

30 AC DIAMOND INDUSTRIAL LAND

**NE Corner of Will Road and Spring Road
Diamond IL 60416**

For more information contact:

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Goodwin & Associates Real Estate, LLC
is an AGENT of the SELLERS.



County:	Will
Township:	Reed, Custer, Wesley
Gross Land Area:	30 Acres
Property Type:	Vacant Land For Sale
Possible Uses:	Zoned for Industrial Uses
Total Investment:	\$1,633,500
Unit Price:	\$1.25 Per Square Foot
Productivity Index (PI):	100.2
Buildings:	None
Utilities:	Near Site
Zoning:	INDUSTRIAL



30 acres of Industrial zoned land in the Village of Diamond, Illinois. Parcel is included in the Diamond TIF district and enterprise zone. 1214 feet of I-55 frontage with easy access to both IL. Rt. 113 to the north and Reed road to the south. Either exit is only minutes away. The Illiana expressway, Ridgeport Inter-Modal and a proposed Coal City Inter-Modal are surrounding this site. Agent owned and willing to consider a build to suit option.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 30 Ac Diamond Industrial Site
Tax ID Number/APN: 02-24-06-300-006-0000
Possible Uses: Many potential industrial uses. Warehouse, trucking, manufacturing. Owner willing to consider a built to suit opportunity. Excellent municipal water supply makes this site idea for food manufacturing or other heavy water usage business.
Zoning: The property is zoned Industrial from the Village of Diamond. Included in the Diamond TIF district and Enterprise zone.
Sale Terms: Owner participation available.

AREA & LOCATION

School District: Coal City Unit School District
Location Description: Easy access to Interstate I-55. IL Rt. 113 exit to the north (1.5 miles) and Reed road exit to the south (one mile).
Site Description: Currently farmland with great visibility along I-55. 1214 feet of frontage on Interstate 55.
Side of Street: West side of I-55, east of Will road (County line Rd) north of Spring road.
Highway Access: Located between two I-55 exits, Reed road to the south(1 mile) Rt. 113 to the north(1.5 miles).
Road Type: Ashphalt
Property Visibility: Excellent visibility to Interstate I-55, 1214 feet of frontage on I-55.
Largest Nearby Street: IL Rt. 113
Transportation: Inter-Modal sites to both the north and south of this site. Easy interstate access.

LAND RELATED

Lot Frontage (Feet): 465 feet on S. Will Road (County Line Rd) 1214 feet of frontage exposure to I-55.
Buildings: No Buildings
Zoning Description: Industrial Zoning
Topography: Flat
Available Utilities: Utilities are all close by

FINANCIALS

Finance Data Year: 2017
Real Estate Taxes: \$188.54
Investment Amount: The total investment amount is \$1,633,500.00 or \$1.25 per square foot.

