

47 ACRE BRAIDWOOD DEVELOPMENT SITE

**203-299 E. Coal City Road
Braidwood IL 60408**

For more information contact:

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mgoodwin@bigfarms.com

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



County:	Will
Township:	Reed
Gross Land Area:	47.25 Acres
Property Type:	Vacant Development Land
Possible Uses:	Commercial, Retail or Industrial
Total Investment:	\$3,050,000
Unit Price:	\$65,000 per acre
Productivity Index (PI):	PI for this land is 122.4
Buildings:	No Buildings
Utilities:	Utilities are available from the City of Braidwood
Zoning:	The property is zoned agriculture



- 47 acres with enormous potential in the City of Braidwood. Only 1700 feet from the I-55 interchange for easy access. Between two large inter-modals, Ridgeport to the north and Coal City Logistics to the southwest. Has potential for commercial or industrial use. Included in the Braidwood TIF district.
- Great location off of I-55 at the Route 113/Exit 236
- Centrally located between Braidwood, Diamond & Coal City
- Rapidly growing area, 1,500 acres Ridgeport Inter-modal development just north.
- Coal City Logistics Park to the SW.
- Braidwood is eager to work with any commercial developer
- Part of the Braidwood TIF District
- Utilities very near site.

Property Video Available On Website.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: Braidwood 47 Acre Development Site
Tax ID Number/APN: 02-24-05-100-005-0000
Possible Uses: Great location off I-55 for industrial development or Commercial/Retail development. Utilities available from the city of Braidwood and the Braidwood TIF district.
Zoning: Currently zoned Agriculture
Sale Terms: Cash or commercial land lease

AREA & LOCATION

School District: Reed-Custer CUSD255
Location Description: Only 1700 feet from the I-55 & Rt. 113 exit ramp.
Site Description: Level open farmland, with drainage ditch on the south side of the property.
Side of Street: South side of Coal City Road.
Highway Access: Only 1700 feet to I-55.
Road Type: Asphalt road. Coal City road is an IDOT road.
Property Visibility: Excellent frontage on Coal City road.
Largest Nearby Street: Interstate 55

LAND RELATED

Lot Frontage (Feet): 1855 feet of frontage on Coal City Road, 797 feet of frontage on Center Street.
Lot Depth: The parcel is 1,056 feet deep
Buildings: No Buildings
Zoning Description: Currently zoned agriculture. The parcel is included in the Braidwood TIF district.
Flood Plain or Wetlands: Yes the parcel does have flood plain.
Topography: Flat
Available Utilities: Sewer & Water are available from the City of Braidwood

FINANCIALS

Finance Data Year: The 2024 taxes paid in 2025 are \$1,625.28
Real Estate Taxes: Total Real-estate tax bill is \$1,628.28
Investment Amount: Investment amount is \$3,050,000

