

LAND FOR SALE | LEASE | BTS



Senior Housing Under Construction

LOT 2
Zoned for Contractor Storage Yard
+/- 3 to 7 Acres
AVAILABLE

Lot 6
1.06 Acres



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: | 1.06 to 8 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

- Multiple lots available for sale, lease, or will build to suit
- Drive-thru special use permits approved
- +/-3 to 7 Acres zoned for contractor storage yard
- Zoning includes hotel, medical, car wash, and retail
- Offsite detention

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:

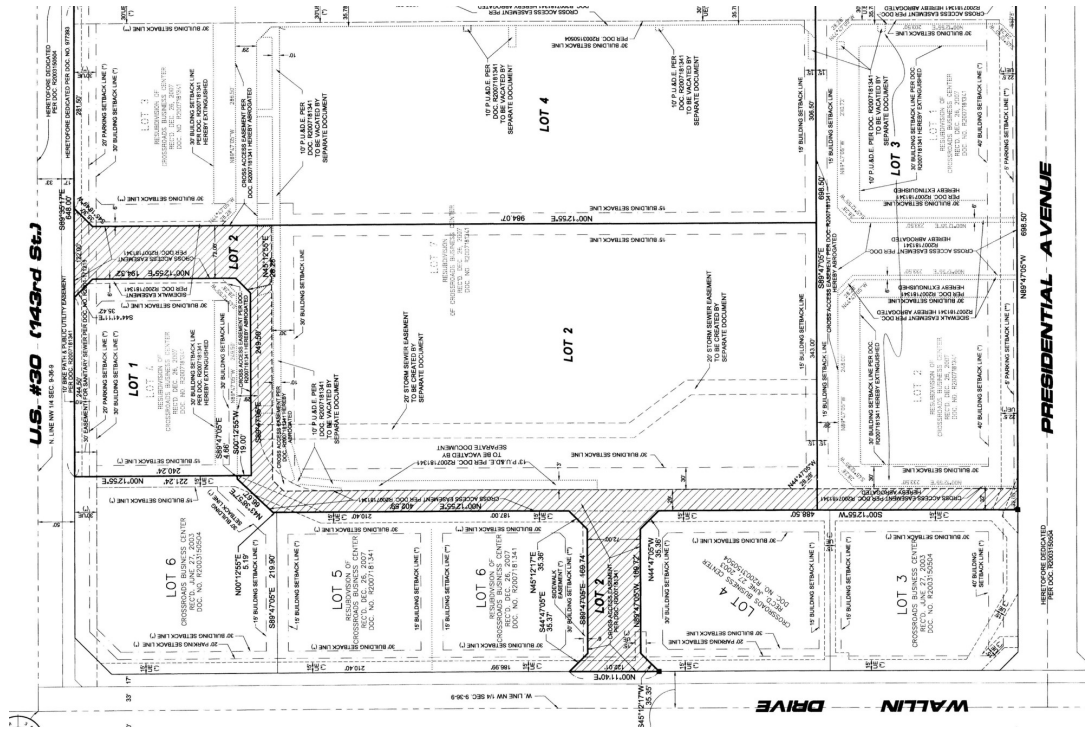
1. Sixteen30 Apartments (284 units) under construction
2. Greenbrier development along Steiner, south 143rd St. - 238 Single family homes
3. Willow Tree Farm (K Hovnanian Homes) - SEC Drauden and Lockport - approved for single family homes
4. Townhouse rental development application received for SEC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

