

# Mixed Use Development Opportunity



# Property Highlights

NEC of Steiner Road & Lockport Street  
Plainfield, IL

## For Sale ±15.50 Acres

- + Directly West of downtown Plainfield and surrounded by new development
- + Contiguous to Plainfield with utilities adjacent to the site
- + Water located at the intersection, sewer is at Meadow Lane
- + Potential for townhomes and senior housing
- + Possible Retail and MultiFamily uses
- + Future Use Map shows Medium Density Residential
- + Located on Route 126 with strong traffic counts and visibility
- + Low Will County taxes
- + Plainfield School District 202
- + Traffic Counts:
  - 18,200 vehicles per day on Route 126 (Lockport St)
  - 32,100 vehicles per day on Route 59
- + PIN Numbers: 06-03-08-300-014 (about 5.5 acres) and 06-03-08-300-021 (about 10 acres)
- + Taxes: \$2,681
- + Please call for additional Information

## Site Aerial

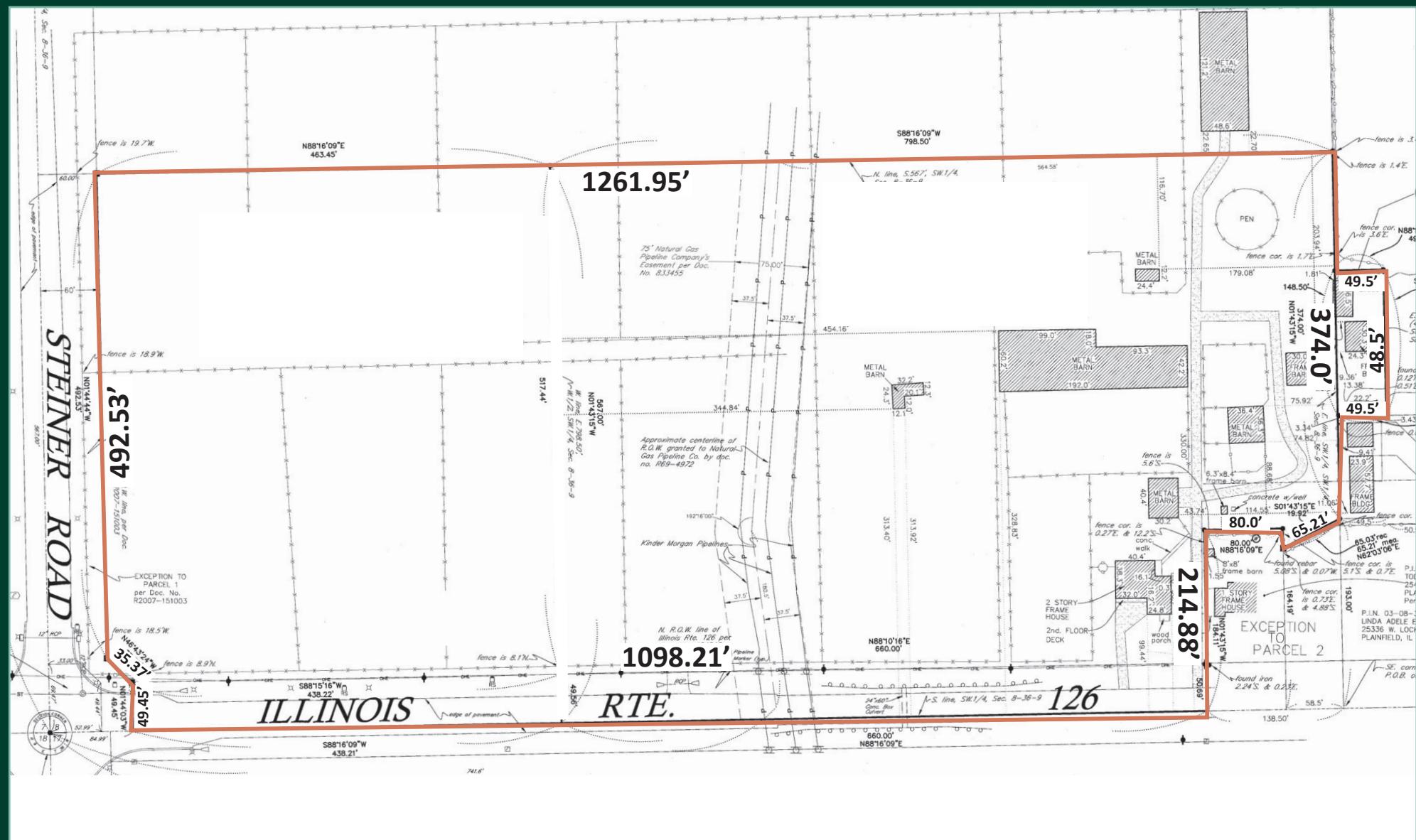


±15.50  
Acres

\$2,500,000  
Asking Price

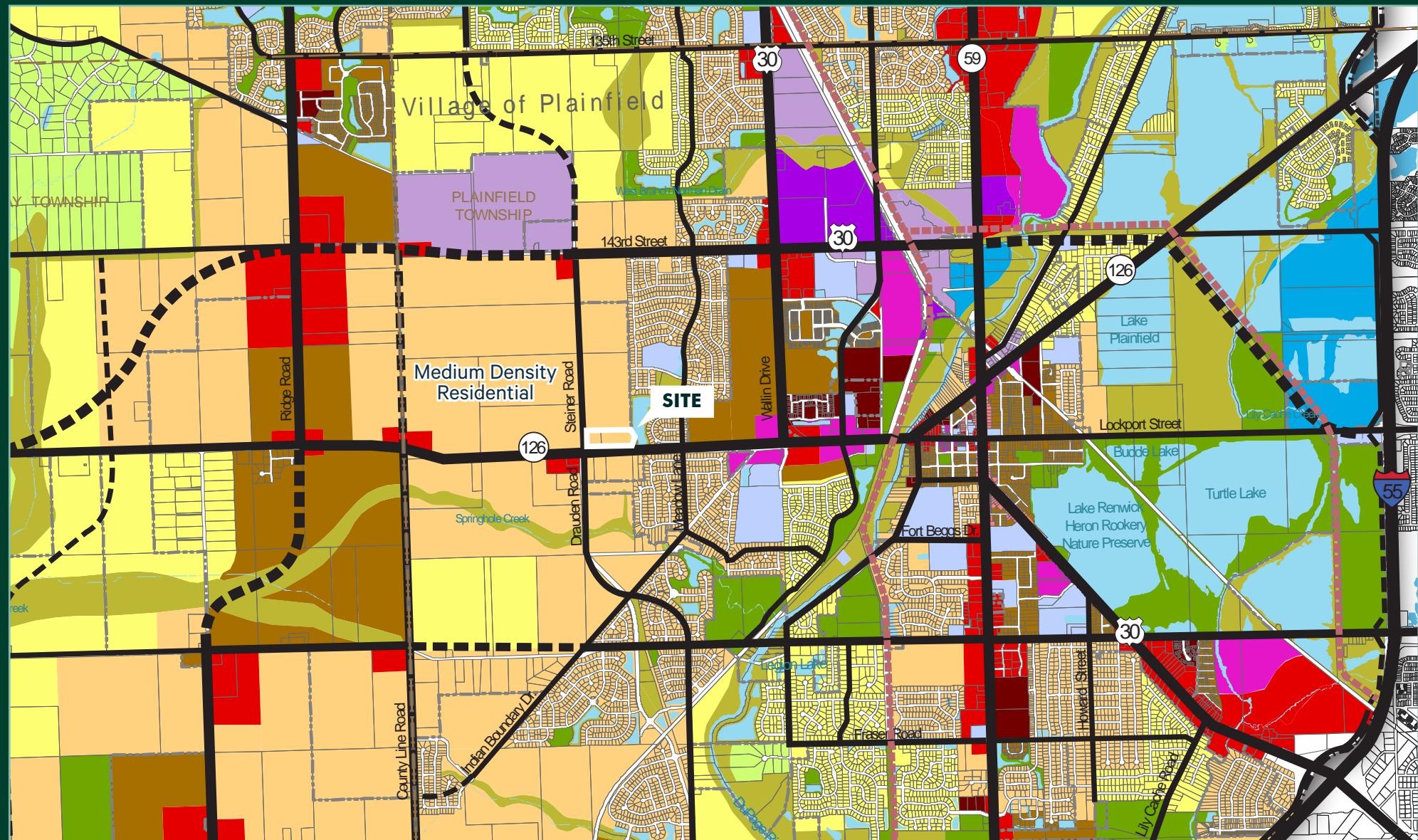
## Survey

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# Future Land Use Map

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## Area Amenities and Transportation Corridors

