

25562 W 127TH PLAINFIELD, IL

Tony Gange
Executive Vice President
+1 630 573 7030
tony.gange@cbre.com

Mike Smith
First Vice President
+1 630 573 7804
Mike.r.smith@cbre.com

Dave Erickson
Vice President
+1 630 573 1280
David.erickson@cbre.com

+/-120 Acres
FOR SALE

SITE



PETSMART
ACE Hardware **TJ-MAXX**

INTERSTATE
59

ILLINOIS
BONE & JOINT
INSTITUTE

Hertz
DUNKIN' **FIRESTONE**
CIRCLE K

Naperville Polo Club By Pulte
New Townhome Community!
Avg Value +/- \$400,000

119th ST

S VAN DYKE RD

VPD 29,800 VPD

EDWARD
HOSPITAL & HEALTH SERVICES
142 Bed
Acute Care Center

Lansdown Community By Pulte
New SF Home Community!
Avg Value +/- \$580,000

Walmart

CHIPOTLE
MEXICAN GRILL

TARGET

Riverstone by M/I Homes
New Ranch Style Vilas!
Under Construction

Bronk Farm by Pulte
New SF Home Community!
Avg Value +/- \$650,000

INTERSTATE
59

W 127th St

HEGGS RD

LINCOLN HWY

PROPERTY OVERVIEW

+/- 120 Acres of Vacant Land



Current Zoning:

R-1 PUD

Low Density Single-Family Residential District

Allowing single-family residential development with a minimum lot size of 12,000 square feet

[\(Link to City of Plainfield Zoning Map\)](#)



Vehicles Per Day:

6,129 VPD On W 127th

17,800 VPD On Lincoln Hwy



School District:

Community Unit School District 308

Oswego East High School — A- (Niche)

Murphy Junior High School — B+ (Niche)

Grande Park Elementary School — B+ (Niche)



Acres:

+/-120 Acres



Frontage:

Approx. 1,327 Ft on W 127th St



PINs:

07-01-29-300-009, 7-01-29-100-010,

07-01-29-300-013



Ask Price:

Subject to Offer



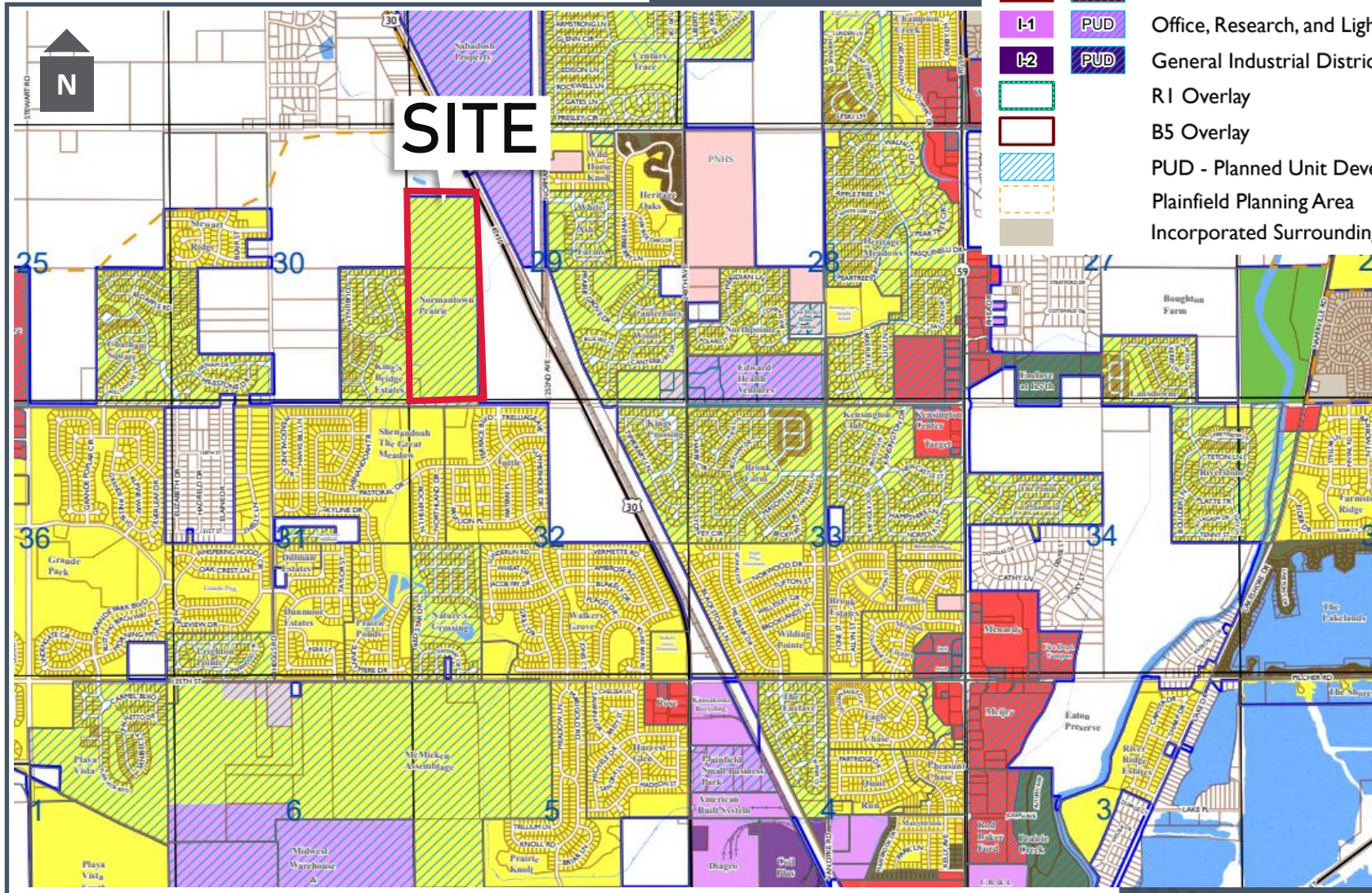
Taxes:

