

Sabadosh Farm

Route 30 and 119th Street, Plainfield, IL 60585

LAND FOR SALE

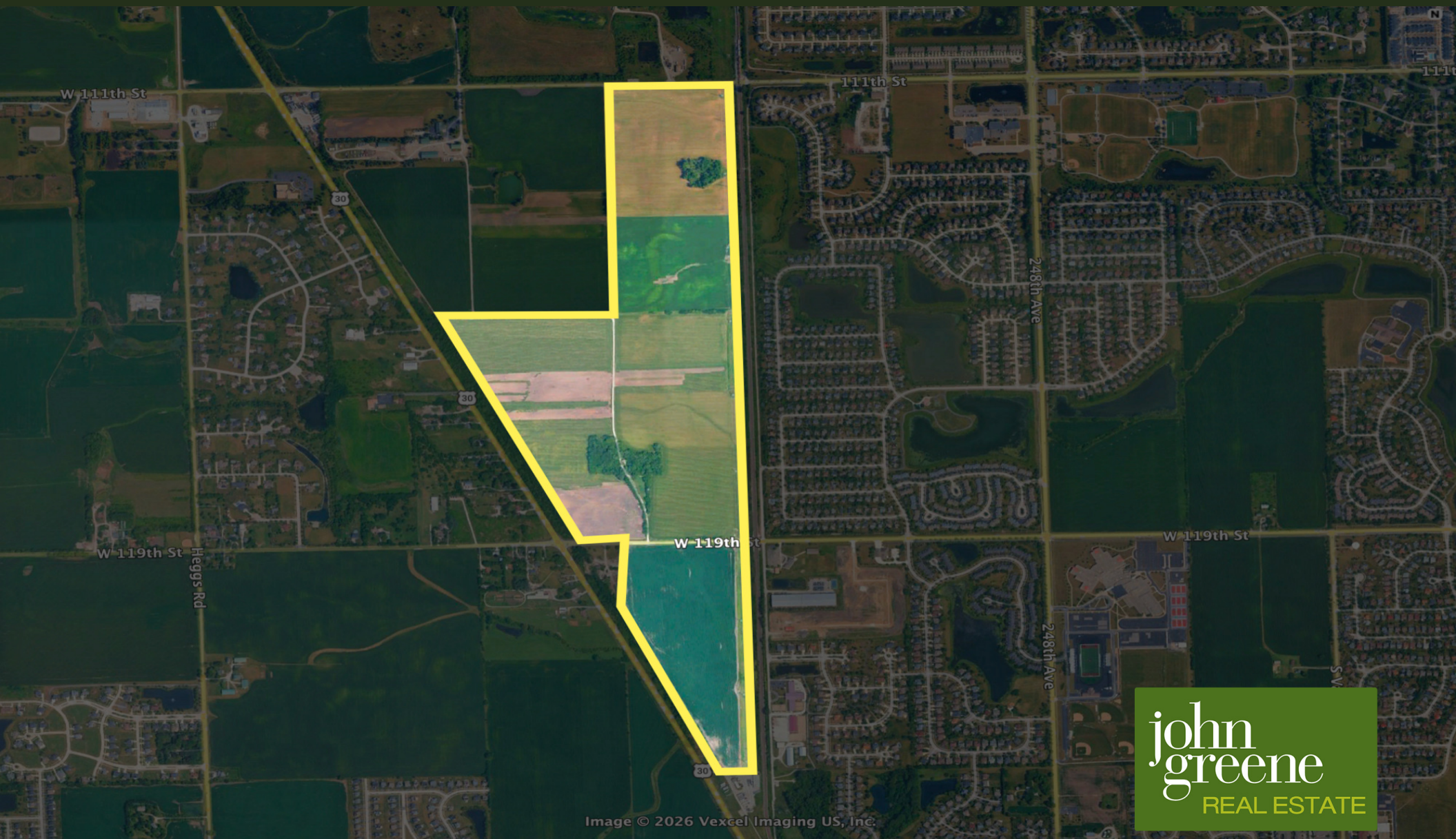


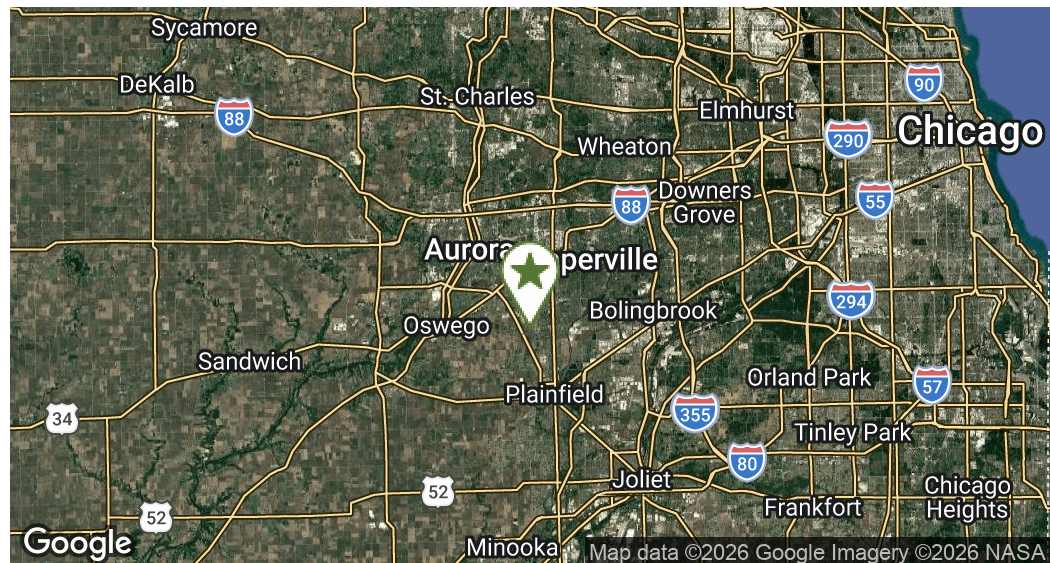
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john
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REAL ESTATE

Sabadosh Farm | Plainfield, IL 60585

LAND FOR SALE

john greene Real Estate | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



OFFERING SUMMARY

Sale Price:	Subject to Offer
Lot Size:	235.68 Acres
Zoning:	I-1 PUD
County:	Will
Taxes:	\$15,947

PROPERTY OVERVIEW

235± AC (divisible down to 45± AC) of land available for sale. Currently zoned I-1 with the potential for Special Use Planned Development (subject to Village approval and conditions).

PROPERTY HIGHLIGHTS

- 4,246 feet on Route 30
- Annexed into Plainfield
- Public water and sewer nearby
- Potential CN rail service
- Near Route 59 (4± miles), I-88 (10± miles) and I-55 (8± miles)
- Only 100+ acre parcel fully zoned I-1 marketed for sale in Plainfield (all other sites developer controlled)

Shamus Conneely

shamusconneely@johngreenecommercial.com
773.814.3378

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1. Oswego Grand | Commercial | Approved
2. Oswego Grand | Residential | Approved
3. Hudson Pointe II | Residential | Under Construction
4. Megalodome | Commercial + Industrial | Approved
5. Wild Horse Knoll | Residential | Under Construction
6. Woodman's | Commercial | Under Construction
7. Bronk Farm | Residential | Under Construction
8. Leighton Point | Residential | Under Construction
9. Playa Vista Phase 2 | Residential | Under Construction
10. Plainfield Business Center | Industrial | Under Construction
11. Plainfield Logistics Centre | Industrial | Under Construction
12. TCC Business Center | Industrial | Approved
13. Lockley Park | Residential | Under Construction
14. Greenbriar | Residential | Under Construction
15. Keller Farm | Residential | Under Construction

