

# 14 ACRE RT. 53 WILMINGTON COMMERCIAL

S. Chicago Rd.  
Wilmington IL 60481

**For more information contact:**

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



<b>County:</b>	Will
<b>Township:</b>	Florence
<b>Gross Land Area:</b>	14 Acres
<b>Property Type:</b>	Light Commercial
<b>Possible Uses:</b>	Commercial Development
<b>Total Investment:</b>	\$475,000.00
<b>Unit Price:</b>	\$33,592.00 per acre
<b>Productivity Index (PI):</b>	134
<b>Buildings:</b>	There are no buildings on this parcel
<b>Utilities:</b>	All utilities are available
<b>Zoning:</b>	B2 Light Commercial



This prime 14 acre parcel is located along Rt. 53 in Wilmington, IL. In the 2021 zoning plan this parcel is Zoned B2 Light Commercial.

- Zoned B2 Light Commercial
- Sewer Lift Station Located at property
- Water Main located north of property
- Great Location

## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 14 Acre Rt. 53 Wilmington Commercial  
**Tax ID Number/APN:** 09-18-30-100-004  
**Possible Uses:** Light Commercial  
**Zoning:** B2 Light Commercial

### AREA & LOCATION

**Location Description:** This 14 acre Commercial Parcel is located on the east side of Rt. 53  
**Side of Street:** This Commercial Parcel sits on the east side of Rt. 53  
**Road Type:** Blacktop asphalt construction  
**Property Visibility:** Approximately 7000 cars pass by this location daily.  
**Largest Nearby Street:** Rt. 53 is the largest street near this property.

### LAND RELATED

**Lot Frontage (Feet):** This 14 acre parcel has 2360 feet of frontage along Rt. 53.  
**Lot Depth:** The lot is 2360 feet deep from north to south and 370 feet west to east.  
**Zoning Description:** The parcel is zoned B2 Light Commercial See the brochure for more detail.  
**Flood Plain or Wetlands:** There are no FEMA flood zones or wetlands on this property. Greater detail can be found in the FEMA Report and the Wetlands map in the brochure.  
**Topography:** The 14 acre Commercial parcel is relatively flat. Greater detail can be found on the topography and contours maps in the brochure.  
**Available Utilities:** All utilities are available at the site or in close proximity.

