

5681 White Willow Rd

Minooka, IL 60447

50± AC TURNKEY AGRIBUSINESS CAMPUS | NURSERY & LANDSCAPE SUPPLY FOR SALE



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



OFFERING SUMMARY

Sale Price:	\$2,400,000
Lot Size:	50.85± Acres
Building Size:	20,174 ±SF
Year Built:	2003
Zoning:	A1-SU, A1
2024 Taxes:	\$11,535
County:	Kendall

PROPERTY OVERVIEW

A rare opportunity to acquire a fully entitled nursery and agribusiness property spanning 50.85± acres just minutes north of the I-80 & Brisbin Road interchange in Minooka, Illinois. Originally developed in 2003, the property has successfully operated as a nursery, landscape supply yard, contractor headquarters, and destination farmer's market, creating a unique opportunity for operators seeking to scale within a proven agribusiness platform.

With hard-to-obtain Kendall County Special Use approvals in place and a thoughtfully designed layout built for operational efficiency, the property is ideally suited for landscape supply companies, nursery operators, wholesale growers, tree service contractors, hardscape distributors, outdoor supply businesses, and destination agribusiness concepts.

Approximately 35 acres are currently cash rented on a year-to-year basis, with tenancy open beginning in 2027, providing both supplemental income and future expansion flexibility. An additional 12 acres support the core nursery and landscape supply operation, including roughly 7 acres of improved yard space featuring an expansive rocked yard with tiled drainage, 66 outdoor material bins on concrete pads, irrigated tree display areas along the perimeter, and W-Truss shade structures (canopies currently removed but included in the sale). The site also includes organized equipment storage zones, locking retail display containers, and dedicated material handling areas designed to support high-volume contractor and agribusiness operations.

Covered structures and large open-span buildings support streamlined workflow, equipment staging, and inventory protection while allowing flexibility for future growth.

The property includes three buildings totaling approximately 20,174± SF under roof. The primary improvement is an 18,098± SF steel-sided FBI building offering a blend of retail, office, and warehouse functionality. Warehouse space is accessible via four 17-foot overhead doors and includes interior material bins, cold storage capabilities, and mezzanine storage. A modern two-story office and retail buildout completed in 2020 totaling approximately 3,000± SF features upper and lower-level offices, conference room, retail showroom, ADA public restroom, employee breakroom with quartz countertops and stainless appliances, employee restroom, and full bathroom with walk-in shower.

A private heated flex bay—currently configured as a fitness space—offers excellent adaptability for fleet maintenance, fabrication, equipment service, contractor operations, or mechanic shop use, with capacity to accommodate large equipment and semi-truck storage. LED lighting upgrades have been completed throughout the main building.

Supporting improvements include a 576± SF pump house with dual drive-through doors supplying irrigation from a fully stocked 3-acre, 34-foot-deep pond, powering an extensive irrigation system throughout the nursery operation. A 1,500 SF open-front storage building provides additional covered storage and material handling capacity with four large covered bins. All remaining equipment and nursery inventory are negotiable.

Combined with rare Kendall County approvals allowing retail sales, vendor markets, and the sale of off-site products, the property presents a unique opportunity to immediately operate as a destination agribusiness integrating production, distribution, contractor operations, and direct-to-consumer sales within a single scalable location.

Perhaps most importantly, the site combines entitlements, irrigation infrastructure, contractor-grade yard improvements, extensive material handling systems, and over 20,000 SF under roof—improvements that would require substantial time, capital, and entitlement risk to replicate under today's development environment.

Mike Waseen

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SPECIAL USE ADVANTAGES

Permitted uses include:

- Retail Sales
- Vendor Markets
- Sale of Products Sourced Off Site
- Wholesale Nursery Operations
- Landscape Supply Operations
- Agribusiness / Contractor Operations

Rare Kendall County approvals create a difficult-to-replicate agribusiness platform combining retail, contractor operations, production, and direct-to-consumer sales. *Special Use approvals run with the land. Buyer to independently verify permitted uses. Reference Kendall County Ordinance No. 05-32 (Nursery/Landscape Supply) and Ordinance No. 21-19 (Expanded Retail / Vendor Market Uses).*

