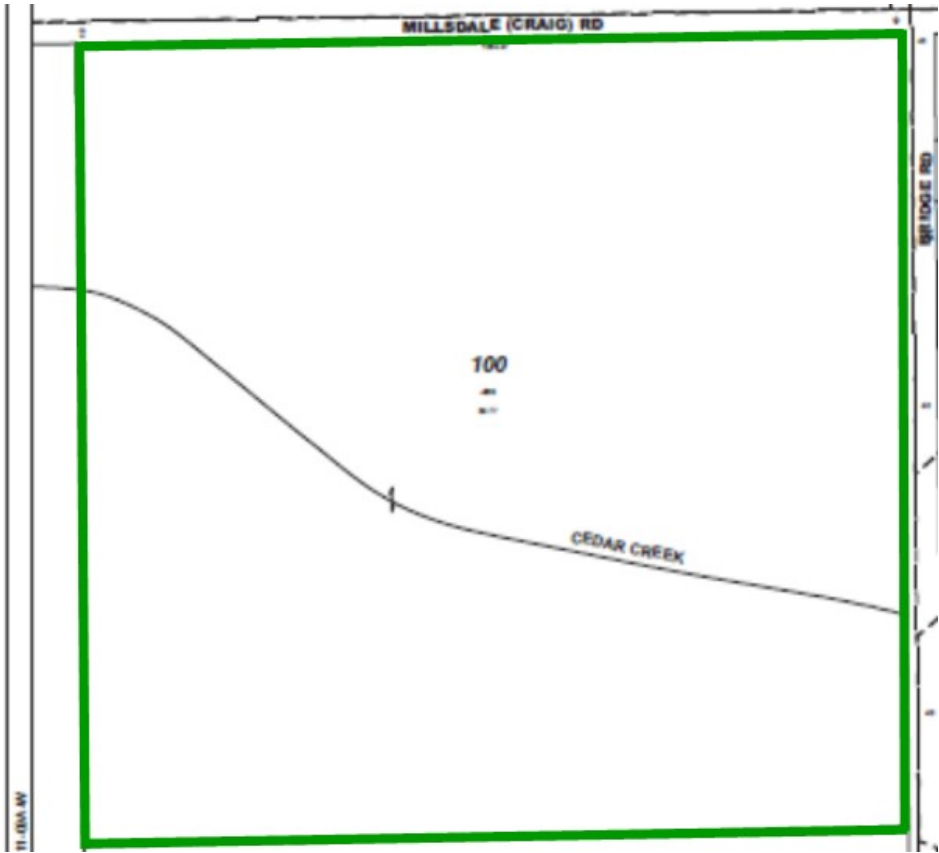
Plat Map reprinted with permission of Rockford Map Publishers, Inc.

