

LAND FOR SALE | LEASE | BTS



CATON
COMMERCIAL
REAL ESTATE GROUP

NEW SENIOR HOUSING

NEXT DOOR
STORAGE
SELF STORAGE

LOT 2

Zoned for
Contractor
Storage Yard

~7.75 Acres

AVAILABLE

SOLD

MIKE
MORE MILES

FUTURE

DUNKIN'

SOLD



ZONED FOR CONTRACTOR STORAGE YARD + RETAIL DRIVE-THRU LOTS

143RD AND WALLIN DR, PLAINFIELD, IL 60544

ZONED FOR CONTRACTOR STORAGE YARD + RETAIL DRIVE-THRU LOTS



OFFERING SUMMARY

Pricing:	Contact Broker
Lot Size:	~7.75 Acres
Market:	Chicago
Submarket:	Southwest Suburbs
Zoning:	B-3
Co-Listed With:	Brian Blackmore Coldwell Banker Commercial blackmorelds@gmail.com 630-207-8292

PROPERTY HIGHLIGHTS

- ~7.75 AC net of detention and ~7.75 AC net of the road
- Add for detention
- Drive-thru special use permits approved
- Flex industrial with contractor outside storage allowed, and truck repair

AREA HIGHLIGHTS

Diageo/Seefried Project:

1. Nearly 1.5 million SF Diageo building under roof to the west
2. Diageo/Seefried project will bring in 450-500 employees initially

Over 2,230 Residential Units in Process in the Area:

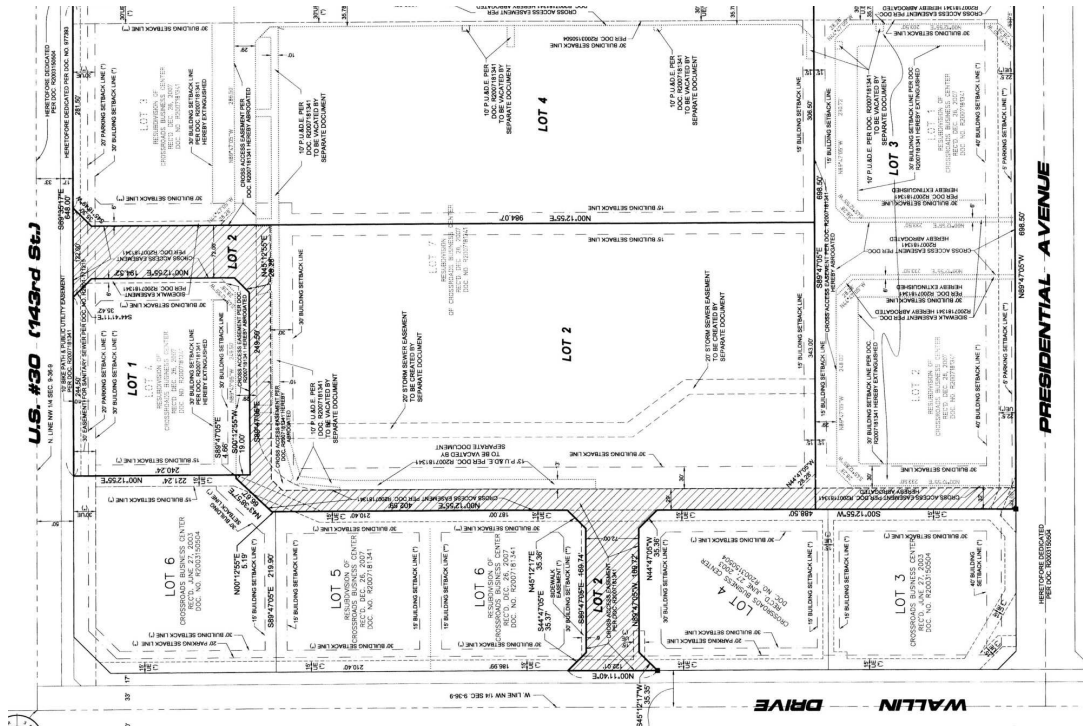
1. Sixteen30 Apartments (284 units) under construction
2. Greenbrier development along Steiner, south 143rd St. - 238 Single family homes
3. Willow Tree Farm (K Hovnanian Homes) - SEC Drauden and Lockport - approved for single family homes
4. Townhouse rental development application received for SEC 143rd & Steiner

West & East extension of 143rd connecting to I-55 - construction starts in 2024 to be completed in 2025