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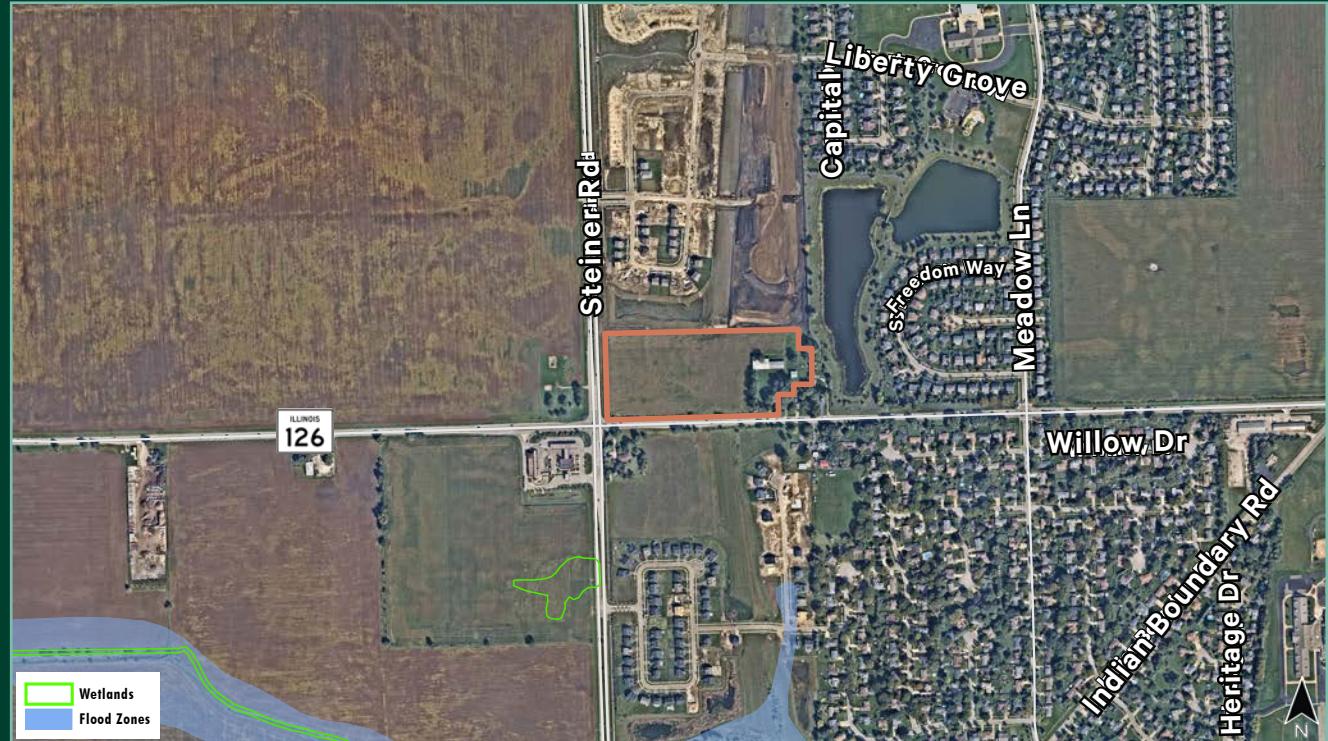


# Demographic Snapshot

NEC of Steiner Road & Lockport Street  
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	1 MILE	3 MILES	5 MILES
<b>Population</b>	4,140	40,357	128,136
<b>Households</b>	1,220	12,306	39,471
<b>Average Household Income</b>	\$187,529	\$162,802	\$148,005
<b>Average Housing Value</b>	\$355,115	\$352,977	\$324,298

## Floodplains / Wetlands





## Contact Us

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