

199 ACRE MOKENA DEVELOPMENT PROPERTY

W. Reagan Road
Mokena IL 60448

For more information contact:

Mark Goodwin
1-815-741-2226
mgoodwin@bigfarms.com

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



GOODWIN

County:	Will
Township:	New Lenox Township
Gross Land Area:	199 Acres in Three parcels
Property Type:	Vacant Farm Land with Development potential
Possible Uses:	Agricultural Production/Future Development
Total Investment:	\$5,500,000
Unit Price:	\$27,638.00 per acre
Productivity Index (PI):	122.2
Buildings:	There are no buildings on these parcels
Utilities:	Natural Gas, Electric, Water and Sewer are available



The 199 acres is made up of three parcels with approximate acreage of:

- 23 acres north of I-80 at the corner of Rt. 6 and Marley Road
- 47 acres on the south side of W. Regan Road
- 130 acres on the north side of Regan Road with frontage on I-80.

These parcels are relatively flat with some sections of rolling landscape. Several areas of trees interspersed with open areas and flood plain. This property has great development potential with great visibility to the north and south of I-80 in the Village of Mokena. Easy access to Metra station in downtown Mokena. Interstate I-80, I-57, I-55 and I-355 are all close to this site. Mokena schools are highly rated. Local shopping with Meijer, Berkots, and Walgreens. Orland Mall is only 20 minutes away with excellent dining and shopping opportunities. Two golf courses within three miles. A past owner had a vision of an area with duplexes leading into single family homes, use your imagination to best utilize this prime land with wooded and open areas. Parcels can be purchased separately.

23 Acres \$525,000
47 Acres \$1,400,000
130 Acres \$3,575,000

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 199 Acre Mokena Development Property
Tax ID Number/APN: 15-08-01-304-048-0010
15-08-01-304-048-0020
15-08-01-304-048-0030
15-08-01-304-048-0040
15-08-02-403-008-0000
15-09-02-403-013-0000
15-08-11-200-046-0000
Possible Uses: Agriculture and Residential or Business development
Zoning: Zoned Agriculture

AREA & LOCATION

School District: Mokena School District 159
New Lenox School District 122
Lincoln Way Community High School District 210
Market Type: Suburban market. Tapestry Segmentation of this area is Savvy Suburbanites. LifeMode Group: Affluent Estates. See additional details in the brochure.
Location Description: This 199 acre offering is located on the North and South sides of I-80, between South of Maple (Rt 6) and North of St. Francis Rd.
Site Description: There are three parcels. 23 acres north of I-80, 47 acres south of Regan road and 130 acres north of Regan road. These parcels are relatively flat with some sections of rolling landscape. Several areas of trees interspersed with open areas. This property has great development potential with great visibility to the north and south of I-80 in the Village of Mokena. All three parcels have flood plain acres.
Side of Street: The southern end of the parcel is located north and south of Reagan Road and the north 23 acres is at the corner of Rt. 6 and Marley road.
Highway Access: I-355 interchange is approximately 2 miles to the west of the property.
Road Type: The roads surrounding these parcels are asphalt.
Property Visibility: This 199 acre parcel has approximately 90,000 cars passing daily along I-80
Largest Nearby Street: Maple to the north of the 199 acres and St. Francis Road to the south.
Transportation: There are several Metra stations near these parcels.

LAND RELATED

Lot Frontage (Feet): 2534 feet of frontage along the south side of I-88 and 2500 feet along Reagan Road.
Tillable Acres: Approximately 102.69 of these parcels have been farmed in the past. They are not being farmed currently.
Lot Depth: The lot varies in depth due to the irregularity of the parcels. Please see the link to the map on the main page of the brochure for further detail
Buildings: No Buildings
Flood Plain or Wetlands: There are approximately 95 acres of wetlands and flood zones on these parcels
Topography: These parcels are relatively flat with some sloping land in the south end of the parcels. More detail can be seen in the Contour, Topography and Hillshade maps in the brochure.
FSA Data: Not currently being farmed.
Soil Type: 530C2 Ozaukee Silt Loam
53A Pella Silty Clay Loam
451A Lawson Silt Loam
Available Utilities: All utilities are available at the sites

FINANCIALS

Finance Data Year: 2021 taxes paid in 2022.