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



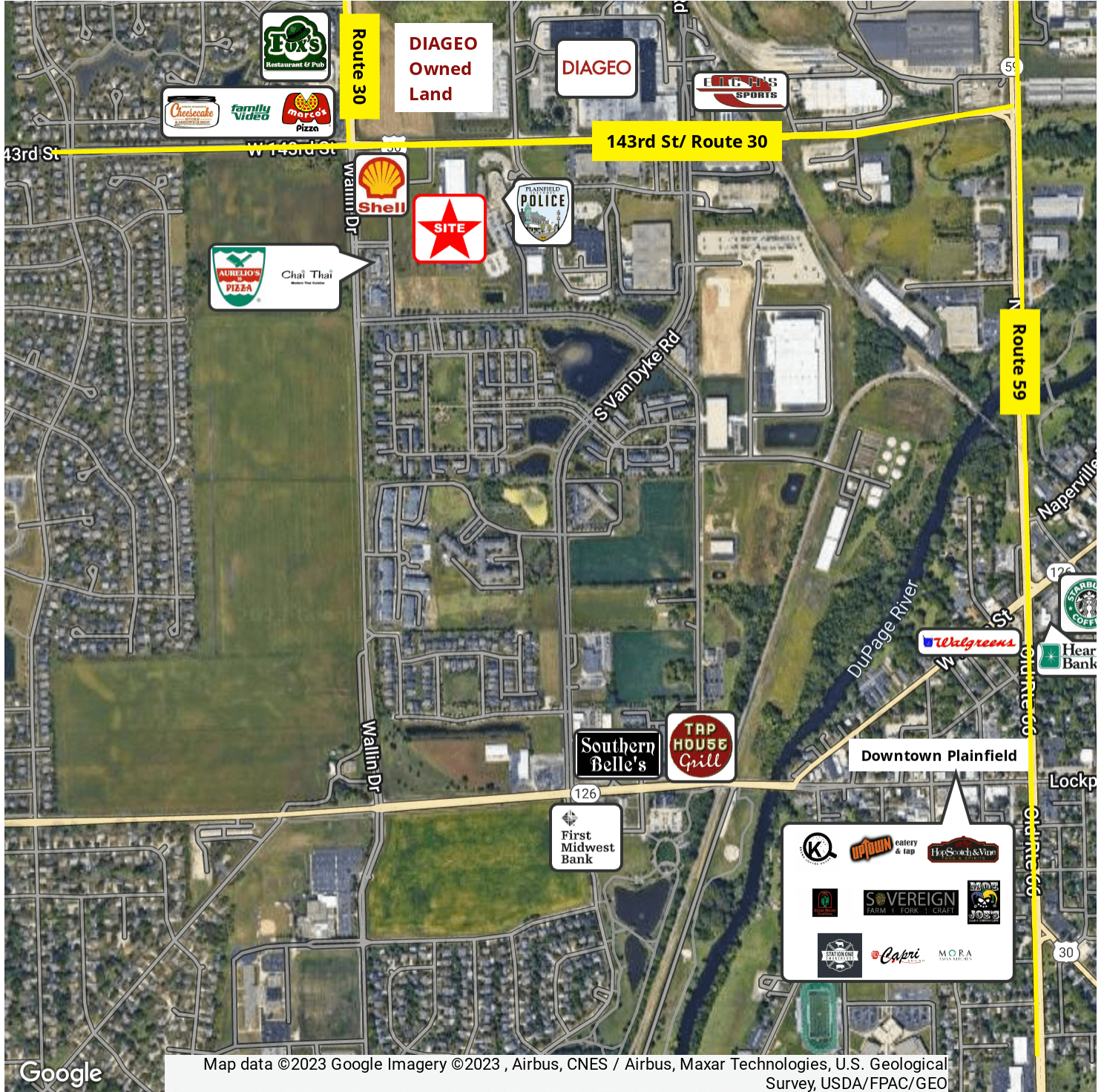
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| LOT # | SIZE | DESCRIPTION |
|-------|------------|---|
| 2 | 7 Acres | +/-3 to 7 Acres zoned for contractor storage yard |
| 6 | 1.06 Acres | 1.06 Acres adjacent to Aurelios Pizza |

