

DEER CREEK ESTATES DEVELOPMENT SITE

**Kankakee Street
Wilmington IL 60481**

For more information contact:

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



GOODWIN

County:	Will
Township:	Wilmington
Gross Land Area:	47 Total Acres
Property Type:	Vacant farmland with Preliminary Plat
Possible Uses:	Residential Development
Total Investment:	Investment Amount is \$699,000.00
Unit Price:	\$14,872 per Acre
Productivity Index (PI):	PI Index is 132.6
Buildings:	No Buildings
Utilities:	Utilities are at the site
Zoning:	R-2 & R-4



Phase II of Deer Creek Estates has a total of 47 acres. PUD zoned R-4 & R-2, 71 single family lots and 18 four unit buildings (72 units) Easy access to I-55 at River road, I-57 to the east and I-80 to the north. Sewer & water utilities available from the City of Wilmington. Work force housing is needed in the area. Make an offer.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: Deer Creek Estates Development Site
Tax ID Number/APN: 03-17-24-302-006-0000 Section 24 Wilmington Township, Will County.
Possible Uses: Phase II of Deer Creek Estates. Single family and multi-family lots.
Zoning: Property is currently zoned R-2 & R-4 in the City of Wilmington.
Sale Terms: Sellers are looking for a cash sale, but all offers will be considered.

AREA & LOCATION

School District: Wilmington School District 209U
Location Description: Only 3.5 miles to Interstate I-55 access at River road. Next to United States Cold Storage facility in Wilmington. Near the Ridge Port Logistic's Center, Center Point Inter-modal in Elwood and the UP Inter-modal in Joliet.
Site Description: Level farmland with residential to the west and south. Drainage ditch cuts through the farm with ComEd power line along the north side of the property.
Side of Street: Approximately 125 feet of frontage on E. Kankakee River Drive.
Access through Hawk Trail and Deer Creek Dr in the Deer Creek Subdivision. Potential access to N. River road.
Highway Access: Only 3.5 miles to I-55 at River road. I-57 at Peotone is approximately 17 miles east. I-80 is approximately 14 miles north on Rt. 53. Rt. 53 is just half a mile east.
Largest Nearby Street: Illinois Rt. 53.

LAND RELATED

Buildings: No buildings
Zoning Description: R-2 allows single family homes, R-4 allows multi-family homes.
Flood Plain or Wetlands: There are some acres considered flood plain.
Topography: Flat
Available Utilities: Sewer and water available from the city of Wilmington.

FINANCIALS

Finance Data Year: 2016 Tax year
Real Estate Taxes: Taxes paid in 2017 for the 47 acres are \$1,171 or \$24.91 per acre.
Investment Amount: The investment amount for this farm is \$14,872 per acre for a total investment of \$699,000.00

LOCATION

Address: 516-518 E. Kankakee River Drive, Wilmington, IL
Latitude 41.3201956 Longitude -88.14206600
County: Will County Illinois
MSA: Chicago - Joliet

