

NWC & SEC I-55 and Rte. 47, Dwight, IL

\$1,825,000



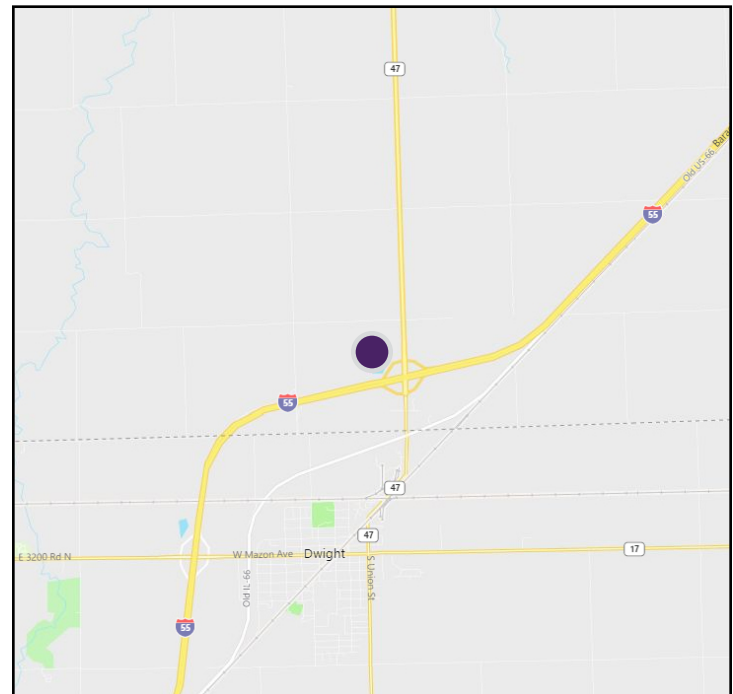
Property Highlights

- Two large land sites for sale
- 136.71 acres and 4.29 acres
- At interchange of Rte 47 and I-55
- Route 47 is being widened
- Tax incentives may be available
- 15 minutes from Joliet Intermodal
- Potential to rezone for commercial or industrial development
- Nearby distribution centers for RR Donnelley and Aldi
- Pro-business community
- Zoning: Agricultural
- Taxes (2018): \$2,930

Property Overview

Two large sites at the interchange of I-55 and Route 47 with potential for commercial development are available for sale. Both properties are currently used for agriculture and the larger site includes a retention pond. Located just 15 minutes away from the Joliet Intermodal hub, these properties can potentially be rezoned for commercial or industrial development. Distribution centers for RR Donnelley and Aldi are located nearby. Dwight is a pro-business community and tax incentives or abatements may be available.

Dwight is located midway between Chicago and Bloomington along I-55. The area offers the benefits of small town life with access to a large skilled workforce and cost-effective transportation.



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