LOCATION

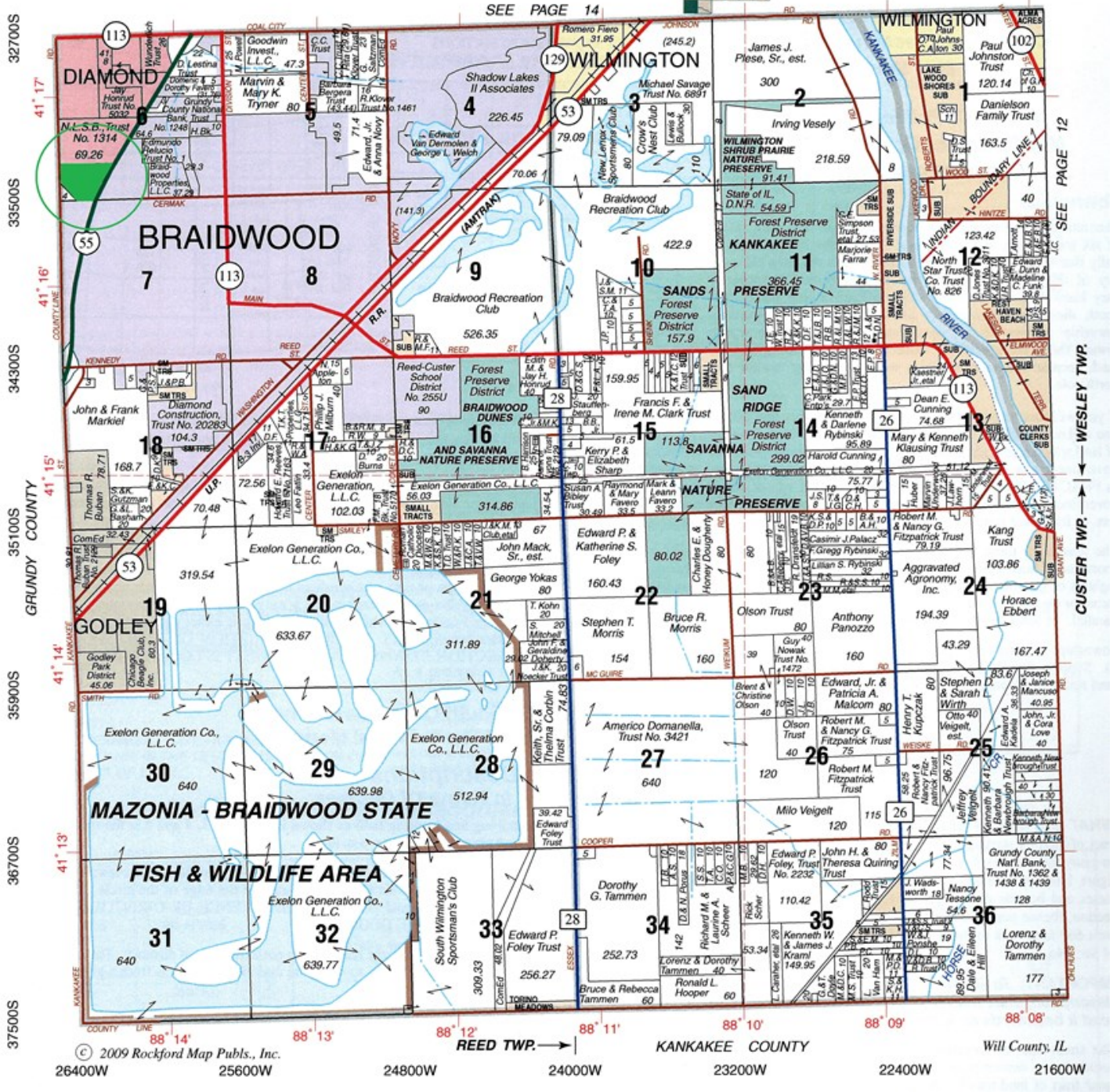
Address: NE Corner of Will Road and Spring Road, Diamond, Illinois.
Latitude 41.276579
Longitude -88.246078
County: Will
MSA: Chicago-Joliet