West extension of 143rd to Ridge Rd to be completed in 2024



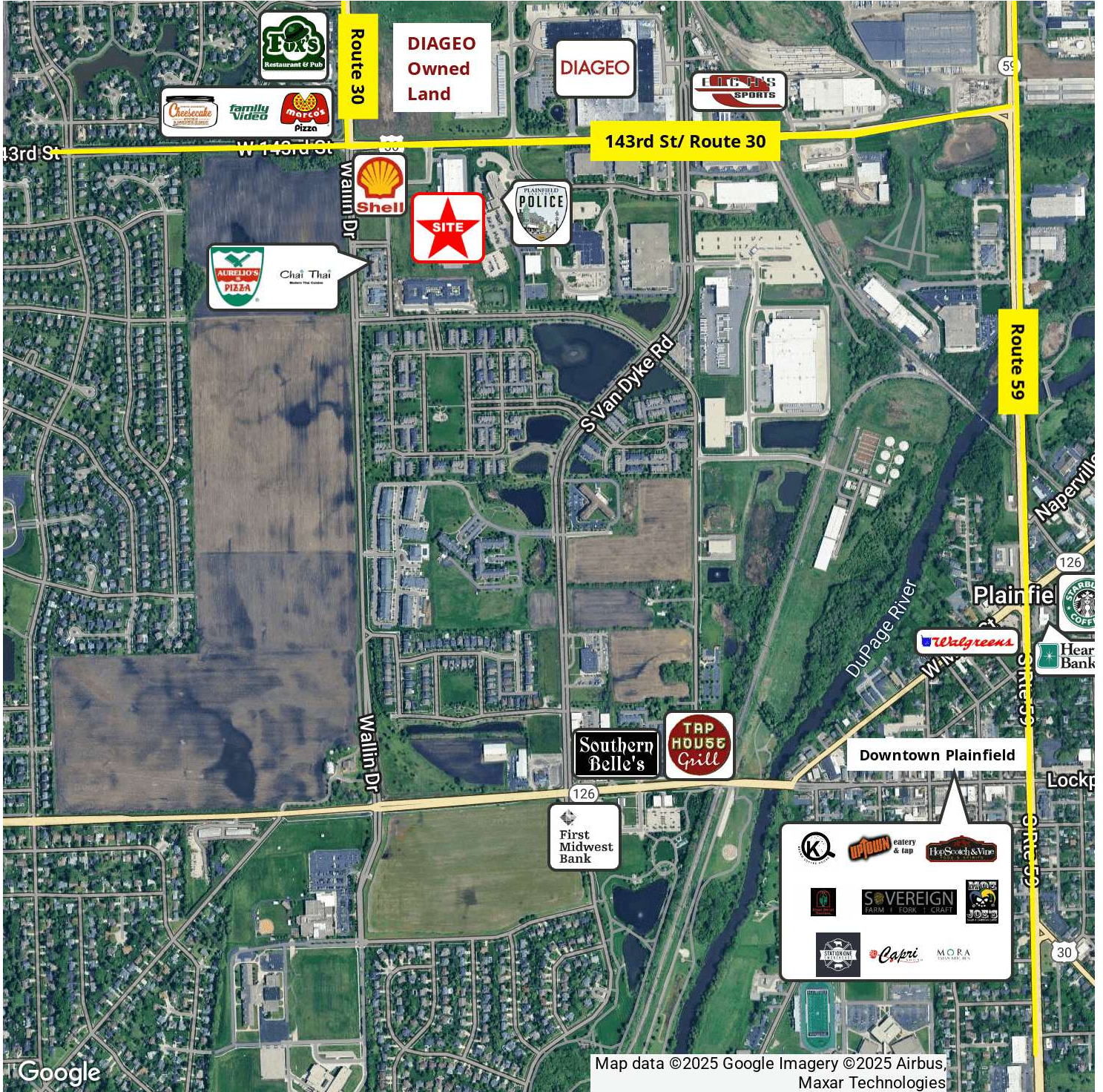
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LOT #	SIZE	DESCRIPTION
2	~7.75 Acres	~7.75 Acres zoned for contractor storage yard

