

Gougar Road Commercial 10.97 Acres
1922 W. Haven Ave
New Lenox IL 60451



GOUGAR ROAD COMMERCIAL 10.97 ACRES

1922 W. Haven Ave
New Lenox IL 60451

For more information contact:

Mark Goodwin
815-741-2226
mgoodwin@bigfarms.com



County:	Will
Township:	New Lenox
Gross Land Area:	10.97
Property Type:	Commercial vacant land
Possible Uses:	Commercial Development
Total Investment:	\$975,000
Unit Price:	\$2.04/SF
Soil Productivity Index:	123.9
Buildings:	None
Utilities:	Sewer & Water are available
Zoning:	C-5 Commercial office/transitional district



Property Video Available On Website.



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LISTING DETAILS

GENERAL INFORMATION

Listing Name: Gougar Road Commercial Corner
Tax ID Number/APN: 15-08-17-300-013
Possible Uses: Retail, Office or Assisted Living Facility. Many other potential uses.
Zoning: C-5 from the village of New Lenox
Sale Terms: Cash at closing

AREA & LOCATION

School District: New Lenox Grade School District 122
Lincoln-Way High School District 210
Market Type: Suburban
Location Description: Parcel has exposure on three sides, Gougar, Haven & I-80. Across Gougar road to the west is the very successful Cherry Hill Business Park. Nearly 500 additional acres to the south for future residential development.
Site Description: Currently being used as farmland.
Highway Access: Only 1.5 miles to Interstate 80 access.
Road Type: Asphalt.
Property Visibility: Approximately 550 feet of visibility to I-80, Gougar road and Haven road.
Largest Nearby Street: Rt. 30
Transportation: Approximately 1.5 miles to I-80. Rt 30 is just half a mile north of this site. New Lenox has two Metra train stations.

LAND RELATED

Lot Frontage (Feet): 593 feet of frontage on Haven road and 640 feet of Gougar road exposure.
Lot Depth: 640 feet with 593 feet of Haven road frontage.
Buildings: None
Zoning Description: Office/transitional district should contain office, residential, institutional and support commercial facilities.
Flood Plain or Wetlands: None known
Topography: Flat
Available Utilities: All utilities are available at the site.

