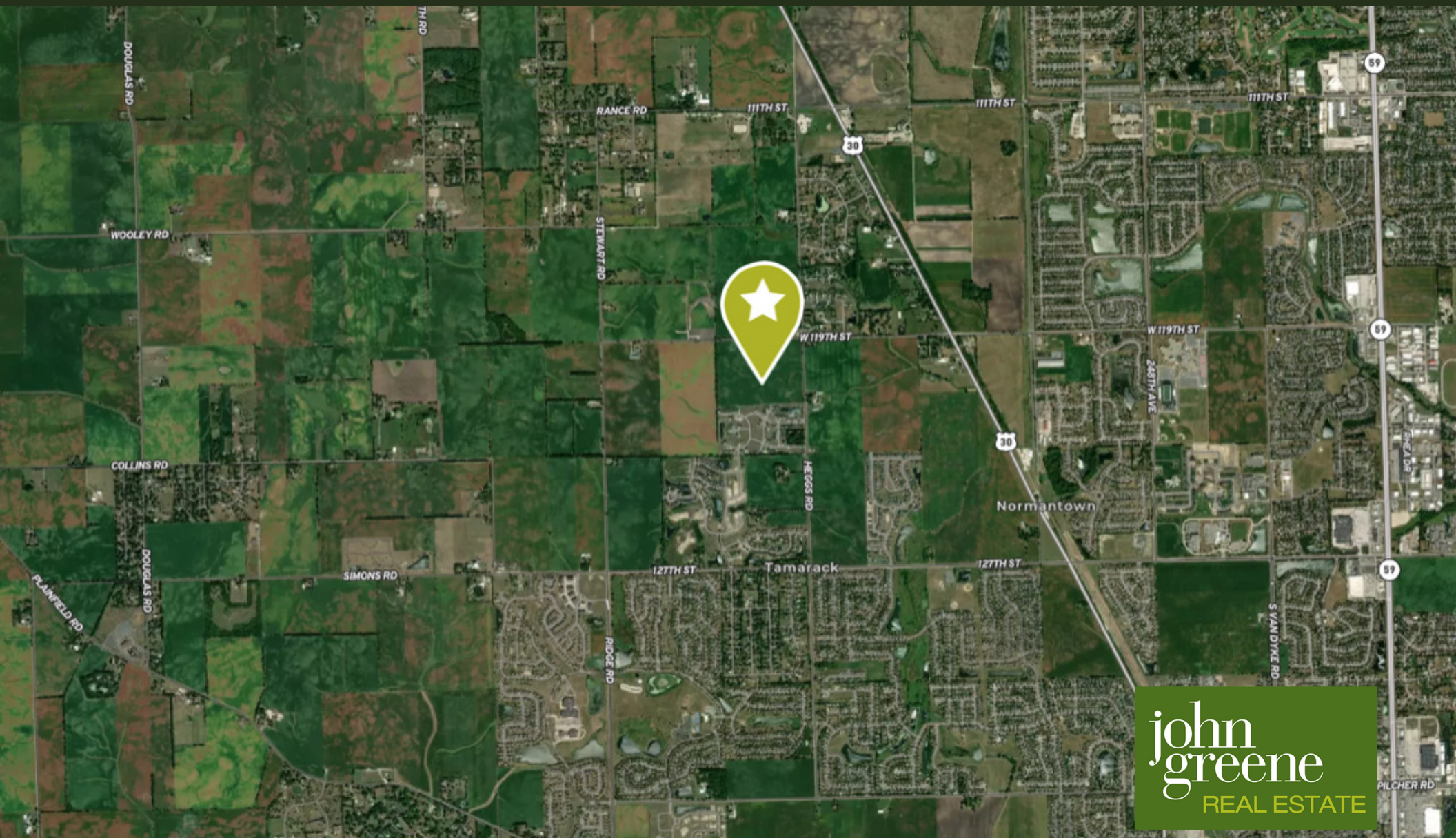


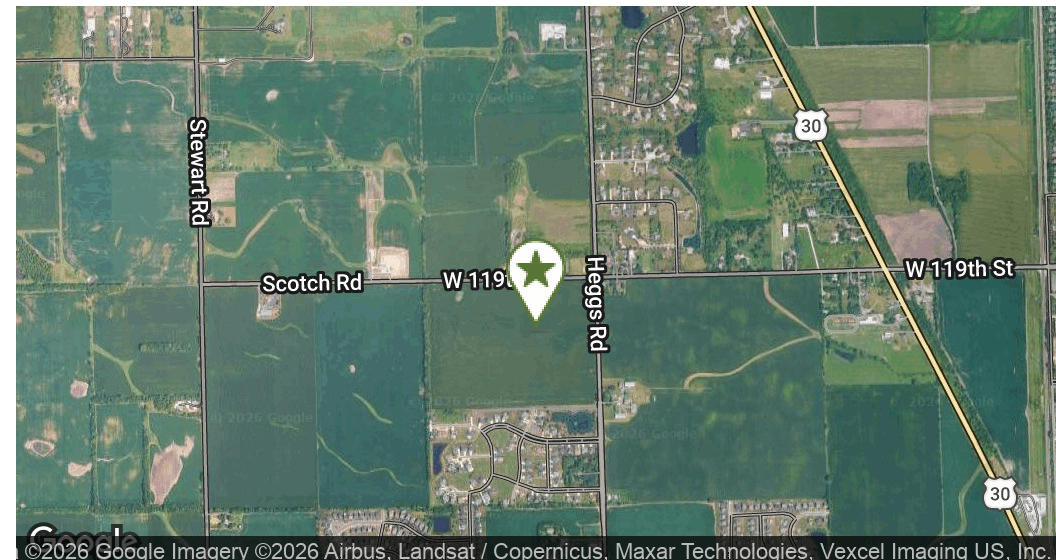
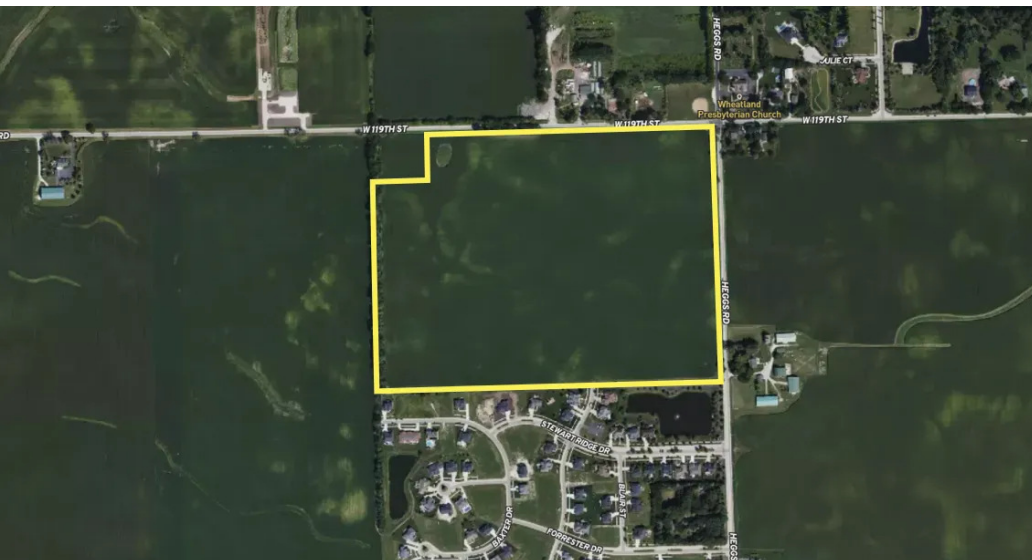
SWC 119th St. and Heggs Rd.

68± AC, Plainfield, IL 60585

LAND FOR SALE



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	68± Acres
Sale Price	\$80,000 / Acre

PROPERTY DESCRIPTION

The subject property consists of 68± 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