Real Estate Taxes:

15-08-01-304-048-0010 \$457.96
15-08-01-304-048-0020 \$559.92
15-08-01-304-048-0030 \$648.78
15-08-01-304-048-0040 \$254.66
15-08-02-403-008-0000 \$471.46
15-09-02-403-013-0000 \$2693.02
15-08-11-200-046-0000 \$75.60
the total taxes paid in 2021 for the 2020 taxes \$5161.40

Investment Amount:

This development site is being offered at \$5,500,000.00
There are three parcels being offered and can be purchased separately:
23 Acres at the Corner of Rt. 6 and Marley road \$525,000
47 Acres on the south side of Regan road \$1,400,000
130 Acres on the north side of Regan road and south side of Rt. 80 \$3,575,000

LOCATION

Address:

W. Reagan Road
Mokena, IL 60448

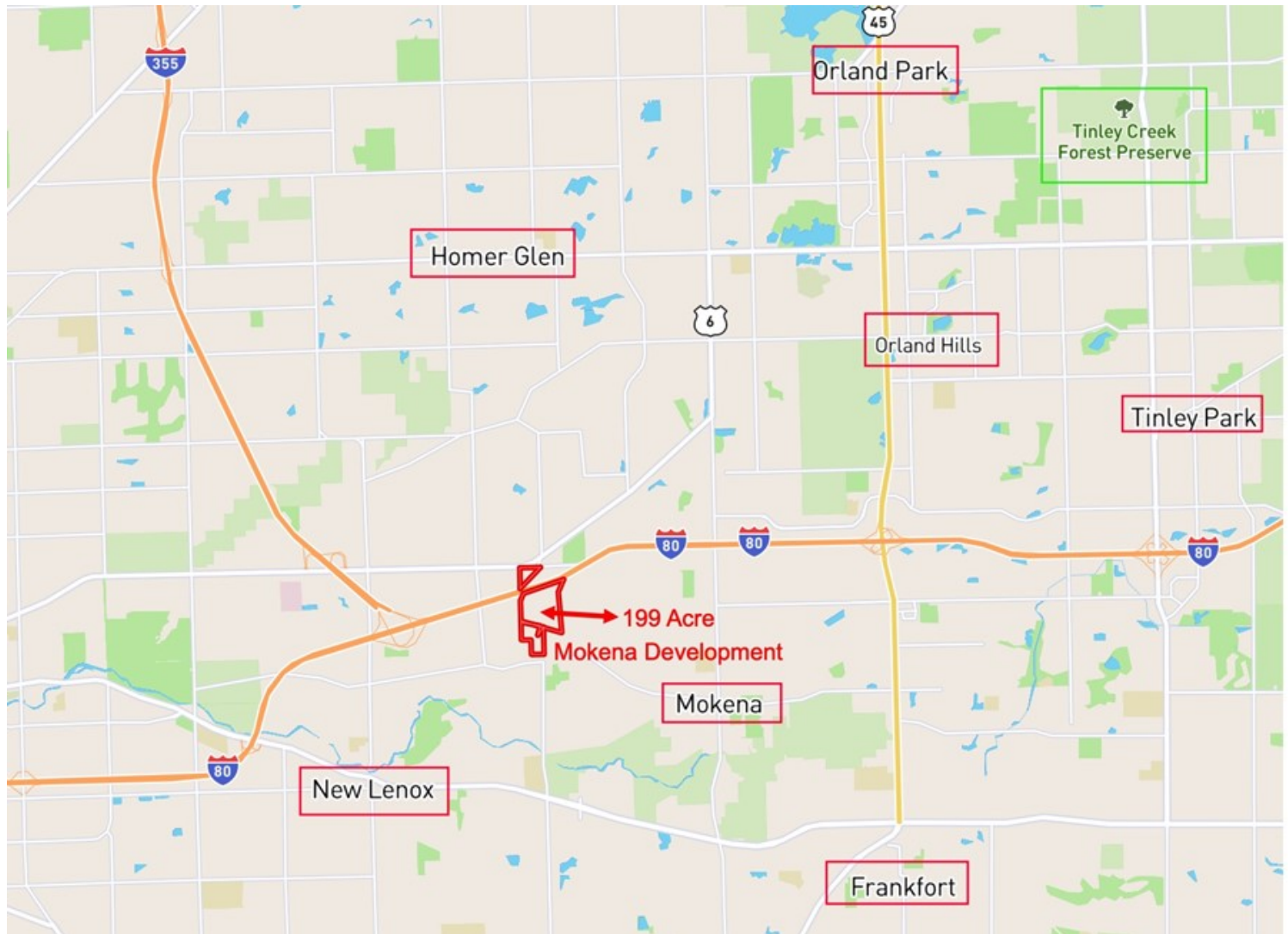
County:

Will County



Mark Goodwin
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ROADWAY MAP 199 ACRE MOKENA DEVELOPMENT PROPERTY, NEW LENOX TOWNSHIP, WILL COUNTY



NEW LENOX

SEE PAGE 48

Refer to page 69 for keyed parcels

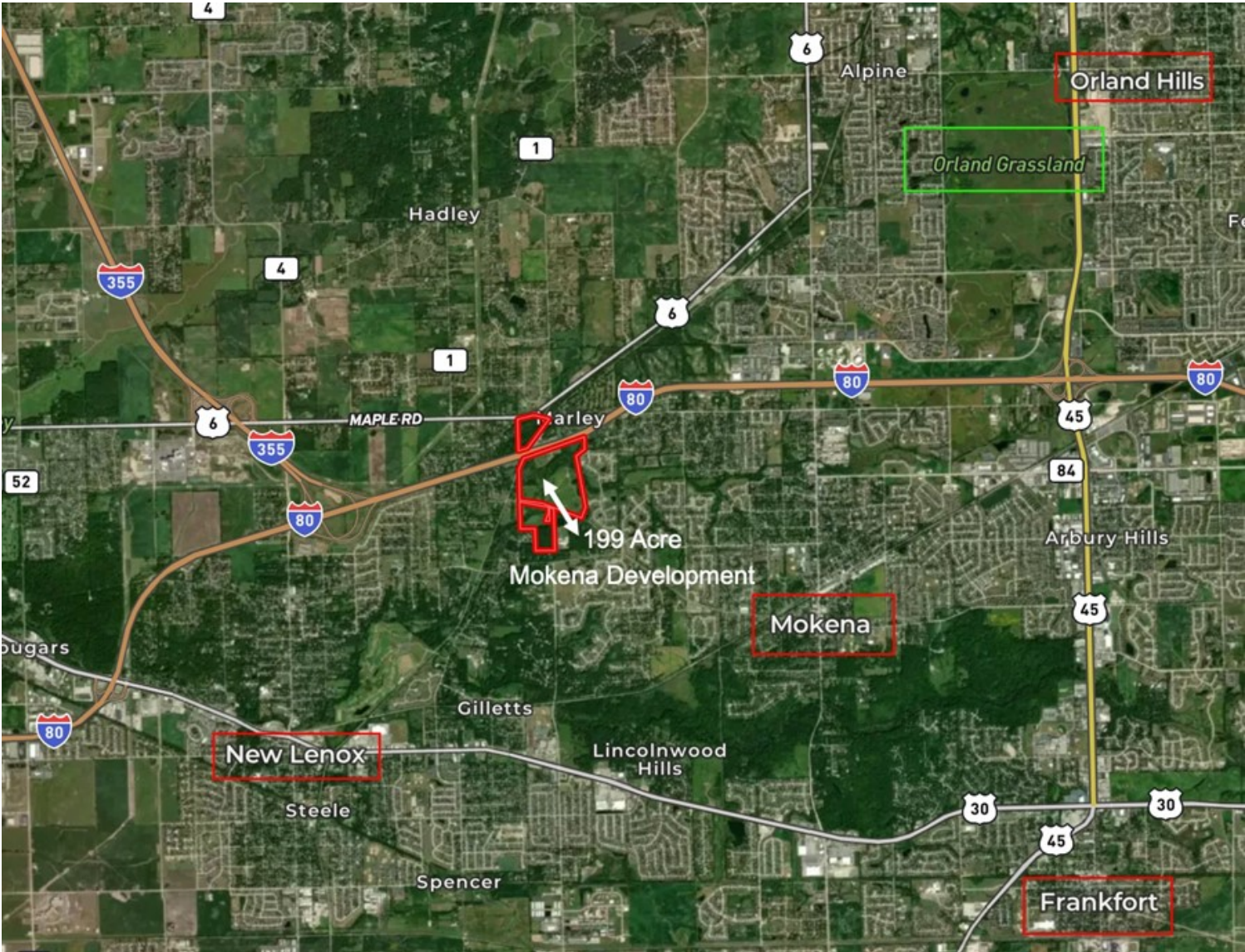
T.35N.-R.11E.

