

# 50 ACRE NURSERY

5681 White Willow Rd, Minooka, IL 60447



[CLICK HERE TO VIEW PROPERTY VIDEO](#)

**BILL CATON**

815-370-1236

Bill@CatonCommercial.com

**STEVE ESCHBACH**

312-550-9965

SEschbach@CatonCommercial.com



**CATON**  
**COMMERCIAL**  
REAL ESTATE GROUP

## INVESTMENT SUMMARY

Price:	Subject to Offer
Building SF:	18,087 SF
Lot Size:	50 Acres
Taxes (2021):	\$11,416.54
County:	Kendall
PIN:	09-31-100-005



## PROPERTY HIGHLIGHTS

- Three buildings totaling 18,087 SF with gravel parking lot take up approximately five (5) acres
- Three (3) acre lake on site
- Seven (7) acres used for the nursery
- Thirty-five (35) acres currently being farmed on a year to year lease
- List of vendors and wholesalers on consignment including Everlast Storage Buildings and True Value to be conveyed with sale
- Established local customer base and Farmers Market once a month expandable up to 2-3 times per month



## EXECUTIVE SUMMARY

Caton Commercial is pleased to present the exclusive listing of the 5681 White Willow Rd a 50 acre family-owned nursery in Minooka, IL. Located on the corner of Brisbin Rd and White Willow Rd and just north of the I-80/Brisbin Rd. interchange.

The property consists of three (3) buildings totaling 18,087 SF.

- 80' x 20' metal frame main building used for retail, storage, warehouse (2003)
  - Office, bathroom, conference room built-out in 2019-2020
  - Handicap accessible
  - Hardwired for computers
  - Unique retail trailer displays
  - Septic System
- 18' x 32' metal pump house (2005)
- 30' x 50' open sided lean-to building

There is a 3 acre lake on the property that is used for irrigation. The lake is 34' deep with a 6" water line in the center that runs to the pump house.

Nursery stock and equipment available for purchase separately.



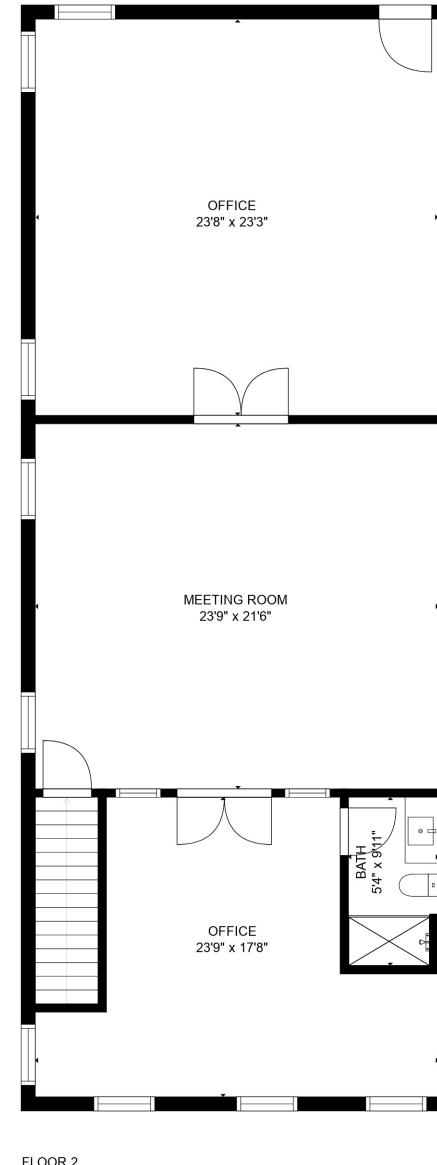
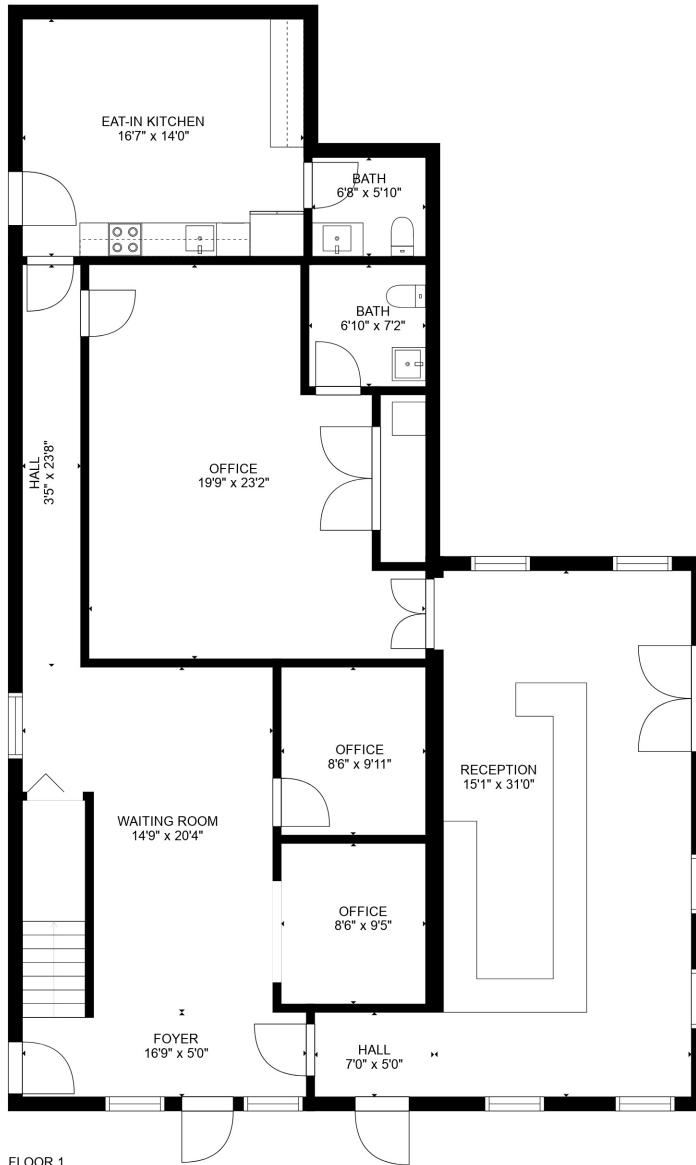
## PHOTOS