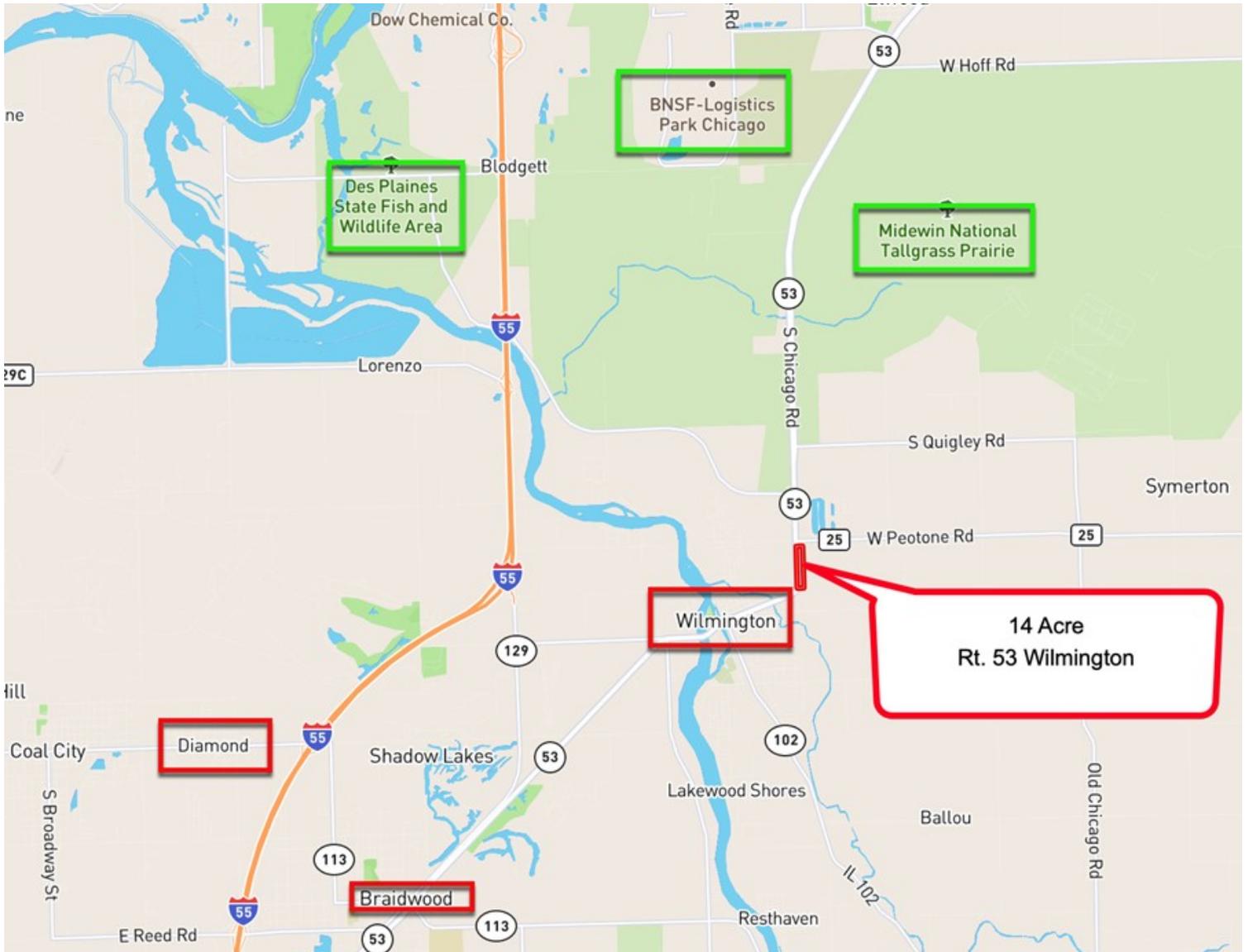
### LOCATION

**Address:** Rt. 53  
Wilmington, IL 60481  
**County:** Will

## PROPERTY NOTES

The City of Wilmington is located in southwest Will County, Illinois approximately 52 miles southwest of Chicago. The City is situated along the Kankakee River just east of Interstate 55. The redevelopment of the Joliet Arsenal into industrial properties along with access to the surrounding region through Illinois Route 53 and Interstate 55 create great opportunities for growth. The proximity to the Midewin National Tallgrass Prairie, Des Plaines Fish & Wildlife Area, Kankakee River and private outdoor clubs provides for exceptional recreational and outdoor activities.

