

235± AC at Route 30 and 119th Street

Plainfield, IL 60585

LAND FOR SALE

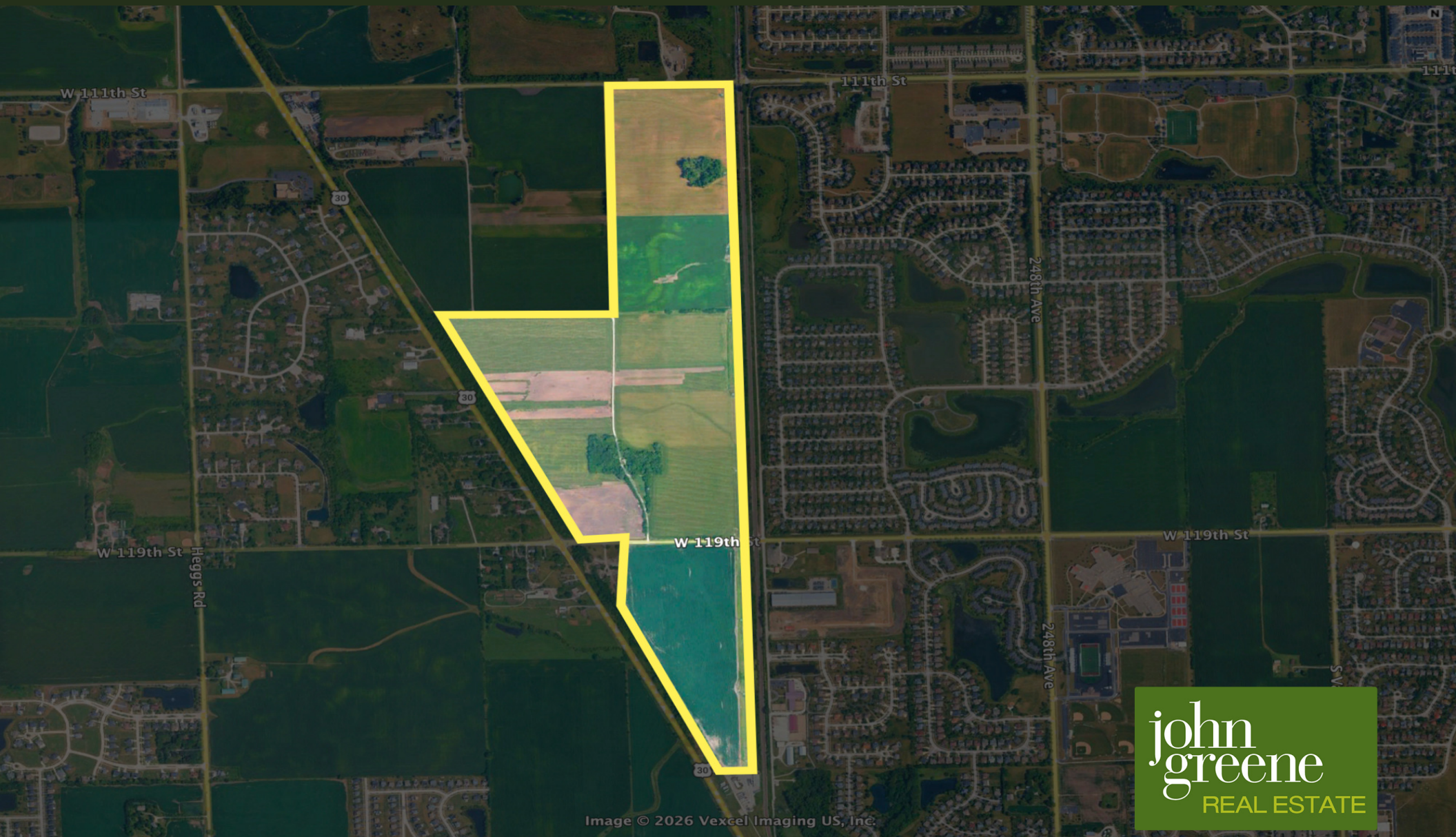


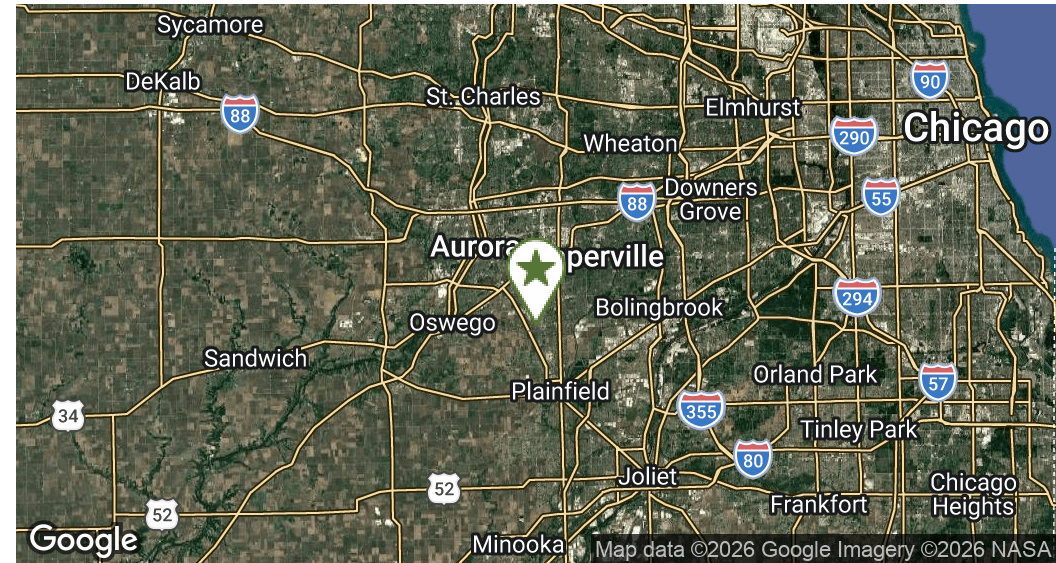
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LAND FOR SALE

john greene Real Estate | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



OFFERING SUMMARY

Sale Price:	Subject to Offer
Lot Size:	235.68 Acres
Zoning:	I-1 PUD
County:	Will
Taxes:	\$15,947

PROPERTY OVERVIEW

235± AC (divisible down to 45± AC) of land available for sale. Currently zoned I-1 with the potential for Special Use Planned Development (subject to Village approval and conditions).

PROPERTY HIGHLIGHTS

- 4,246 feet on Route 30
- Annexed into Plainfield
- Public water and sewer nearby
- Potential CN rail service
- Near Route 59 (4± miles), I-88 (10± miles) and I-55 (8± miles)
- Only 100+ acre parcel fully zoned I-1 marketed for sale in Plainfield (all other sites developer controlled)

