

# FOR SALE: 461.17 ACRES (DIVISIBLE)

## **STATE ROUTE 53 AT MISSISSIPPI AVENUE**

ELWOOD, ILLINOIS







# PROPERTY HIGHLIGHTS

Situated along Illinois Route 53 at the intersection of Mississippi Street in Elwood, Illinois, this assemblage totals 461.17 acres with nine sites ranging from 0.79 to 120.50 acres.

The sites can be purchased jointly or as separate parcels. The sites offer an excellent opportunity for investors, developers, farmers, home builders, trade buyers seeking property within one of Chicago's fastest-growing counties.

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# of Parcels:	Nine (9)
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<b>Total:</b>	<b>461.17 AC</b>
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Available:	Immediately
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County:	Will County
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Current Zoning:	Mixed
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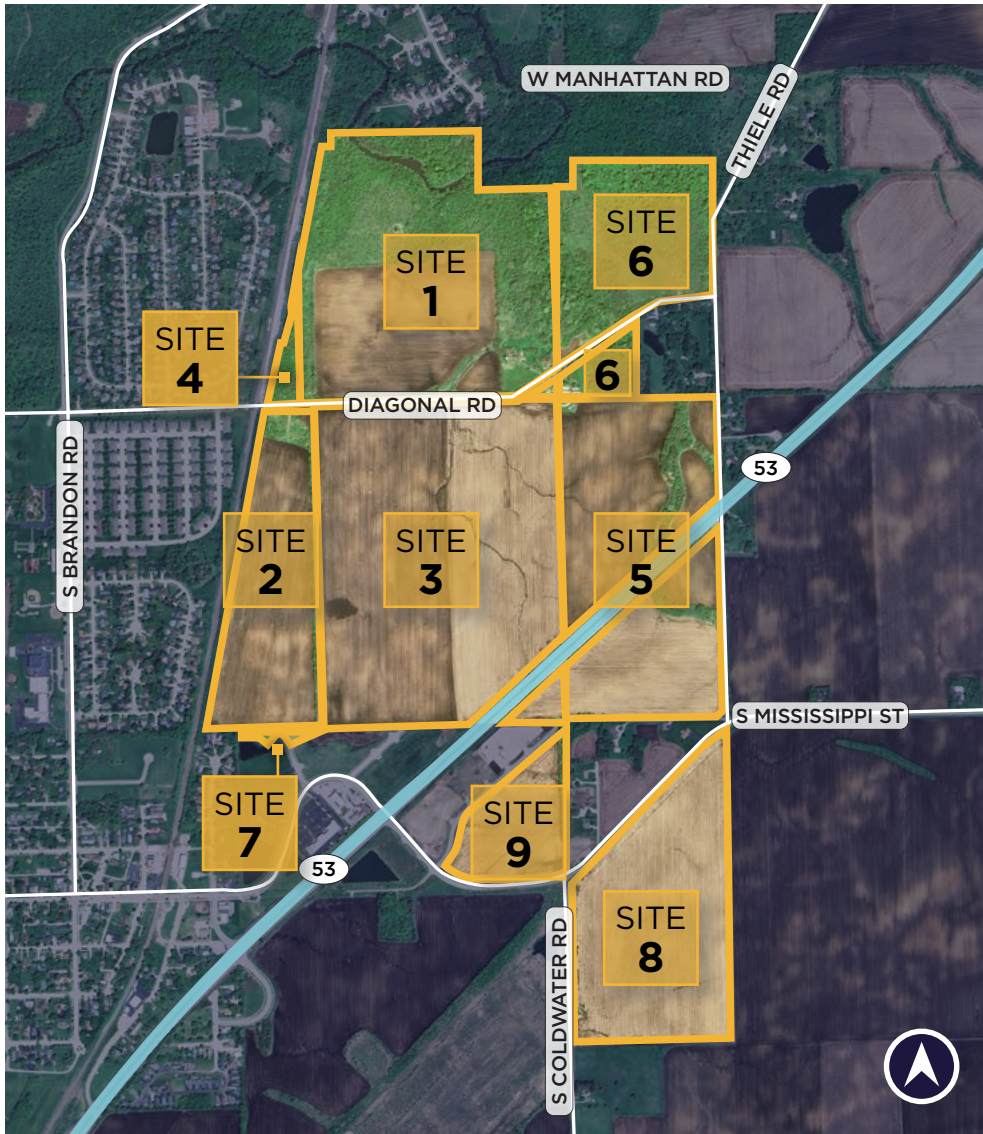
Asking Price:	Subject to Offer
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Additional Resources:	<a href="#"><u>City of Elwood Economic Development</u></a> <a href="#"><u>Will County Center for Economic Development</u></a>
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# LAND PARCELS



Parcel	Parcel #	Acreage	Current Zoning
<b>Total:</b>		<b>461.17 AC</b>	<b>Mixed</b>
Site 1	10-11-20-200-012	96.66 AC	A-1 Agriculture
Site 2	10-11-20-400-001	40.00 AC	A-1 Agriculture
Site 3	10-11-20-400-002	120.50 AC	A-1 Agriculture
Site 4	10-11-20-200-011	4.92 AC	A-1 Agriculture
Site 5	10-11-21-300-001	71.14 AC	A-1 Agriculture
Site 6	10-11-21-100-011	46.01 AC	A-1 Agriculture
Site 7	10-11-29-200-009	0.79 AC	R-2 Single Family & 2-Family Residential
Site 8	10-11-28-100-002	63.00 AC	Outside Elwood Corporate Limits
Site 9	10-11-29-200-011	18.15 AC	R-5 Single Family Attached (Townhome) Residential

# LOCAL DEMOGRAPHICS

The Village of Elwood is strategically located within the heart of Will County, one of the fastest-growing counties in the country. It is centrally located amid a seven-county labor force of 5 million people including Cook, DuPage, Grundy, Kane, Kankakee, Kendall and Will Counties.



