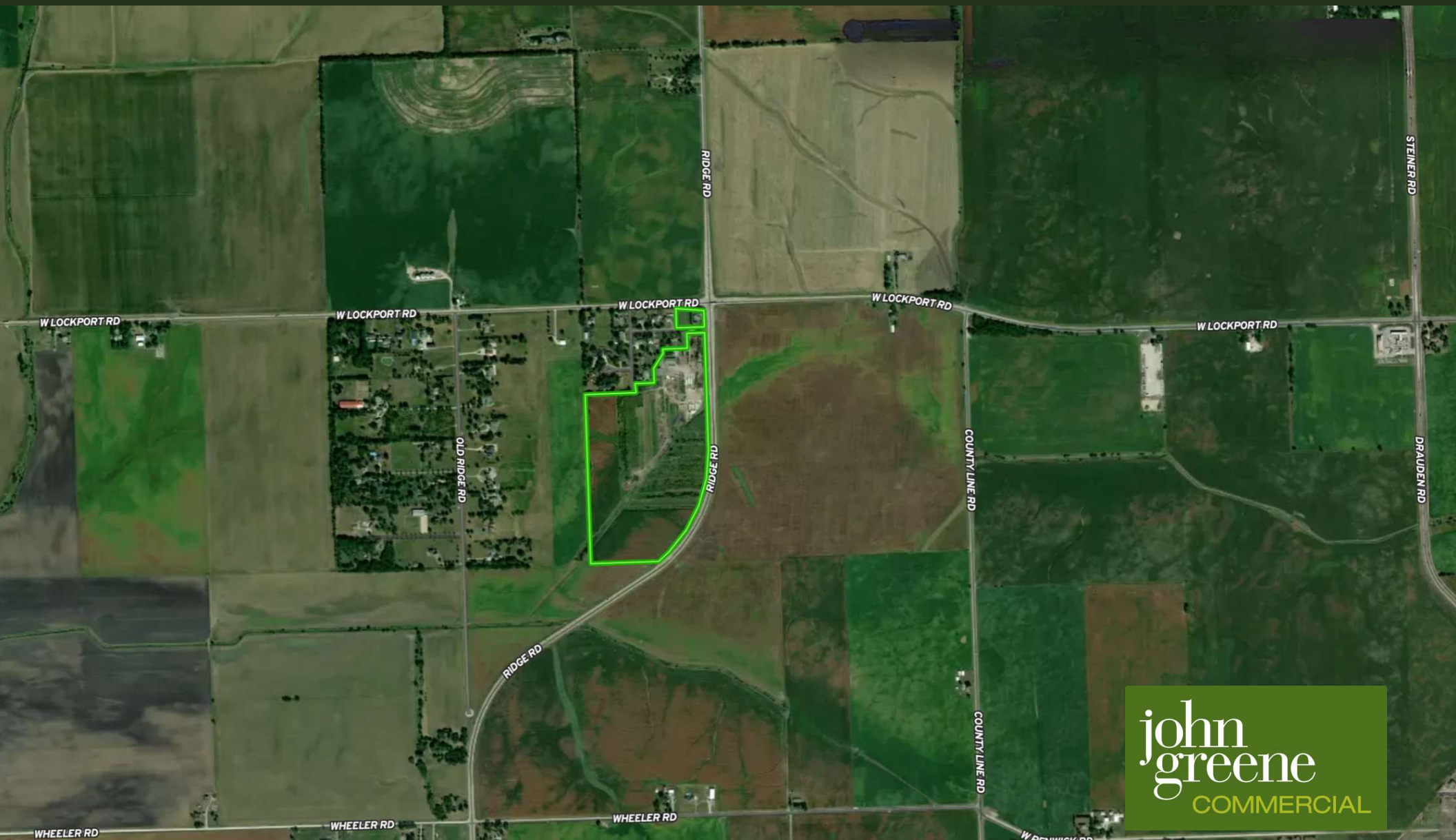


55± AC Ridge Road and State Route 126

Plainfield, IL 60586

DEVELOPMENT LAND FOR SALE

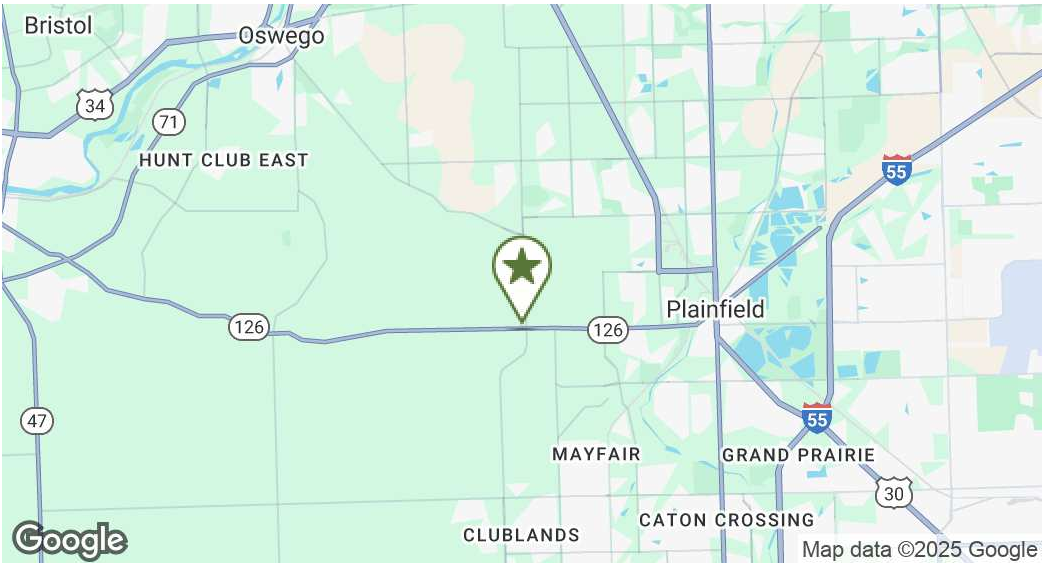
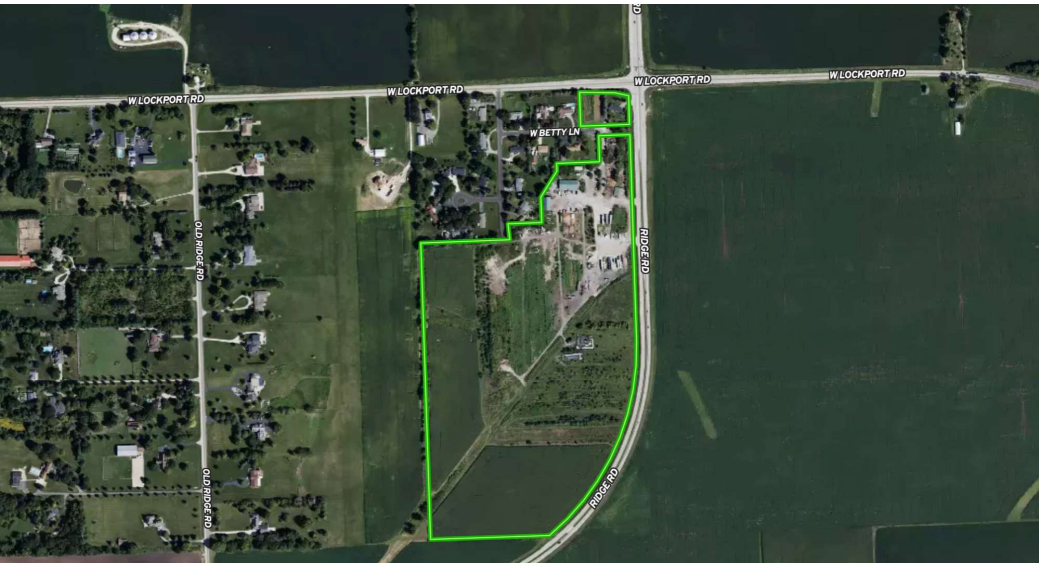


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55± AC Ridge Road and State Route 126 | Plainfield, IL 60586

DEVELOPMENT LAND FOR SALE

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



OFFERING SUMMARY

| | |
|------------------------|---------------------|
| Sale Price: | Subject To Offer |
| County: | Kendall |
| Lot Size: | 55.0 Acres |
| Existing Zoning: | A-1, Kendall County |
| Plainfield Future Use: | Local Commercial |
| Taxes: | \$15,219 (2024) |

PROPERTY OVERVIEW

55± AC property features Class B soils with an average PI of 129.8 along with well and septic, and three outbuildings totaling 10,600± SF. The site is currently zoned A-1, Kendall county and lies within the Plainfield planning area (unincorporated but in close proximity to city limits). Identified on the Village of Plainfield's future land use plan for local commercial and single-family residential lots, the property offers strong long-term development potential.