Shamus Conneely

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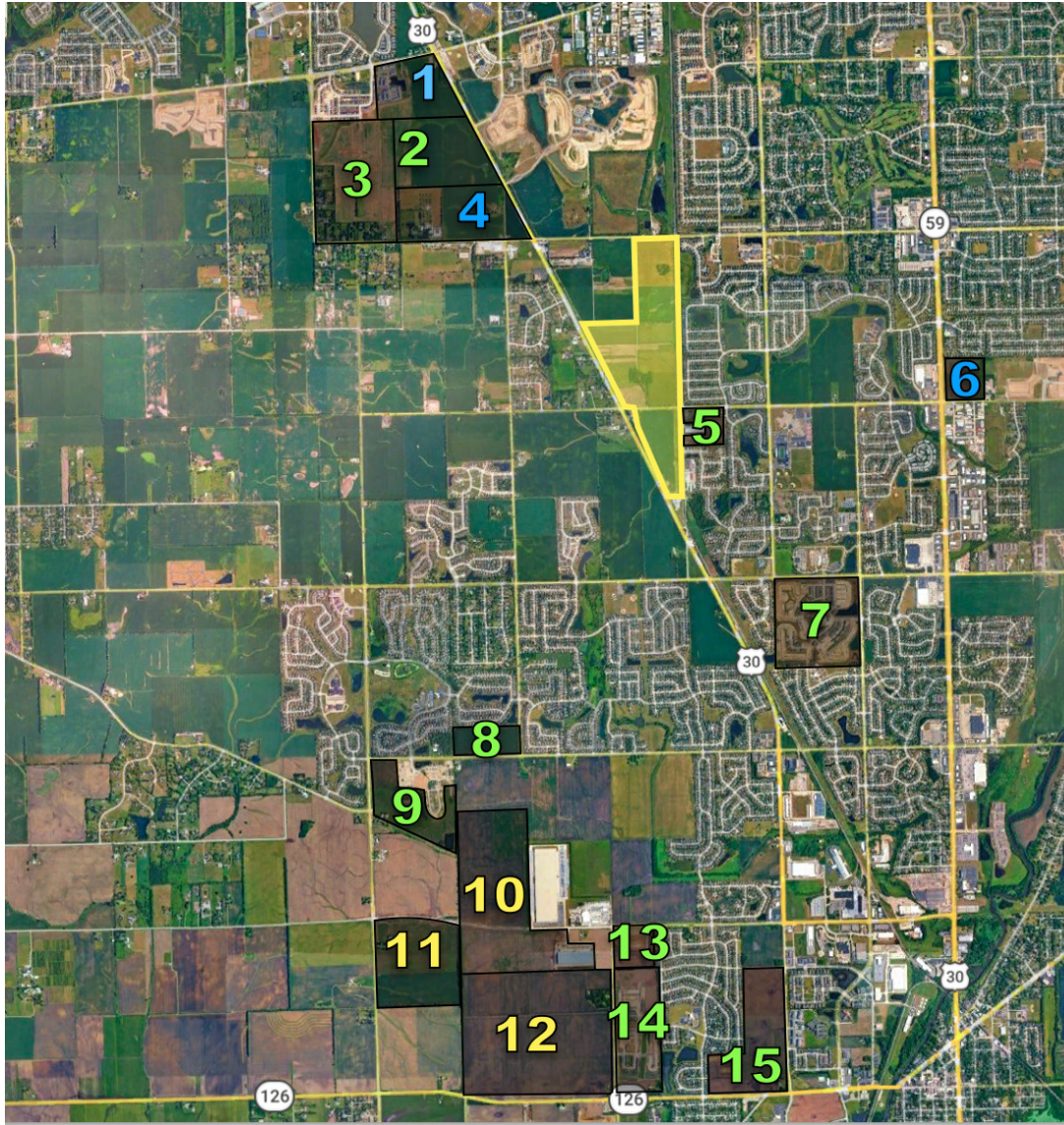
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NEARBY DEVELOPMENTS

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Nearby Development Projects

1. Oswego Grand | Commercial | Approved
2. Oswego Grand | Residential | Approved
3. Hudson Pointe II | Residential | Under Construction
4. Megalodome | Commercial + Industrial | Approved
5. Wild Horse Knoll | Residential | Under Construction
6. Woodman's | Commercial | Under Construction
7. Bronk Farm | Residential | Under Construction
8. Leighton Point | Residential | Under Construction
9. Playa Vista Phase 2 | Residential | Under Construction
10. Plainfield Business Center | Industrial | Under Construction
11. Plainfield Logistics Centre | Industrial | Under Construction
12. TCC Business Center | Industrial | Approved
13. Lockley Park | Residential | Under Construction
14. Greenbriar | Residential | Under Construction
15. Keller Farm | Residential | Under Construction