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199 ACRE AERIAL MAP OF MOKENA DEVELOPMENT PARCEL



AREA MAP 199 ACRE MOKENA DEVELOPMENT PROPERTY, NEW LENOX TOWNSHIP, WILL COUNTY



SAVVY SUBURBANITES DEMOGRAPHICS



LifeMode Group: Affluent Estates

Savvy Suburbanites

1D

Households: 3,664,200

Average Household Size: 2.85

Median Age: 45.1

Median Household Income: \$108,700

WHO ARE WE?

Savvy Suburbanites residents are well educated, well read, and well capitalized. Families include empty nesters and empty nester wannabes, who still have adult children at home. Located in older neighborhoods outside the urban core, their suburban lifestyle includes home remodeling and gardening plus the active pursuit of sports and exercise. They enjoy good food and wine, plus the amenities of the city's cultural events.

OUR NEIGHBORHOOD

- Established neighborhoods (most built between 1970 and 1990) found in the suburban periphery of large metropolitan markets.
- Married couples with no children or older children; average household size is 2.85.
- 91% owner occupied; 66% mortgaged (Index 160).
- Primarily single-family homes, with a median value of \$362,900 (Index 161).
- Low vacancy rate at 3.8%.

SOCIOECONOMIC TRAITS

- Education: 50.6% college graduates; 77.6% with some college education.
- Higher labor force participation rate at 67.9% (Index 109) with proportionately more 2-worker households at 62.2% (Index 120).
- Well-connected consumers that appreciate technology and make liberal use of it for everything from shopping and banking to staying current and communicating.
- Informed shoppers that do their research prior to purchasing and focus on quality.



Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by MRI-Simmons.

EXECUTIVE SUMMARY OF DEMOGRAPHICS FOR MOKENA ILLINOIS



Executive Summary

60448
60448, Mokena, Illinois
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 41.54194
Longitude: -87.92689

	1 mile	3 miles	5 miles
Population			
2010 Population	2,865	39,050	100,375
2020 Population	3,582	40,349	105,545
2022 Population	3,595	40,010	105,248
2027 Population	3,644	39,595	105,132
2010-2020 Annual Rate	2.26%	0.33%	0.50%
2020-2022 Annual Rate	0.16%	-0.37%	-0.13%
2022-2027 Annual Rate	0.27%	-0.21%	-0.02%
2022 Male Population	50.4%	48.9%	49.2%
2022 Female Population	49.6%	51.1%	50.8%
2022 Median Age	44.4	42.5	41.2

In the identified area, the current year population is 105,248. In 2020, the Census count in the area was 105,545. The rate of change since 2020 was -0.13% annually. The five-year projection for the population in the area is 105,132 representing a change of -0.02% annually from 2022 to 2027. Currently, the population is 49.2% male and 50.8% female.