\$11,236



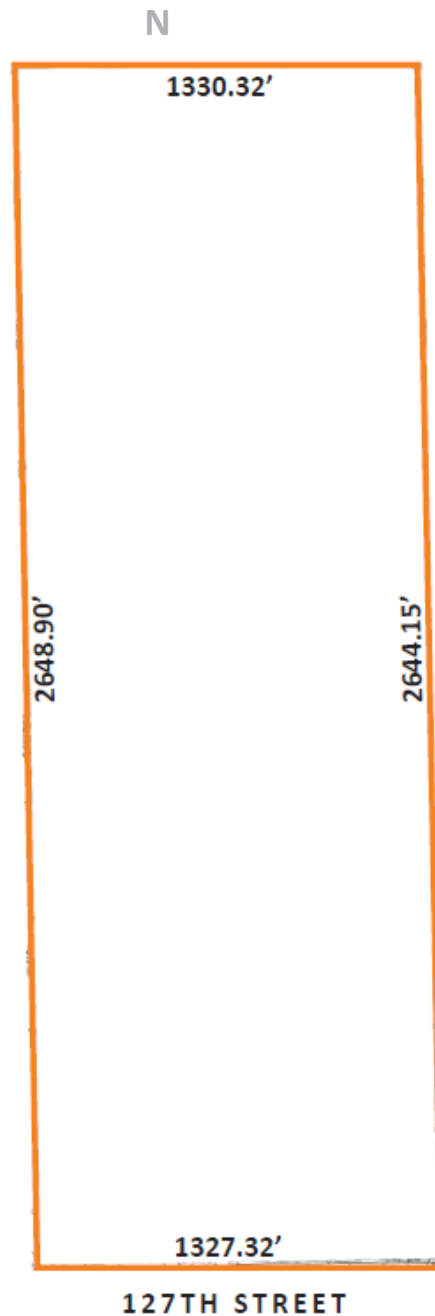
ZONING MAP

[Link to Official City Zoning Map](#)