Project Color Key

Commercial

Industrial

Residential

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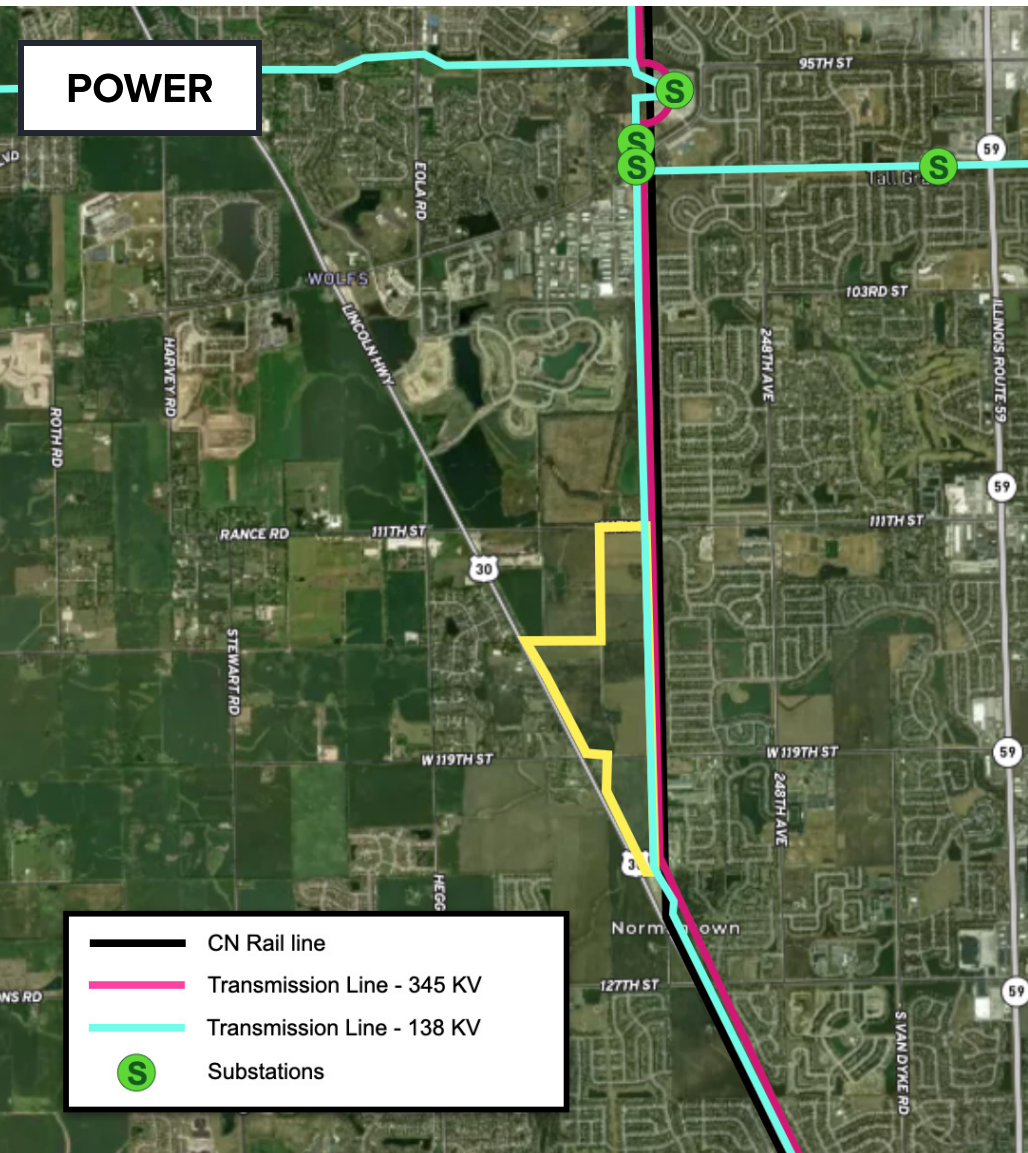
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RAIL | TRANSMISSION LINES | UTILITIES