PROPERTY HIGHLIGHTS

- 50.85± Acre Fully Entitled Agribusiness Campus
- 20,174± SF Across 3 Buildings
- 3-Phase Electric
- 6 Minutes from I-80 / Brisbin Interchange
- 66 Outdoor + 6 Covered/Indoor Material Bins
- Special Use Permits Allowing Retail + Wholesale + Vendor Market
- 3-Acre Irrigation Pond & Nursery Irrigation System
- Large, Well-Drained Gravel Yard Designed for Truck Traffic
- 35 Acres Income-Producing Farmland
- Equipment, Nursery Inventory, and Select Personal Property Negotiable
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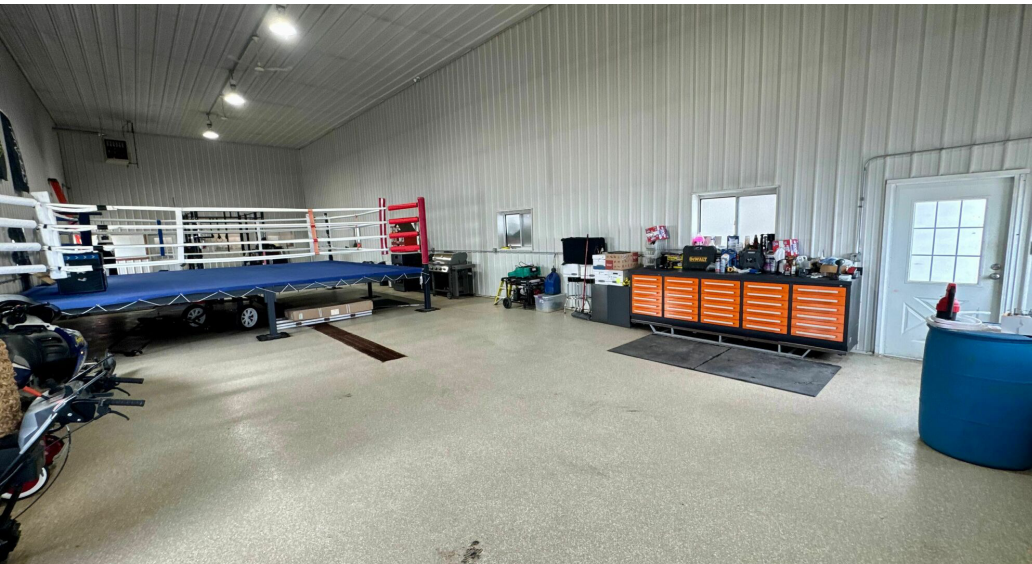
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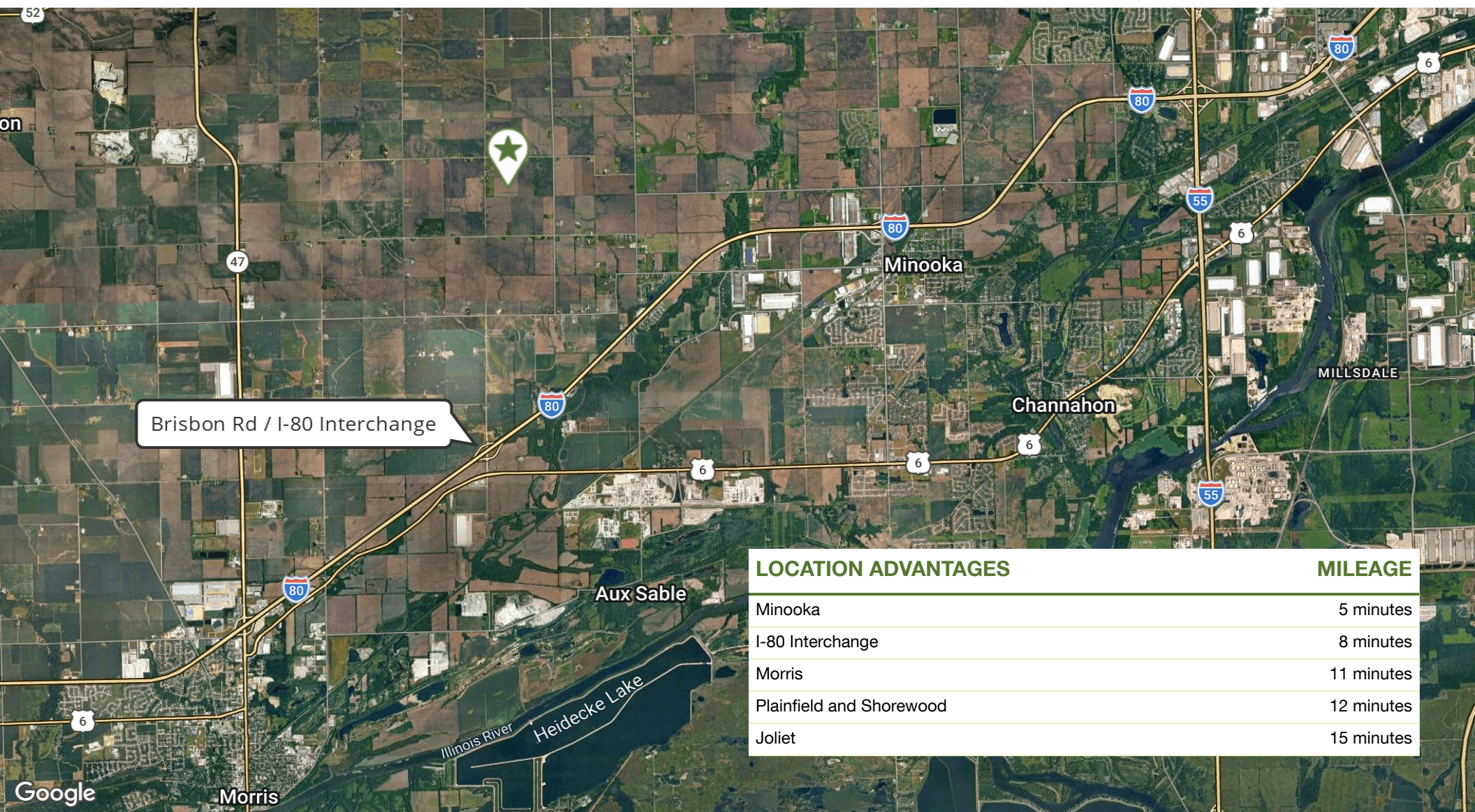
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LOCATION ADVANTAGES