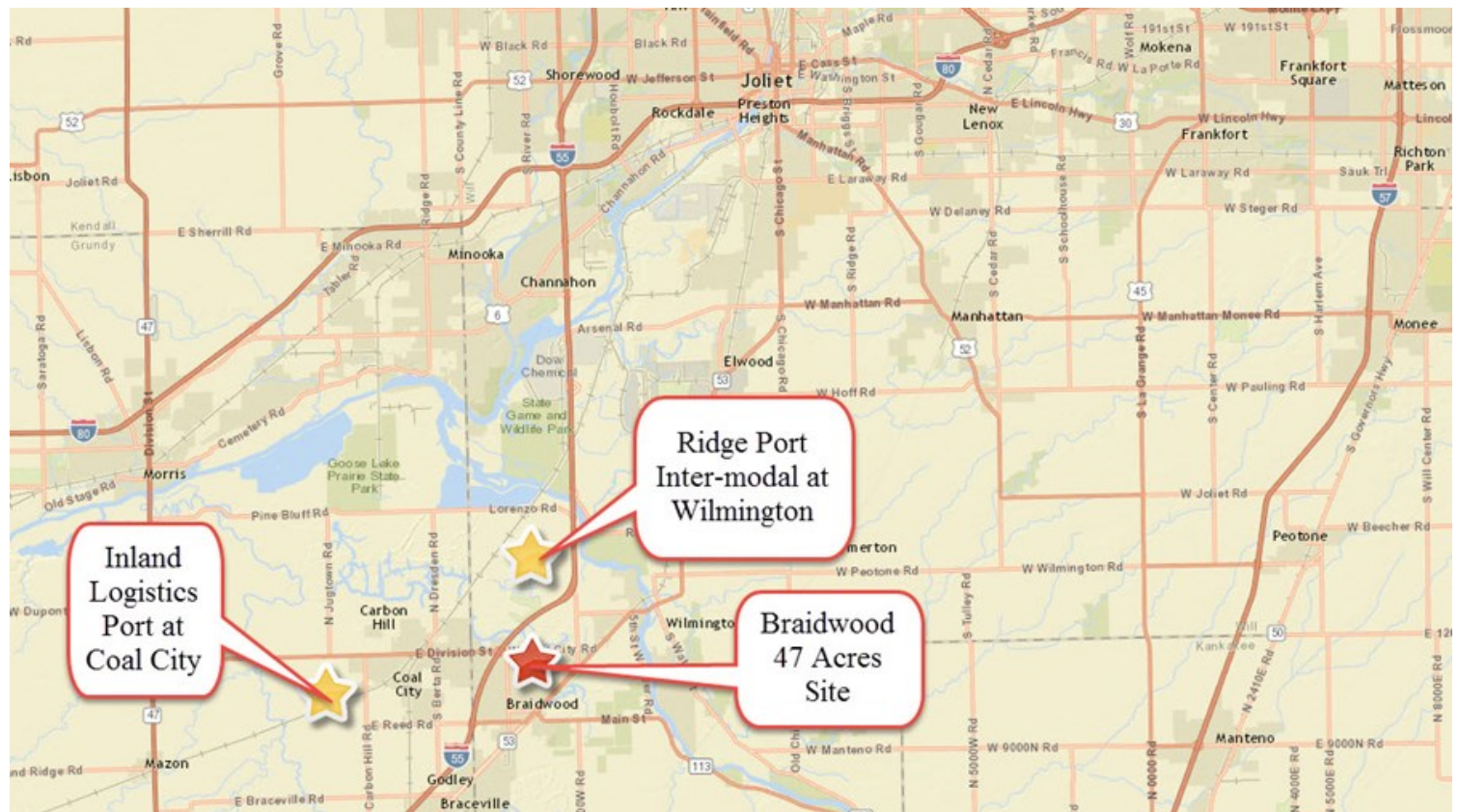
LOCATION

Address: West Coal City Road
Latitude 41.2890205
Longitude -88.2243484
County: Will
MSA: Chicago-Joliet