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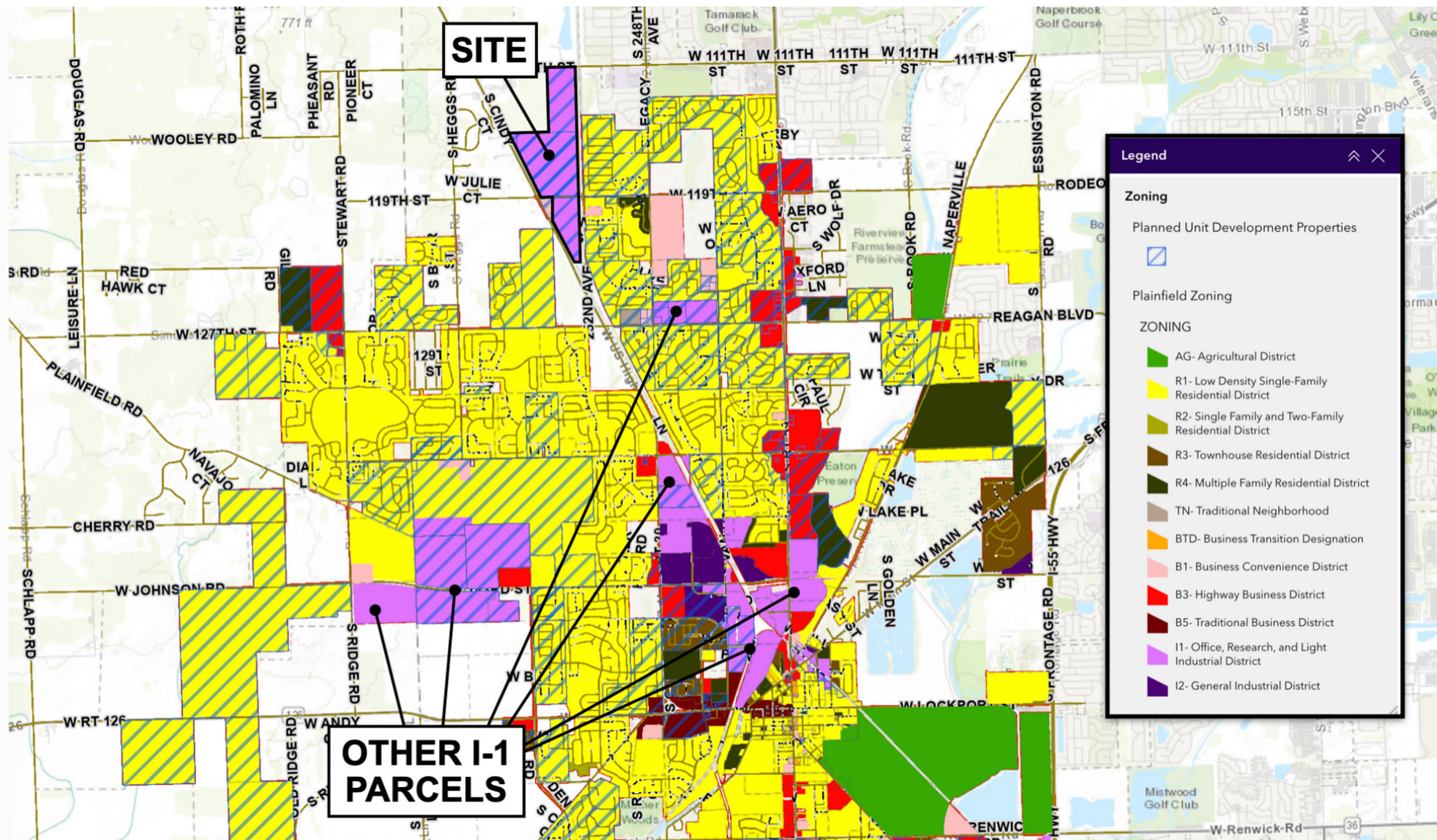
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PLAINFIELD ZONING MAP

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WETLANDS + FLOODPLAIN

This aerial map of the Normantown area displays various geographical features and infrastructure. Roads shown include RANCE RD, STEWART RD, HEGGS RD, W 119TH ST, SCOTCH RD, and NORMANTOWN RD. Key landmarks and locations labeled are Crone Middle School, Commissioners Park, Wheatland Highlands, Century Trace Subdivision, The Reserve at Century Trace, Auburn Lakes at Century Trace, The Townes of Auburn Lakes, Herit, Plainfield North High School, Christ Community Church, Heritage Meadows Park, and North Plainfield Crossing. A scale bar at the bottom indicates distances from 0 to 8000 feet.

