

Industrial Land For Sale



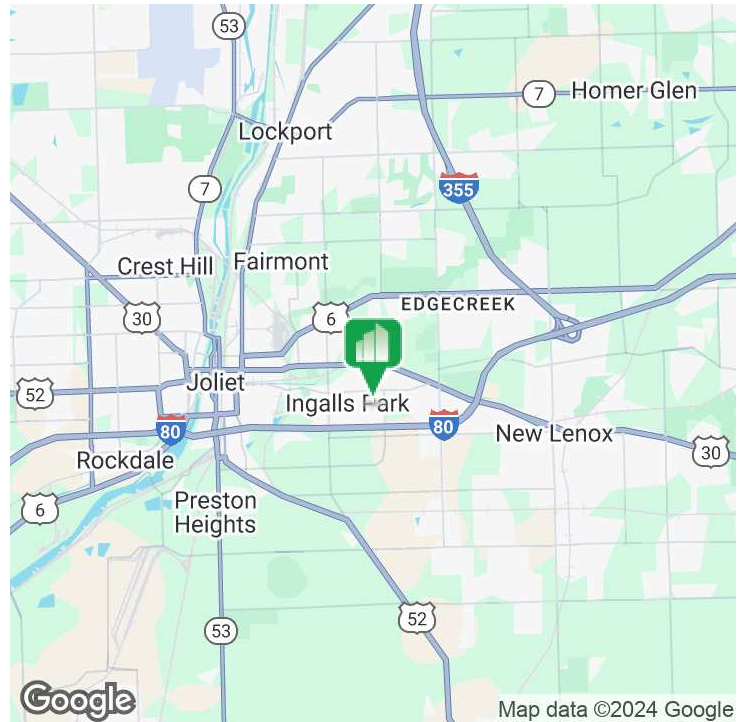
CATON  
COMMERCIAL  
REAL ESTATE GROUP

Briggs St



# 33+/- ACRES ZONED I-2

PHASE II CHERRY HILL RD, JOLIET, IL 60433



**OFFERING SUMMARY**

Sale Price: \$148,500/AC

Lot Size: +/-33.0 Acres

County: Will

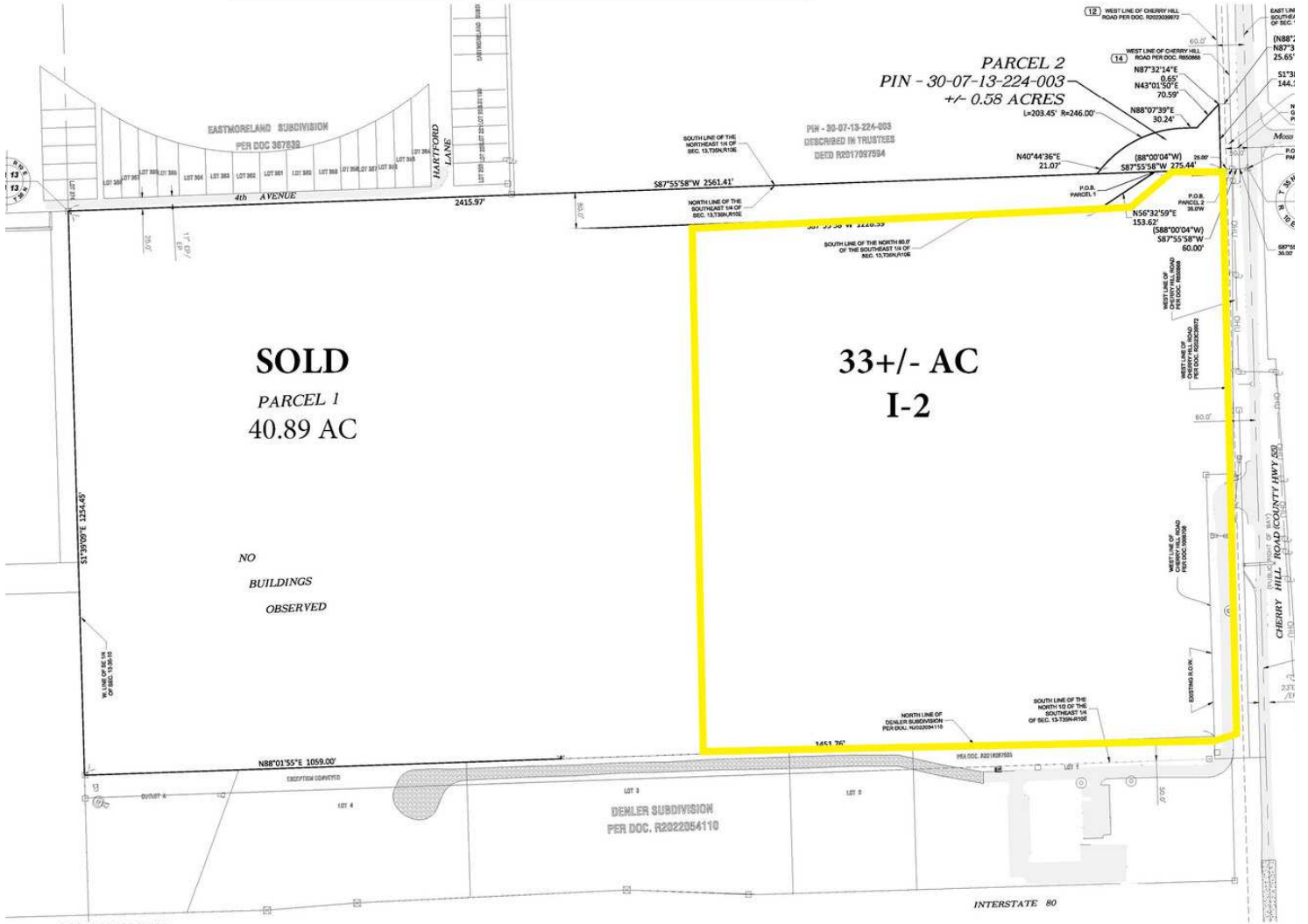
**PROPERTY HIGHLIGHTS**

- Zoned I-2 unincorporated Will County
- Suitable for warehouse, manufacturing, or big box user
- Only 33+/- Acre I-2 Zoned property directly off of I-80 from Frankfort to Morris, IL
- Engineered and approved access road aligned with Moss Lane on Cherry Hill
- Visible from I-80

**LOCATION OVERVIEW**

Prime location approximately 1.5 miles to I-80 interchange at Briggs St. Minutes from full I-80/I-355 interchange.

**ALTA/NSPS LAND TITLE SURVEY**



**LEGAL DESCRIPTION**

**PARCEL 1:** THAT PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY ILLINOIS BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH-EAST CORNER OF SAID SECTION 13; THENCE SOUTH 67°55'59" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 205.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 07°55'59" WEST ALONG SAID NORTH LINE, 2415.97 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01°39'00" EAST ALONG SAID WEST LINE, 1254.45 FEET TO THE NORTH LINE OF DENLER SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT R2022054110; THENCE NORTH 88°01'55" EAST ALONG SAID NORTH LINE, 1059.00 FEET; THENCE NORTH 01°39'00" WEST, 1178.28 FEET TO THE SOUTH LINE OF THE NORTH 80.00 FEET OF SAID SOUTHEAST QUARTER; THENCE NORTH 87°55'59" EAST ON A LINE PARALLEL, TO THE NORTH LINE OF SAID SOUTHEAST QUARTER, 1226.39 FEET; THENCE NORTH 69°32'59" EAST, 153.62 FEET TO THE POINT OF BEGINNING.

