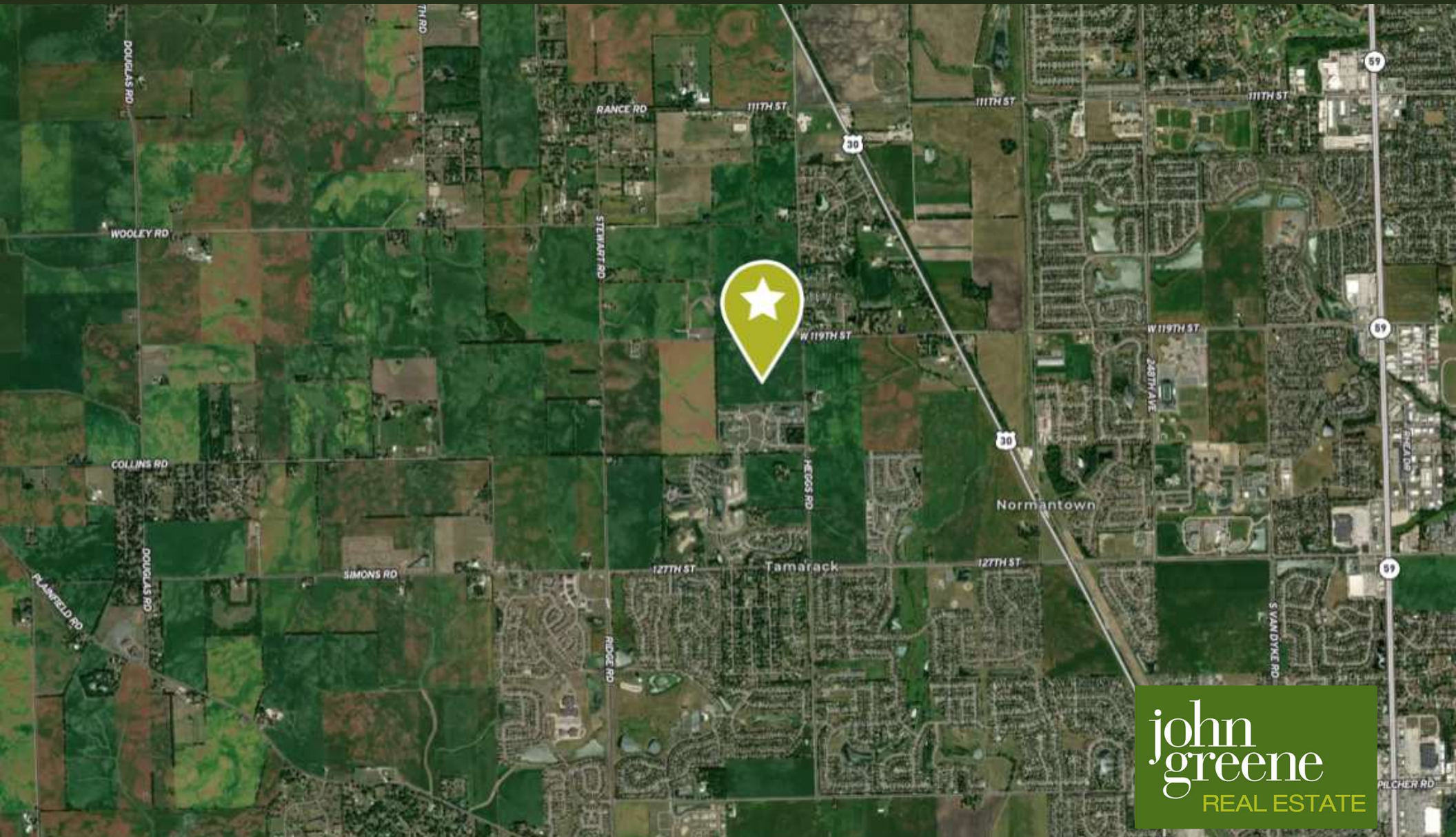


SWC 119th St. and Heggs Rd.