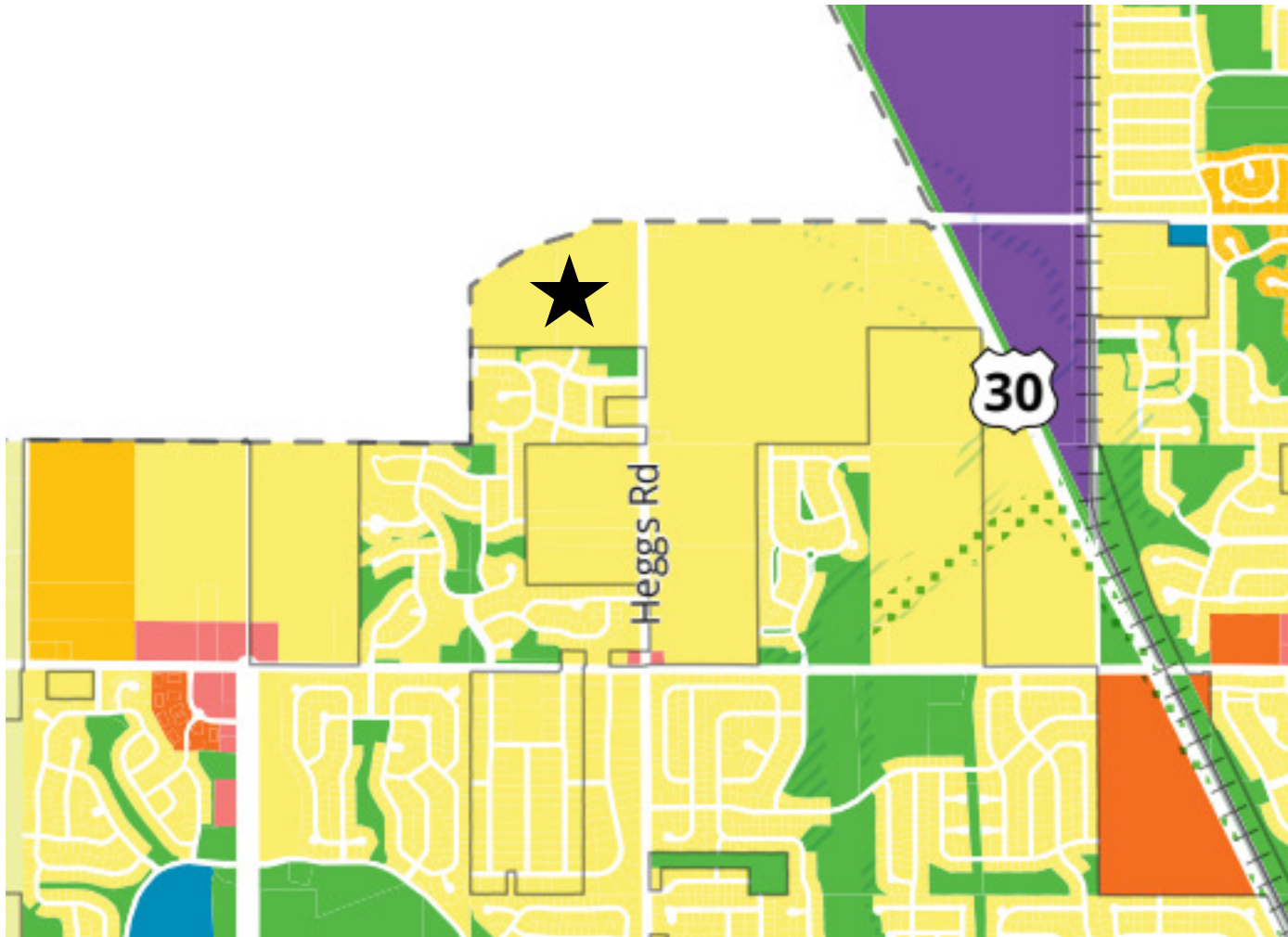
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Future Land Use