Commercial Industrial Residential

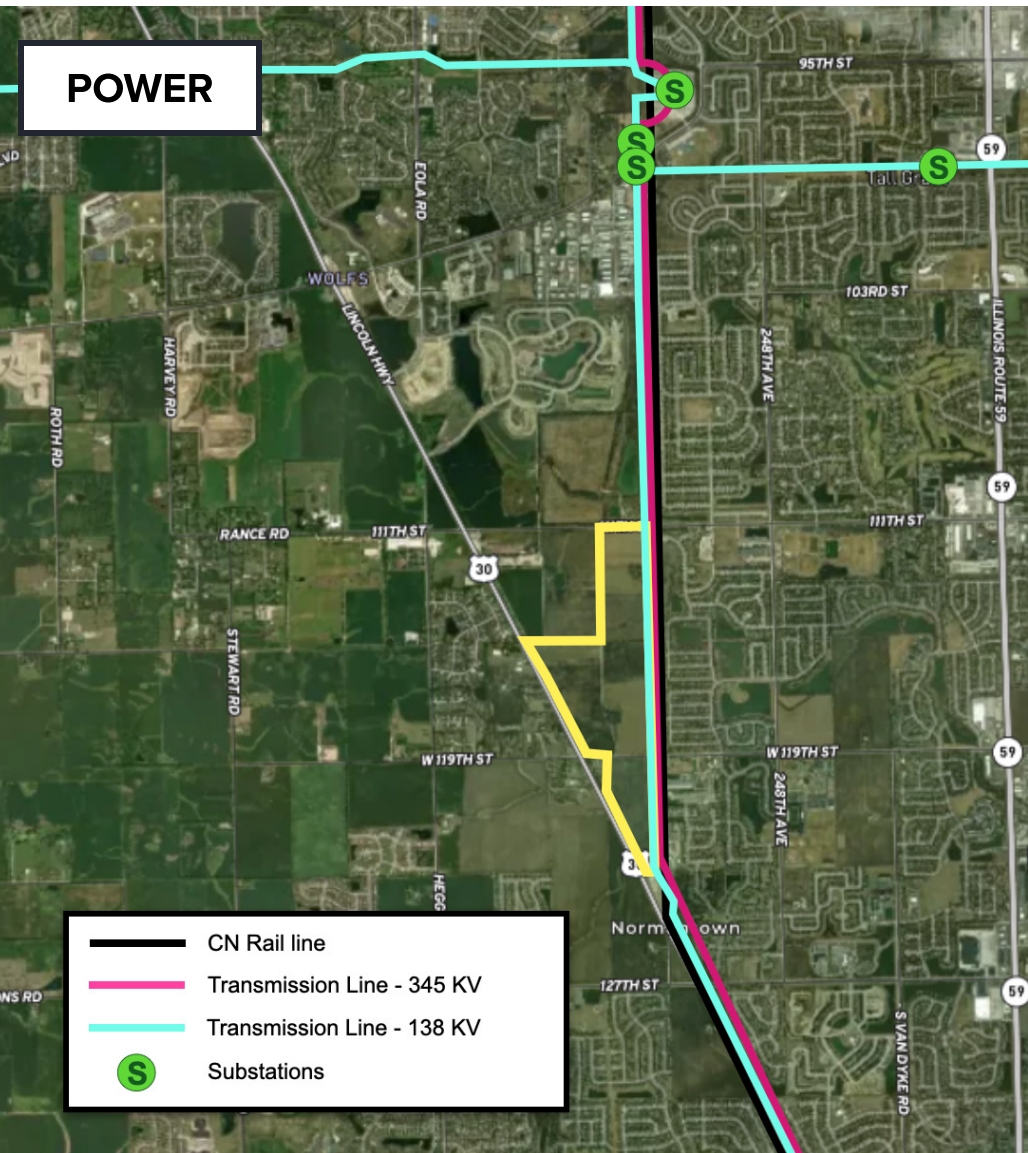
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The logo for John Greene Real Estate, featuring the name "john greene" in a white serif font and "REAL ESTATE" in a smaller, white, all-caps sans-serif font, set against a dark green background.