Median Age

The median age in this area is 41.2, compared to U.S. median age of 38.9.

Race and Ethnicity

	1 mile	3 miles	5 miles
2022 White Alone	89.4%	88.1%	87.1%
2022 Black Alone	0.8%	1.7%	2.2%
2022 American Indian/Alaska Native Alone	0.5%	0.2%	0.2%
2022 Asian Alone	1.3%	2.3%	2.6%
2022 Pacific Islander Alone	0.0%	0.0%	0.0%
2022 Other Race	1.4%	1.3%	1.5%
2022 Two or More Races	6.6%	6.4%	6.4%
2022 Hispanic Origin (Any Race)	6.8%	7.0%	7.0%

Persons of Hispanic origin represent 7.0% of the population in the identified area compared to 19.0% 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 33.6 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

	1 mile	3 miles	5 miles
2022 Wealth Index	222	192	194
2010 Households	928	13,704	34,240
2020 Households	1,185	14,711	37,409
2022 Households	1,196	14,687	37,522
2027 Households	1,220	14,656	37,775
2010-2020 Annual Rate	2.47%	0.71%	0.89%
2020-2022 Annual Rate	0.41%	-0.07%	0.13%
2022-2027 Annual Rate	0.40%	-0.04%	0.13%
2022 Average Household Size	2.99	2.70	2.78

The household count in this area has changed from 37,409 in 2020 to 37,522 in the current year, a change of 0.13% annually. The five-year projection of households is 37,775, a change of 0.13% annually from the current year total. Average household size is currently 2.78, compared to 2.80 in the year 2020. The number of families in the current year is 29,780 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.
Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

August 24, 2022

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MOKENA EXECUTIVE SUMMARY PAGE 2



Executive Summary

60448
60448, Mokena, Illinois
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 41.54194
Longitude: -87.92689

	1 mile	3 miles	5 miles
Mortgage Income			
2022 Percent of Income for Mortgage	16.9%	15.7%	15.4%
Median Household Income			
2022 Median Household Income	\$119,214	\$116,048	\$118,441
2027 Median Household Income	\$135,660	\$129,883	\$133,145
2022-2027 Annual Rate	2.62%	2.28%	2.37%
Average Household Income			
2022 Average Household Income	\$157,325	\$148,194	\$152,376
2027 Average Household Income	\$175,374	\$168,794	\$174,120
2022-2027 Annual Rate	2.20%	2.64%	2.70%
Per Capita Income			
2022 Per Capita Income	\$52,647	\$53,680	\$54,289
2027 Per Capita Income	\$59,055	\$61,614	\$62,536
2022-2027 Annual Rate	2.32%	2.80%	2.87%

Households by Income
Current median household income is \$118,441 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$133,145 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$152,376 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$174,120 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$54,289 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$62,536 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	113	123	125
2010 Total Housing Units	975	14,194	35,385
2010 Owner Occupied Housing Units	896	12,449	31,762
2010 Renter Occupied Housing Units	32	1,256	2,479
2010 Vacant Housing Units	47	490	1,145
2020 Total Housing Units	1,236	15,189	38,484
2020 Vacant Housing Units	51	478	1,075
2022 Total Housing Units	1,254	15,236	38,778
2022 Owner Occupied Housing Units	1,150	13,479	34,898
2022 Renter Occupied Housing Units	46	1,209	2,624
2022 Vacant Housing Units	58	549	1,256
2027 Total Housing Units	1,269	15,306	39,191
2027 Owner Occupied Housing Units	1,177	13,535	35,290
2027 Renter Occupied Housing Units	43	1,121	2,485
2027 Vacant Housing Units	49	650	1,416