PROPERTY HIGHLIGHTS

- Prime future development site
- Unincorporated Kendall County
- Average PI: 129.8; Class B soils
- Well and Septic
- Three Outbuildings: 5,500± SF, 3,600± SF, and 1,500± SF
- Designated for local commercial and single-family residential use on Plainfield's future land use plan

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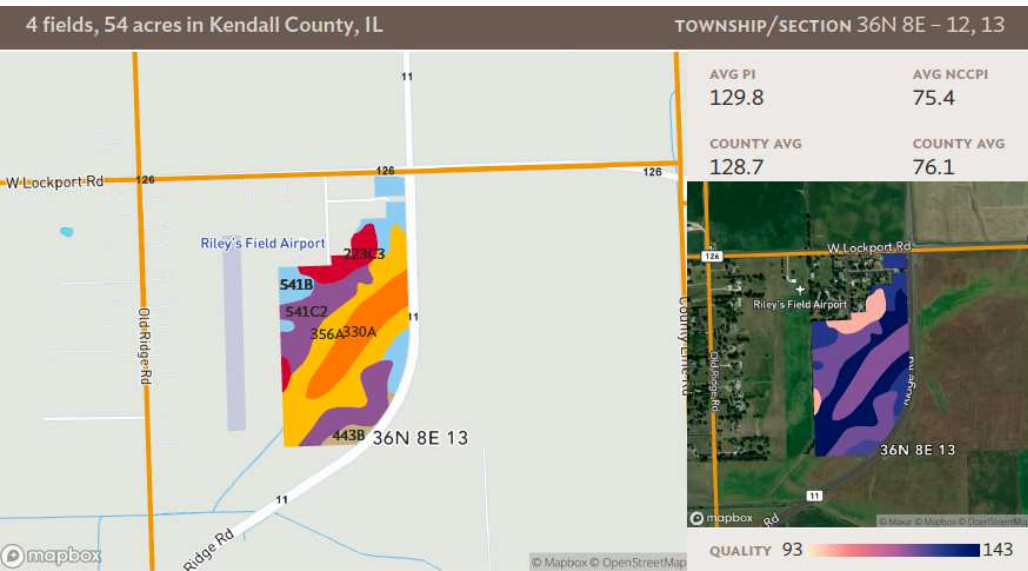
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All fields

54 ac.

| SOIL CODE | SOIL DESCRIPTION | ACRES | PERCENTAGE OF FIELD | SOIL CLASS | PI |
|-----------|---|-------|---------------------|------------|-------|
| 356A | Elpaso silty clay loam, 0 to 2 percent slopes | 16.75 | 31.1% | 2 | 144.0 |
| 541C2 | Graymont silt loam, 5 to 10 percent slopes, eroded | 13.61 | 25.3% | 3 | 125.0 |
| 330A | Peotone silty clay loam, 0 to 2 percent slopes | 9.13 | 17.0% | 3 | 123.0 |
| 541B | Graymont silt loam, 2 to 5 percent slopes | 8.26 | 15.3% | 2 | 133.0 |
| 223C3 | Varna silty clay loam, 4 to 6 percent slopes, severely eroded | 4.51 | 8.4% | 4 | 100.0 |
| 443B | Barrington silt loam, 2 to 4 percent slopes | 1.56 | 2.9% | 2 | 129.0 |
| 53.82 | | | | | 129.8 |