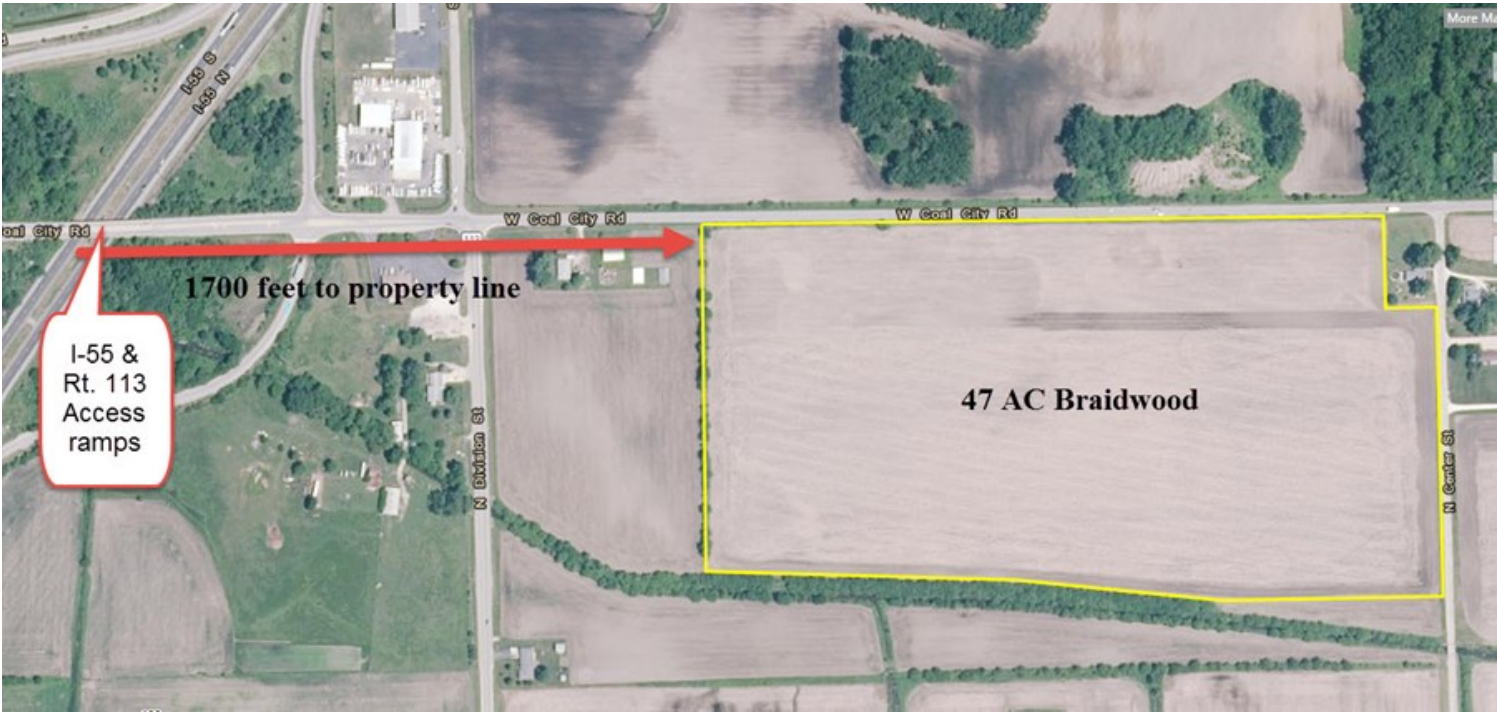
AERIAL OF 47 ACRE BRAIDWOOD DEVELOPMENT SITE, WILL COUNTY



ROAD MAP OF THE BRAIDWOOD 47 AC DEVELOPMENT SITE



DISTANCE TO I-55



LOCATION MAP 2

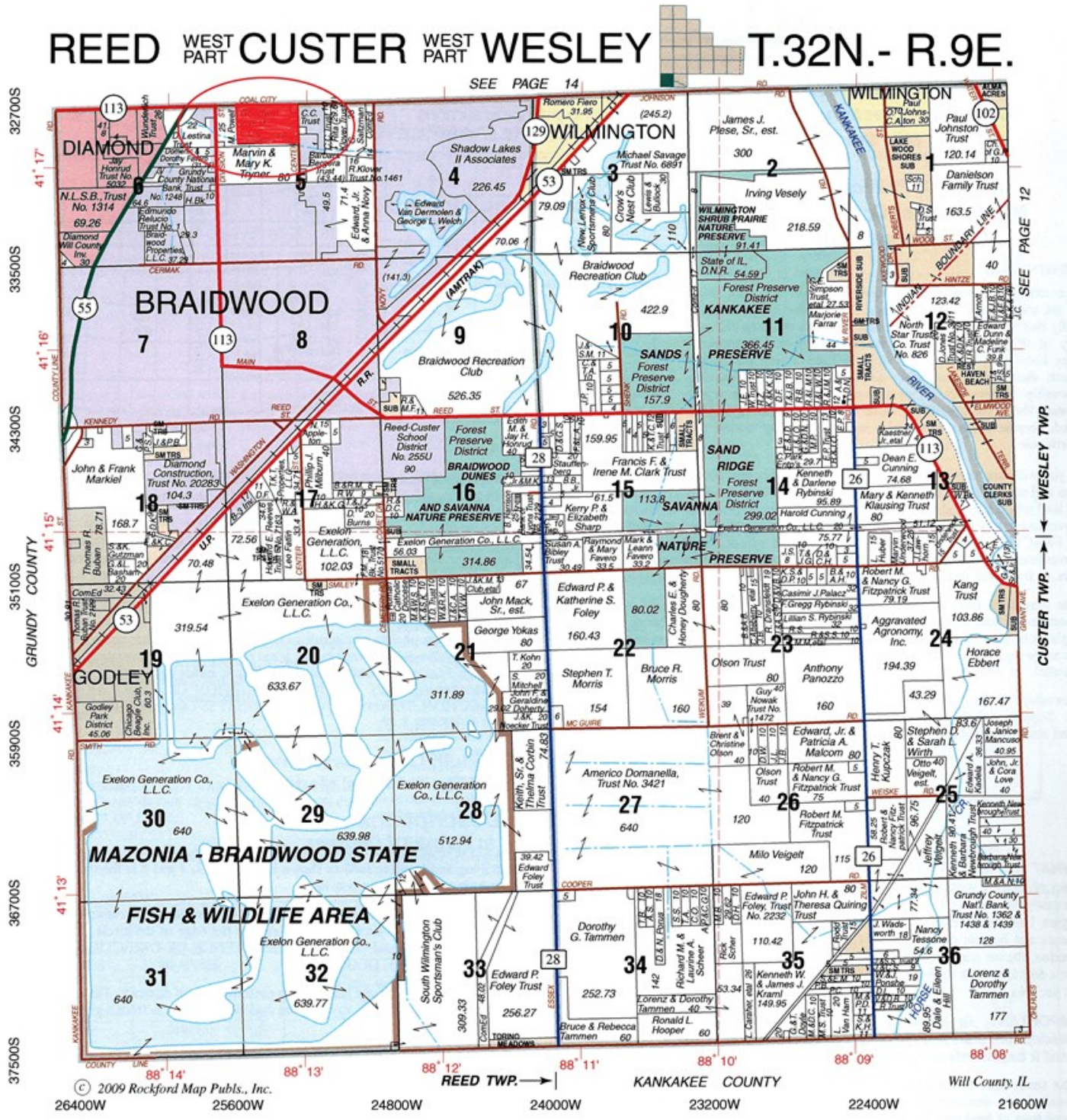