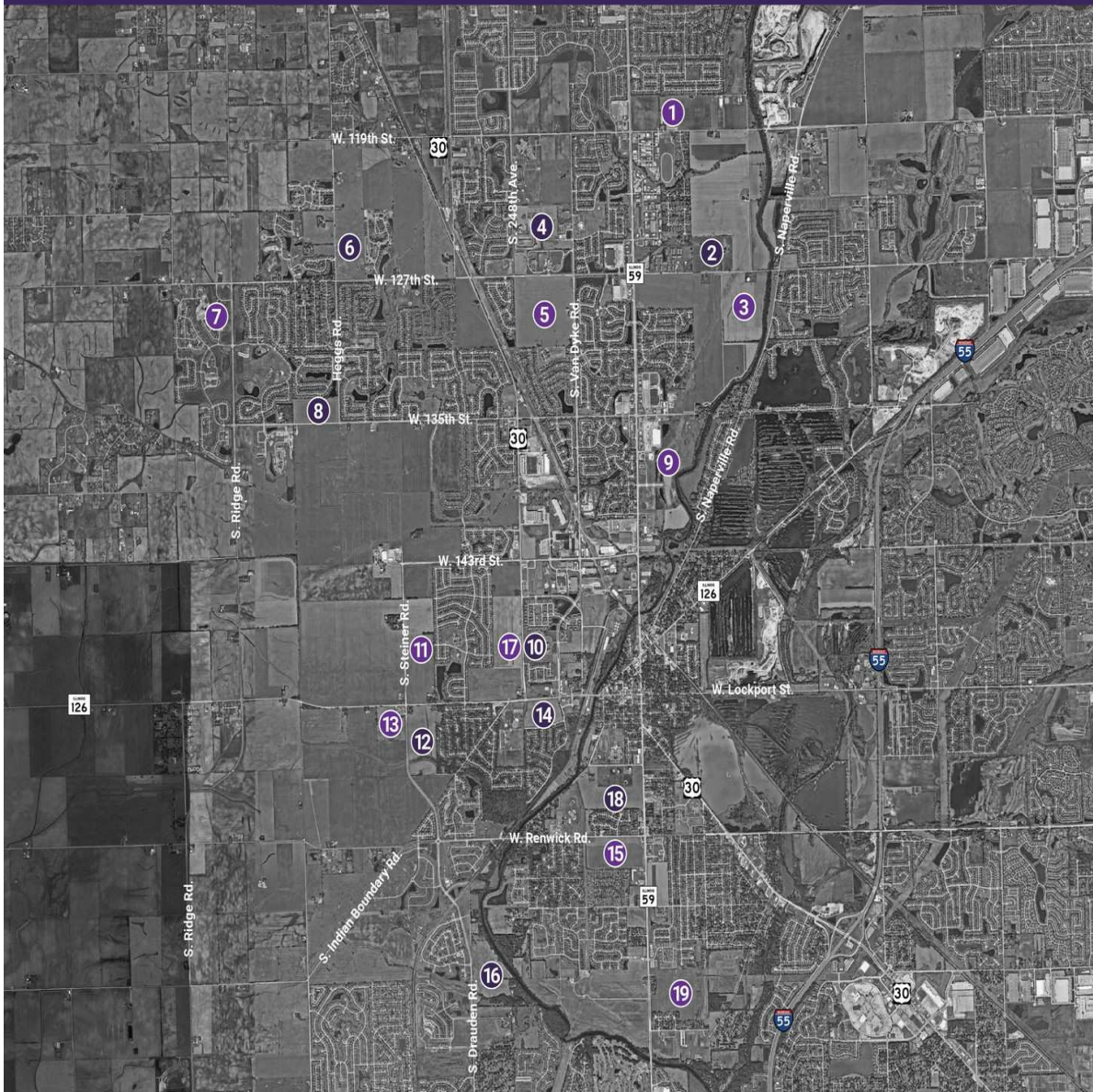
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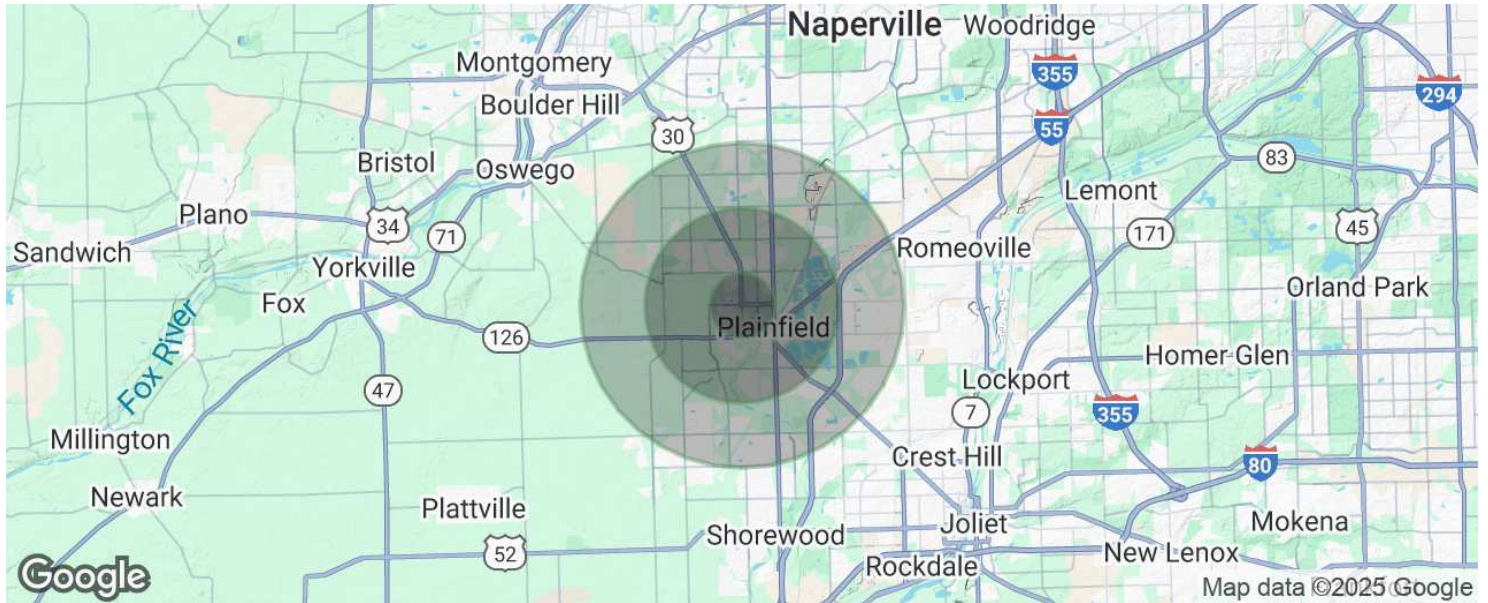
NEW RESIDENTIAL DEVELOPMENTS IN PLAINFIELD



