

FOR SALE: 461.17 ACRES (DIVISIBLE)

STATE ROUTE 53 AT MISSISSIPPI AVENUE

ELWOOD, ILLINOIS





PROPERTY HIGHLIGHTS

Situated along Illinois Route 53 at the intersection of Mississippi Street in Elwood, Illinois, this assemblage totals 461.17 acres with nine sites ranging from 0.79 to 120.50 acres.

The sites can be purchased jointly or as separate parcels. The sites offer an excellent opportunity for investors, developers, farmers, home builders, trade buyers seeking property within one of Chicago's fastest-growing counties.

# of Parcels:	Nine (9)
---------------	----------

Total:	461.17 AC
---------------	------------------

Available:	Immediately
------------	-------------

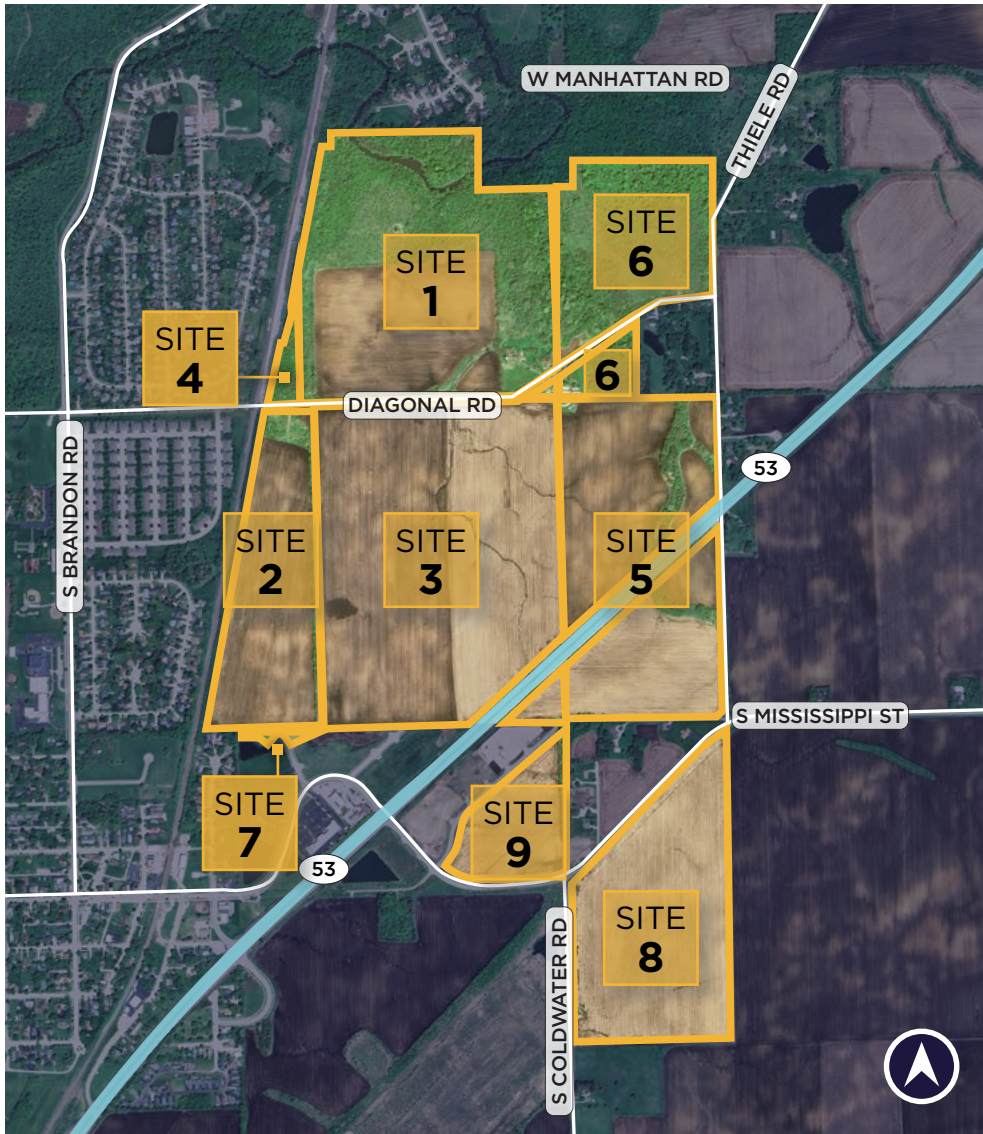
County:	Will County
---------	-------------

Current Zoning:	Mixed
-----------------	-------

Asking Price:	Subject to Offer
---------------	------------------

Additional Resources:	<u>City of Elwood Economic Development</u> <u>Will County Center for Economic Development</u>
-----------------------	----------------------------------------------------------------------------------------------------------------------------------

LAND PARCELS



Parcel	Parcel #	Acreage	Current Zoning
Total:		461.17 AC	Mixed
Site 1	10-11-20-200-012	96.66 AC	A-1 Agriculture
Site 2	10-11-20-400-001	40.00 AC	A-1 Agriculture
Site 3	10-11-20-400-002	120.50 AC	A-1 Agriculture
Site 4	10-11-20-200-011	4.92 AC	A-1 Agriculture
Site 5	10-11-21-300-001	71.14 AC	A-1 Agriculture
Site 6	10-11-21-100-011	46.01 AC	A-1 Agriculture
Site 7	10-11-29-200-009	0.79 AC	R-2 Single Family & 2-Family Residential
Site 8	10-11-28-100-002	63.00 AC	Outside Elwood Corporate Limits
Site 9	10-11-29-200-011	18.15 AC	R-5 Single Family Attached (Townhome) Residential

LOCAL DEMOGRAPHICS

The Village of Elwood is strategically located within the heart of Will County, one of the fastest-growing counties in the country. It is centrally located amid a seven-county labor force of 5 million people including Cook, DuPage, Grundy, Kane, Kankakee, Kendall and Will Counties.