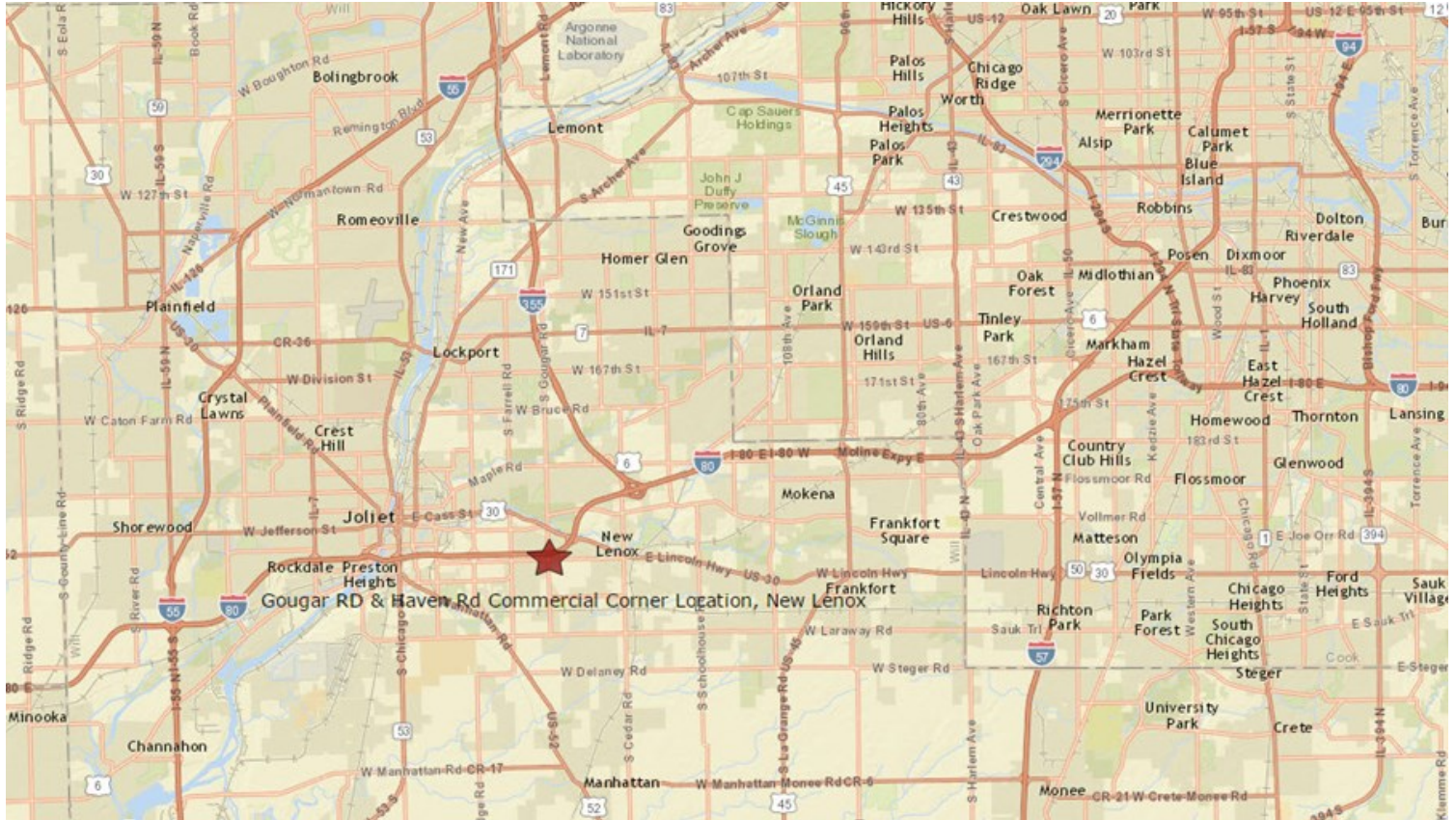
FINANCIALS

Finance Data Year: 2014
Real Estate Taxes: Real-estate taxes are \$215
Investment Amount: Asking price is \$975,000 or \$2.04/SF