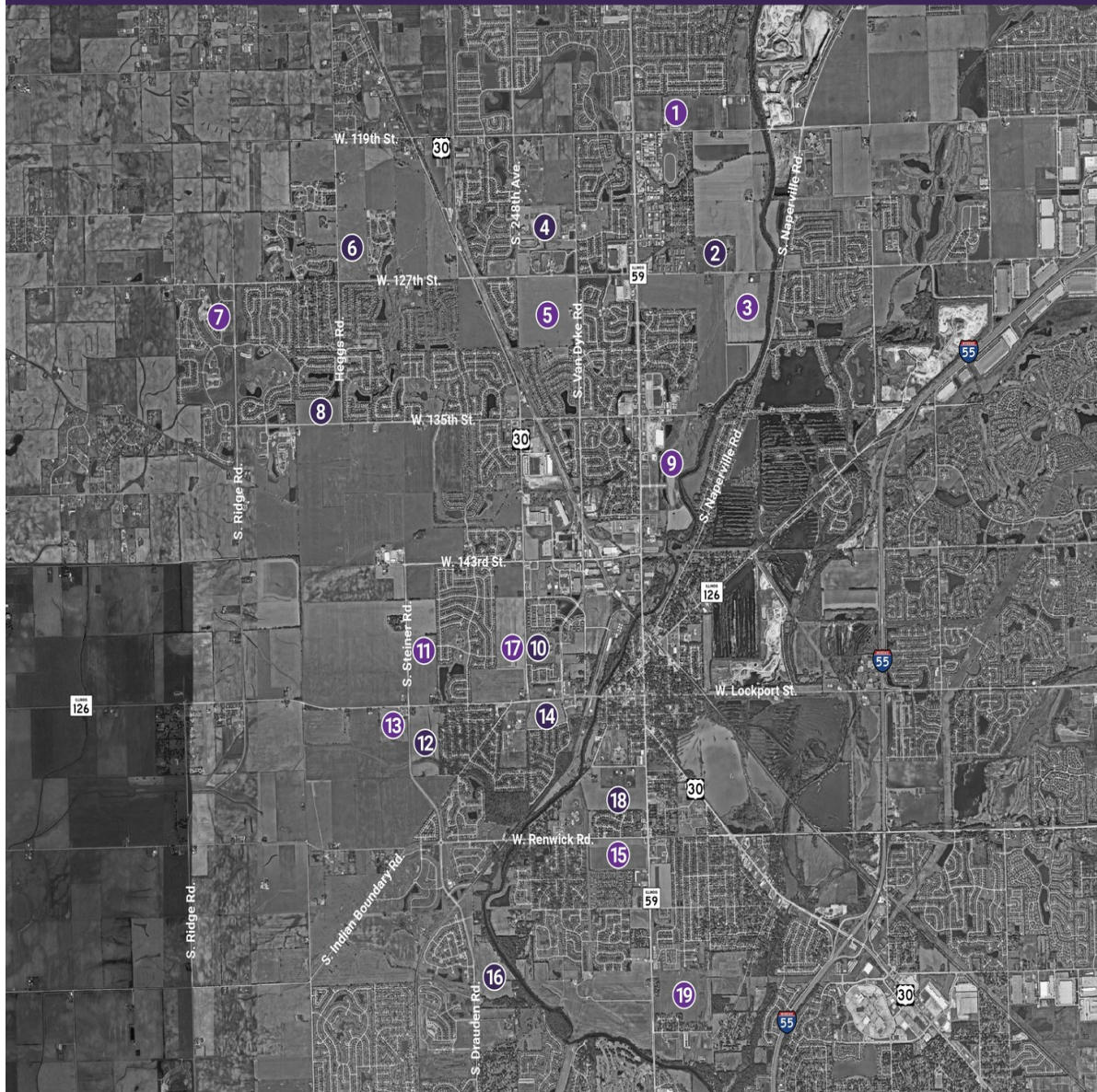
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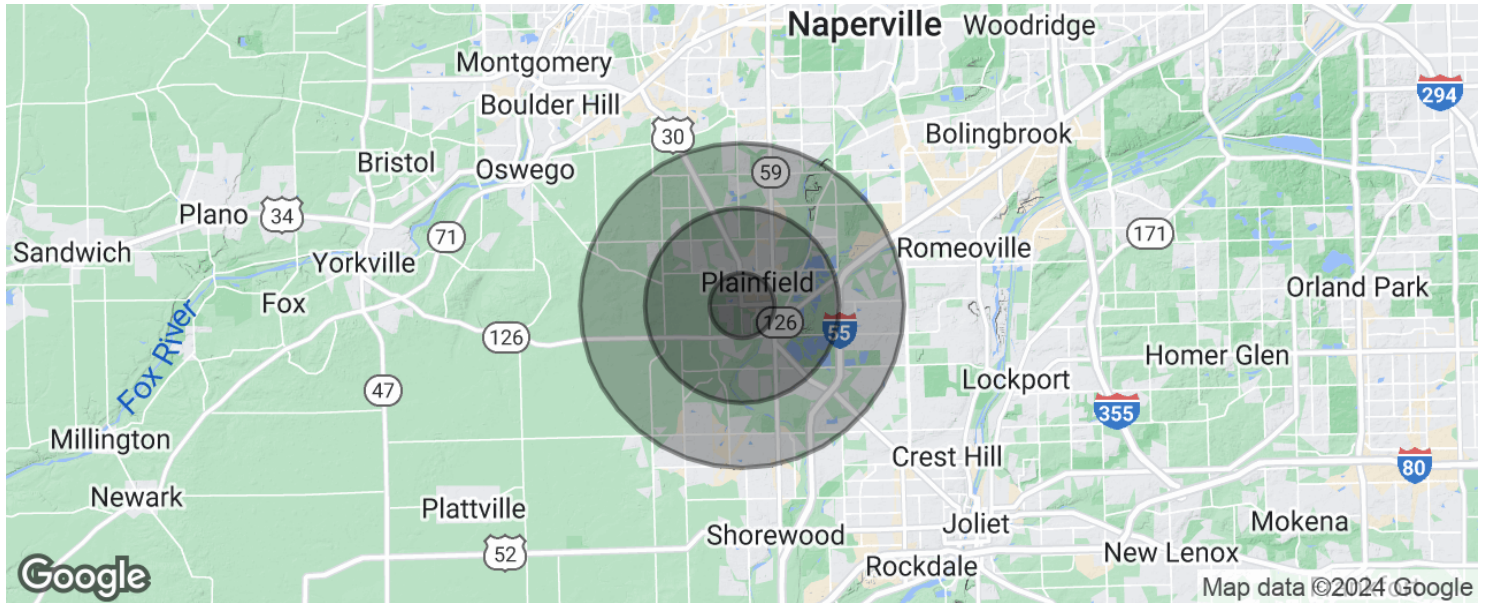
NEW RESIDENTIAL DEVELOPMENTS IN PLAINFIELD



| | | | | |
|--|--------------------------------------|-----------------------|--------------------------------|---|
| 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 Concept | Status Concept | 4 |
| ⑱ | Shadow Wood | Type Single-Family | Status Approved | 1 |
| ⑲ | Sheih Property | Type Concept | Status Concept | 2 |
| 2020 Total SF Permits | | | | |
| 2021 Estimated Total SF Permits | | | | |
| www.plainfieldil.gov/business/economic | | | | |



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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