Soil Report



Riverine Wetlands

Wetlands

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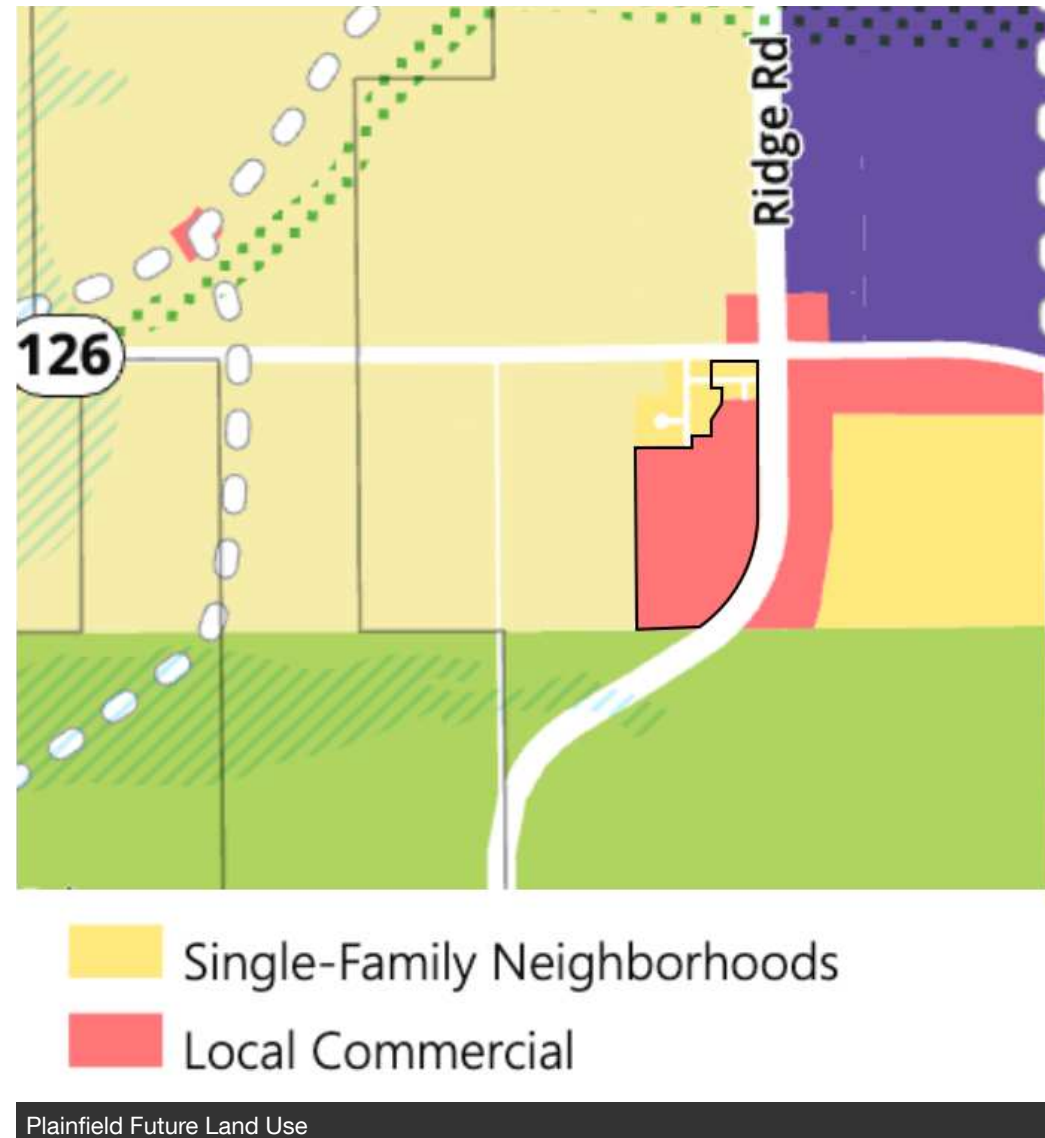
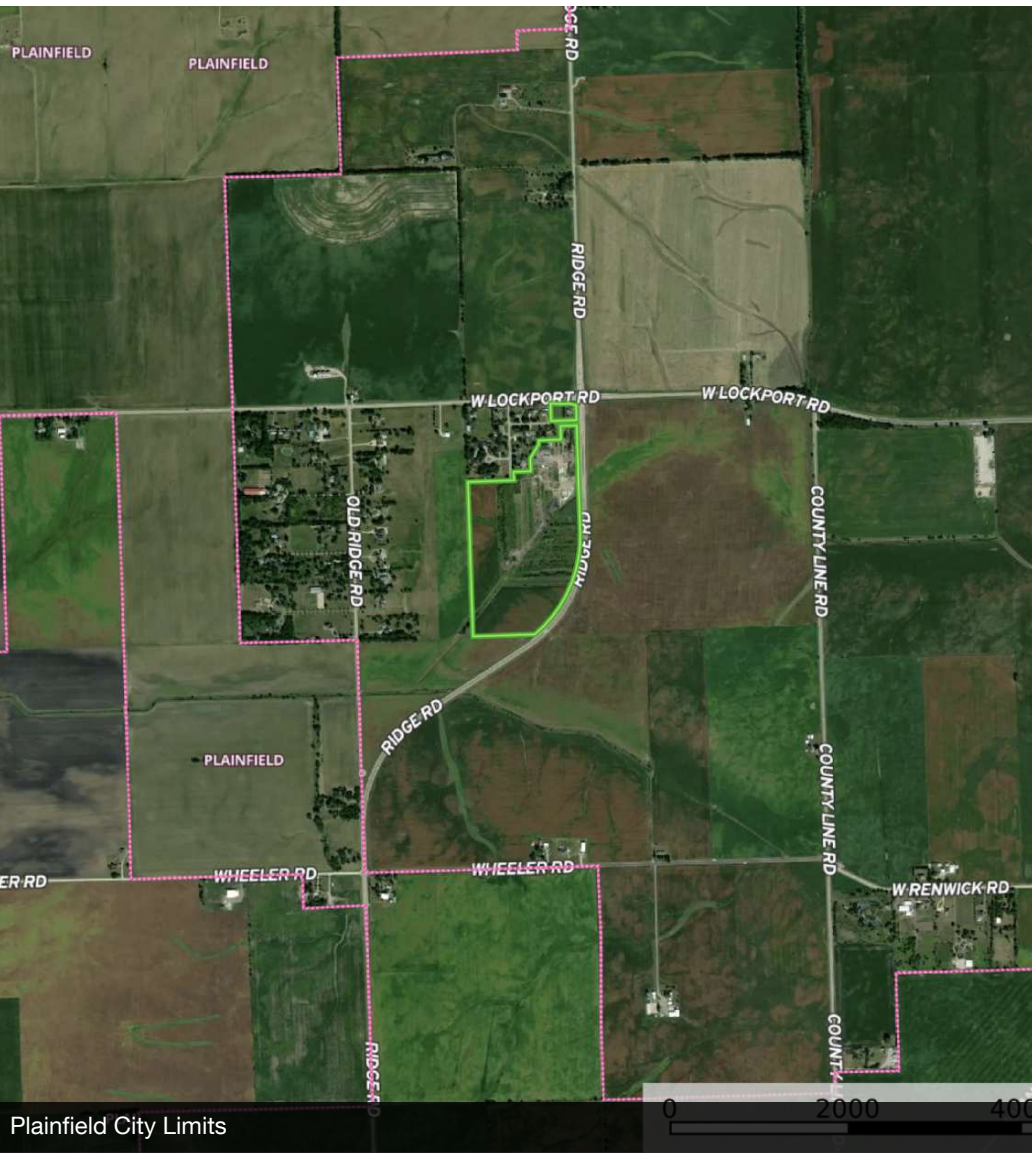
