

# McDONOUGH STREET DEVELOPMENT

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AVAILABLE FOR SALE

34 ACRES SITE

# PROPERTY OVERVIEW

This rare 34acre development site in unincorporated Will County offers a master developer an opportunity to enter the vibrant, growing community that is Joliet. Joliet's 2019 population exceeds 148,000 and is currently the third largest city in Illinois. Less than one mile from Joliet Junior College, with an enrollment of 15,000, this large site along McDonough St appeals to those looking to capitalize on an area that has seen a +/-41% population growth since 2000. Located across the street from the Inwood Golf Course and Inwood Ice Arena, this development site is ideal for retail amenities.

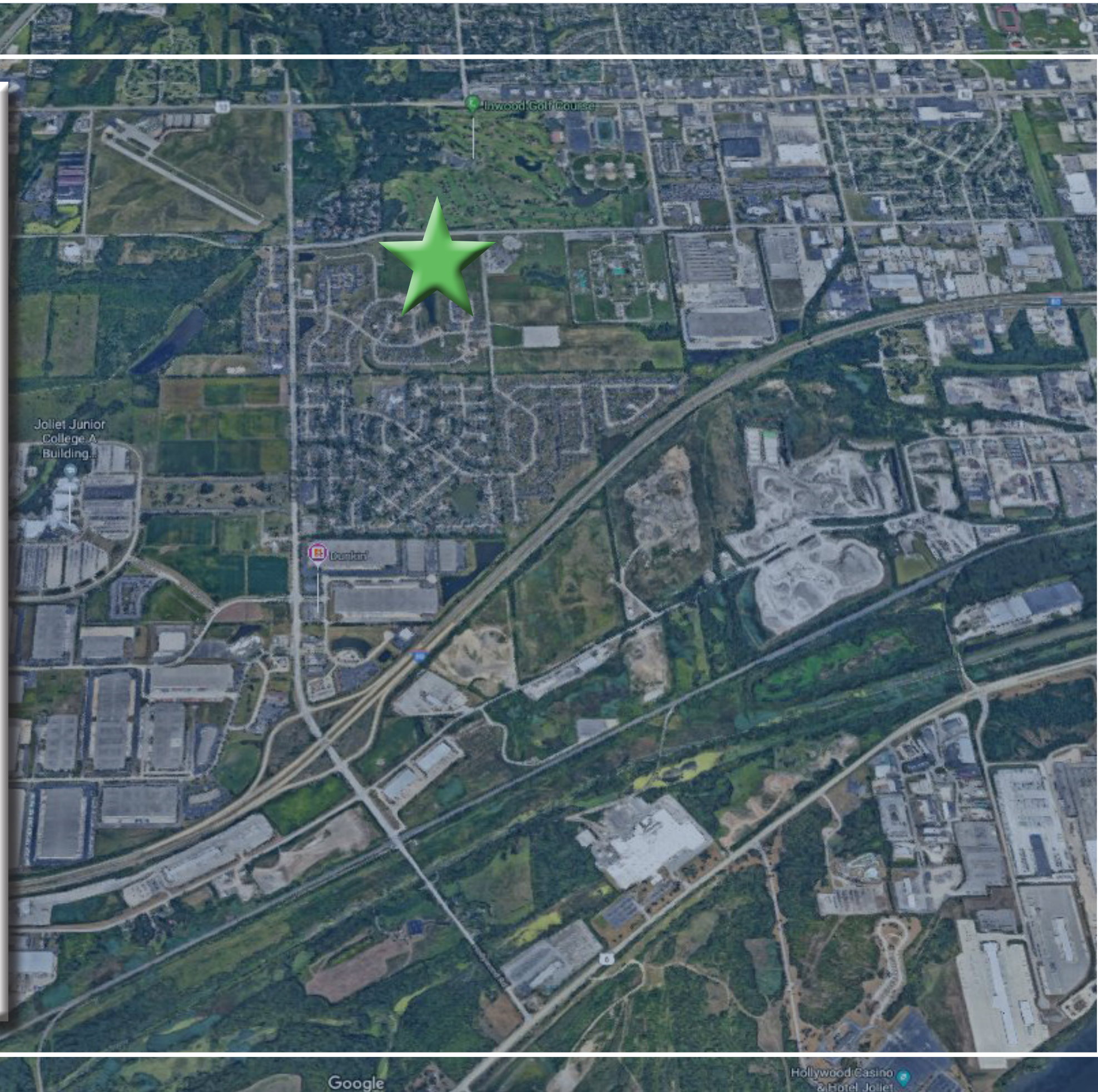
With large employers such as: Amazon, IKEA, Target, AMITA Health St. Joseph Medical Center and multiple casinos, Joliet & the surrounding communities provide residents a wide variety of employment opportunities.