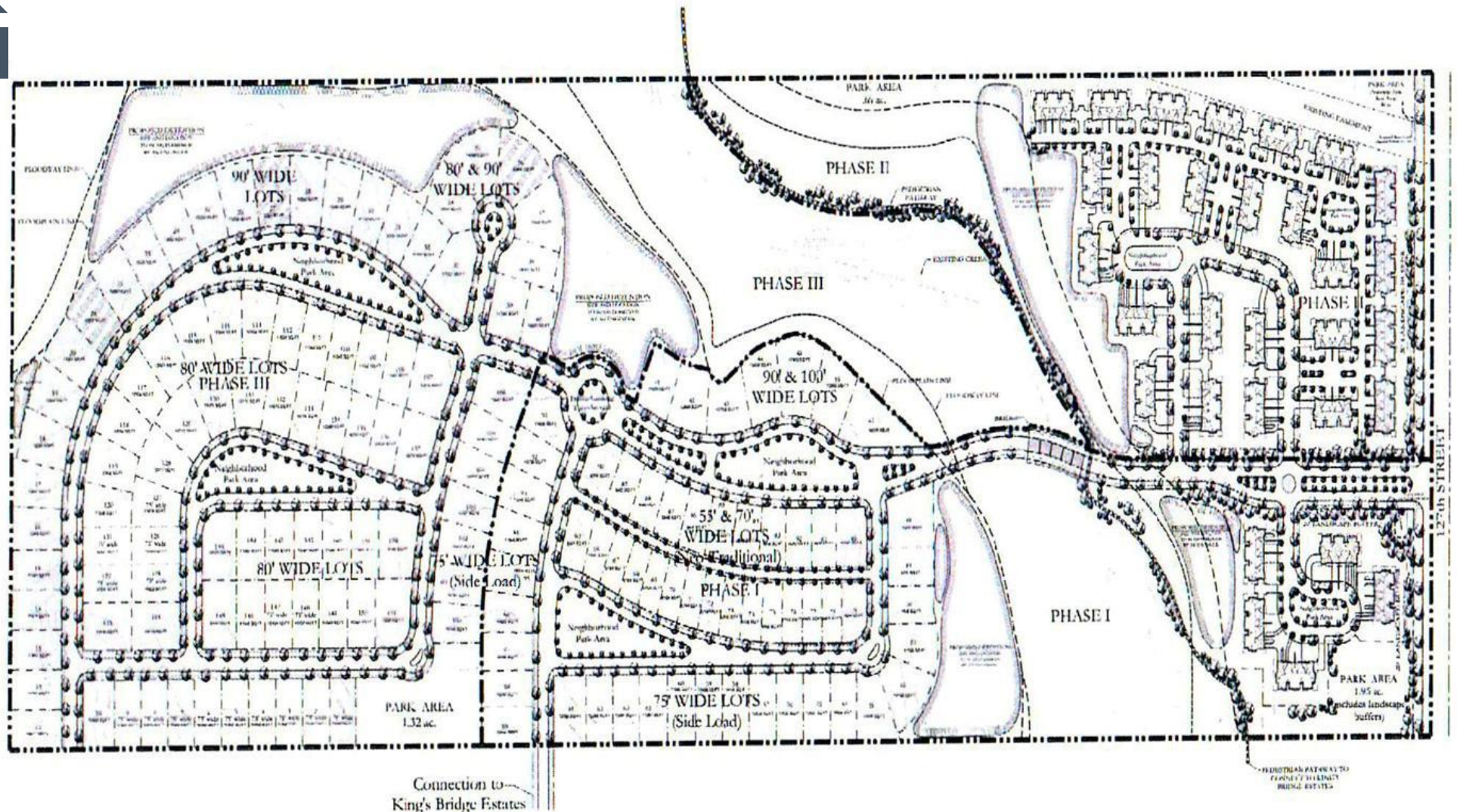
AG	PUD	Agricultural District
R-1	PUD	Low Density Single-Family Residential District
R-2	PUD	Single Family and Two-Family Residential District
R-3	PUD	Townhouse Residential District
R-4	PUD	Multiple Family Residential District
BT	PUD	Business Transition Designation
B-1	PUD	Business Convenience District
B-3	PUD	Highway Business District
B-5	PUD	Traditional Business District
I-1	PUD	Office, Research, and Light Industrial District
I-2	PUD	General Industrial District
		R1 Overlay
		B5 Overlay
		PUD - Planned Unit Development
		Plainfield Planning Area
		Incorporated Surrounding Communities

SURVEY & SOIL REPORT [\(LINK TO REPORT\)](#)



PREVIOUSLY APPROVED SITE PLAN (EAST FACING)