AERIAL MAP OF WILMINGTON 47 ACRE DEVELOPMENT SITE, WILL COUNTY



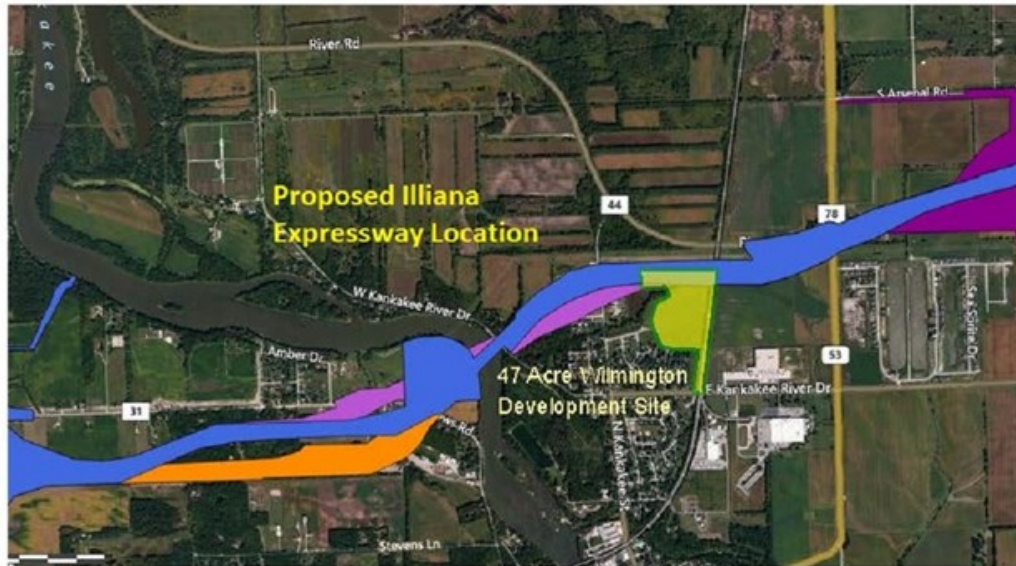
AERIAL MAP 2 OF THE 47 ACRE WILMINGTON DEVELOPMENT LAND



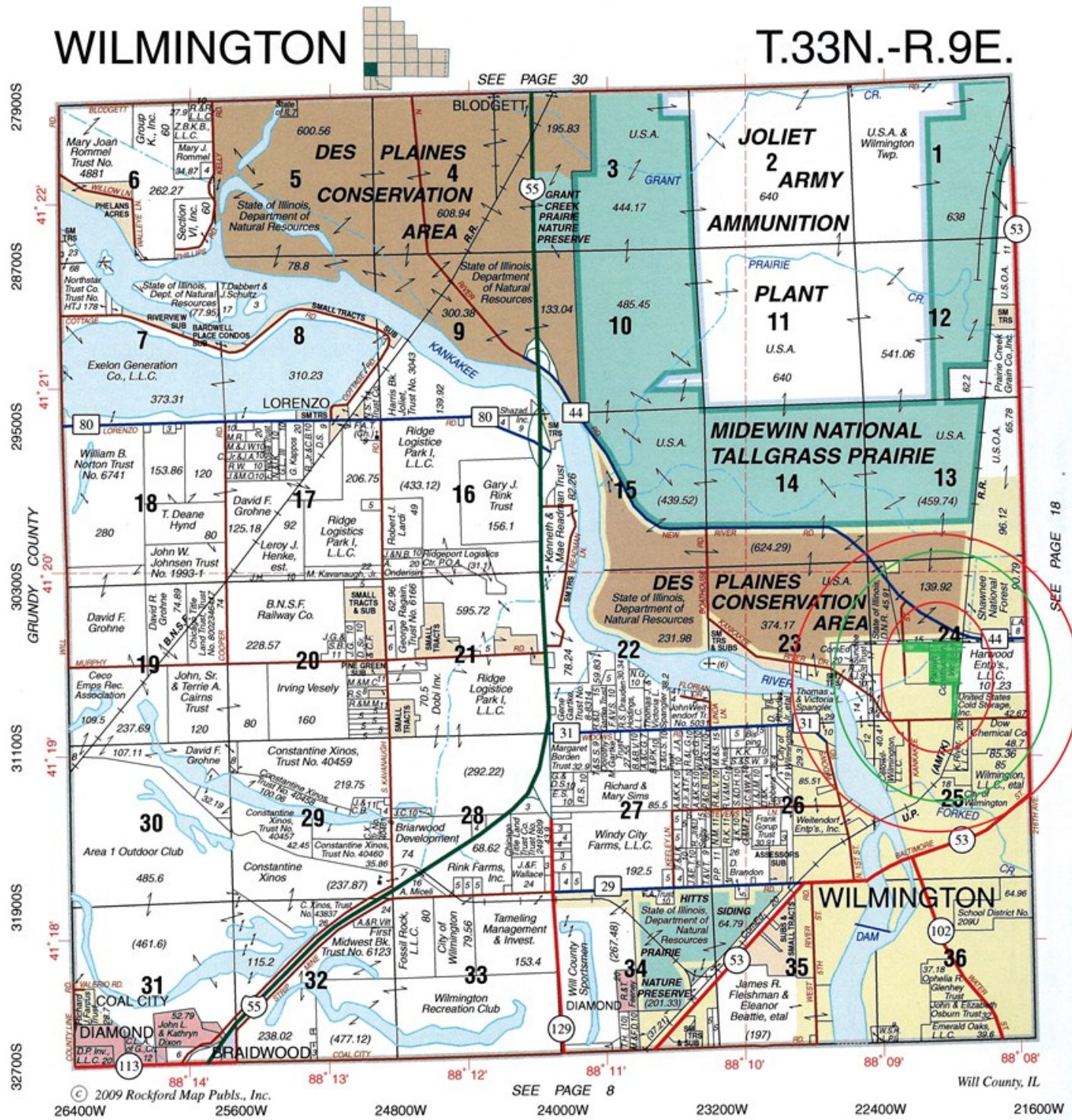