## IDEAL USES

Single Family Homes | Self Storage | Gas Station | Car Wash | Mixed Use Commercial | Medical/Single story office

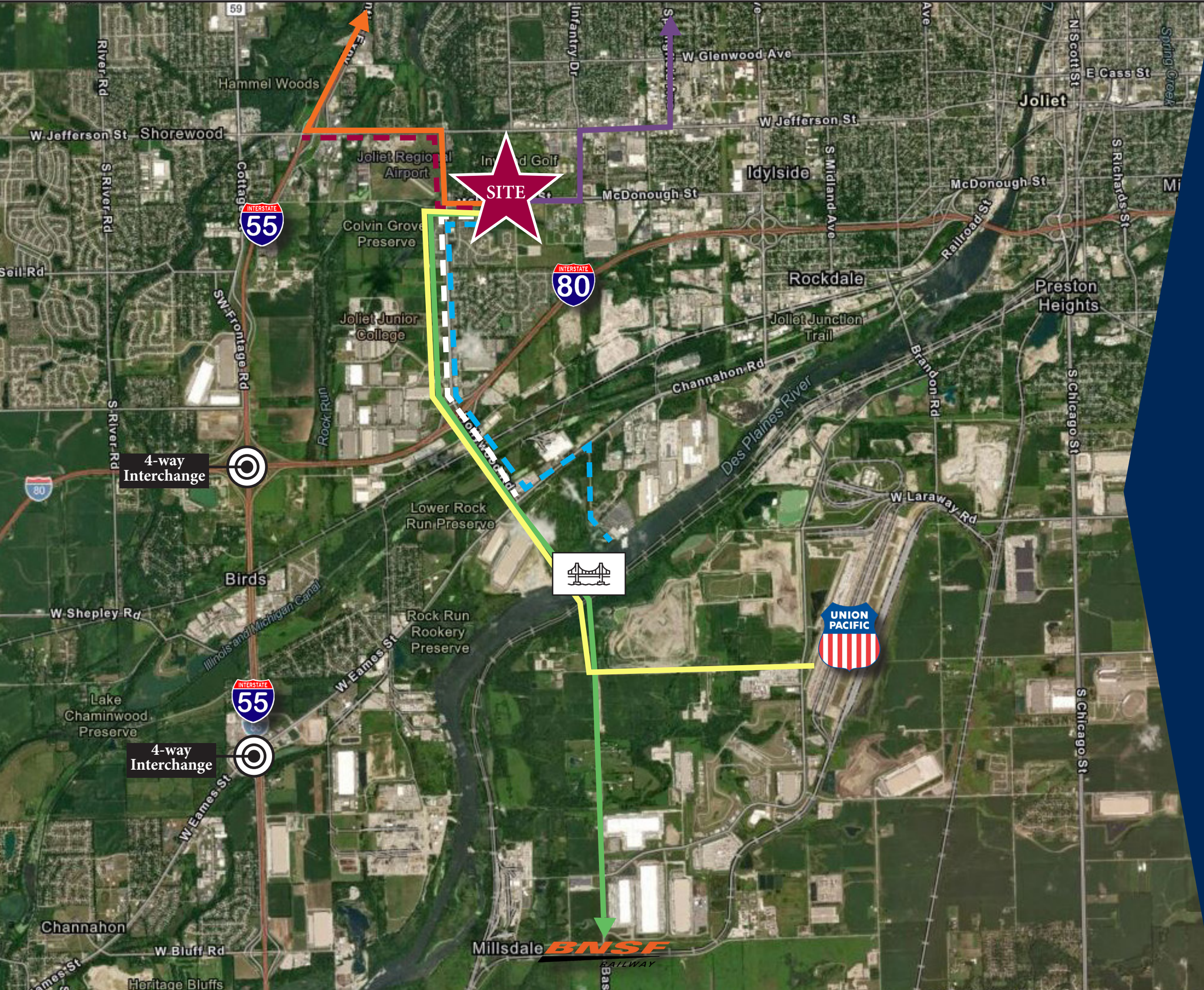
## SITE DESCRIPTION









ADDRESS: **SW corner of McDonough & Mission Blvd**  
PIN: **05-06-14-400-007**  
ZONING: **Agriculture Unincorporated Will County  
(can annex into Joliet)**  
TAXES: **\$1,042.56 per year (2021 payable in 2022)**  
SITE: **1320' x 1121'**  
INCENTIVES: **Potential for tax abatement &  
city/county incentive package**  
SALE PRICE: **Subject to Offer (Ownership will sub-divide)**