Currently, 90.0% of the 38,778 housing units in the area are owner occupied; 6.8%, renter occupied; and 3.2% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 38,484 housing units in the area and 2.8% vacant housing units. The annual rate of change in housing units since 2020 is 0.34%. Median home value in the area is \$345,435, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 0.50% annually to \$354,136.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.
Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

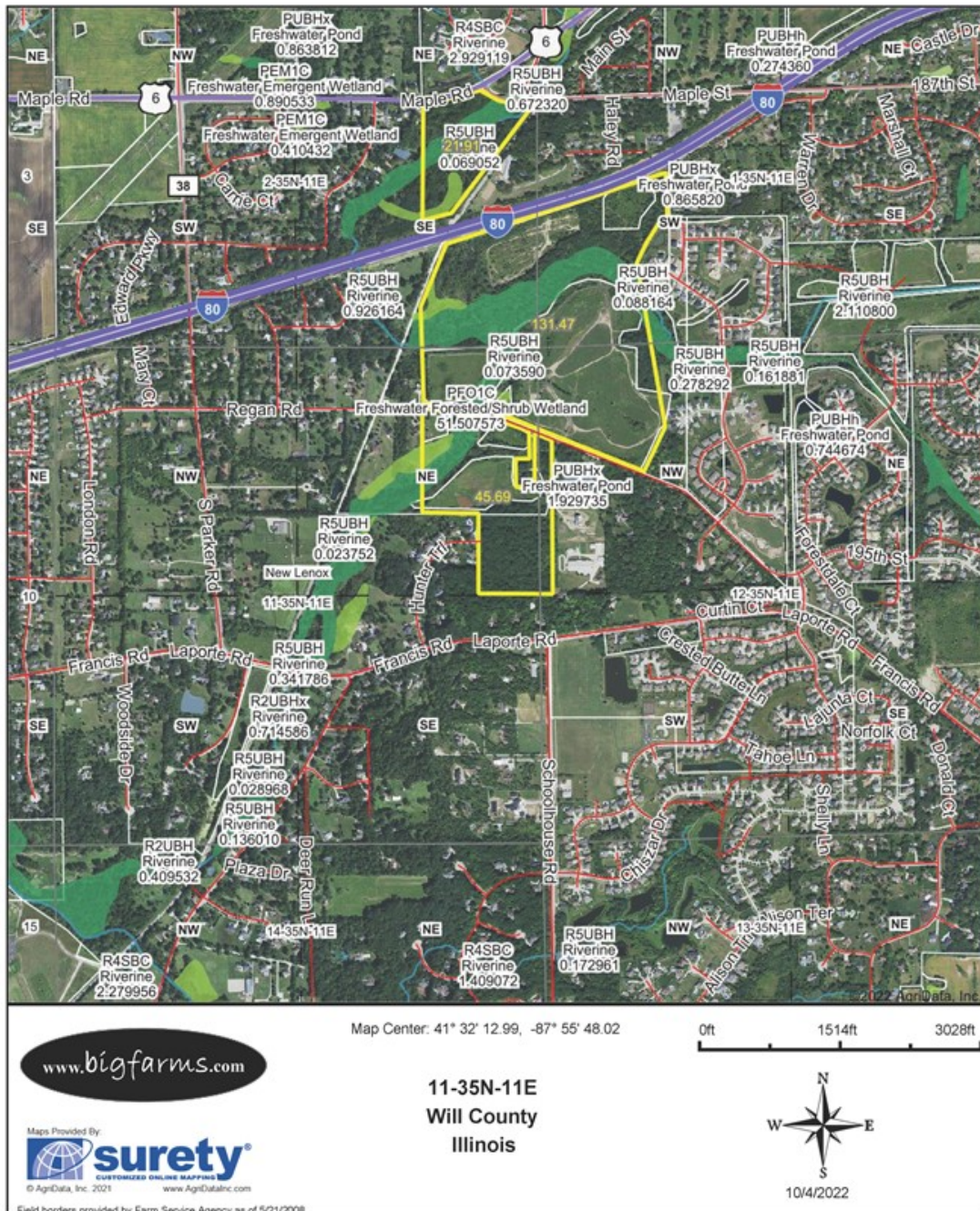
August 24, 2022

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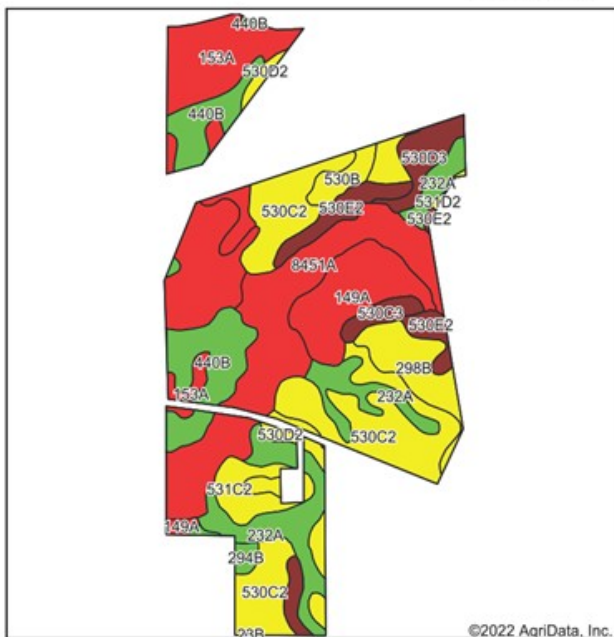
199 ACRE MOKENA DEVELOPMENT PROPERTY FSA AERIAL MAP

Aerial Map



199 AC MOKENA DEVELOPMENT PROPERTY ALL SOILS MAP

Soils Map



State: Illinois
County: Will
Location: 11-35N-11E
Township: New Lenox
Acres: 199.07
Date: 10/4/2022

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Maps Provided By
surety
CUSTOMER ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IL197, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	IL State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**530C2	Ozaukee silt loam, 4 to 6 percent slopes, eroded	38.97	19.6%		**143	**45	**104