LOCATION MAP OF WILMINGTON 47 ACRE DEVELOPMENT SITE



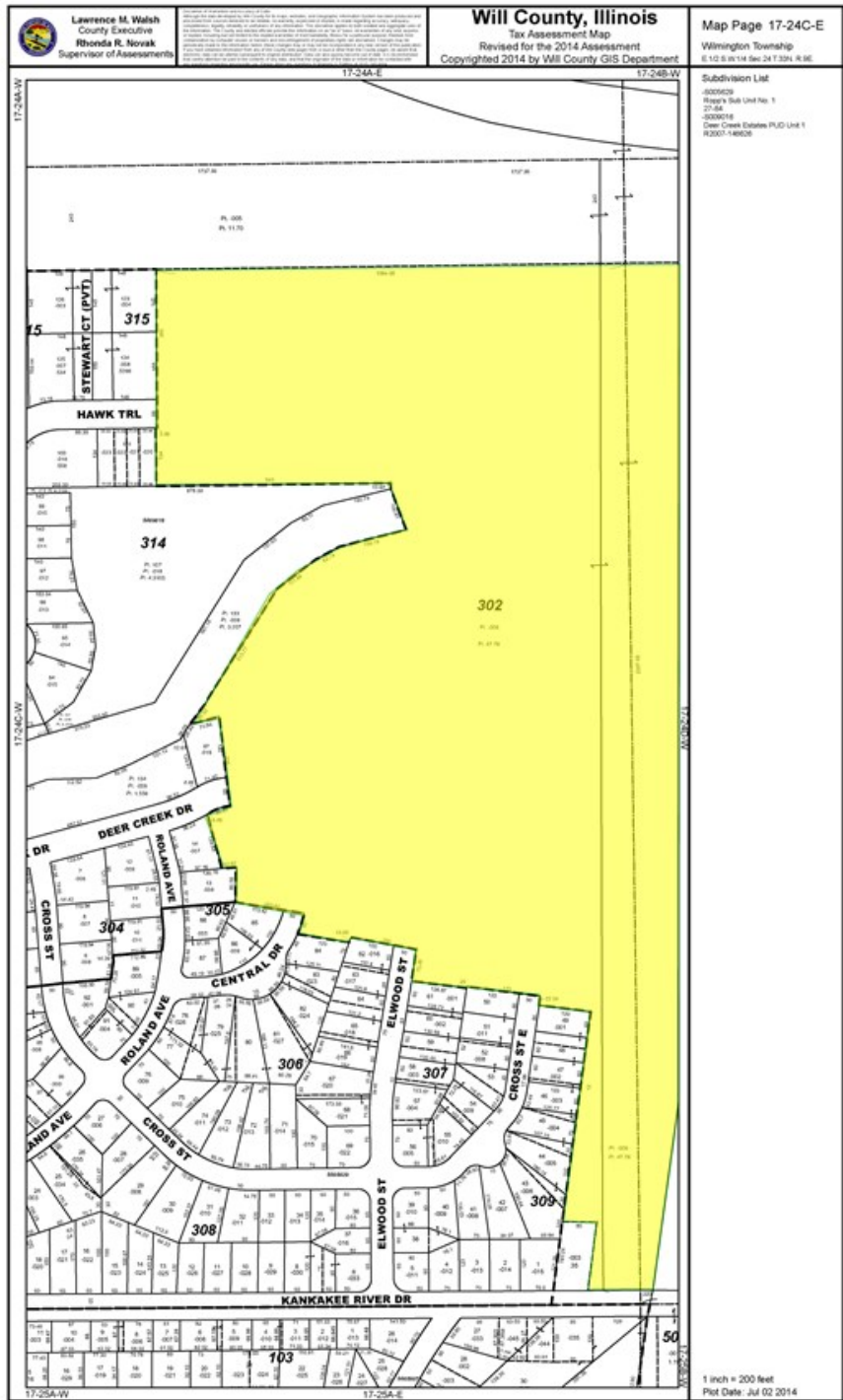
PROPOSED LOCATION OF THE ILLIANA EXPRESSWAY IN WILL COUNTY



PLAT MAP OF 47 ACRES WILMINGTON TOWNSHIP, WILL COUNTY