MILEAGE

Minooka	5 minutes
I-80 Interchange	8 minutes
Morris	11 minutes
Plainfield and Shorewood	12 minutes
Joliet	15 minutes

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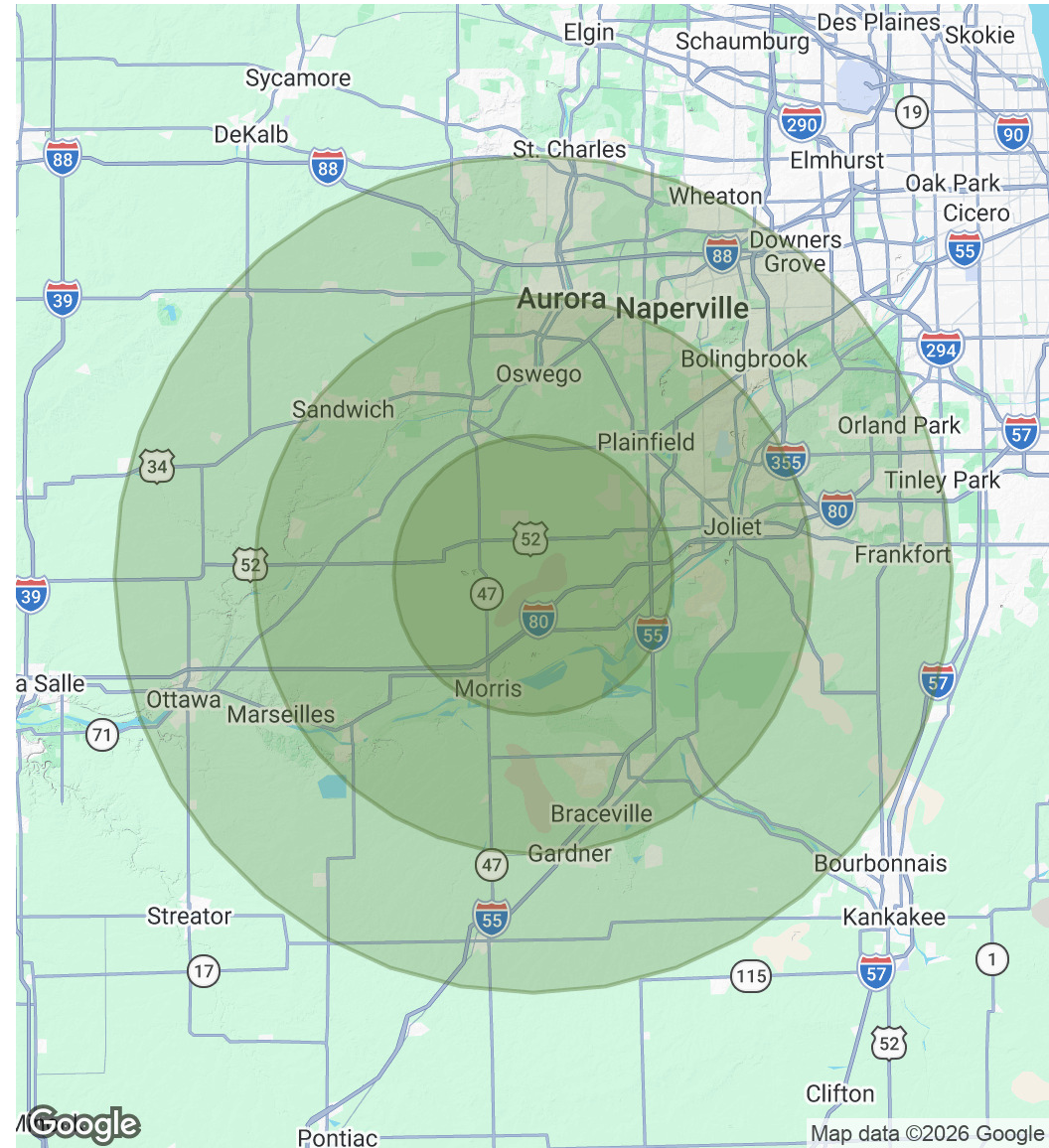
POPULATION

	10 MILES	20 MILES	30 MILES
Total Population	121,084	755,432	1,699,721
Average Age	37.4	37.8	39.8
Average Age (Male)	37.8	37.2	38.9
Average Age (Female)	37.2	38.5	40.7

HOUSEHOLDS & INCOME

	10 MILES	20 MILES	30 MILES
Total Households	40,278	258,599	613,573
# of Persons per HH	3.0	2.9	2.8
Average HH Income	\$130,283	\$124,400	\$134,599
Average House Value	\$329,098	\$313,098	\$355,419

2023 American Community Survey (ACS)



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