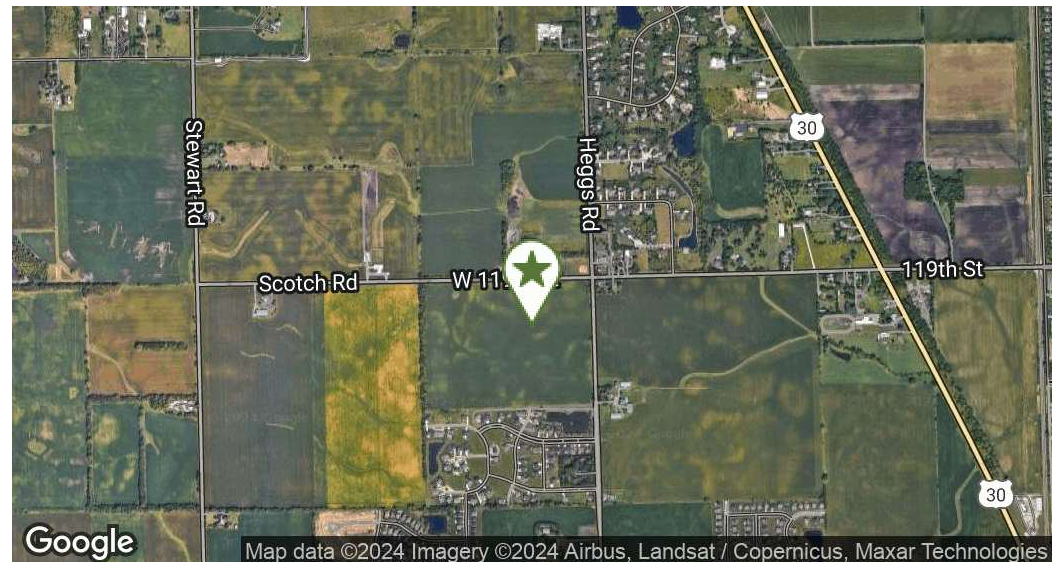
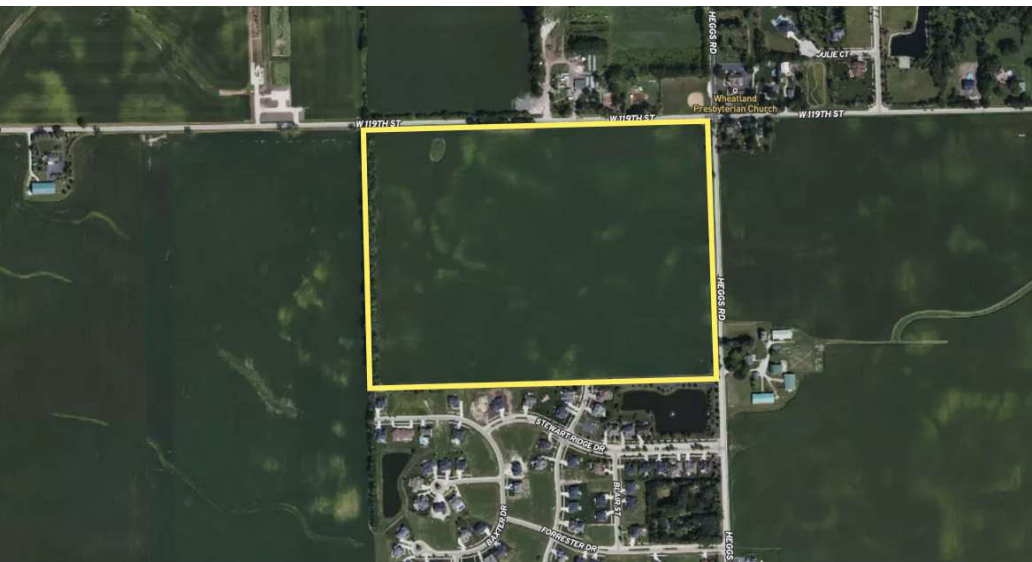
70± AC, Plainfield, IL 60585