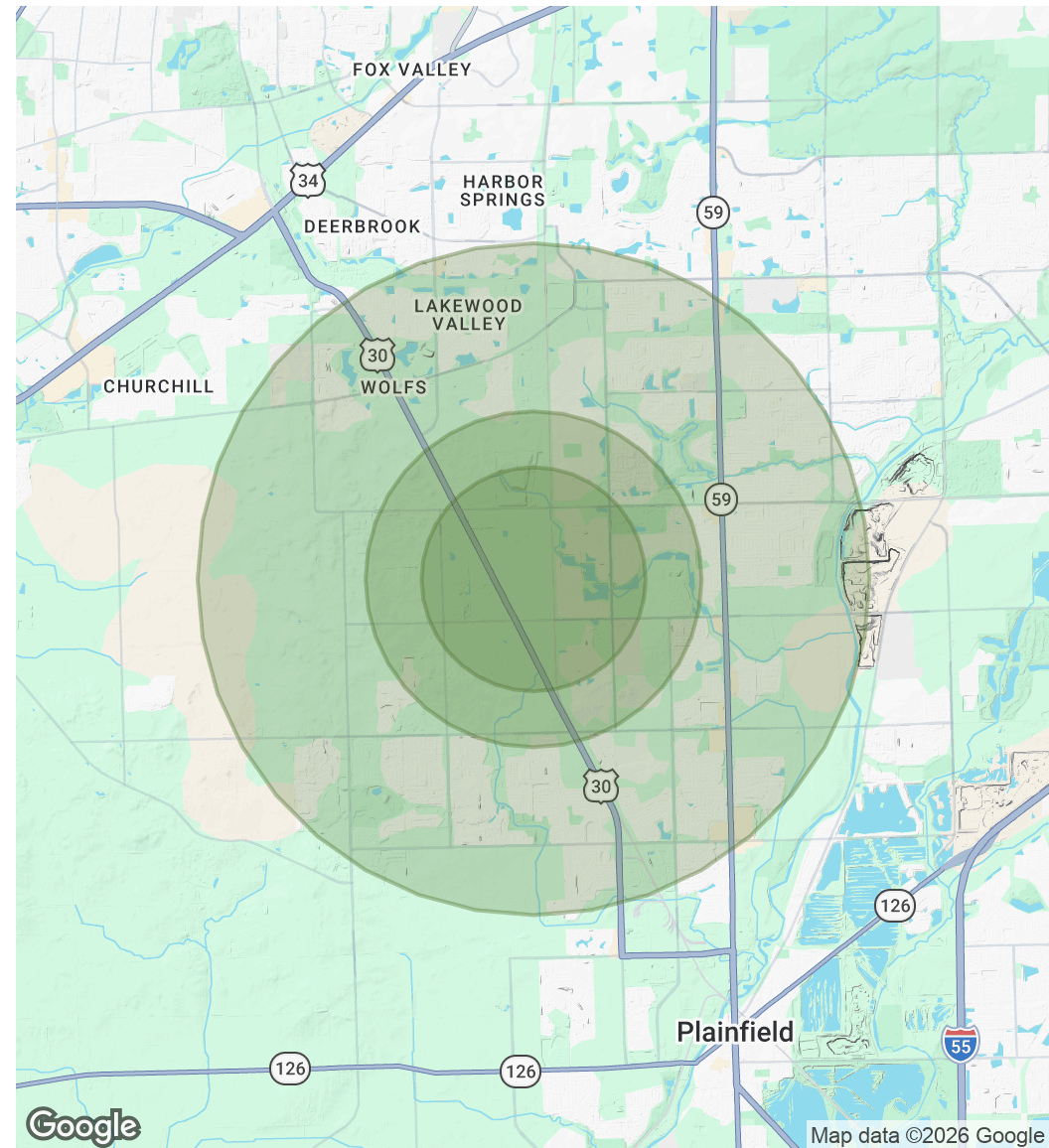
The logo for John Greene Real Estate, featuring the name "john greene" in a white serif font and "REAL ESTATE" in a smaller, white, all-caps sans-serif font, set against a dark green background.

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POPULATION	1 MILE	1.5 MILES	3 MILES
Total Population	2,882	8,845	44,964
Average Age	38.3	38.5	39.2
Average Age (Male)	39.9	39.2	38.6
Average Age (Female)	37.5	38.0	39.2
HOUSEHOLDS & INCOME	1 MILE	1.5 MILES	3 MILES
Total Households	923	2,714	13,660
# of Persons per HH	3.1	3.3	3.3
Average HH Income	\$191,280	\$206,389	\$204,963
Average House Value	\$406,213	\$448,767	\$469,346
2023 American Community Survey (ACS)			



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