LOCATION

Address: 1922 West Haven Ave, New Lenox, IL
County: Will
MSA: Chicago-Joliet

LOCATION MAP FOR GOUGAR ROAD AND HAVEN ROAD, NEW LENOX ILLINOIS



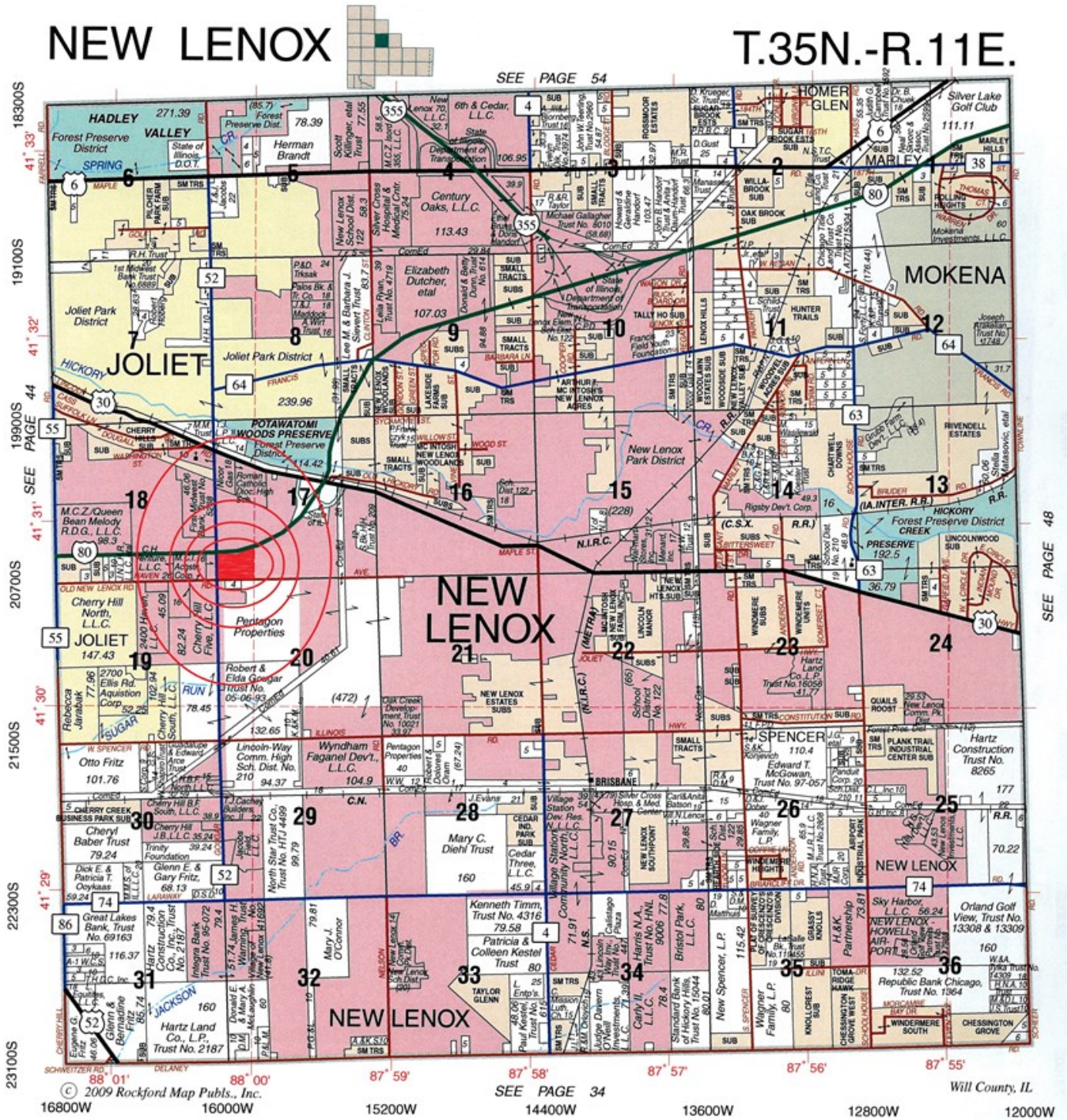
GOUGAR ROAD COMMERCIAL 10.97 ACRES



AERIAL MAP OF 10.97 ACRES AT THE CORNER OF GOUGAR ROAD & HAVEN ROAD, NEW LENOX, IL



PLAT MAP OF 10.97 ACRES NEW LENOX TOWNSHIP, WILL COUNTY ILLINOIS

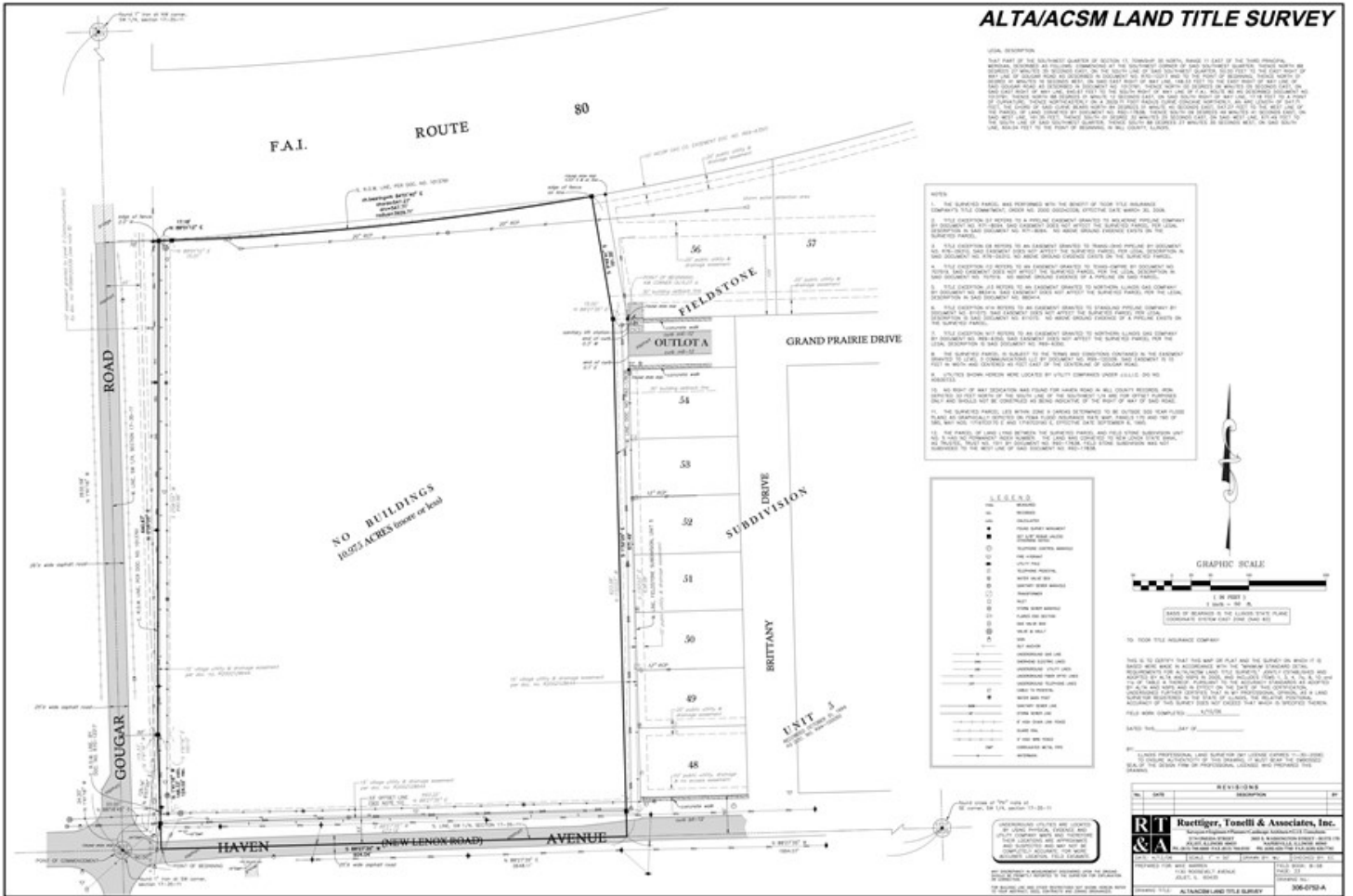


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Plat Map reprinted with permission of Rockford Map Publishers, Inc.



SURVEY OF GOUGAR ROAD AND HAVEN ROAD COMMERCIAL CORNER



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FSA MAP FOR 10.97 ACRES OF COMMERCIAL LAND IN NEW LENOX TOWNSHIP WILL COUNTY

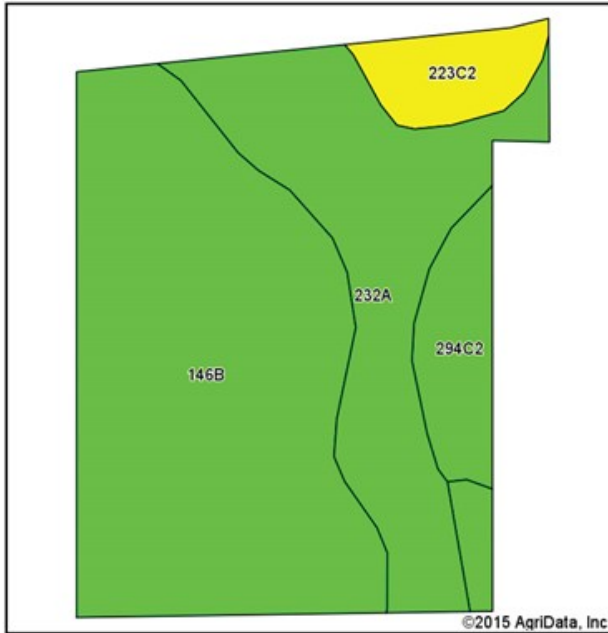
Aerial Map



Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

SOIL MAP FOR GOUGAR ROAD COMMERCIAL 10.97 ACRES

Soil Map



State: Illinois
 County: Will
 Location: 17-35N-11E
 Township: New Lenox
 Acres: 11.3
 Date: 8/5/2015



Soils data provided by USDA and NRCS.

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Area Symbol: IL197, Soil Area Version: 9

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**146B	Elkott silt loam, 2 to 4 percent slopes	6.51	57.6%		**166	**54	**124
232A	Ashkum silty clay loam, 0 to 2 percent slopes	3.27	28.9%		170	56	127
**294C2	Symerton silt loam, 5 to 10 percent slopes, eroded	0.84	7.4%		**166	**52	**122
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	0.68	6.0%		**150	**48	**110
Weighted Average					166.2	54.1	123.9

Area Symbol: IL197, Soil Area Version: 9

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811 (Updated 1/10/2012)

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:

<https://www.ideals.illinois.edu/handle/2142/10271>

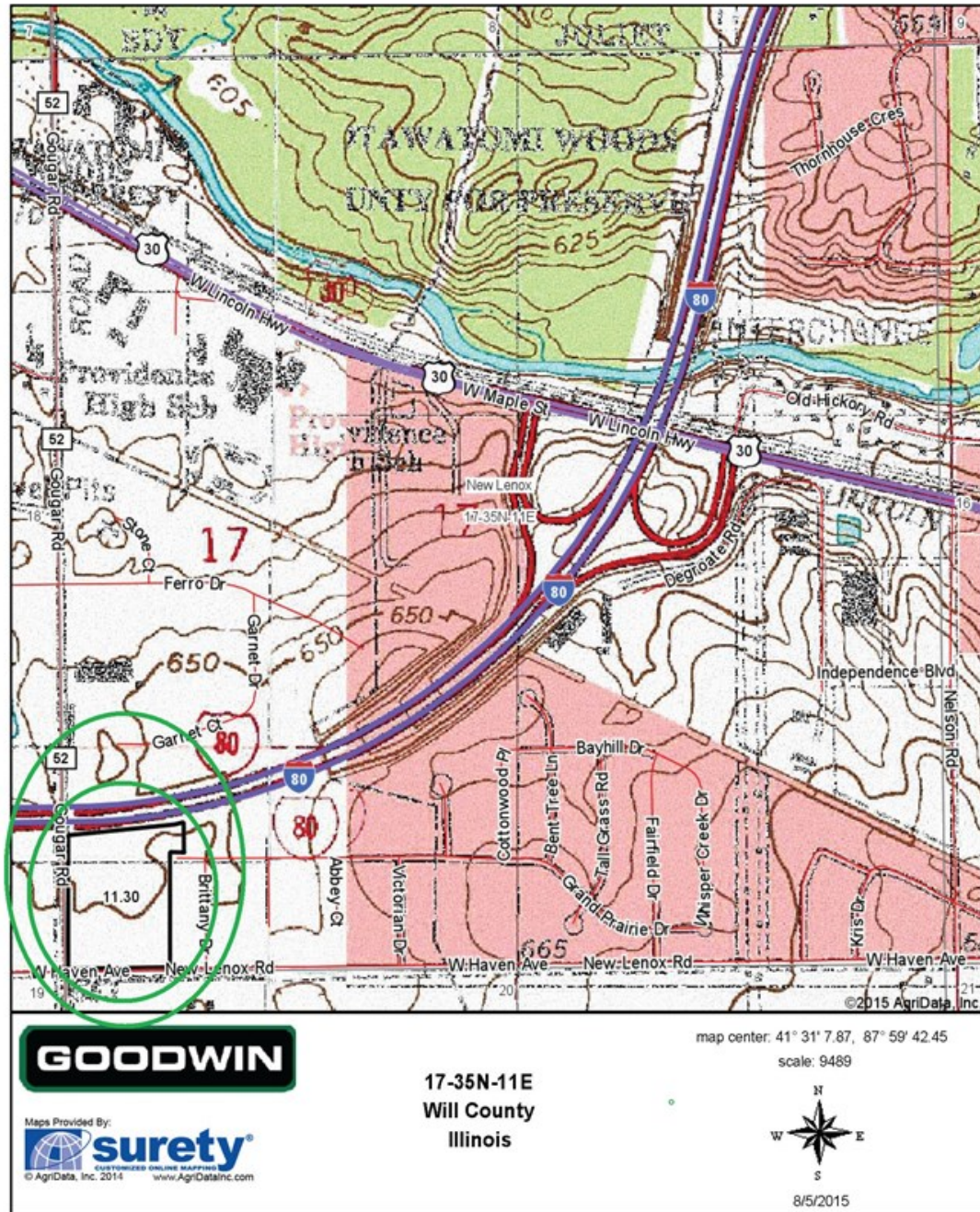
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

*c: Using Capabilities Class Dominant Condition Aggregation Method

TOPOGRAPHICAL MAP NEW LENOX, 10.97 ACRES

Topography Map



Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

DEMOGRAPHICS REPORT FOR GOUGAR ROAD, NEW LENOX, ILLINOIS



Executive Summary

1922 W Haven Ave, New Lenox, Illinois, 60451
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 41.51163
 Longitude: -88.00404

	1 mile	3 miles	5 miles
Population			
2000 Population	1,557	31,247	87,462
2010 Population	1,976	37,922	101,624
2015 Population	2,015	38,602	103,545
2020 Population	2,043	39,242	106,059
2000-2010 Annual Rate	2.41%	1.95%	1.51%
2010-2015 Annual Rate	0.37%	0.34%	0.36%
2015-2020 Annual Rate	0.28%	0.33%	0.48%
2015 Male Population	48.8%	50.0%	50.1%
2015 Female Population	51.2%	50.0%	49.9%
2015 Median Age	44.7	35.9	33.5

In the identified area, the current year population is 103,545. In 2010, the Census count in the area was 101,624. The rate of change since 2010 was 0.36% annually. The five-year projection for the population in the area is 106,059 representing a change of 0.48% annually from 2015 to 2020. Currently, the population is 50.1% male and 49.9% female.