- 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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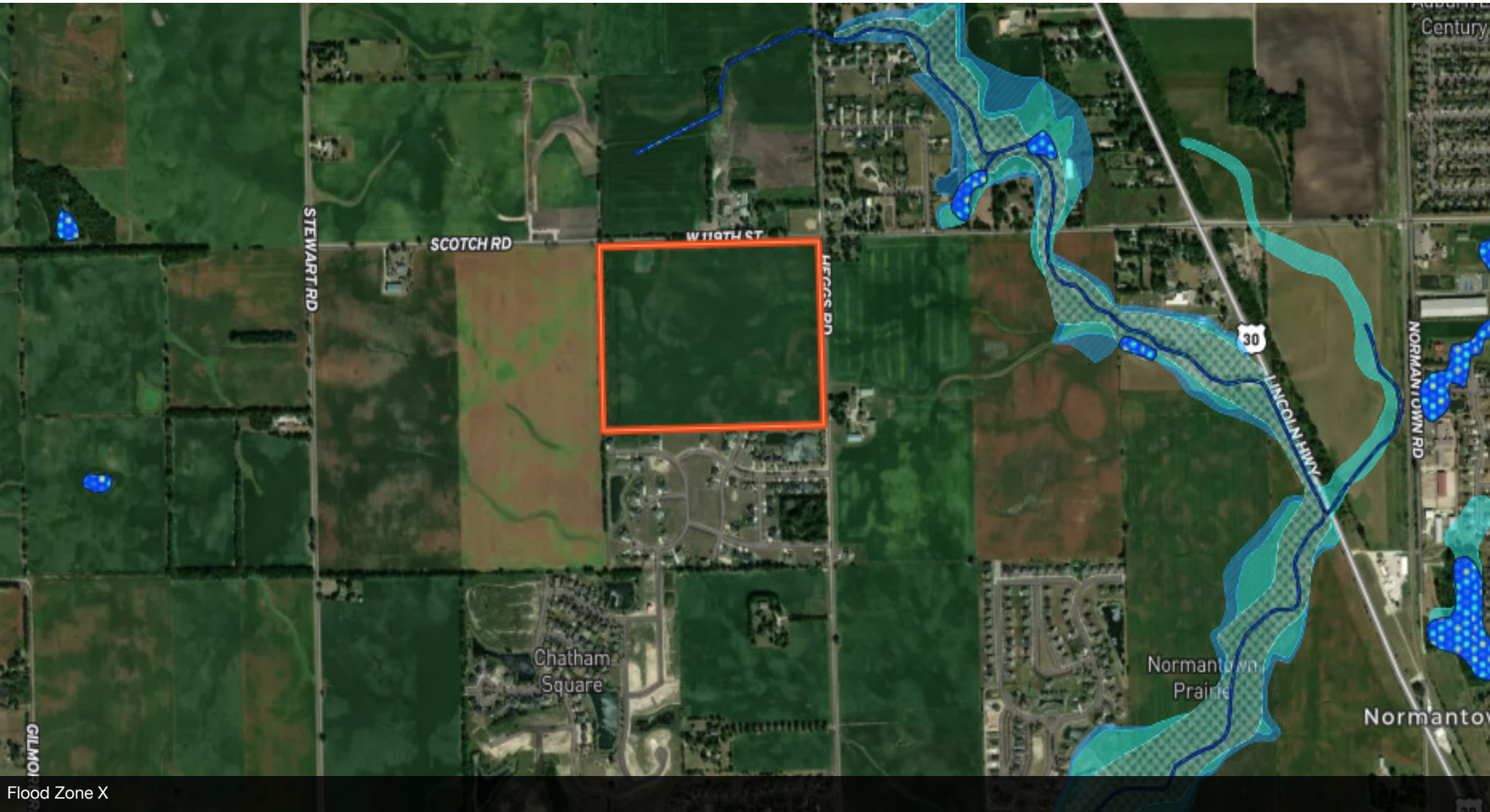
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FLOOD PLAIN - WETLAND