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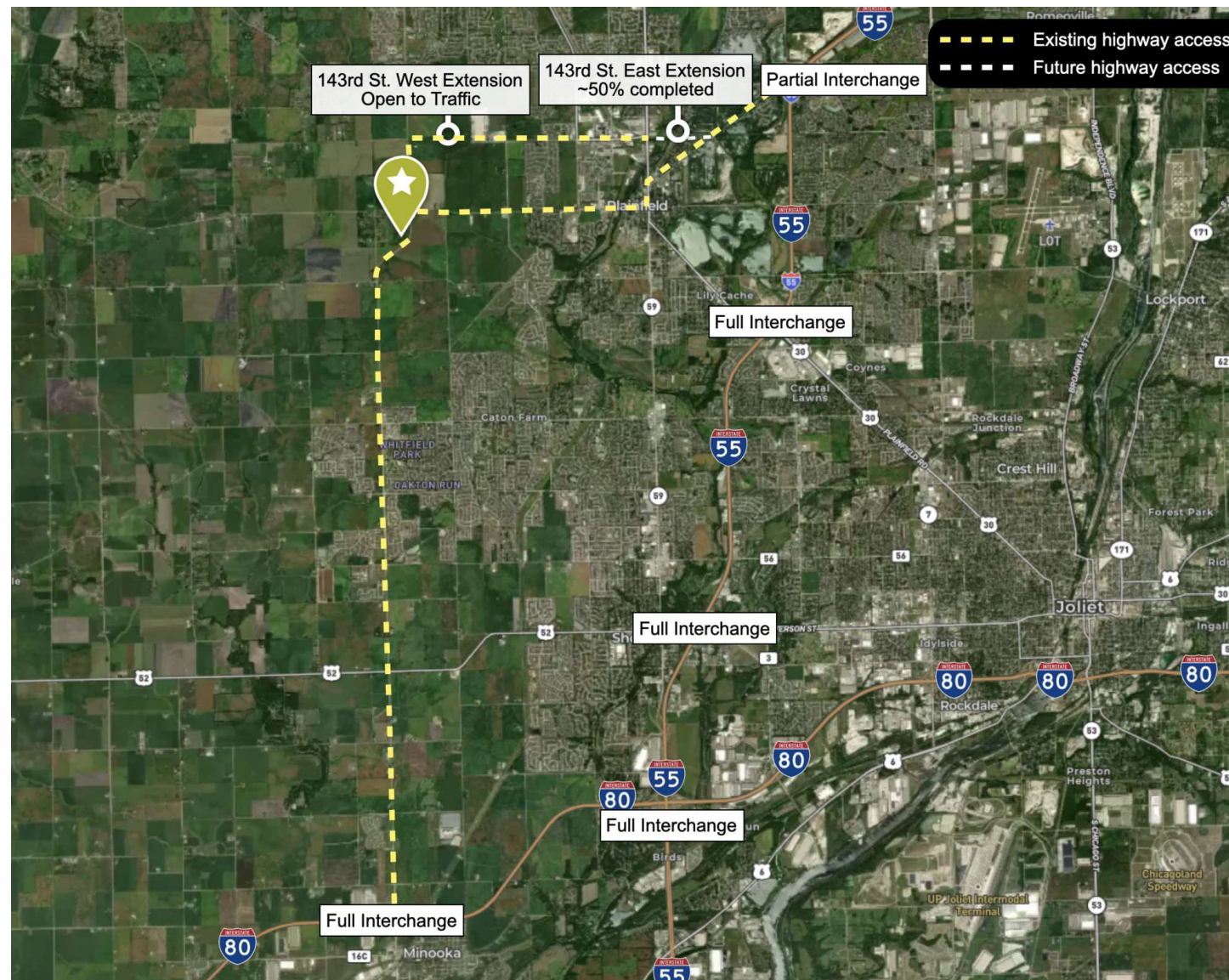
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HIGHWAY ACCESS MAP