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RAIL | TRANSMISSION LINES | UTILITIES

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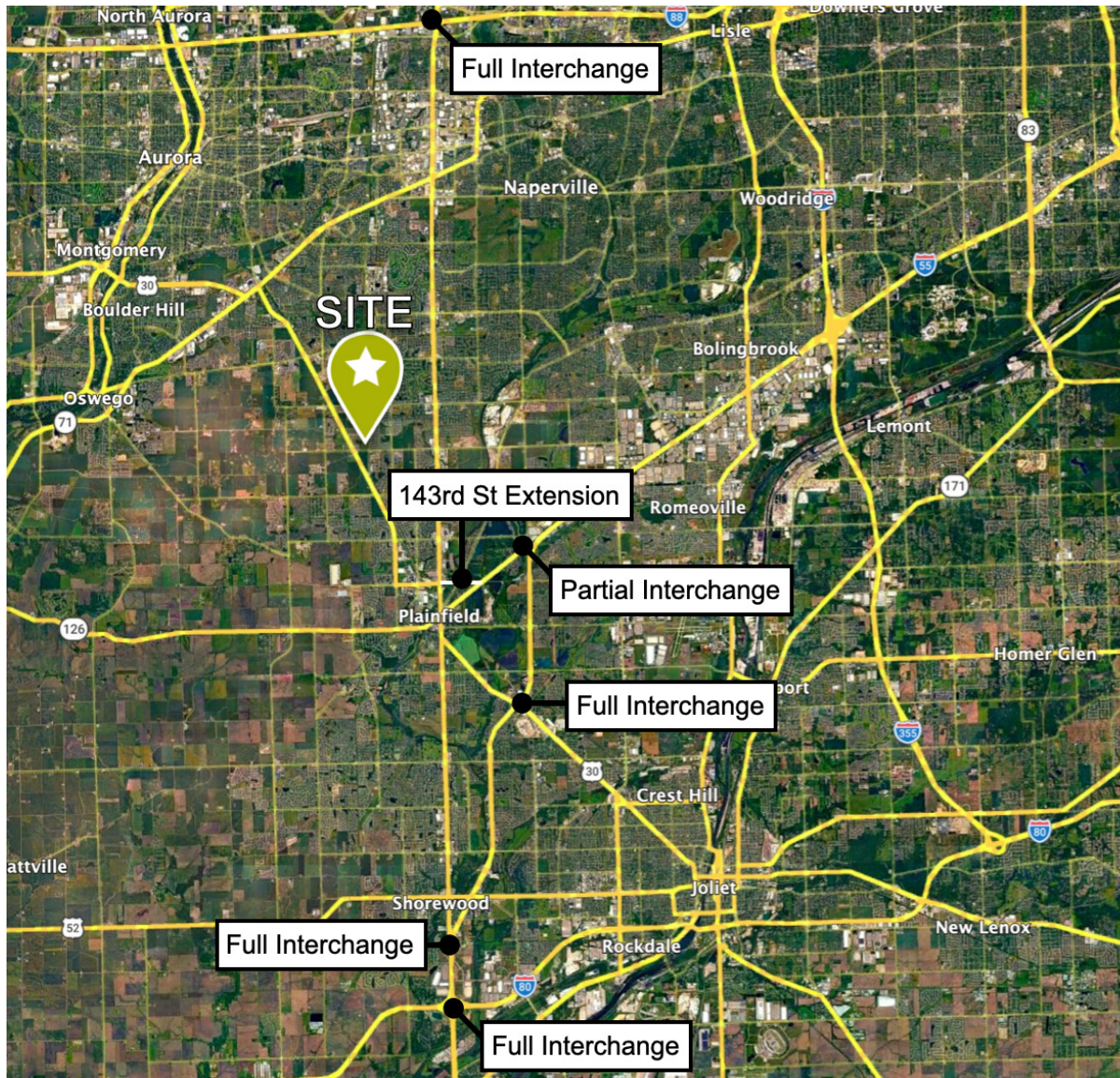
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Highway Access

143rd Street Extension Project

- Currently under Construction. Will connect 143rd Street to Route 126, providing access to partial I-55 interchange.