195,283
POPULATION
Within 10 Miles



\$228,400
MEDIAN HOME VALUE
Within 10 Miles



\$94,305
AVG. HH INCOME
Within 10 Miles



38.5
AVG. AGE
Within 10 Miles



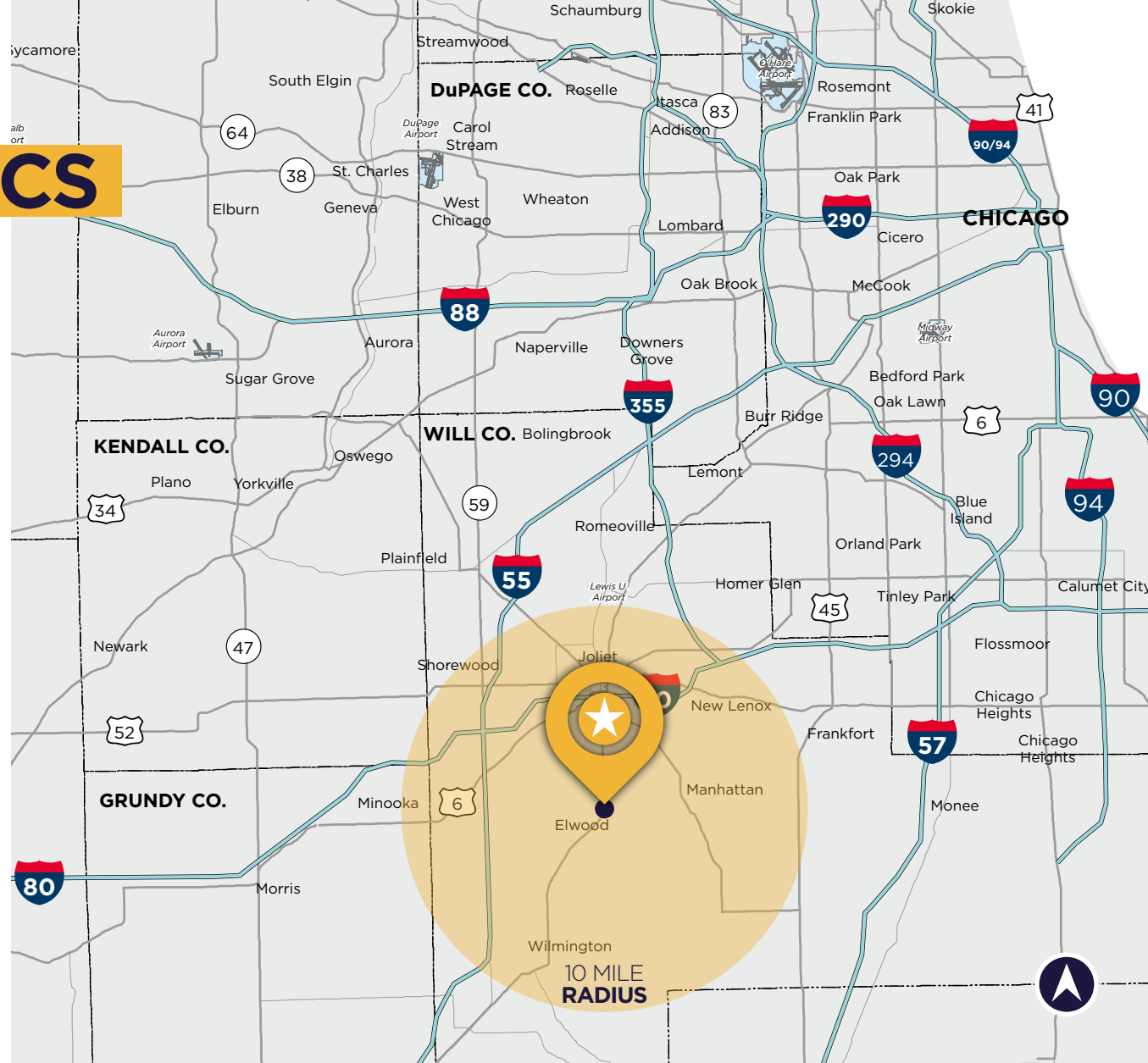
52 MILES TO
CHICAGO CBD



<8 MILES TO
I-88



46 MILES TO
MIDWAY



FOR MORE INFORMATION, CONTACT:

SEAN HENRICK, SIOR
Vice Chair
+1 847 518 3215
sean.henrick@cushwake.com

JASON WEST, SIOR
Executive Vice Chair
+1 847 518 3210
jason.west@cushwake.com

DAVID FRIEDLAND
Executive Managing Director
+1 847 720 1370
david.friedland@cushwake.com

BROOKE HAZEN
Associate
630.464.2174
brooke.hazen@cushwake.com