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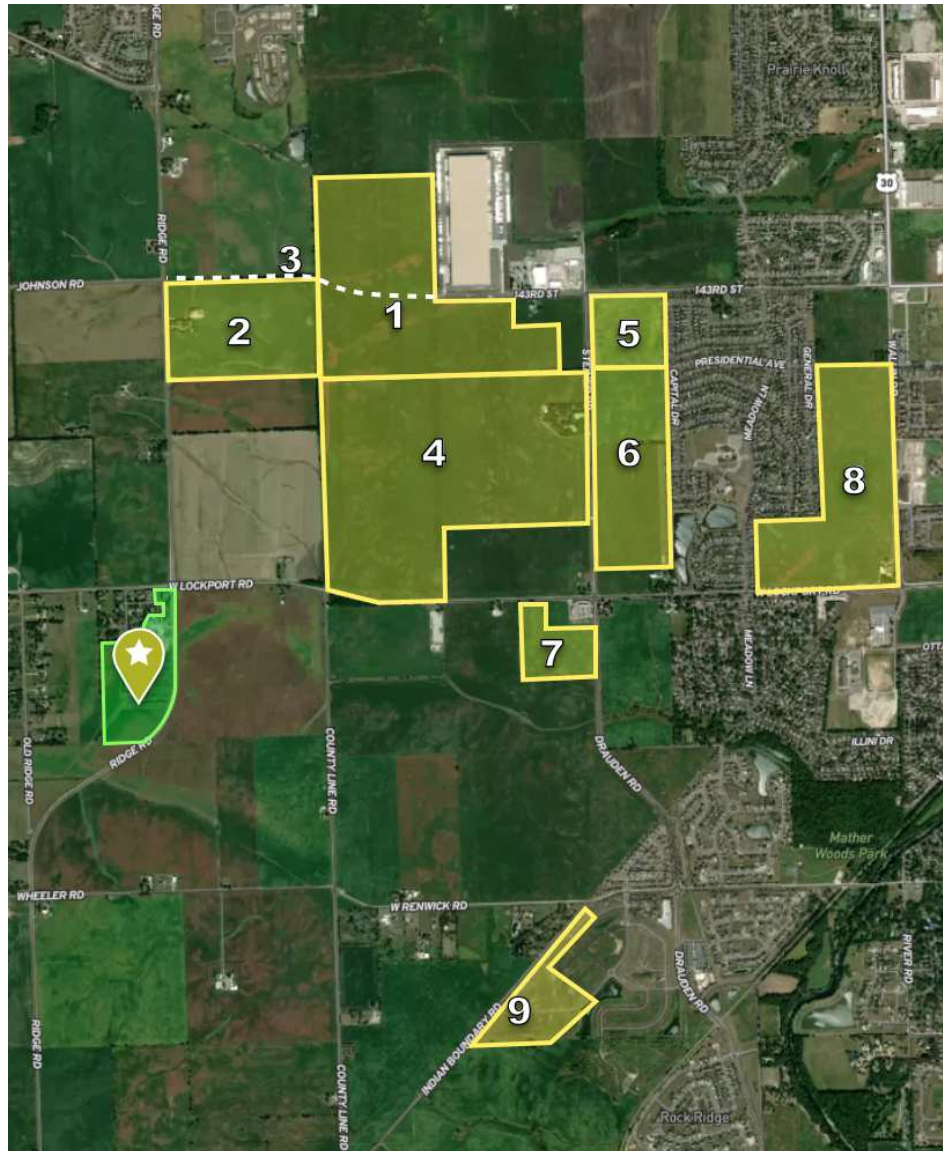
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The logo for John Greene Commercial, featuring the name "john greene" in a serif font and "COMMERCIAL" in a bold, sans-serif font, all in white against a dark green background.