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100, 200 & 300 MILE RADIUS DRIVE MAP



BRAIDWOOD 47 AC PLAT PAGE, REED TOWNSHIP WILL COUNTY



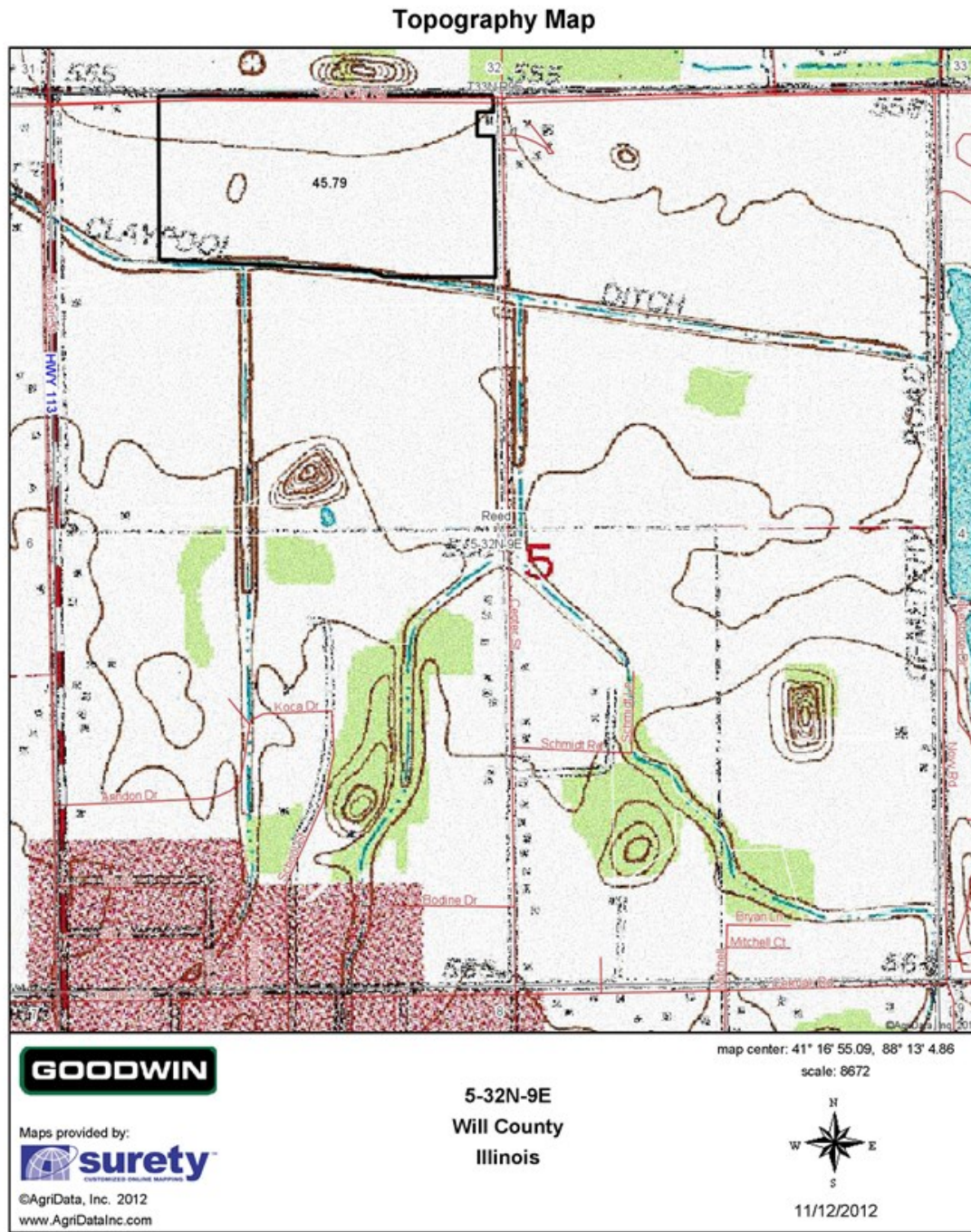
Plat Map reprinted with permission of Rockford Map Publishers, Inc.