LOCATION AERIAL MAP



DIAMOND PLAT PAGE

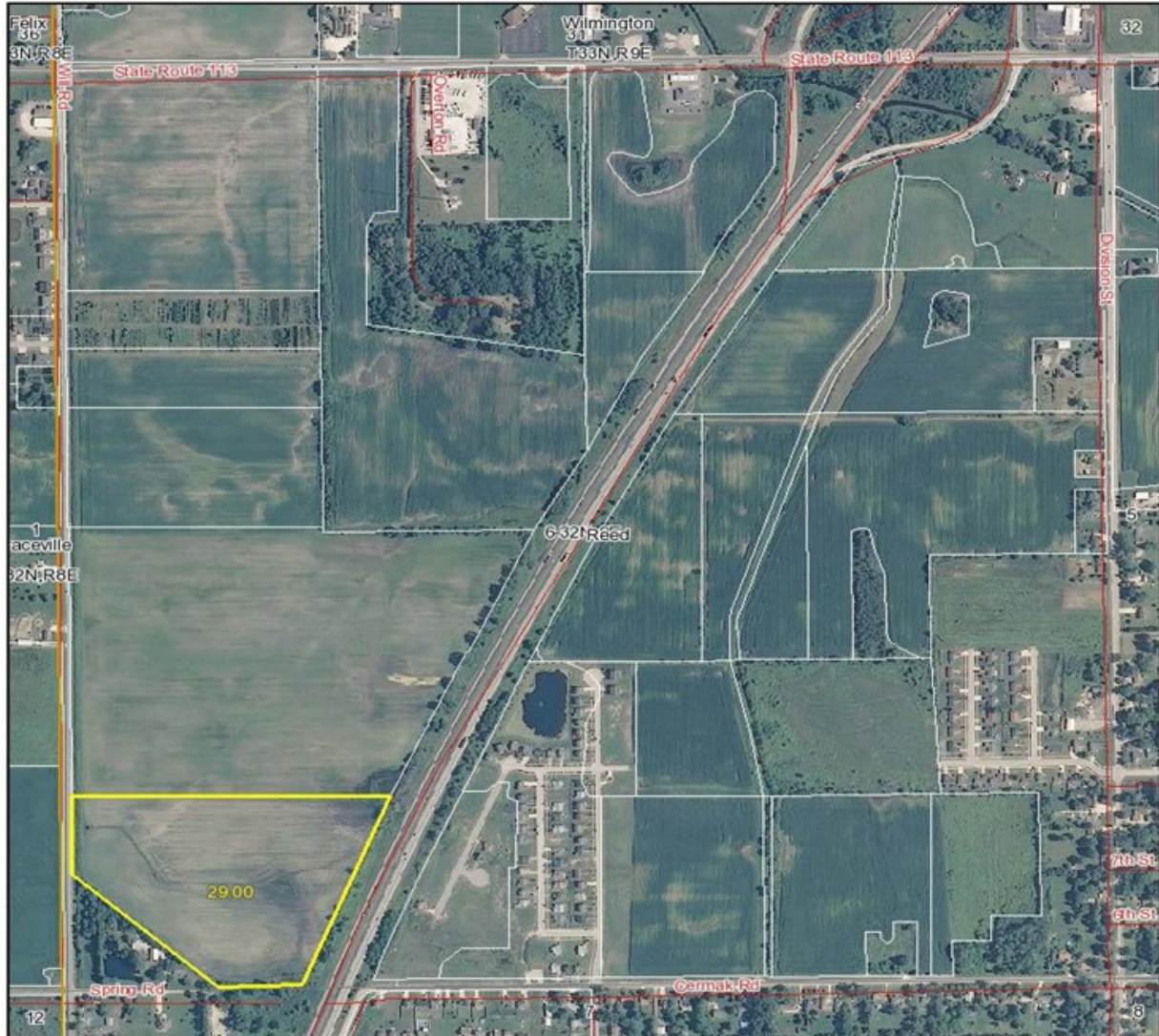
REED WEST PART CUSTER WEST PART WESLEY T.32N.- R.9E.



Plat Map reprinted with permission of Rockford Map Publishers, Inc.

FSA MAP

Aerial Map



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6-32N-9E
Will County
Illinois