TAX MAP OF 47 ACRE WILMINGTON DEVELOPMENT SITE

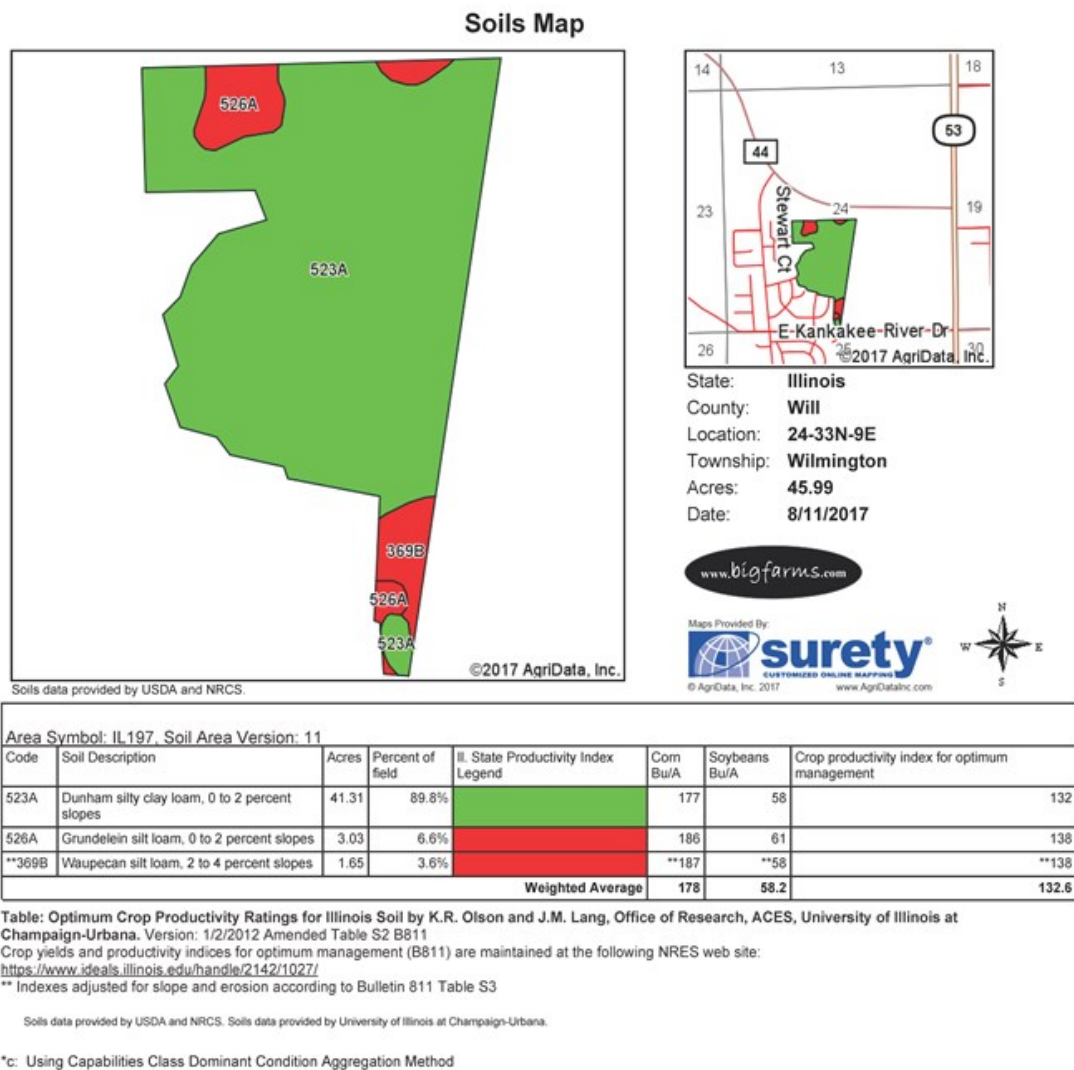


FSA MAP OF WILMINGTON TOWNSHIP 47 ACRE DEVELOPMENT SITE

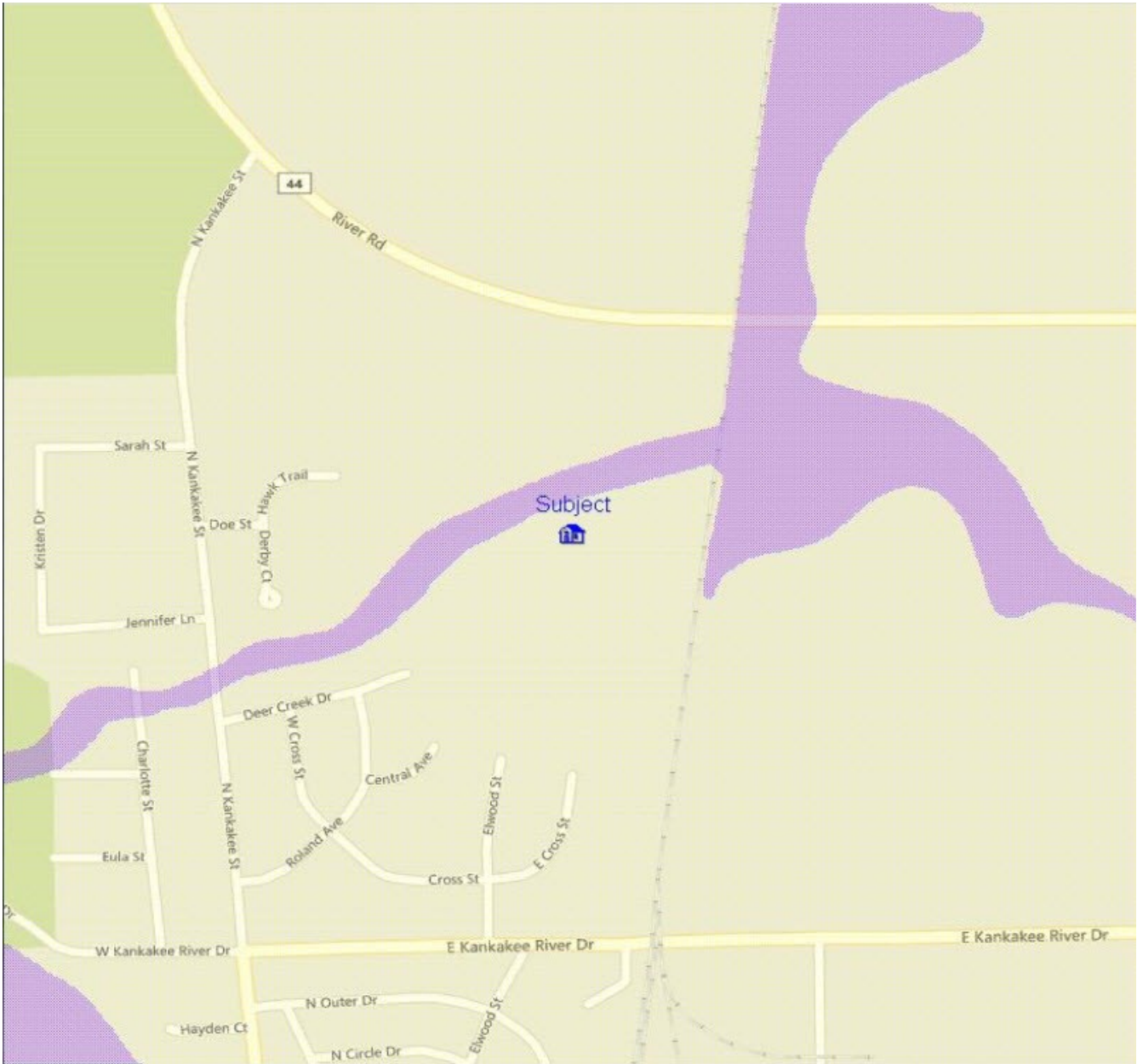
Aerial Map



SOIL MAP OF WILMINGTON DEVELOPMENT SITE



FLOOD MAP



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

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

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