①	Polo Club Naperville - Lennar	Type: SF + Townhome Status: Annexation	5
②	Lansdowne - Pulte / M.I.	Type: SF + Townhome Status: Construction	1
③	Riverstone	Type: SF + Duplex Status: Platted	2
④	Northpointe - Pulte	Type: Single-Family Status: Construction	1
⑤	Bronk Farm - Pulte	Type: SF + Townhome Status: Concept	4
⑥	Ballard Farms	Type: Single-Family Status: Annexation Agreement	1
⑦	Grande Park	Type: Apartment Status: Construction	2
⑧	McMicken - Ryan	Type: Single-Family Status: Annexation Agreement	1
⑨	Seasons - Fiduciary	Type: Apartment Status: Site Plan	3
⑩	Sixteen30 - Wingspan	Type: Apartment Status: Construction	2
⑪	Greenbriar - D.R. Horton	Type: Single-Family Status: Final Plat	2
⑫	Willow Run - M.I.	Type: Single Family Status: Final Plat	1
⑬	Onyx - Wingspan	Type: Apartment Status: Concept	2
⑭	Village Center	Type: Mixed-use Status: Annexation Agreement	6
⑮	Pavillion - AlphaLandmark	Type: SF + Duplex Status: Concept	2
⑯	Springbank Unit 10 - Ryan	Type: Single-Family Status: Annexation Agreement	1
⑰	Keller Farm	Type: - Status: Concept	4
⑱	Shadow Wood	Type: Single-Family Status: Approved	1
⑲	Sheih Property	Type: - Status: Concept	2
2020 Total SF Permits			
2021 Estimated Total SF Permits			
www.plainfieldil.gov/business/economic			



ZONED FOR CONTRACTOR STORAGE YARD + RETAIL DRIVE-THRU LOTS



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,464	36,065	128,621
Median age	35.3	38.5	38.0
Median age (Male)	35.3	38.7	37.8
Median age (Female)	36.4	37.8	37.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,799	11,311	41,323
# of persons per HH	3.0	3.2	3.1
Average HH income	\$112,725	\$139,431	\$123,835
Average house value	\$292,749	\$326,097	\$286,008

* Demographic data derived from 2020 ACS - US Census