LAND FOR SALE



john
greene
REAL ESTATE

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



OFFERING SUMMARY

| | |
|-------------------|--------------------------------------|
| Property Type | Land |
| Property Sub-Type | Residential / Ag |
| APN | 07-01-30-100-011, 07-01-30-100-012 |
| School District | Oswego Community School District 308 |
| Lot Size | 70± Acres |
| Sale Price | \$80,000 / Acre |

PROPERTY DESCRIPTION

The subject property consists of 70± acres located on the SWC of Heggs Road & 119th, in Plainfield, Will County, Illinois. The property is part of Oswego Community Unit School District 308. The property is presently zoned A-1 in Will County and has an average agricultural productivity index (PI) of 133.2, which falls into the category of Class A soils.

PROPERTY HIGHLIGHTS

- Currently zoned A-1, Unincorporated Will County
- Located within Village of Plainfield Municipal Boundary
- Oswego Community Unit School District 308
- No wetlands or floodplain on site
- Avg PI: 133.2

Shamus Conneely

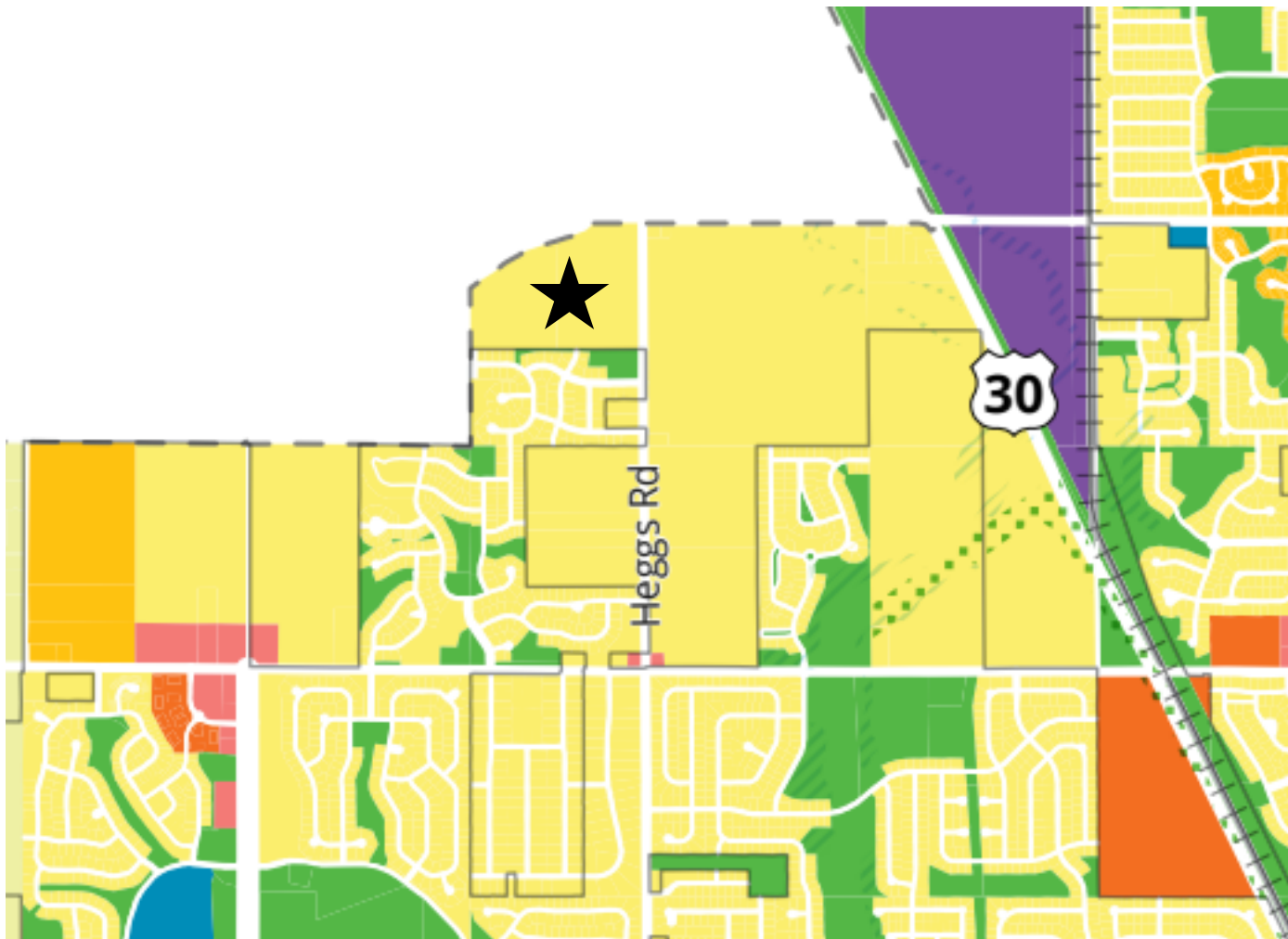
shamusconneely@johngreenecommercial.com

773.814.3378

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Future Land Use

- Agriculture
- Rural Residential
- Single-Family Neighborhoods
- Mixed Residential
- Multifamily
- Mixed-Use
- Downtown District
- Local Commercial
- Corridor Commercial
- Industrial
- Civic and Institutional
- Parks and Open Space
- Transportation and Utilities

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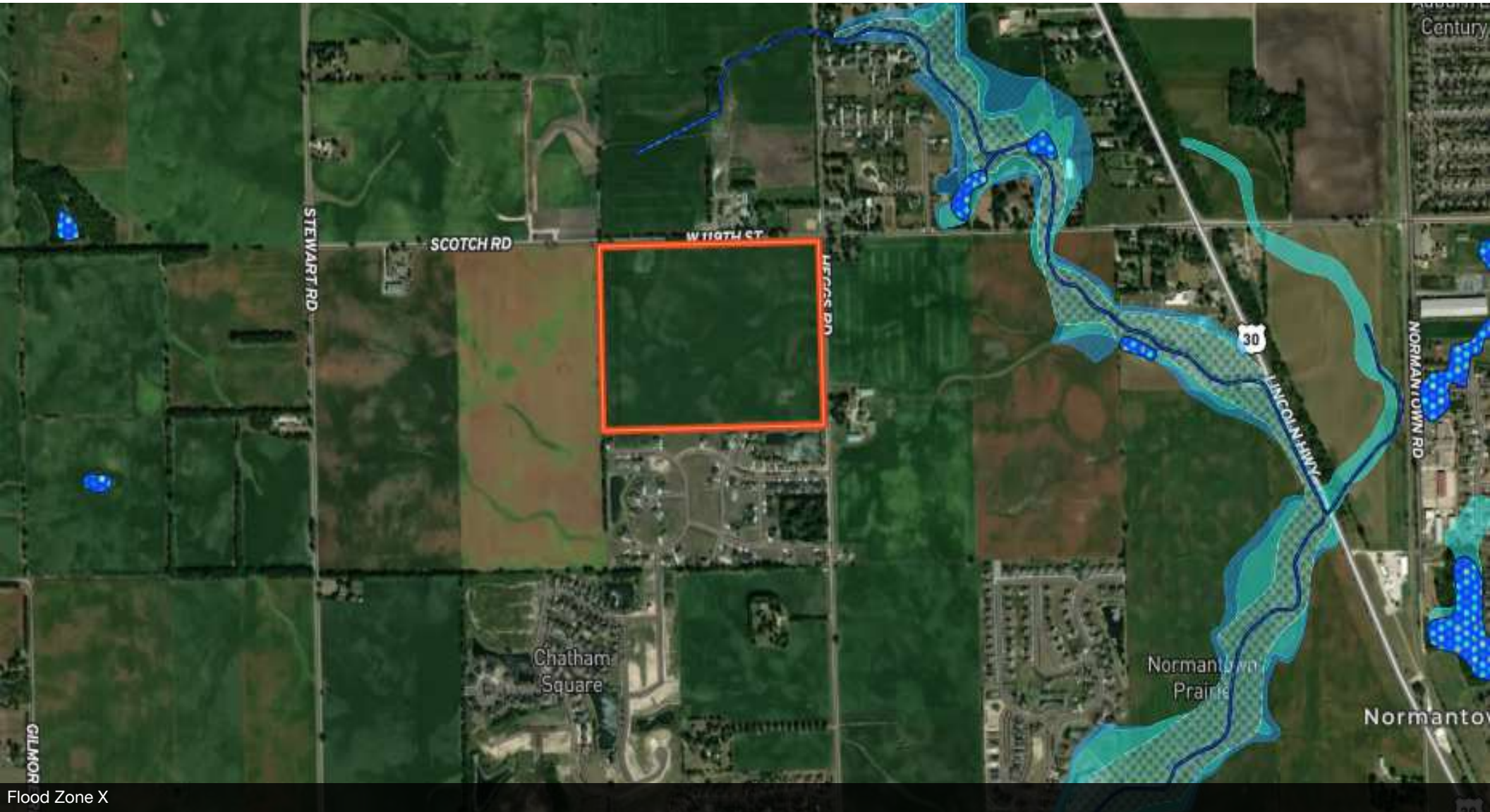
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SWC 119th St. and Heggs Rd. | Plainfield, IL 60585