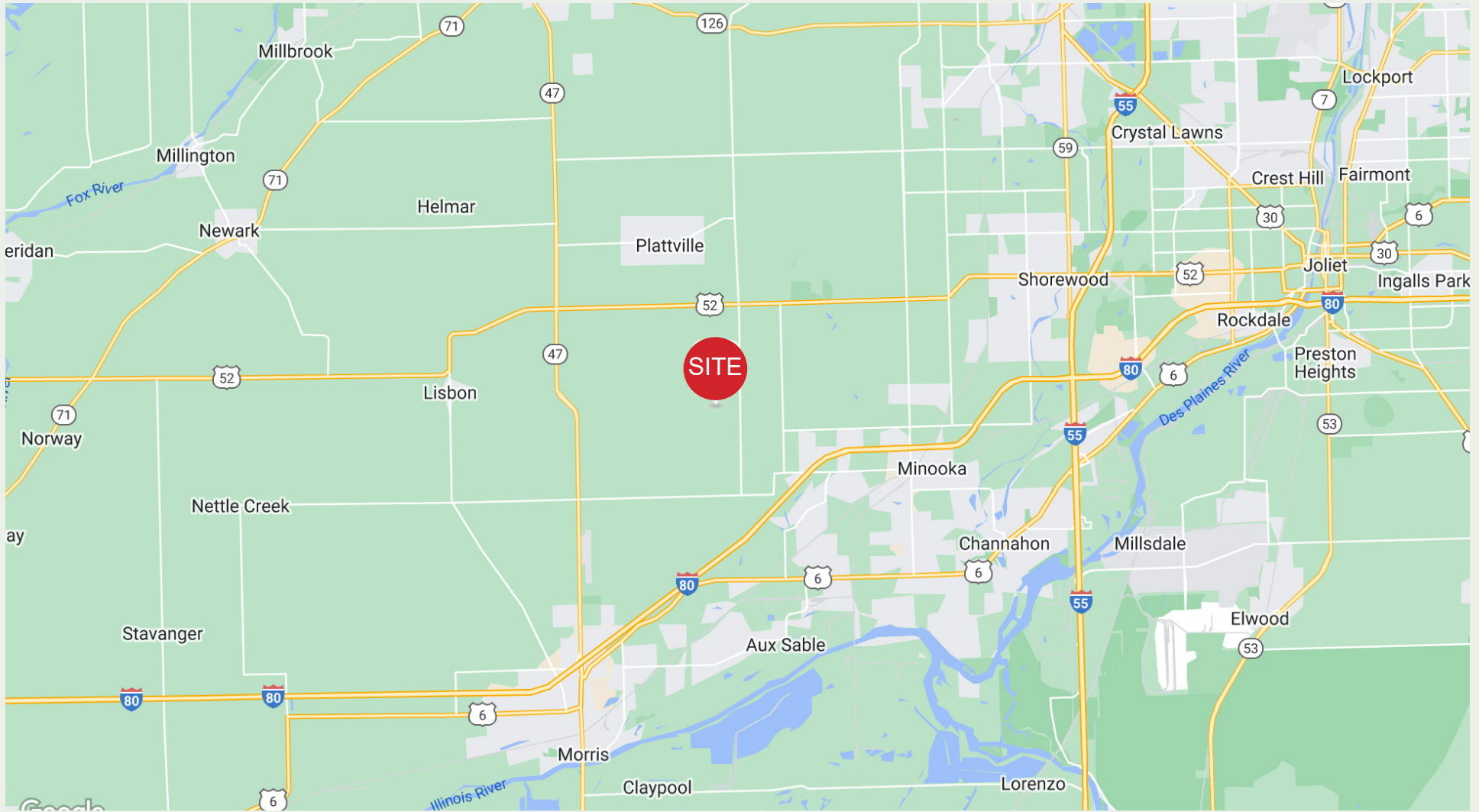
## PHOTOS



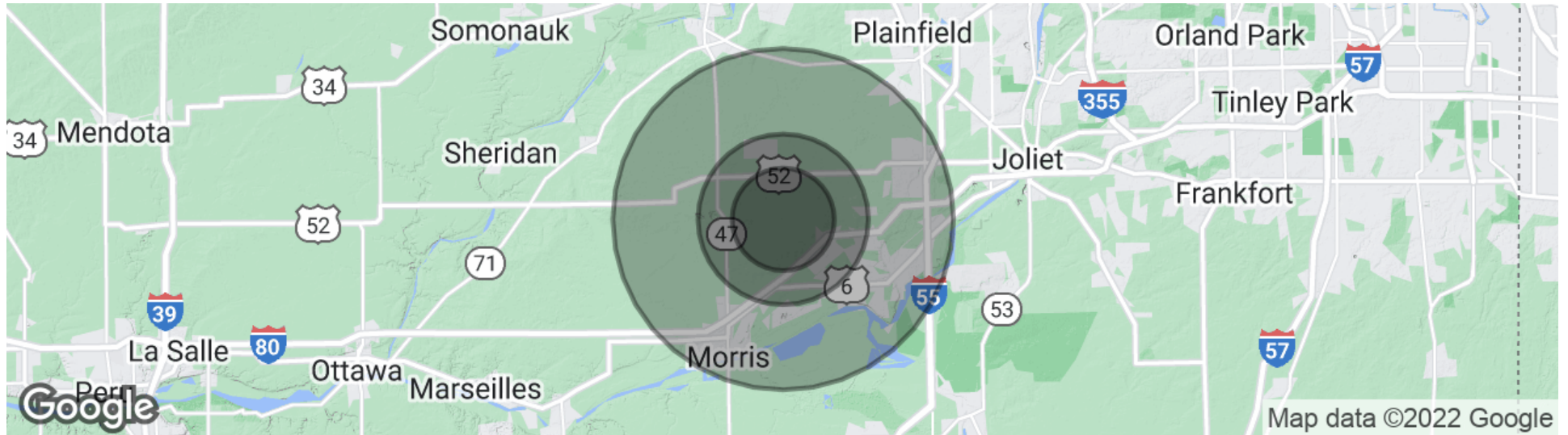
## RETAIL/OFFICE FLOOR PLAN



## AERIAL MAP



## DEMOGRAPHICS



		1 MILE	3 MILES	5 MILES
<b>POPULATION</b>	Total Population	2,229	6,764	100,691
	Average Age	36.9	37.0	37.0
	Average Age (Male)	41.2	40.7	36.1
	Average Age (Female)	32.9	33.4	37.4
<b>HOUSEHOLDS</b>	Total Households	744	2,338	34,093
	# of Persons per HH	2.9	2.9	3.0
	Average HH Income	\$99,417	\$101,067	\$107,076
	Average HH Value	\$339,091	\$527,406	\$316.845

## CONTACT



**BILL CATON**  
815-370-1236  
Bill@CatonCommercial.com



**STEVE ESCHBACH**  
312-550-9965  
SEschbach@CatonCommercial.com