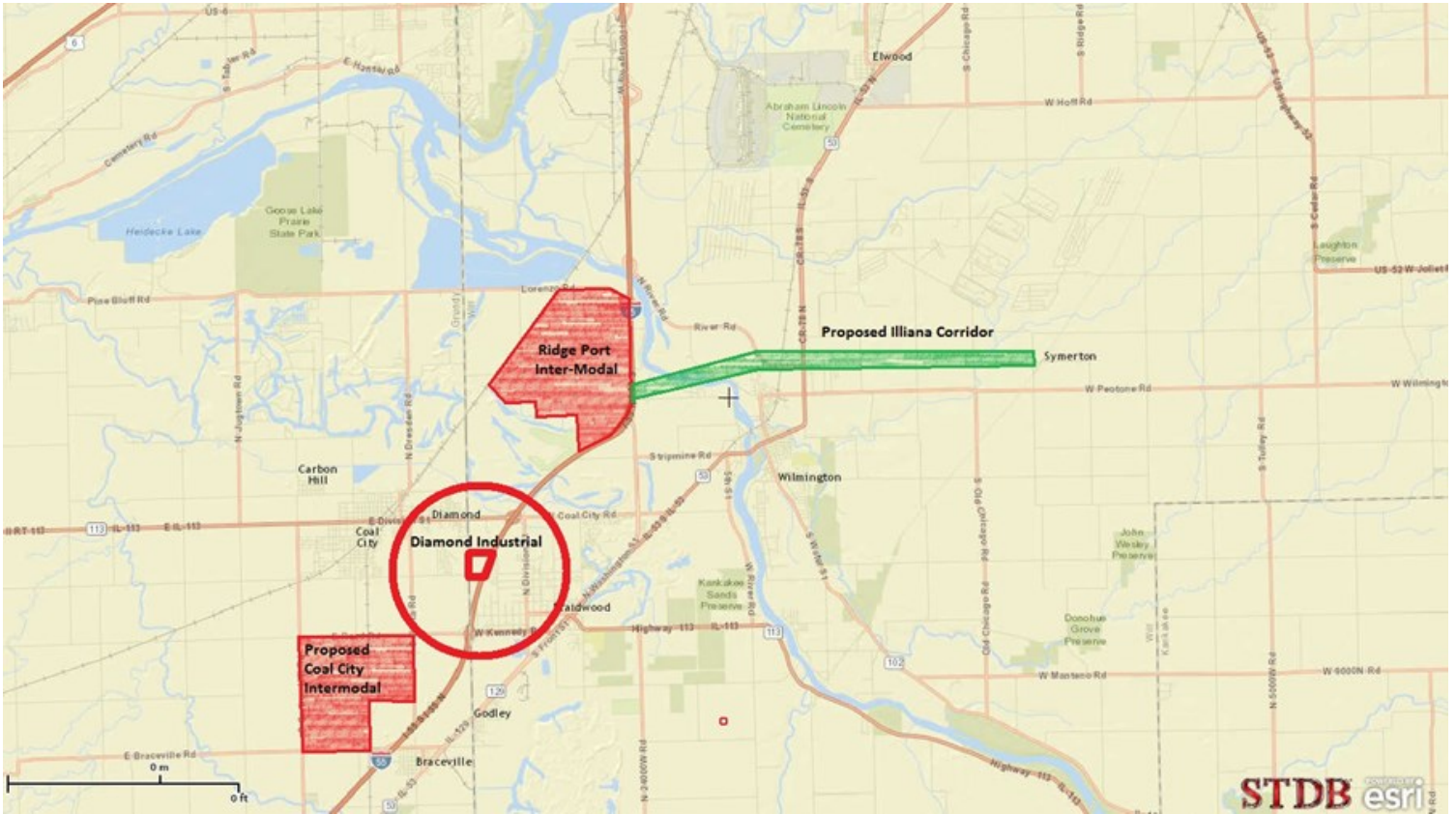
map center: 41° 16' 53.85, 88° 14' 13.78
scale: 10210



10/19/2011

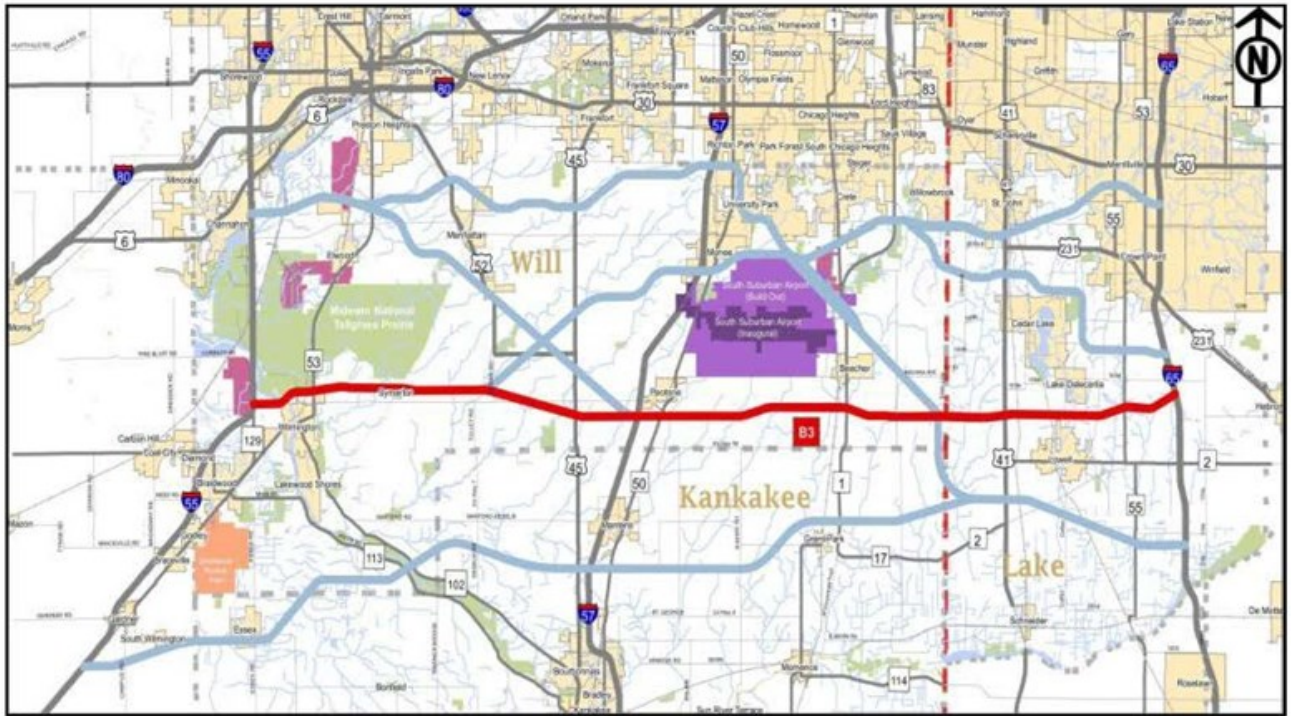
Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office. PLSS provided