**PARCEL 2:** THAT PART OF THE EAST FIVE EIGHTHS (5/8THS) OF THE NORTH-EAST QUARTER OF SECTION 13, IN TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 13, THENCE SOUTH 88 DEGREES 00 MINUTES 04 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 13 A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 00 MINUTES 04 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 13 A DISTANCE OF 306.44 FEET, THENCE NORTH 40 DEGREES 44 MINUTES 36 SECONDS EAST 21.07 FEET, THENCE NORTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 246.00 FEET AN ARC LENGTH OF 203.45 FEET; THENCE NORTH 88 DEGREES 07 MINUTES 39 SECONDS EAST 30.24 FEET, THENCE NORTH 43 DEGREES 01 MINUTES 50 SECONDS EAST 70.89 FEET; THENCE NORTH 88 DEGREES 21 MINUTES 39 SECONDS EAST 25.65 FEET; THENCE SOUTH 1 DEGREE 38 MINUTES 39 SECONDS EAST 144.18 FEET TO THE POINT OF BEGINNING IN WILL COUNTY, ILLINOIS, EXCEPTING THEREFROM THE EAST 25.0 FEET AS DEDICATED ACCORDING TO THE PLAT THEREOF AS DOCUMENT R202039972.

**GENERAL NOTES**

BASIS OF BEARING IS REFERENCED FROM ILLINOIS EAST STATE PLANE COORDINATES ON N.A.D.83 (2011 ADJUSTMENT). ALL MEASUREMENTS SHOWN HEREON ARE EXPRESS IN FEET AND DECIMAL PARTS THEREOF.

MONUMENTS FOUND REPRESENTING THE PROPERTY CORNERS WERE HELD AT THE SURVEYED CORNER UNLESS OTHERWISE NOTED.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEY.

THE LEGAL DESCRIPTION DOES NOT REFLECT ANY CURRENT DEED OF RECORD OR EXHIBIT "A" IN TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE COMPANY COMMITMENT NO. W424010211 WITH AN EFFECTIVE DATE OF JUNE 14, 2024. THIS PLAT IS CREATING NEW PARCELS OF LAND AS DESCRIBED AND SHOWN HEREON.

**DAVE DENLER**  
S. CHERRY HILL ROAD  
JOLIET, IL 60433  
Client Contact: 708-479-5055

**ALTA/NSPS LAND TITLE SURVEY**

PLAT REVISIONS	
DATE	DESCRIPTION

**MGA<sup>2</sup>** CIVIL ENGINEER  
LAND SURVEY

**M GINGERICH GEREAX & ASSOCIA'**  
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