FSA MAP OF BRAIDWOOD 47 AC DEVELOPMENT SITE

Aerial Map

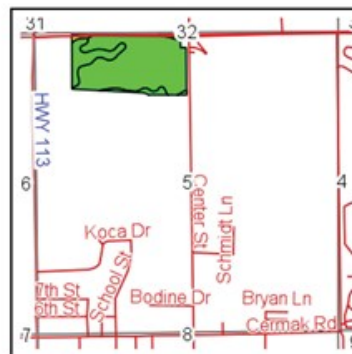
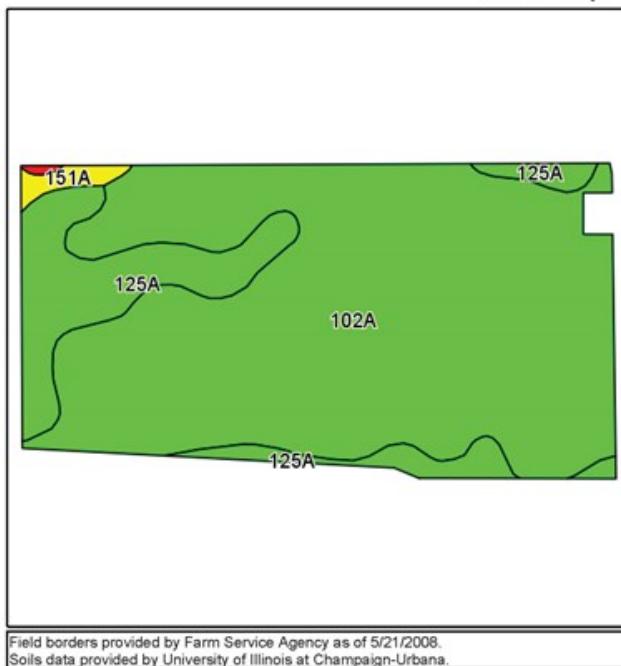


TOPOGRAPHICAL MAP FOR BRAIDWOOD 47 AC DEVELOPMENT SITE



BRAIDWOOD 47 ACRE SOIL MAP

Soils Map



State: Illinois
County: Will
Location: 5-32N-9E
Township: Reed
Acres: 45.8
Date: 11/12/2012