8451A	Lawson silt loam, heavy till plain, 0 to 2 percent slopes, occasionally flooded	32.64	16.4%		190	61	140
153A	Pella silty clay loam, 0 to 2 percent slopes	29.56	14.8%		183	60	136
232A	Ashkum silty clay loam, 0 to 2 percent slopes	21.01	10.6%		170	56	127
**440B	Jasper loam, 2 to 5 percent slopes	18.19	9.1%		**173	**56	**129
149A	Brenton silt loam, 0 to 2 percent slopes	17.43	8.8%		195	60	141
**298B	Beecher silt loam, 2 to 4 percent slopes	9.75	4.9%		**150	**50	**113
**530E2	Ozaukee silt loam, 12 to 20 percent slopes, eroded	9.52	4.8%		**123	**39	**89
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	5.69	2.9%		**147	**48	**108
**530D3	Ozaukee silty clay loam, 6 to 12 percent slopes, severely eroded	5.31	2.7%		**129	**40	**94
**530B	Ozaukee silt loam, 2 to 4 percent slopes	3.32	1.7%		**149	**47	**108
**530D2	Ozaukee silt loam, 6 to 12 percent slopes, eroded	3.09	1.6%		**140	**44	**101
**530C3	Ozaukee silty clay loam, 4 to 6 percent slopes, severely eroded	2.87	1.4%		**132	**41	**96
**294B	Symerton silt loam, 2 to 5 percent slopes	1.46	0.7%		**177	**55	**130
**531D2	Markham silt loam, 6 to 12 percent slopes, eroded	0.26	0.1%		**144	**47	**106
Weighted Average					166.1	53.3	122.3