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Flood Zone X

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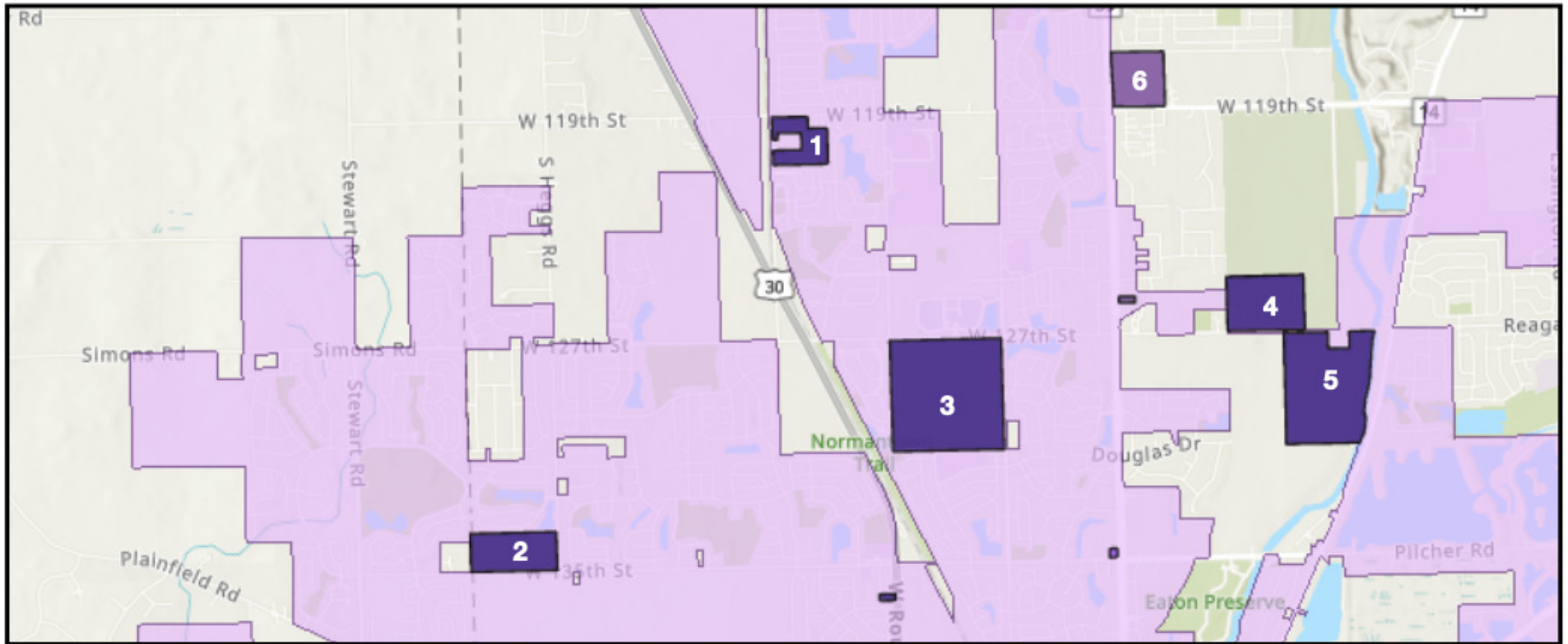
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NEARBY DEVELOPMENT PROJECTS

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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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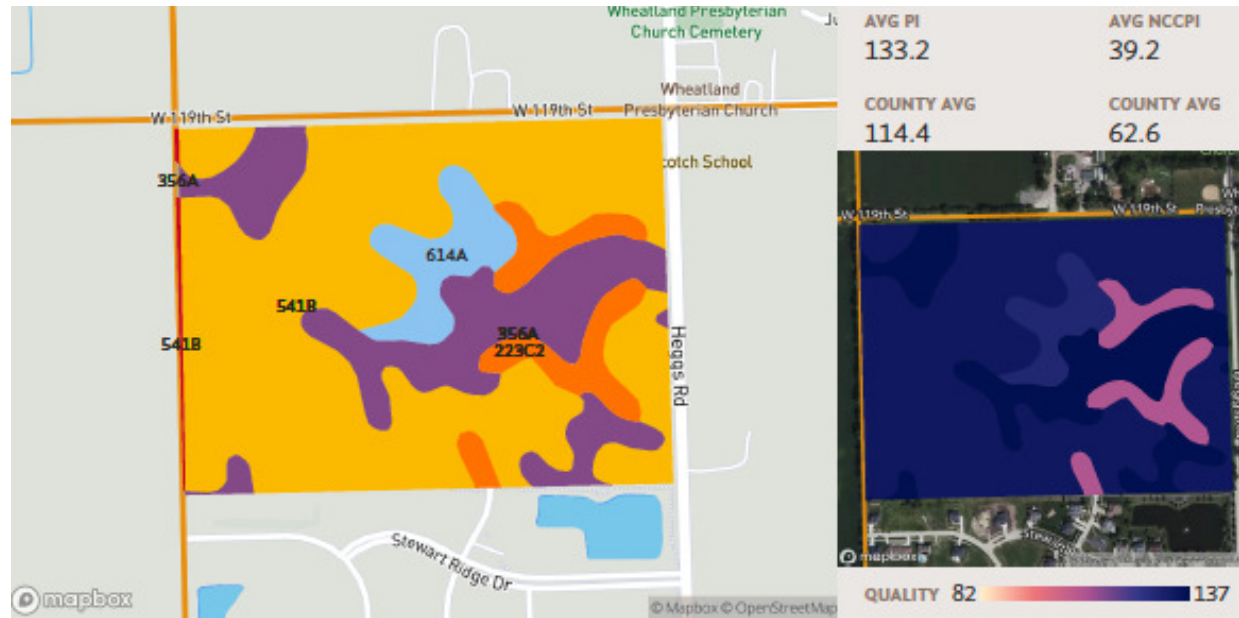
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SOILS - PI