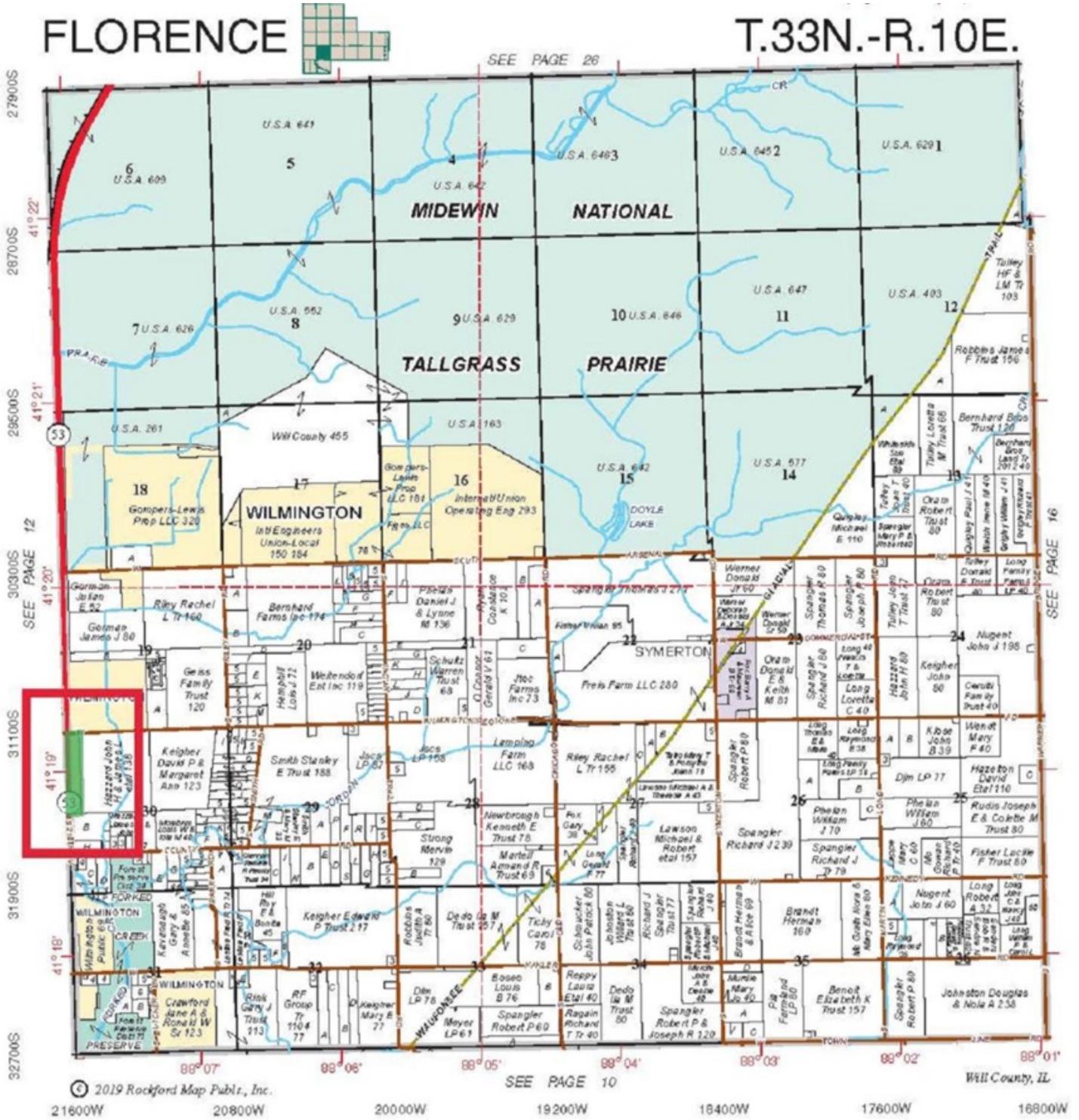
ROADWAY MAP 14 ACRE RT. 53 WILMINGTON COMMERCIAL FLORENCE TOWNSHIP, WILL COUNTY



AREA MAP 14 ACRE RT. 53 WILMINGTON COMMERCIAL FLORENCE TOWNSHIP, WILL COUNTY



PLAT MAP 14 ACRE RT. 53 WILMINGTON COMMERCIAL FLORENCE TOWNSHIP, WILL COUNTY



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

AERIAL MAP 14 ACRE RT. 53 WILMINGTON COMMERCIAL FLORENCE TOWNSHIP, WILL COUNTY



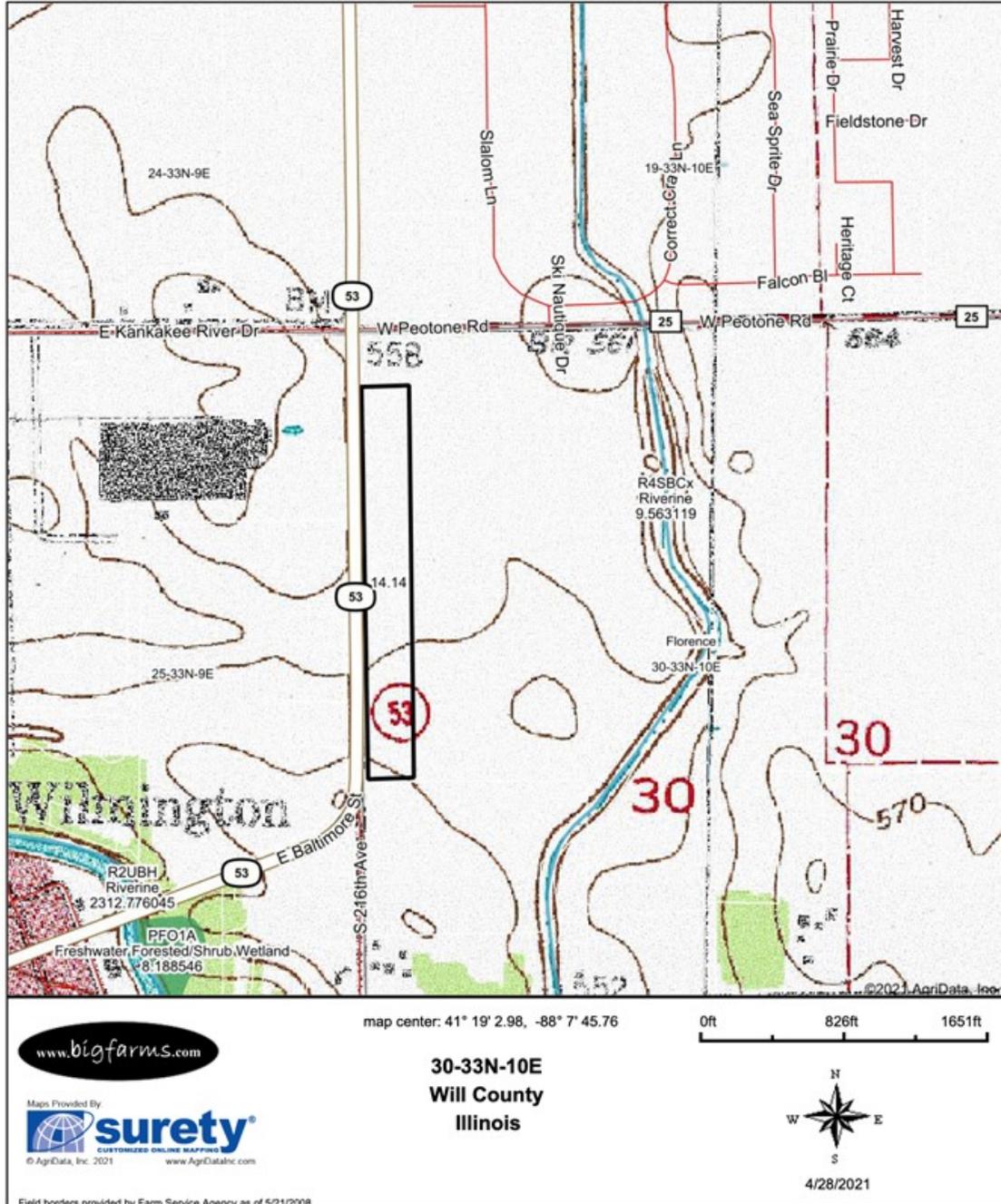
CONTOURS MAP 14 ACRE RT. 53 WILMINGTON COMMERCIAL FLORENCE TOWNSHIP, WILL COUNTY

Topography Contours



TOPOGRAPHY MAP 14 ACRE RT. 53 WILMINGTON COMMERCIAL FLORENCE TOWNSHIP, WILL COUNTY

Topography Map



COMPREHENSIVE PLAN INDUSTRIAL 14 ACRE RT. 53 WILMINGTON COMMERCIAL FLORENCE TOWNSHIP, WILL COUNTY

**SECTION 2: LAND USE**

system; a rectilinear street and block pattern designed with sensitivity to the natural landscape; urban design standards that allow for the compatibility of buildings and other neighborhood features as determined by their arrangement, bulk, form, character and landscaping that aid in establishing livable communities; architecture and landscaping, civic buildings, town squares, village greens, and other public facilities that create a sense of place and community identity, enhancing the City's character; and an attractive streetscape that is oriented toward pedestrian activity but encourages the safe and efficient use of the automobile.