FSA MAP

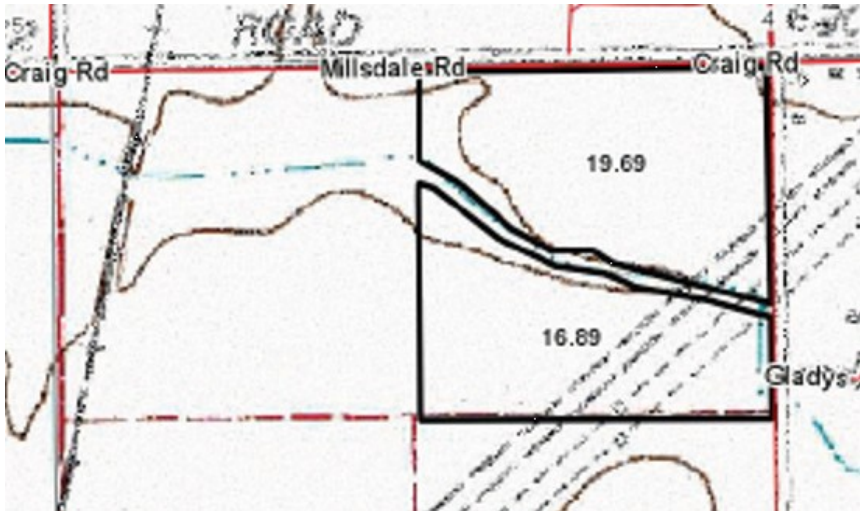
Aerial Map



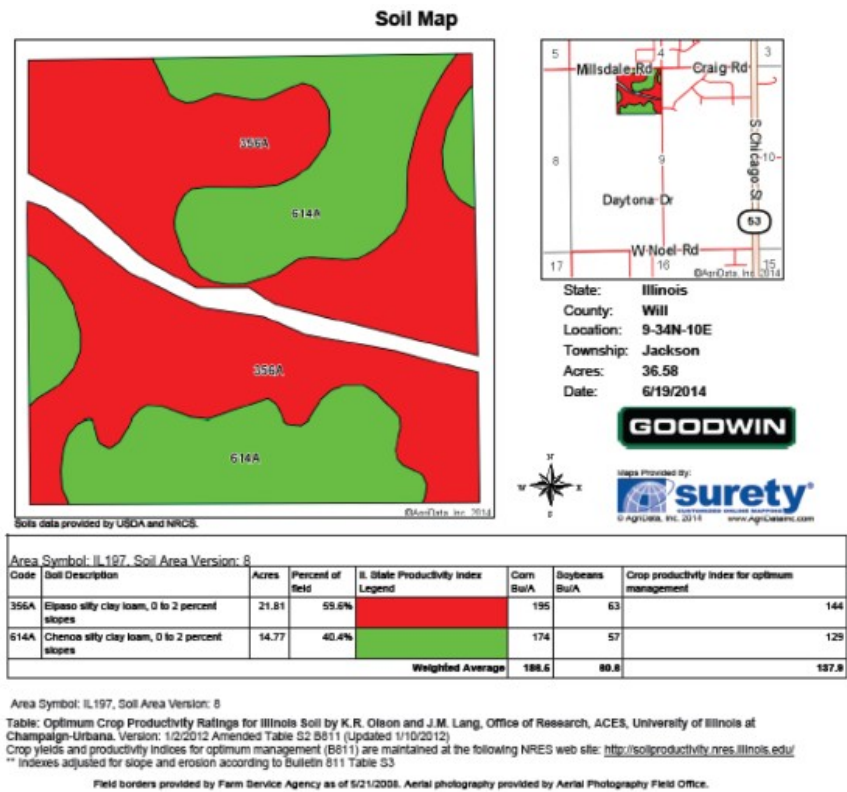
TAX MAP



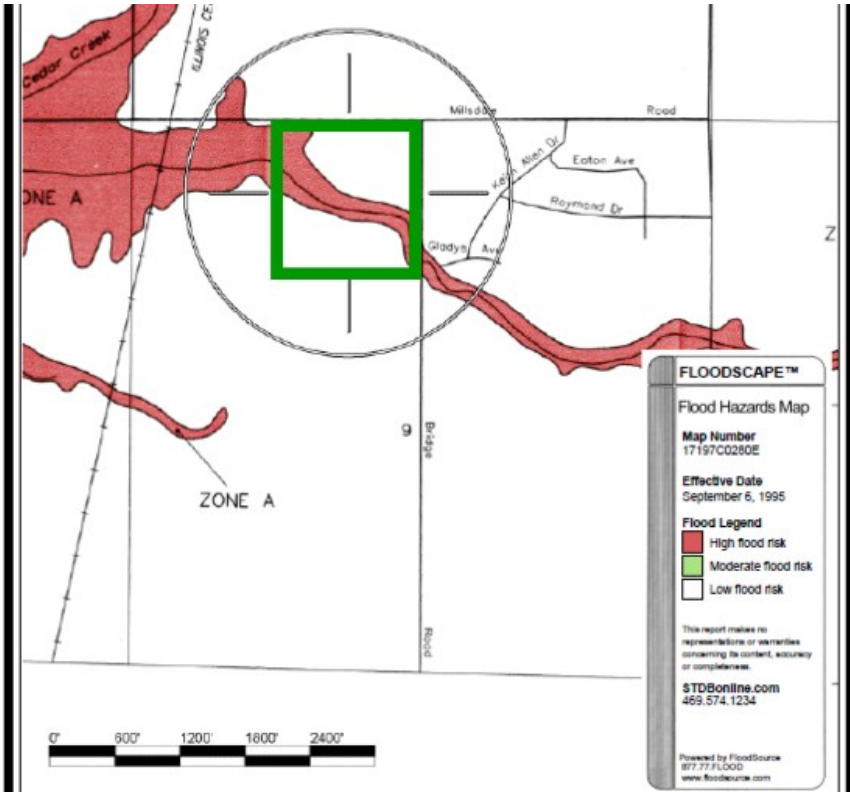
TOPOGRAPHICAL MAP



SOIL MAP



FLOOD MAP



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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