FLOOD PLAIN - WETLAND

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Flood Zone X

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Nearby Development Projects

| | Project | Land Use | Status |
|---|----------------------|----------------------------------|--------------------|
| 1 | Wild Horse Knoll | 37 Single Family + Commercial | Under Construction |
| 2 | Leighton Pointe | 90 Single Family | Under Construction |
| 3 | Bronk Farm | 118 Townhome + 332 Single Family | Under Construction |
| 4 | Lansdowne | 69 Townhome + 85 Single Family | Under Construction |
| 5 | Riverstone | 170 Single Family + 20 Duplex | Under Construction |
| 6 | Woodmans Food Market | 243,500 sq. ft. grocery store | Approved |

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SOILS - PI

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Source: NRCS Soil Survey

All fields

67 ac.

| SOIL CODE | SOIL DESCRIPTION | ACRES | PERCENTAGE OF FIELD | SOIL CLASS | PI |
|-----------|--|-------|---------------------|------------|-------|
| 541B | Graymont silt loam, 2 to 5 percent slopes | 43.69 | 64.9% | 2 | 133.0 |
| 356A | Elpaso silty clay loam, 0 to 2 percent slopes | 13.88 | 20.6% | 2 | 144.0 |
| 223C2 | Varna silt loam, 4 to 6 percent slopes, eroded | 4.99 | 7.4% | 3 | 109.0 |
| 614A | Chenoa silty clay loam, 0 to 2 percent slopes | 4.42 | 6.6% | 2 | 128.0 |
| 541B | Graymont silt loam, 2 to 5 percent slopes | 0.32 | 0.5% | 2 | 133.0 |
| 356A | Elpaso silty clay loam, 0 to 2 percent slopes | 0.05 | 0.1% | 2 | 144.0 |