**Commercial/Recreation**

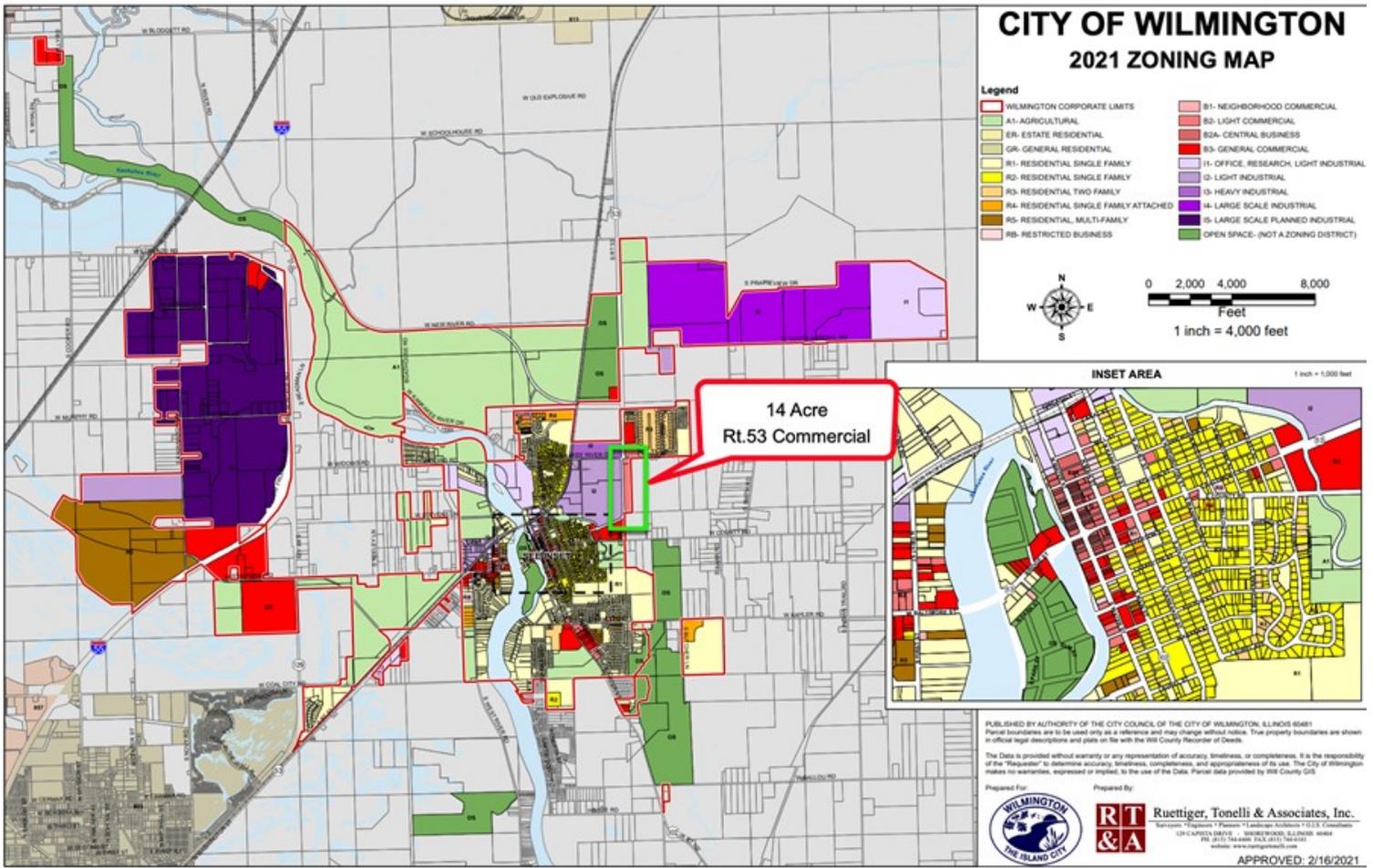
This area represents privately owned and managed open spaces and recreational areas. Permitted uses within this category include those similar in nature to the existing recreational uses within the study area, as well as other innovative active entertainment options or unique venues. These uses will normally require large amounts of land and sufficient buffering from residential areas.

**Commercial**

The commercial area is designated to provide the services needed for the local and regional residents. The local services can be provided nearby or within residential developments. These commercial uses may be small with little impact to the residential uses. However, to increase the tax base of the community, some commercial uses must be developed which serve the regional customer. These uses are usually larger scale developments which have a larger impact on residents, traffic and public services. Location of such activities should be designed to be compatible with neighboring residential development. Larger scale commercial developments should occur on major transportation routes. Local and neighborhood commercial activities should occur on secondary routes or at strategic node locations.