DIAMOND ROAD MAP



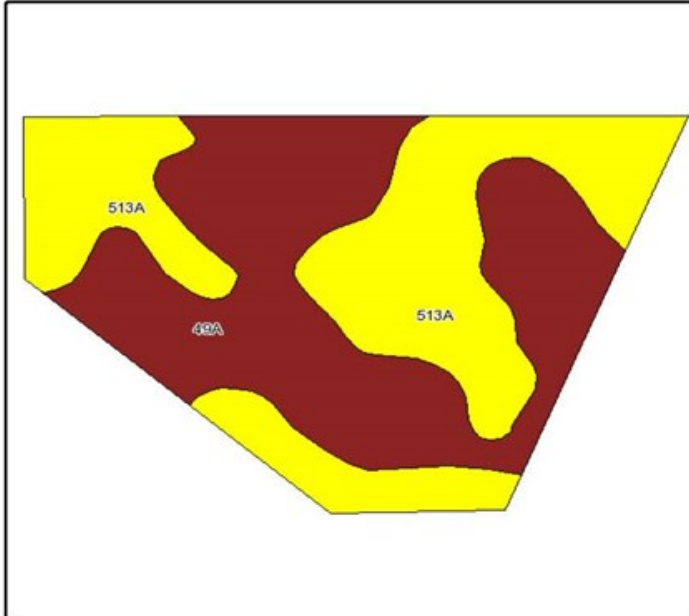
ILLIANA MAP

Figure 2-19. Alternative B3

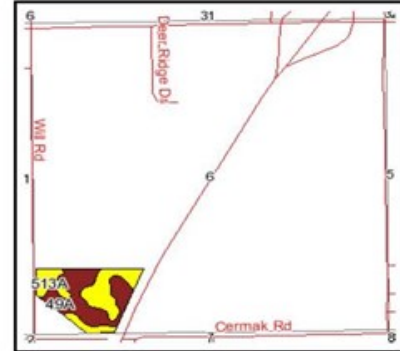


SOIL MAP

Soils Map



Fsa borders provided by the Farm Service Agency as of May 23, 2008.
 Soils data provided by USDA and NRCS.
 PLSS provided by Illinois State Geological Survey.



State: Illinois
 County: Will
 Location: 006-032N-009E
 Township: Reed
 Acres: 29
 Date: 10/19/2011