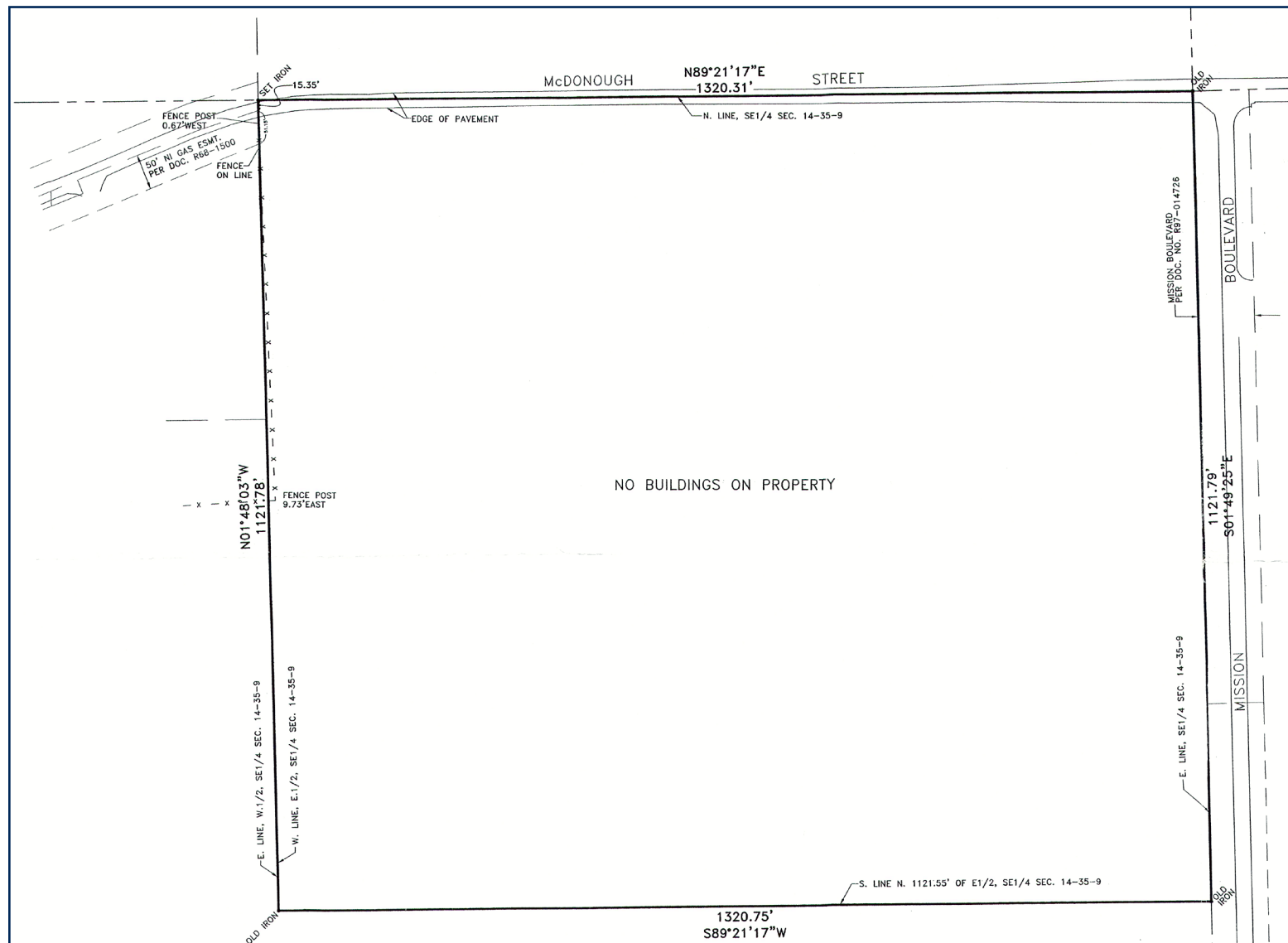
# IDEAL ACCESS



- 
**1.5 Miles**  
 to I-55 via Rt 52
- 
**1.6 Miles**  
 to I-80 via Houbolt Rd
- 
**3.6 Miles**  
 to Hollywood Casino & Hotel
- 
**7.9 Miles**  
 to UP Joliet Intermodal Terminal  
 via new bridge
- 
**8.3 Miles**  
 to BNSF Logistics Park Chicago  
 via new bridge
- 
**41.9 Miles**  
 to Chicago
- 
**9.4 Miles**  
 to Lewis Airport
- 
 New Bridge  
 2020