Median Age

The median age in this area is 44.7, compared to U.S. median age of 37.9.

Race and Ethnicity

	1 mile	3 miles	5 miles
2015 White Alone	94.6%	83.2%	69.0%
2015 Black Alone	1.4%	7.5%	16.9%
2015 American Indian/Alaska Native Alone	0.5%	0.3%	0.3%
2015 Asian Alone	0.6%	0.6%	0.8%
2015 Pacific Islander Alone	0.0%	0.0%	0.0%
2015 Other Race	1.8%	6.2%	10.5%
2015 Two or More Races	1.0%	2.1%	2.5%
2015 Hispanic Origin (Any Race)	8.3%	17.9%	26.4%

Persons of Hispanic origin represent 26.4% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 69.1 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

	1 mile	3 miles	5 miles
2000 Households	565	10,654	27,729
2010 Households	703	12,773	32,742
2015 Total Households	716	12,931	33,290
2020 Total Households	726	13,132	34,063
2000-2010 Annual Rate	2.21%	1.83%	1.68%
2010-2015 Annual Rate	0.35%	0.23%	0.32%
2015-2020 Annual Rate	0.28%	0.31%	0.46%
2015 Average Household Size	2.78	2.95	3.05

The household count in this area has changed from 32,742 in 2010 to 33,290 in the current year, a change of 0.32% annually. The five-year projection of households is 34,063, a change of 0.46% annually from the current year total. Average household size is currently 3.05, compared to 3.05 in the year 2010. The number of families in the current year is 25,244 in the specified area.

Data Note: Income is expressed in current dollars
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

July 27, 2015

TOPOGRAPHICAL MAP NEW LENOX, 10.97 ACRES PAGE 2



Executive Summary

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 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 41.51163
 Longitude: -88.00404

	1 mile	3 miles	5 miles
Median Household Income			
2015 Median Household Income	\$79,905	\$71,662	\$60,264
2020 Median Household Income	\$90,237	\$81,677	\$70,616
2015-2020 Annual Rate	2.46%	2.65%	3.22%
Average Household Income			
2015 Average Household Income	\$94,875	\$88,780	\$79,480
2020 Average Household Income	\$109,167	\$100,208	\$90,147
2015-2020 Annual Rate	2.85%	2.45%	2.55%
Per Capita Income			
2015 Per Capita Income	\$34,813	\$29,717	\$25,685
2020 Per Capita Income	\$40,046	\$33,493	\$29,068
2015-2020 Annual Rate	2.84%	2.42%	2.51%

Households by Income

Current median household income is \$60,264 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$70,616 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$79,480 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$90,147 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$25,685 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$29,068 in five years, compared to \$32,501 for all U.S. households

Housing			
2000 Total Housing Units	579	11,027	29,466
2000 Owner Occupied Housing Units	533	8,732	19,553
2000 Renter Occupied Housing Units	32	1,922	8,176
2000 Vacant Housing Units	14	373	1,737
2010 Total Housing Units	724	13,350	34,988
2010 Owner Occupied Housing Units	656	10,590	23,710
2010 Renter Occupied Housing Units	47	2,183	9,032
2010 Vacant Housing Units	21	577	2,246
2015 Total Housing Units	735	13,562	35,802
2015 Owner Occupied Housing Units	659	10,472	23,388
2015 Renter Occupied Housing Units	58	2,458	9,903
2015 Vacant Housing Units	19	631	2,512
2020 Total Housing Units	747	13,958	36,969
2020 Owner Occupied Housing Units	666	10,633	24,028
2020 Renter Occupied Housing Units	60	2,499	10,036
2020 Vacant Housing Units	21	826	2,906

Currently, 65.3% of the 35,802 housing units in the area are owner occupied; 27.7%, renter occupied; and 7.0% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 34,988 housing units in the area - 67.8% owner occupied, 25.8% renter occupied, and 6.4% vacant. The annual rate of change in housing units since 2010 is 1.03%. Median home value in the area is \$222,963, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 2.51% annually to \$252,432.

Data Note: Income is expressed in current dollars
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

July 27, 2015

PROFESSIONAL BIOGRAPHY

Goodwin & Associates Real Estate, L.L.C. 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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