195,283  
**POPULATION**  
*Within 10 Miles*



\$228,400  
**MEDIAN HOME VALUE**  
*Within 10 Miles*



\$94,305  
**AVG. HH INCOME**  
*Within 10 Miles*



38.5  
**AVG. AGE**  
*Within 10 Miles*



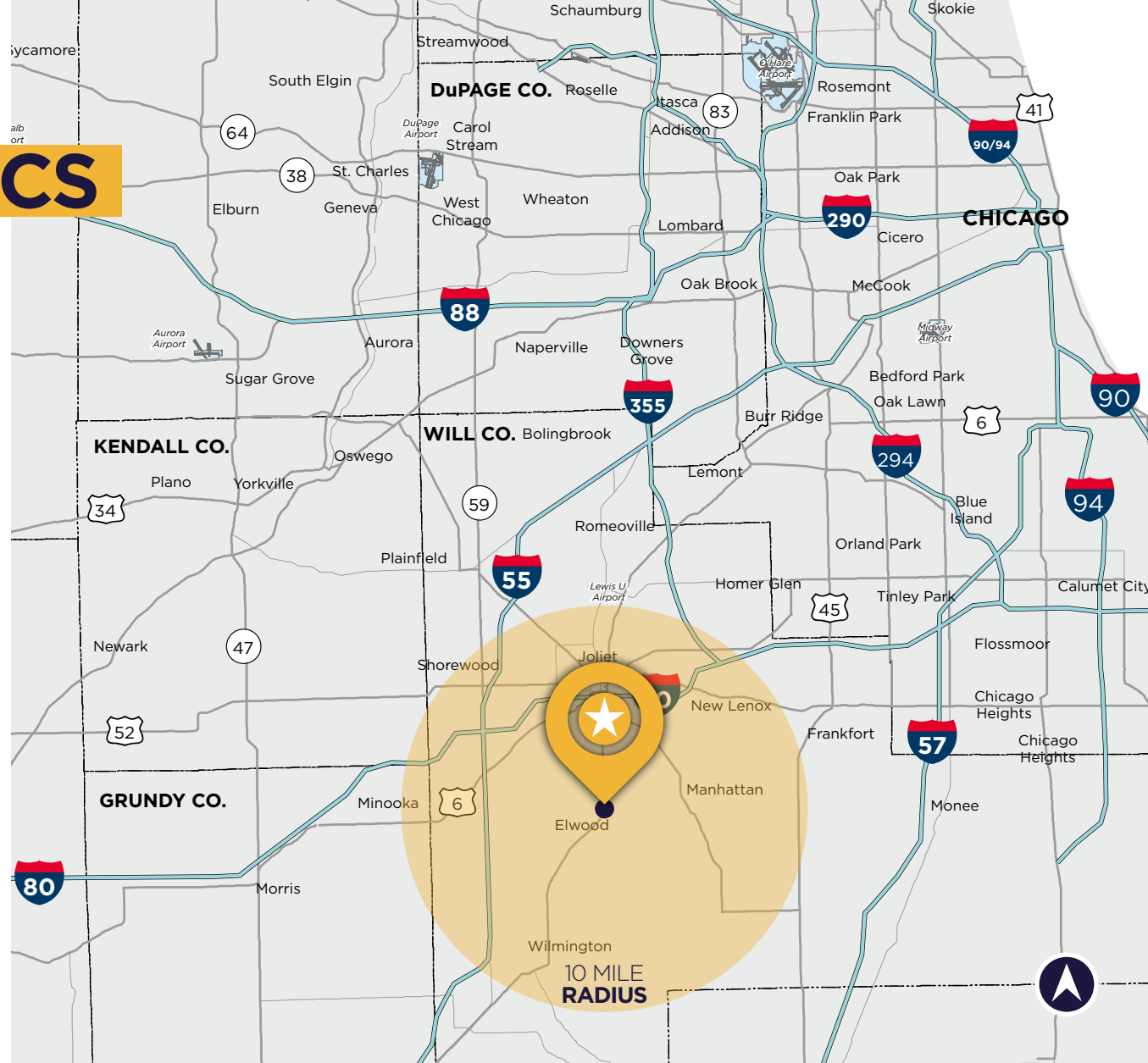
52 MILES TO  
**CHICAGO CBD**



<8 MILES TO  
**I-88**



46 MILES TO  
**MIDWAY**



## FOR MORE INFORMATION, CONTACT:

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