E



FUTURE LAND USE PLAN

Legend

Land Uses-

FLU

-  Countryside Residential
-  Low Density Residential
-  Medium Density Residential
-  Village Residential
-  Multi Family Residential
-  Mixed Use
-  General Commercial
-  Transitional Commercial
-  Office/Research & Development
-  Heavy Industrial
-  Light Industrial/Business Park
-  Municipal/Institutional
-  Medical District
-  Public Parks/Forest Preserves
-  Greenways

Transportation- *Dashed lines indicate proposed roadway linkages

-  Expressway
-  Major Arterial
-  Minor Arterial
-  Major Collector
-  Minor Collector
-  Canadian National Railroad

Miscellaneous-

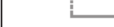
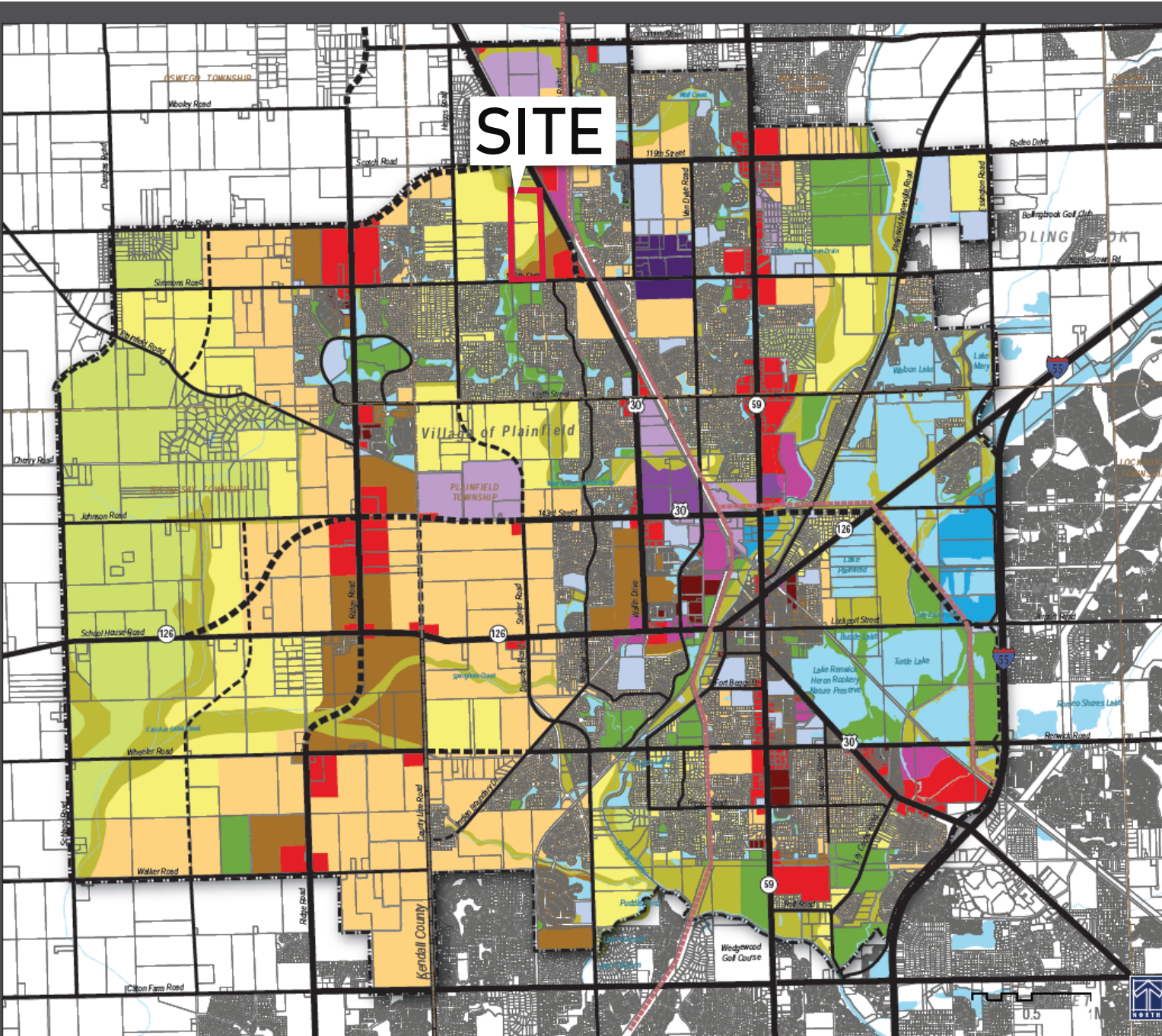
-  High Tension Power Lines
-  County boundary
-  Village of Plainfield Planning Boundary (2012)
-  Village of Plainfield Boundary (2012)
-  Water Bodies
-  Interstate, U.S. Route, State Route Symbols