GOODWIN



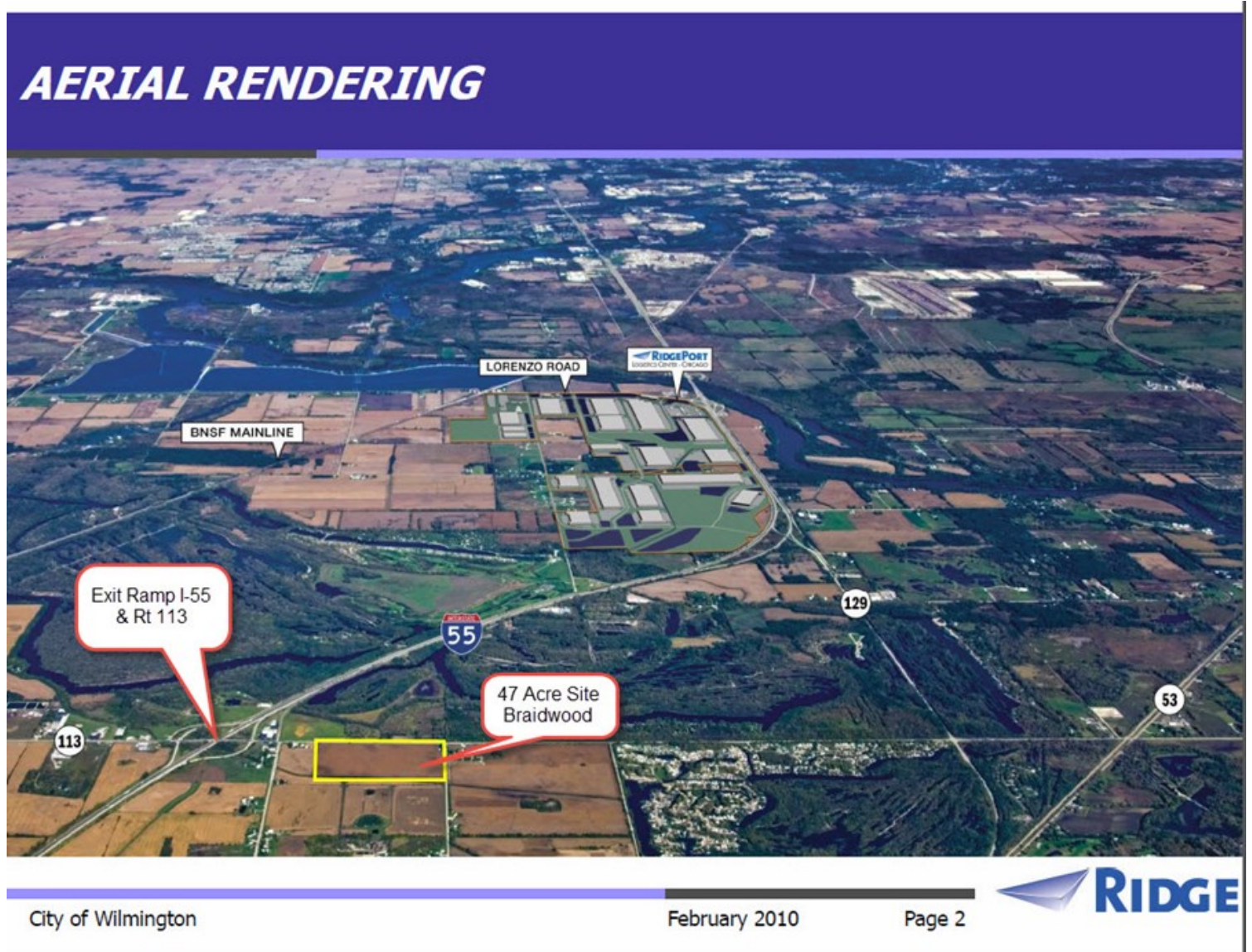
Maps provided by:



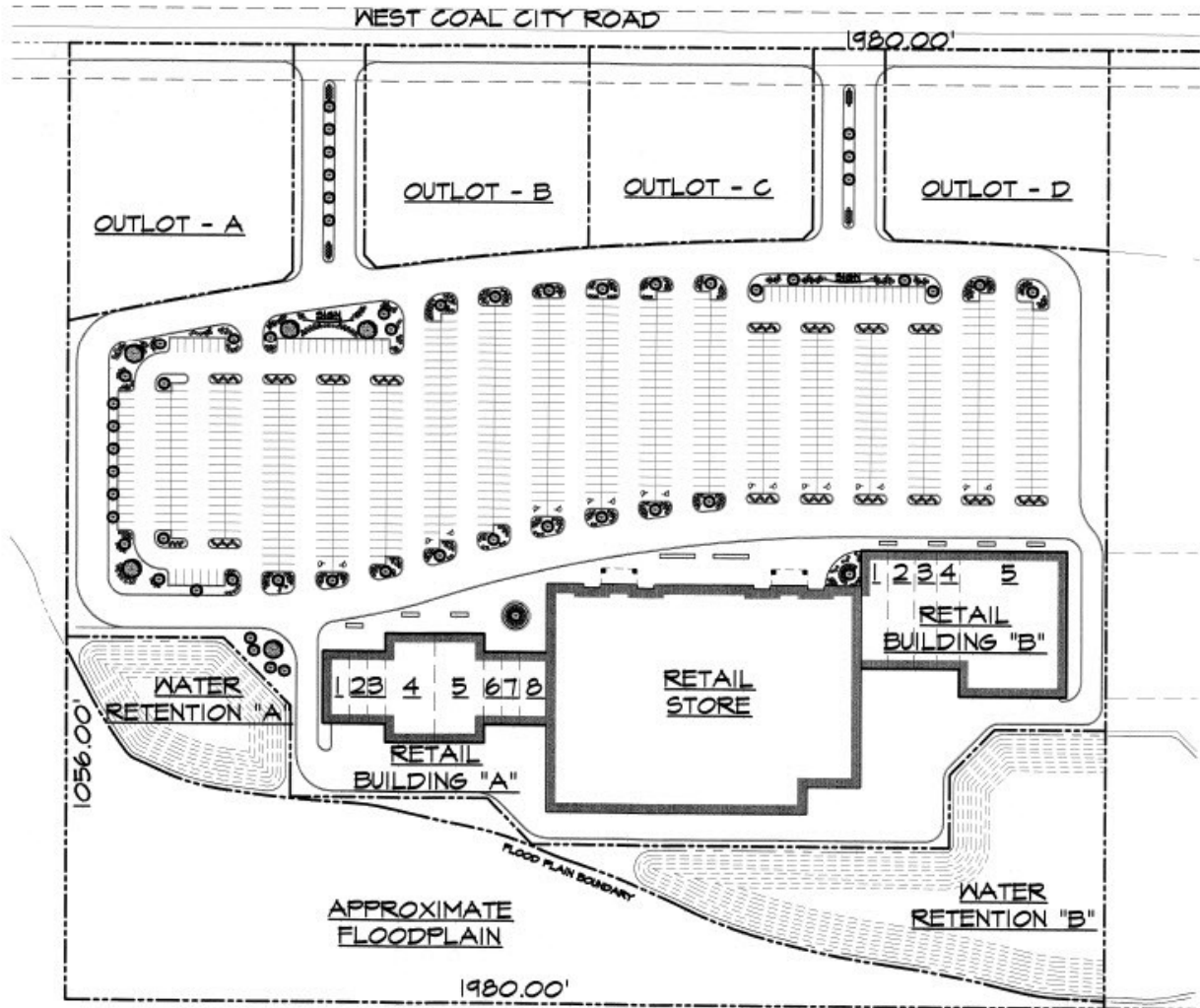
Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
102A	La Hogue loam, 0 to 2 percent slopes	37.1	81.2%		162	52	121
125A	Selma loam, 0 to 2 percent slopes	8	17.4%		176	57	129
151A	Ridgeville fine sandy loam, 0 to 2 percent slopes	0.6	1.3%		151	51	114
67A	Harpster silty clay loam, 0 to 2 percent slopes	0.1	0.2%		182	57	133
Weighted Average					164.5	52.9	122.4

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: 1/2/2012 Amended Table S2 B811 (updated 1/10/2012)
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 511 Table S3