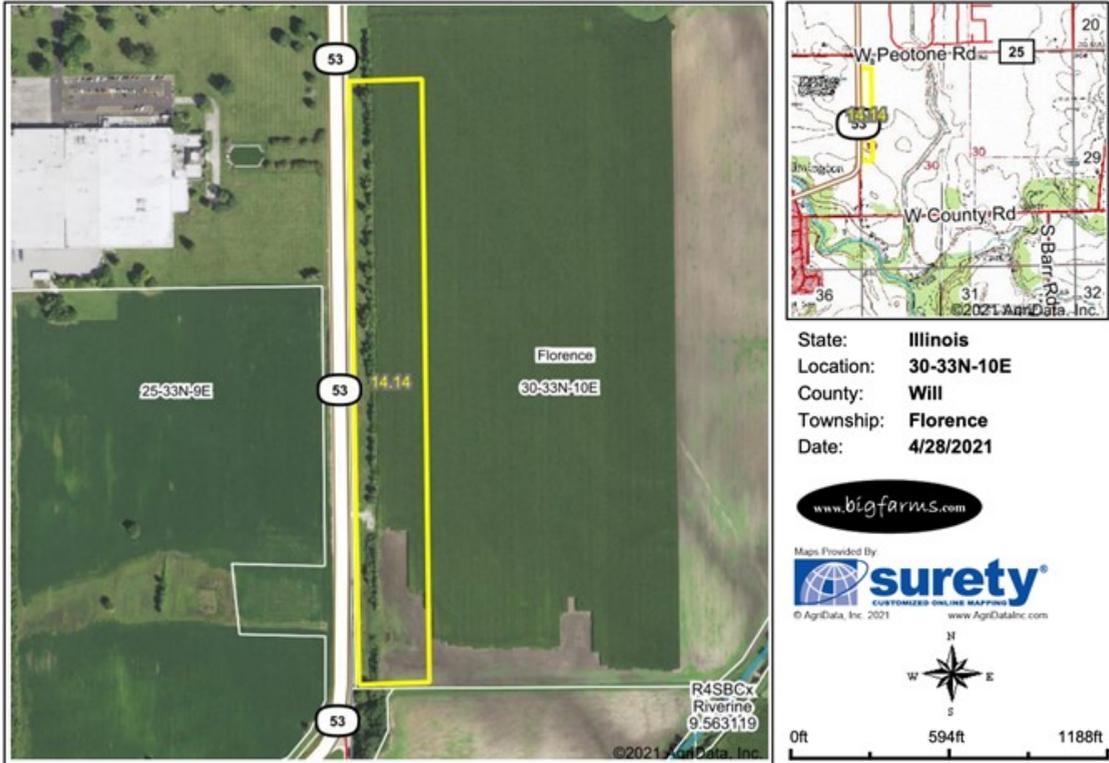


ZONING MAP 14 ACRE RT. 53 WILMINGTON COMMERCIAL FLORENCE TOWNSHIP, WILL COUNTY



WETLAND MAP 14 ACRE RT. 53 WILMINGTON COMMERCIAL FLORENCE TOWNSHIP, WILL COUNTY

**Wetlands Map**



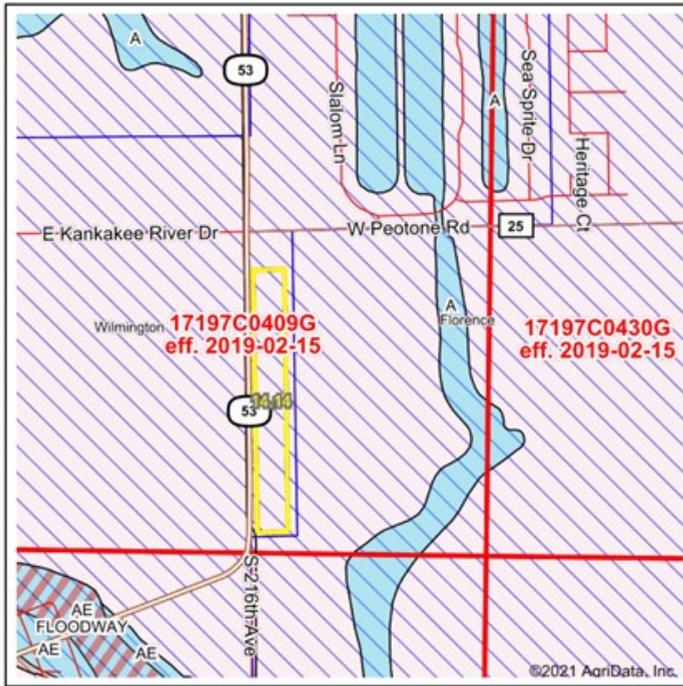
Classification Code	Type	Acres
		Total Acres 0.00

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

Field borders provided by Farm Service Agency as of 5/21/2008.

FEMA REPORT 14 ACRE RT. 53 WILMINGTON COMMERCIAL FLORENCE TOWNSHIP, WILL COUNTY

FEMA Report



State: IL                      Acres: 14.14  
 County: Will                Date: 4/28/2021  
 Location: 30-33N-10E  
 Township: Florence



Name	Number	County	NFIP Participation	Acres	Percent
CITY OF WILMINGTON	170715	Will	Regular	14.14	100%
<b>Total</b>				14.14	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	14.14	100%
<b>Total</b>			14.14	100%

Panel	Effective Date	Acres	Percent
17197C0409G	2/15/2019	14.14	100%
<b>Total</b>		14.14	100%

Flood related information provided by FEMA

## 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

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