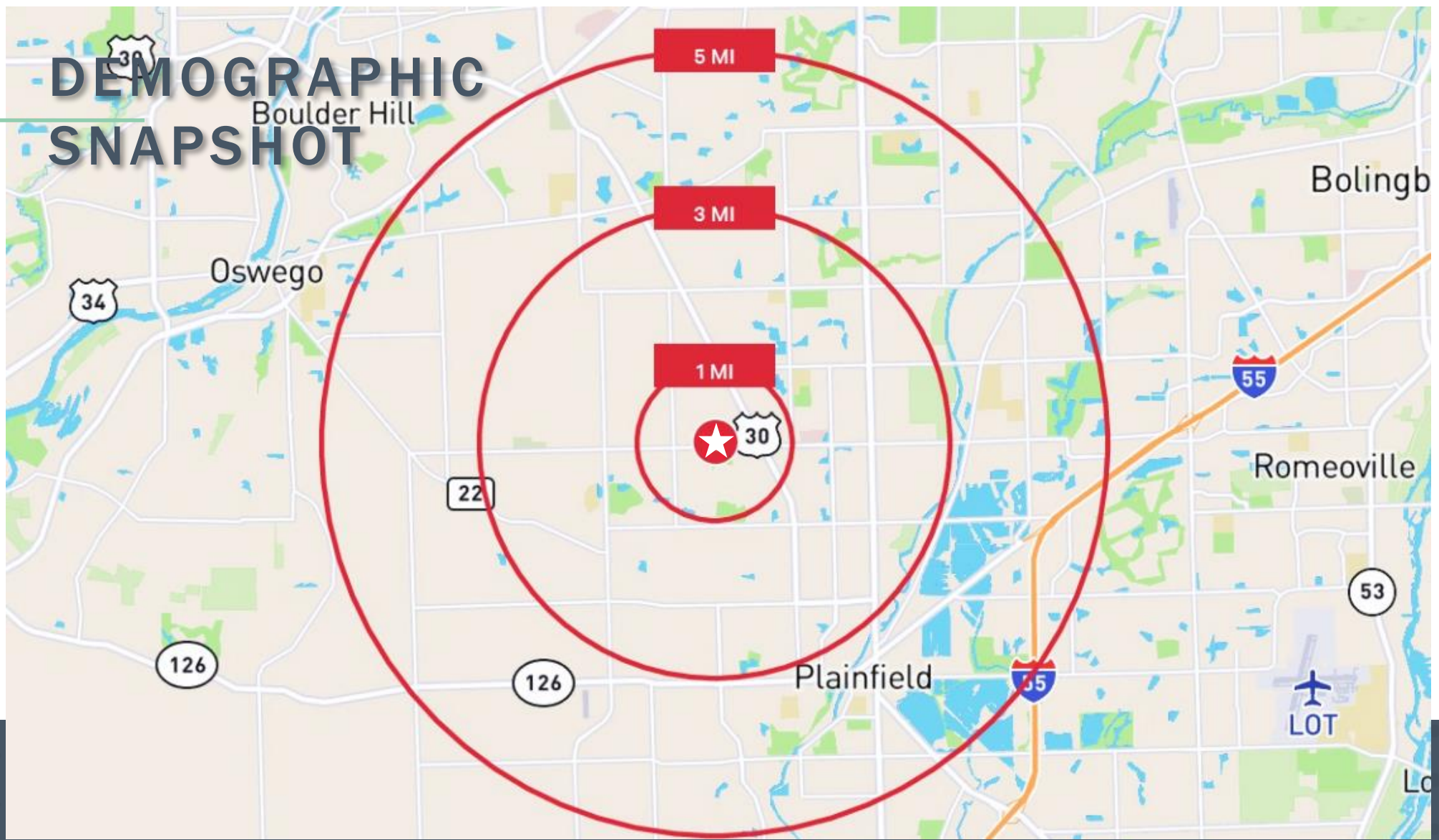
ILLUSTRATION 5:

FUTURE LAND USE PLAN



Prepared by Teska Associates, Inc.
Last updated in March 2013





AVERAGE HOUSEHOLD INCOME

1 Mile: \$216,993

3 Miles: \$197,714

5 Miles: \$188,384

AVERAGE HOUSING VALUE

1 Mile: \$510,369

3 Miles: \$496,256

5 Miles: \$478,212

POPULATION

1 Mile: 7,970

3 Miles: 42,831

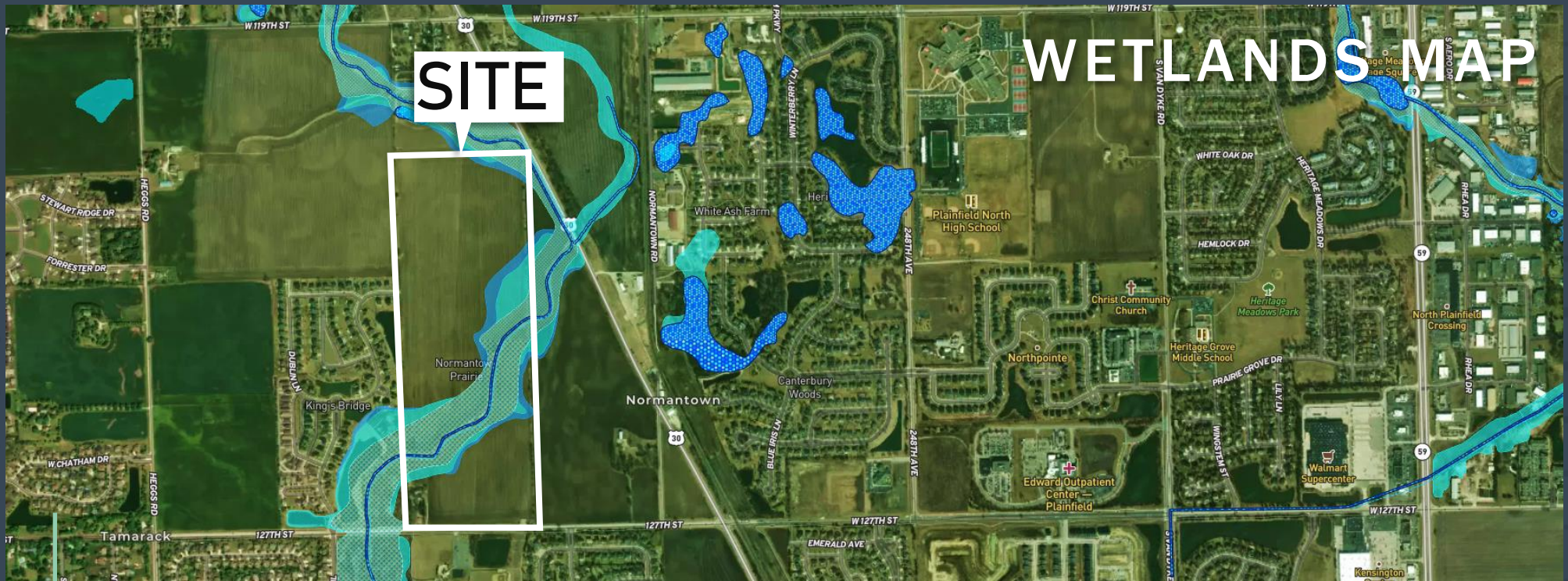
5 Miles: 118,744

HOUSEHOLDS

1 Mile: 3,303

3 Miles: 13,229

5 Miles: 38,987

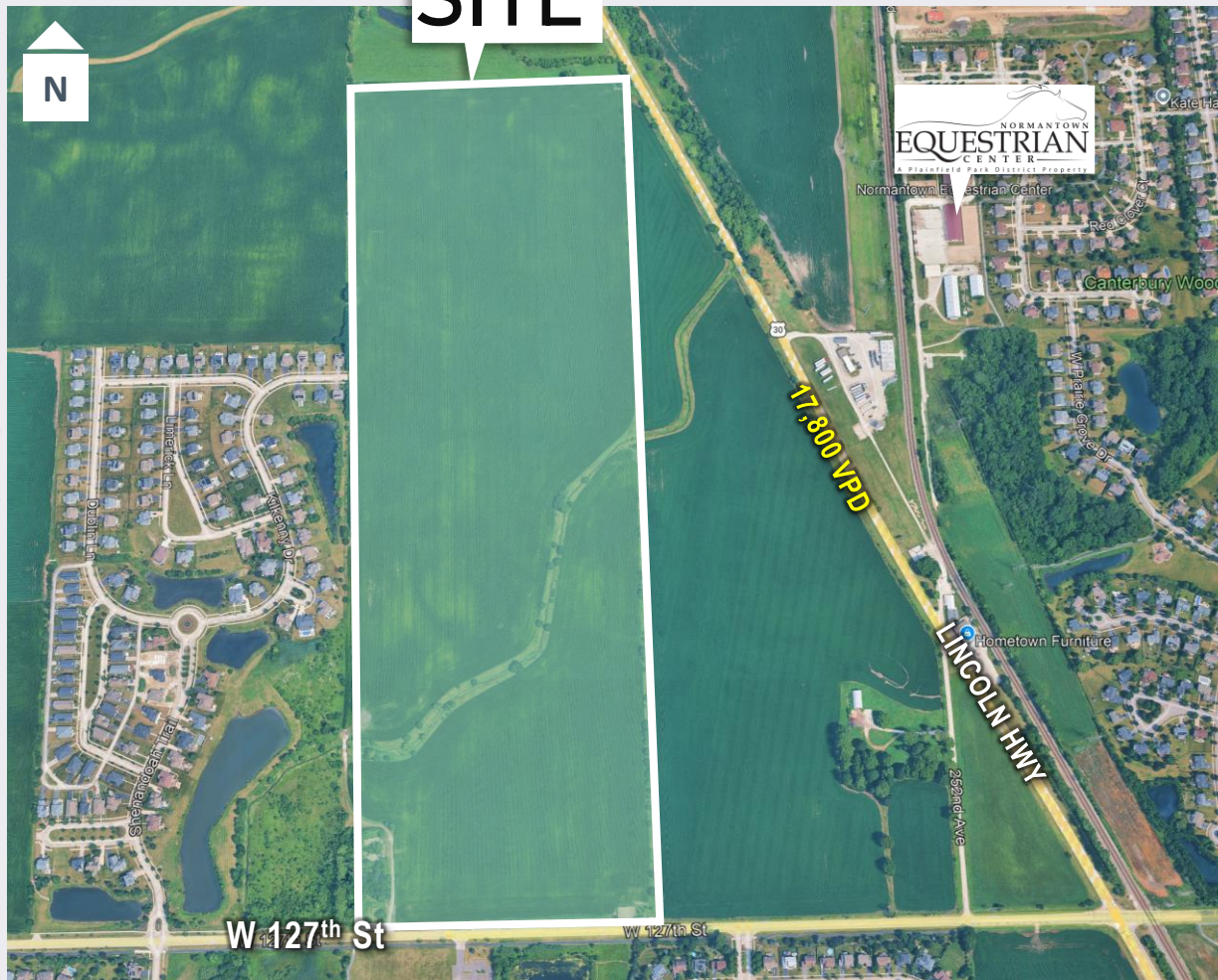


OFFER GUIDELINES

Please reach out to CBRE for any questions or interest as it relates to this offering. If interested in the acquiring the property, please submit an LOI with the following (but not limited to) details included:

- + Offer price.
- + Earnest money deposit amount.
- + Due diligence period and total timing to close.
- + Required contingencies – if any.
- + General description of intended use, plans for the site.
- + Financial strength.
- + Please put all offers in writing and submit to CBRE.

SITE



25562 W 127TH
PLAINFIELD, IL

ZONED RESIDENTIAL LAND!

+/-120 Acres
FOR SALE

Mike Smith
First Vice President

+1 630 573 7804

Mike.r.smith@cbre.com

Tony Gange
Executive Vice President

+1 630 573 7030

Tony.gange@cbre.com

Dave Erickson
Vice President

+1 630 573 1280

David.erickson@cbre.com

CBRE

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.