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NEARBY PLAINFIELD DEVELOPMENTS

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



1. Plainfield Business Center

Under Construction | Industrial Development | 253.5± AC
Multi-building development with 300k SF cold storage facility and 1.5m SF industrial building under construction.

2. Plainfield Logistics Centre

Under Construction | Industrial Development | 100± AC
DHL Logistics development with 1.2m SF warehouse.

3. 143rd Street West Extension - Now Open

Road expansion to connect 143rd St and Ridge Rd.

4. TCC Business Center

Approved | Industrial Development | 346± AC
The project proposes to develop up to 4.9m SF of new state of the art light industrial/distribution facilities.

5. Lockley Park - M/I Homes

Under Construction | Residential Development | 38± AC
Townhome community consisting of 168 townhome units.

6. Greenbriar - D.R. Horton

Under Construction | Residential Development | 98± AC
New subdivision consisting of 278 single family homes.

7. Autumn Glen - Lennar

Under Construction | Residential Development | 29± AC
Residential community consisting of 176 townhome units in 44 buildings.

8. Keller Farm - Lennar

Under Construction | Residential Development | 153± AC
Residential and commercial development consisting of 322 single family homes, 83 townhomes and 8.7± AC of commercial property.

9. Creekside Crossing

Under Construction | Residential Development | 34± AC
Residential community consisting of 127 single family lots.