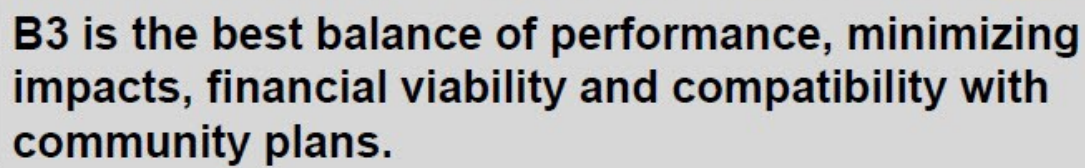
RIDGEPORT & BRAIDWOOD 47 AC DEVELOPMENT SITE



PROPOSED BRAIDWOOD CROSSING SITE PLAN DEVELOPMENT

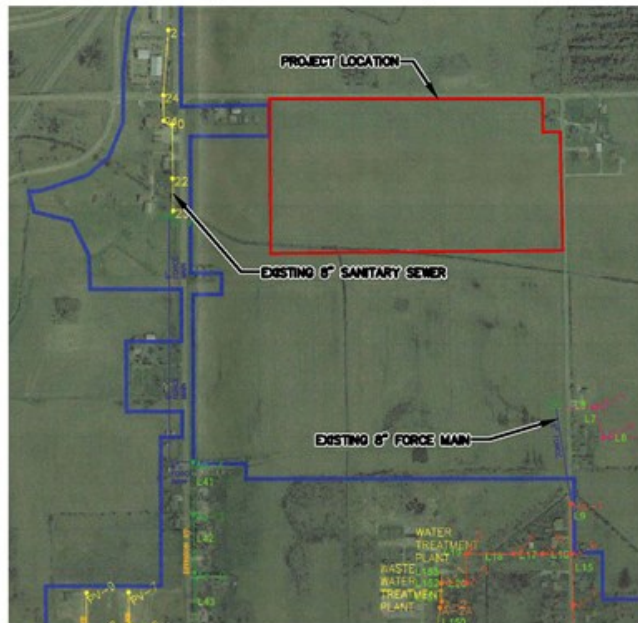


Preliminary Recommendation

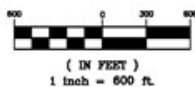


BRAIDWOOD SEWER & WATER LINE LOCATIONS

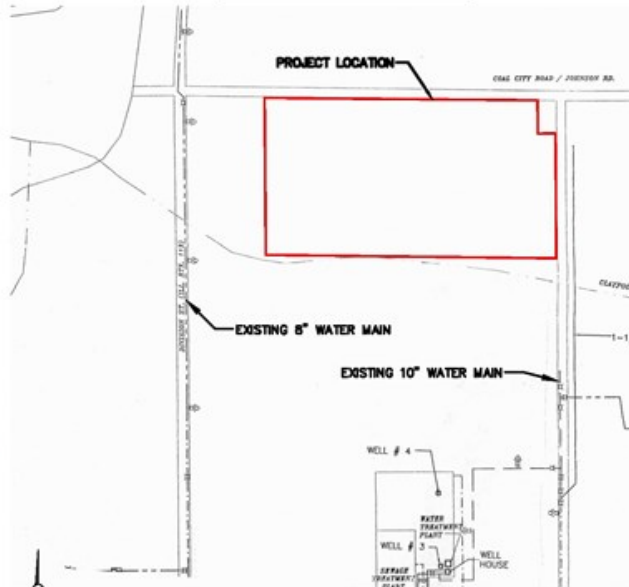
SANITARY ATLAS



INDEX



WATER MAIN ATLAS



LEGEND

★	EXISTING FIRE HYDRANT 1/2"-1/2" PORT
☆	EXISTING FIRE HYDRANT 1/4"-1/2" STEAMER
⊕	EXISTING VALVE
---	EXISTING 10 INCH WATERMAIN
---	EXISTING 8 INCH WATERMAIN
---	EXISTING 6 INCH WATERMAIN
---	EXISTING 4 INCH WATERMAIN
---	EXISTING 2 INCH WATERMAIN
---	EXISTING WHOLE LINE LESS THAN 2 INCH AND AS NOTED
---	EXISTING CREEK

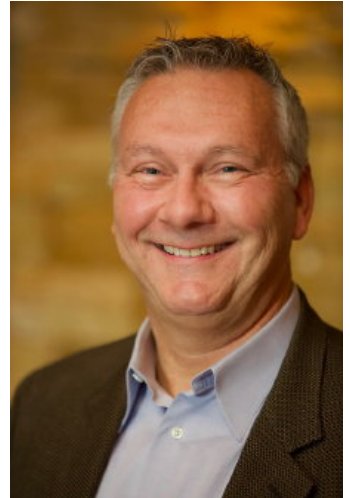


GOODWIN PROPERTY ~ 47 ACRES
WATER AND SEWER LOCATIONS MAP

MARK GOODWIN 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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