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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

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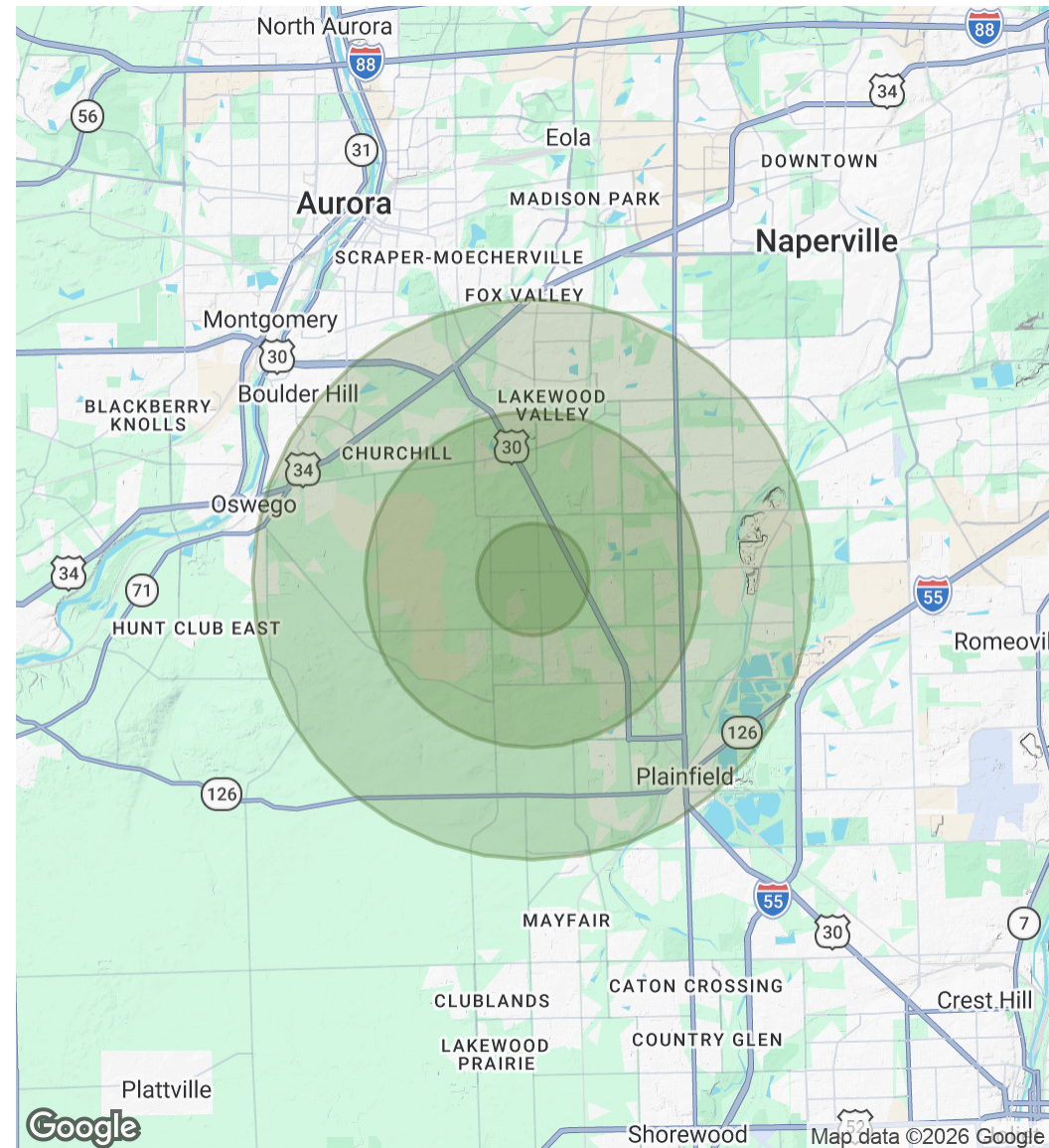
POPULATION

	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

2020 American Community Survey (ACS)



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**john
greene**
REAL ESTATE