Highway Interchanges

- I-88: Full interchange at Route 59
- I-55: Partial interchange at Route 126
 - NB entrance / SB exit
- I-55: Full interchange at Route 30
- I-55: Full interchange at Route 59 terminus
- I-80: Access via I-55

Distances

- I-88: 11 miles
- I-55 via Route 126: 7 miles
- I-55 via Route 30: 8 miles
- I-55 via Route 59: 13 miles
- I-80: 15 miles

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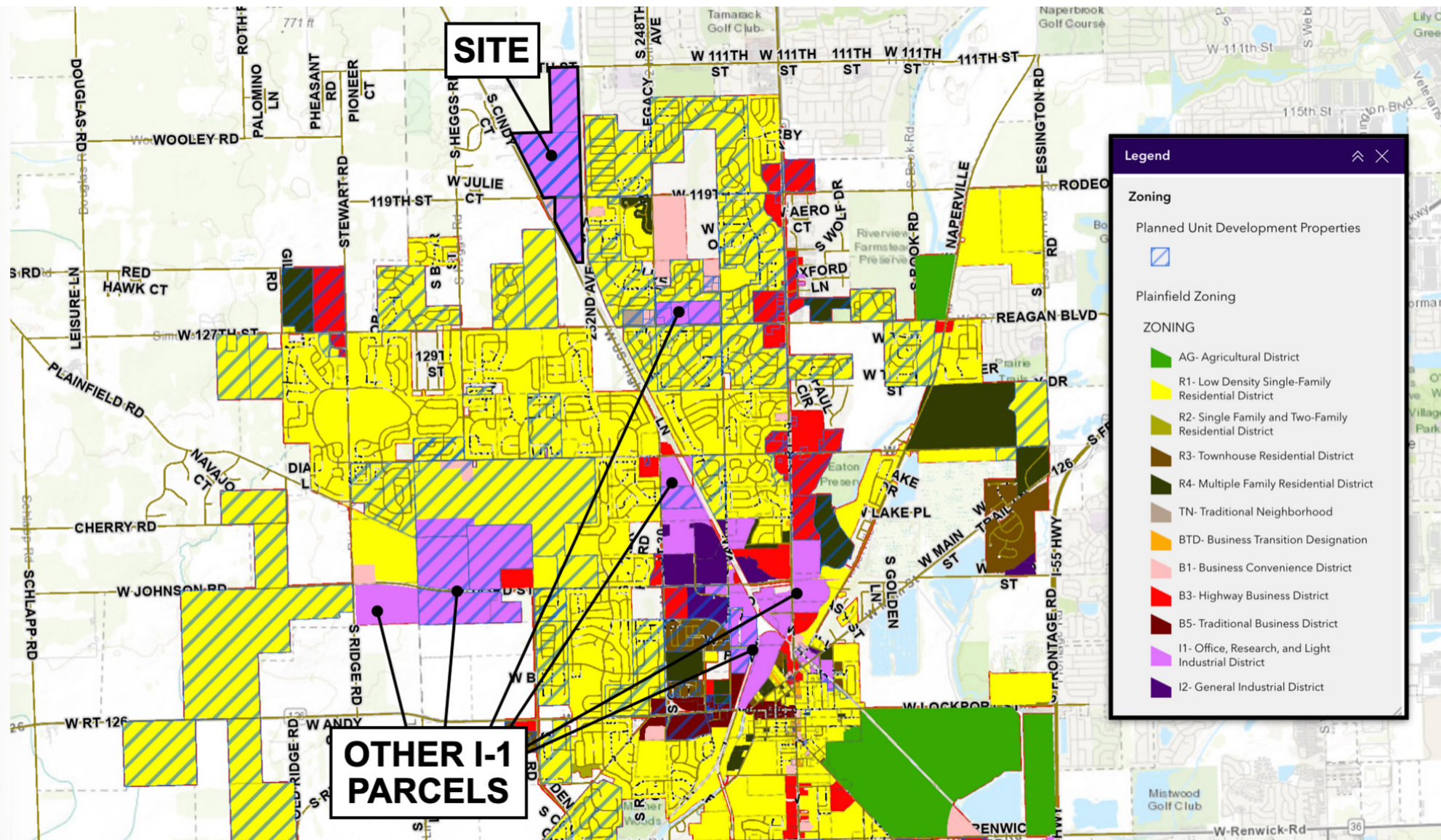
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PLAINFIELD ZONING MAP