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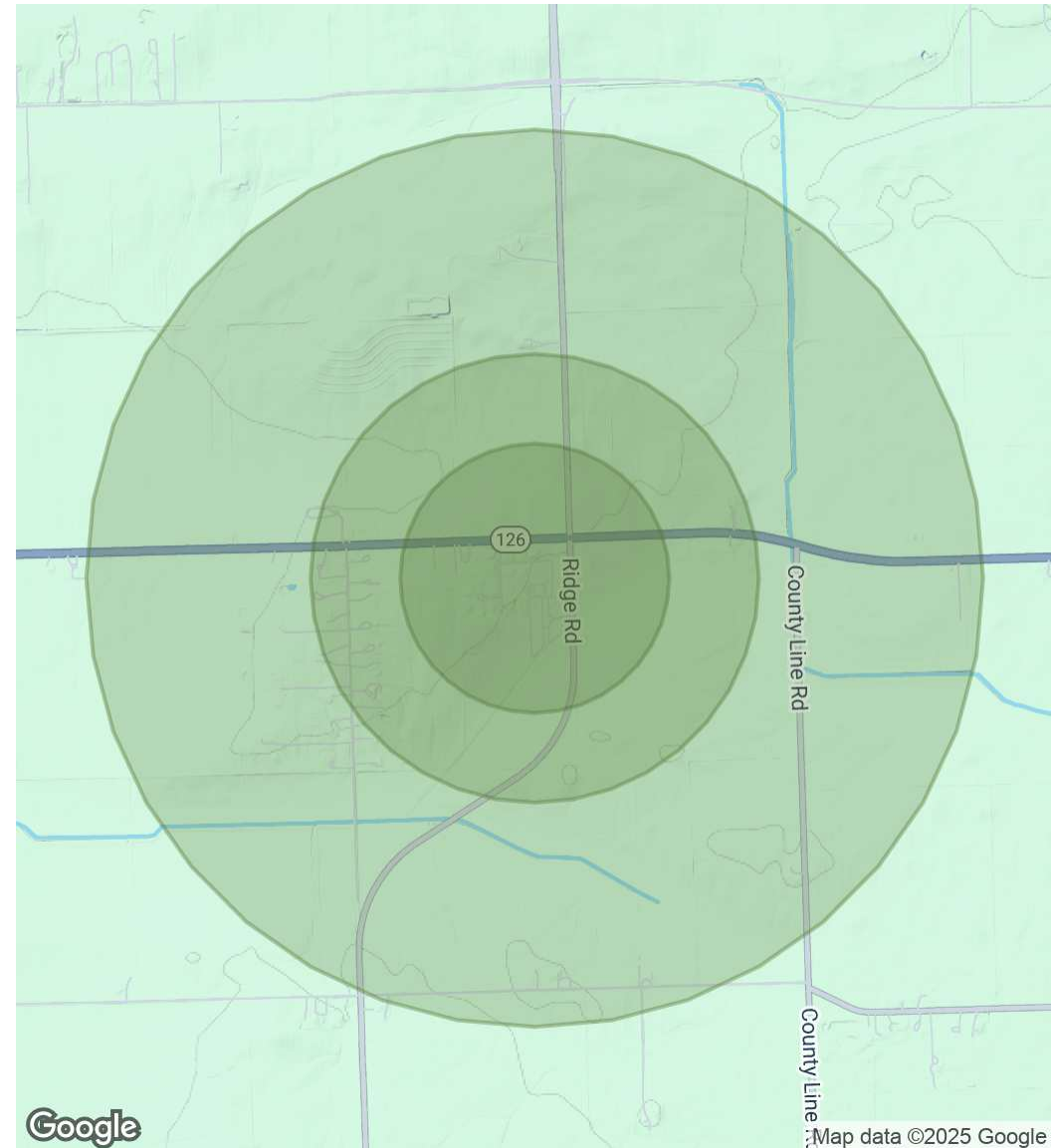
AGRICULTURAL LAND FOR SALE

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

| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 36 | 525 | 4,196 |
| Average Age | 38 | 35 | 35 |
| Average Age (Male) | 38 | 35 | 35 |
| Average Age (Female) | 39 | 35 | 35 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 11 | 146 | 1,167 |
| # of Persons per HH | 3.3 | 3.6 | 3.6 |
| Average HH Income | \$203,260 | \$189,059 | \$189,466 |
| Average House Value | \$405,283 | \$379,927 | \$380,912 |

Demographics data derived from AlphaMap



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