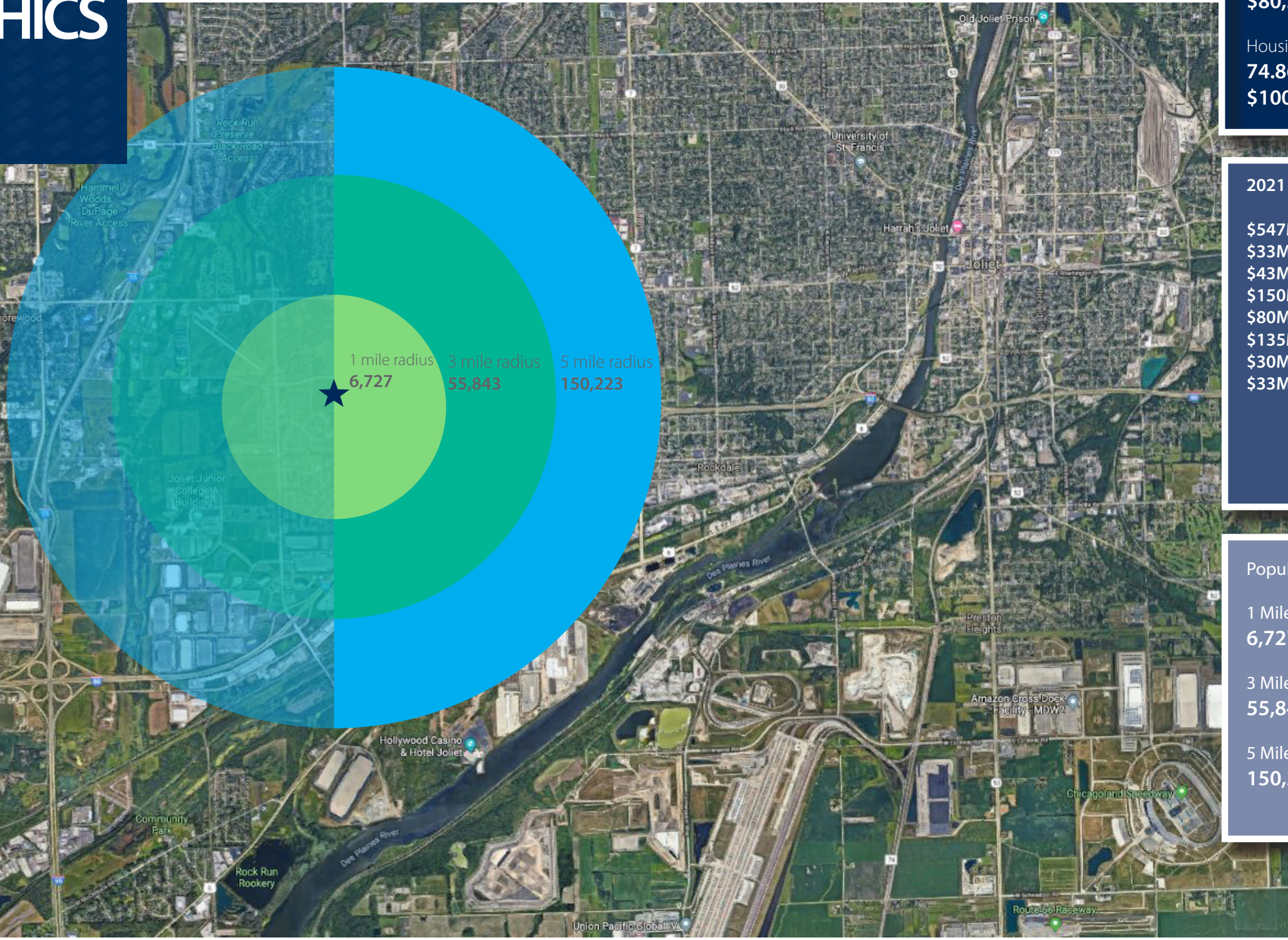
# SURVEY & UTILITY MAPS

Water & Sewer



# DEMOGRAPHICS

Population



### Demographics (Within 3 Miles):

Median Age:  
**38.8 Years**

Daytime Employment:  
**35,535**

Average Household Income:  
**\$80,375**

Housing Value:  
**74.86% of Homes Valued**  
**\$100,000 - \$300,000**

### 2021 Annual Spending (Within 3 Miles):

- \$547M+ Consumer Spending
- \$33M+ Apparel
- \$43M+ Entertainment & Hobbies
- \$150M+ Food & Alcohol
- \$80M+ Household Goods
- \$135M+ Transportation
- \$30M+ Healthcare
- \$33M+ Education & Daycare

### Population

1 Mile  
**6,727**

3 Mile  
**55,843**

5 Mile  
**150,223**



**cawley** CHICAGO

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