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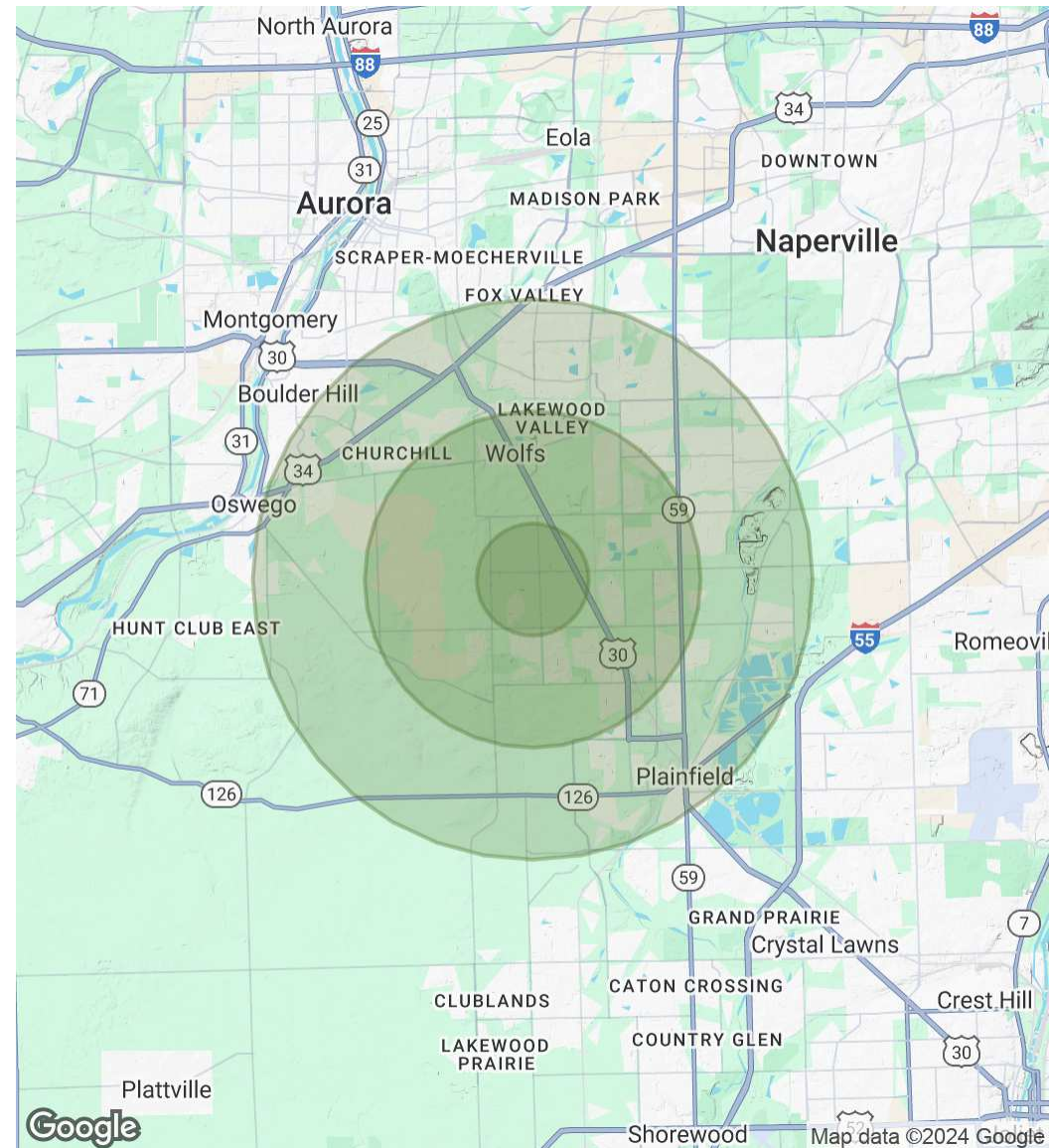
DEMOGRAPHICS

John Greene Real Estate | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 1,630 | 38,325 | 129,648 |
| Average Age | 37 | 36 | 37 |
| Average Age (Male) | 37 | 35 | 36 |
| Average Age (Female) | 37 | 36 | 38 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 493 | 11,489 | 41,574 |
| # of Persons per HH | 3.3 | 3.3 | 3.1 |
| Average HH Income | \$225,516 | \$199,004 | \$184,141 |
| Average House Value | \$620,981 | \$479,590 | \$456,045 |

Demographics data derived from AlphaMap



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