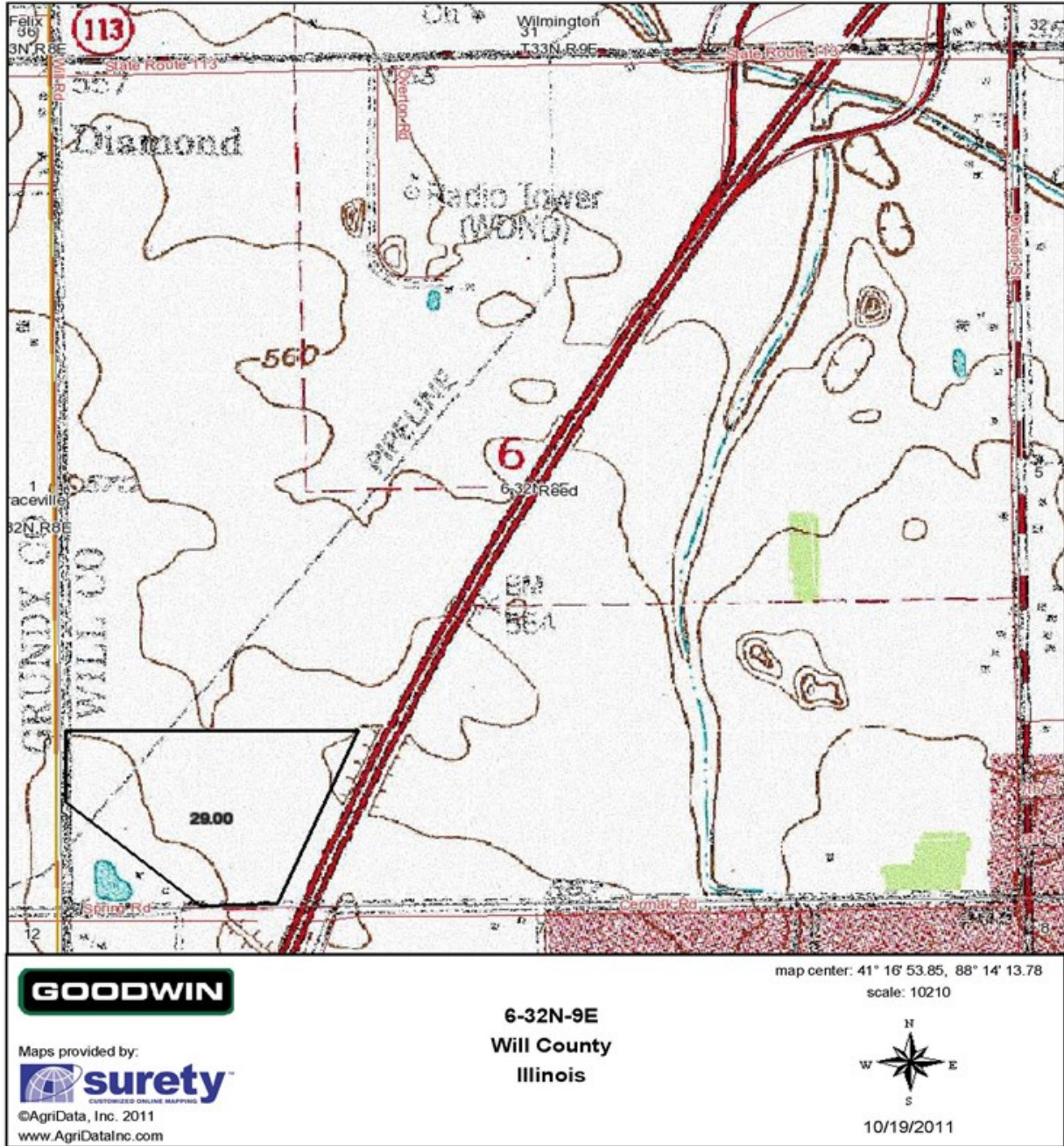
Maps provided by:
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Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
49A	Watsoka loamy fine sand, 0 to 2 percent slopes	15	51.7%		122	41	93
513A	Granby fine sandy loam, 0 to 2 percent slopes	14	48.3%		139	50	108
Weighted Average					130.2	45.3	100.2

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/15/2011 Amended Table S2 B811 (Updated 3/1/2011)
 Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>
 ** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

TOPOGRAPHICAL MAP

Topography Map




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6-32N-9E
Will County
Illinois

map center: 41° 16' 53.85, 88° 14' 13.78
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PROFESSIONAL BIOGRAPHY

Goodwin & Associates Real Estate, LLC is an experienced Illinois land brokerage firm located in Shorewood, Illinois. We specialize in vacant land sales including farmland and commercial/residential development land. Managing Illinois Land Broker and owner, Mark Goodwin, has extensive background in both agriculture and Real Estate, which provides him the knowledge to effectively negotiate and close transactions.

Since 1996, Mark Goodwin has successfully provided brokerage services to landowners throughout the Midwest earning him the title of Accredited Land Consultant, (ALC) designated by the Realtors Land Institute. Throughout his life experiences Mark has acquired a unique background of understanding both the agricultural side of land sales as well as the development side and has made numerous valuable contacts with land owners, brokers and developers. Mark was awarded Illinois Land Broker of the Year in 2011 by the Illinois RLI Chapter.



AGENCY DISCLOSURE

Goodwin & Associates Real Estate, LLC has previously entered into an agreement with a client to provide certain real estate Illinois brokerage services through a Broker Associate who acts as that client's designated agent. As a result, **Broker Associate will not be acting as your agent but as agent of the seller.**

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