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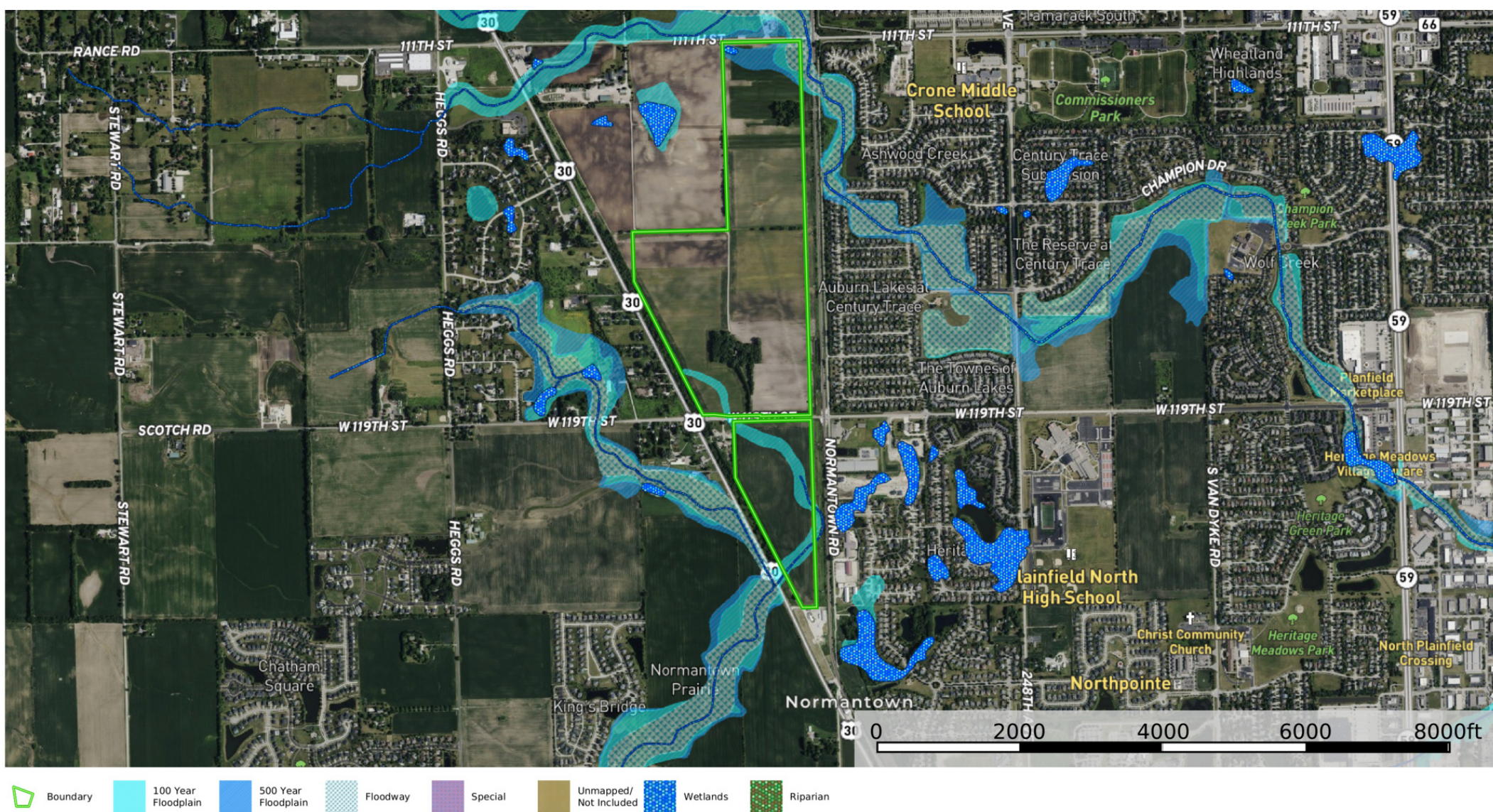
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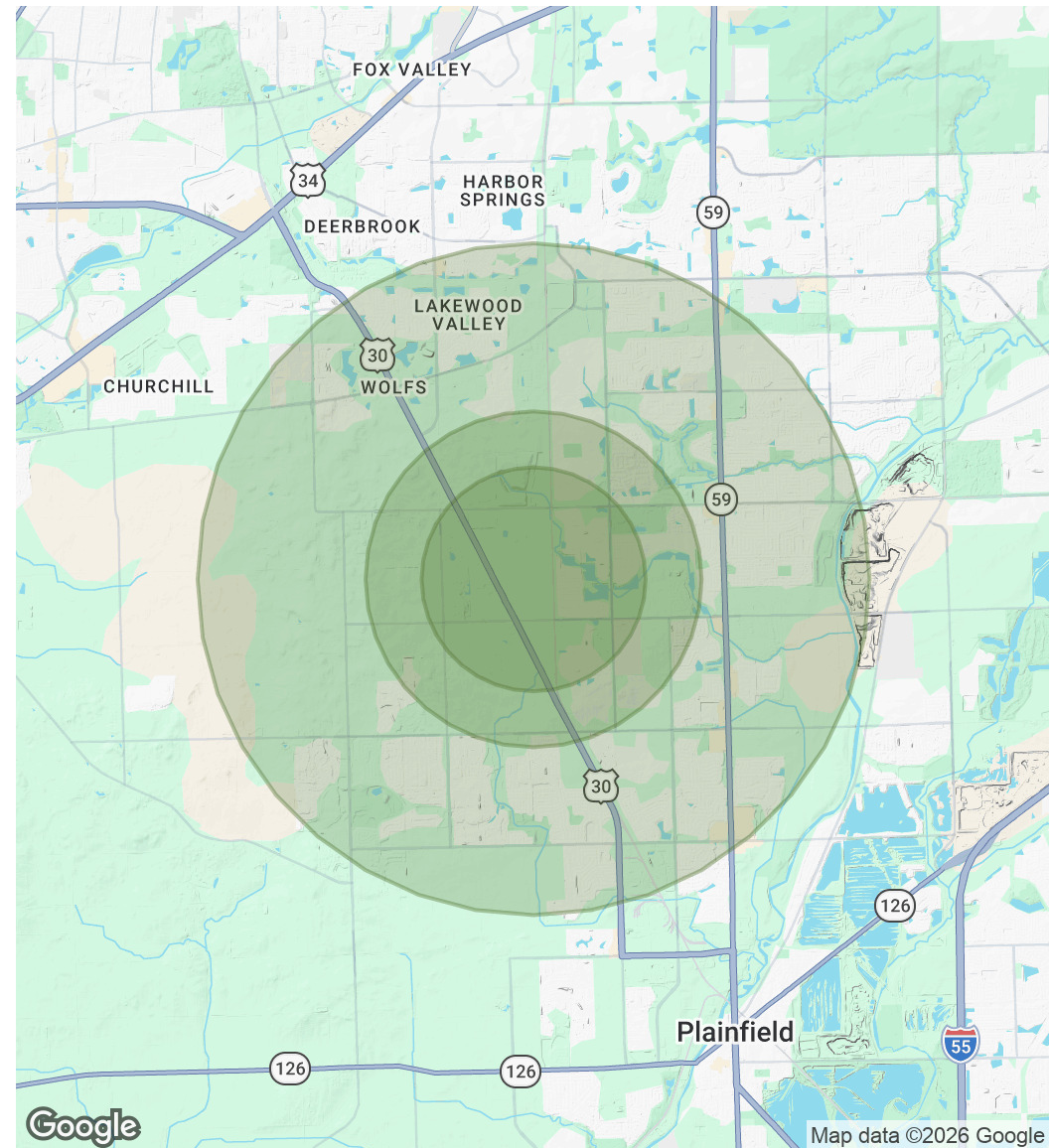
POPULATION

	1 MILE	1.5 MILES	3 MILES
Total Population	2,882	8,845	44,964
Average Age	38.3	38.5	39.2
Average Age (Male)	39.9	39.2	38.6
Average Age (Female)	37.5	38.0	39.2

HOUSEHOLDS & INCOME

	1 MILE	1.5 MILES	3 MILES
Total Households	923	2,714	13,660
# of Persons per HH	3.1	3.3	3.3
Average HH Income	\$191,280	\$206,389	\$204,963
Average House Value	\$406,213	\$448,767	\$469,346

2023 American Community Survey (ACS)



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