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

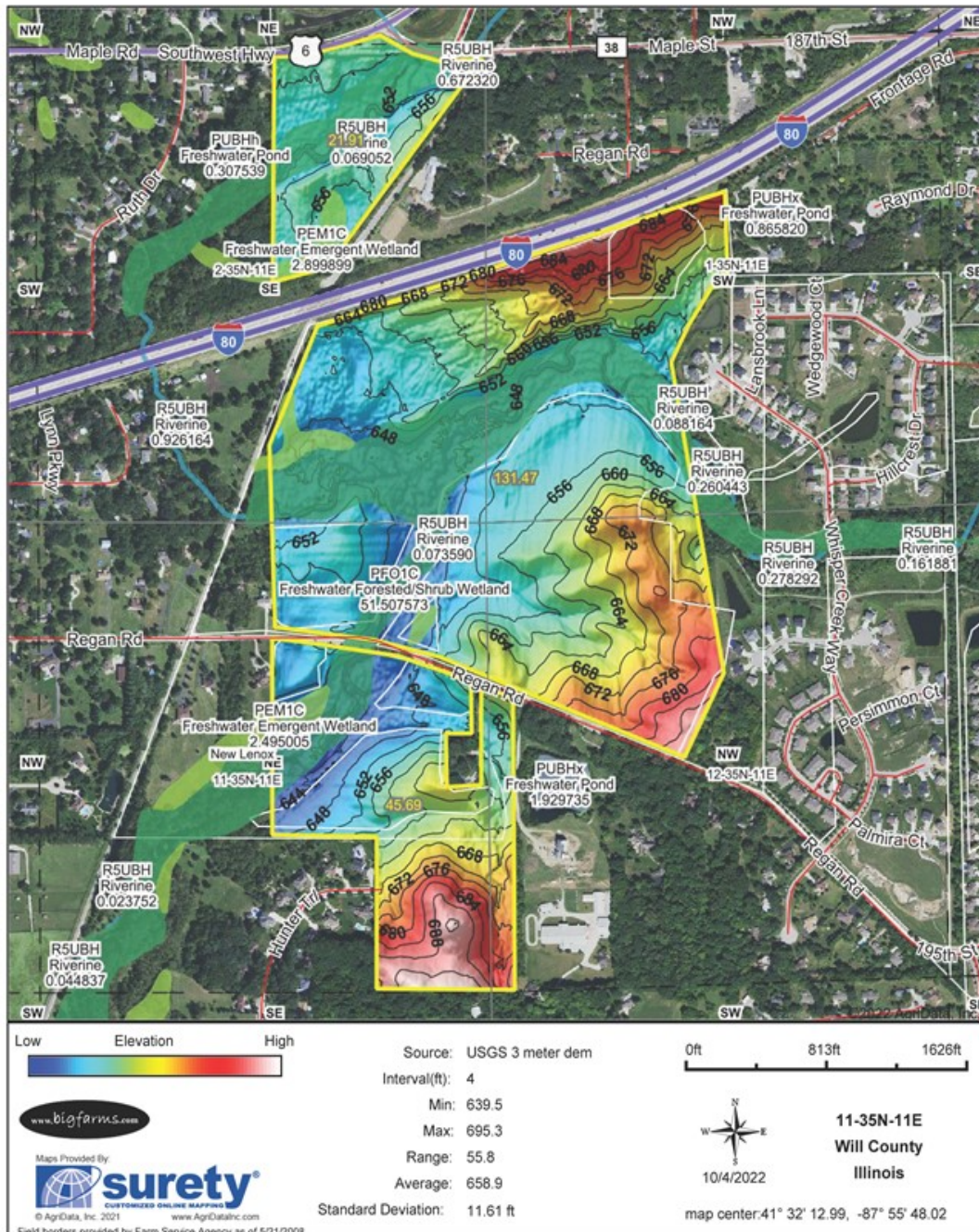
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

** 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.

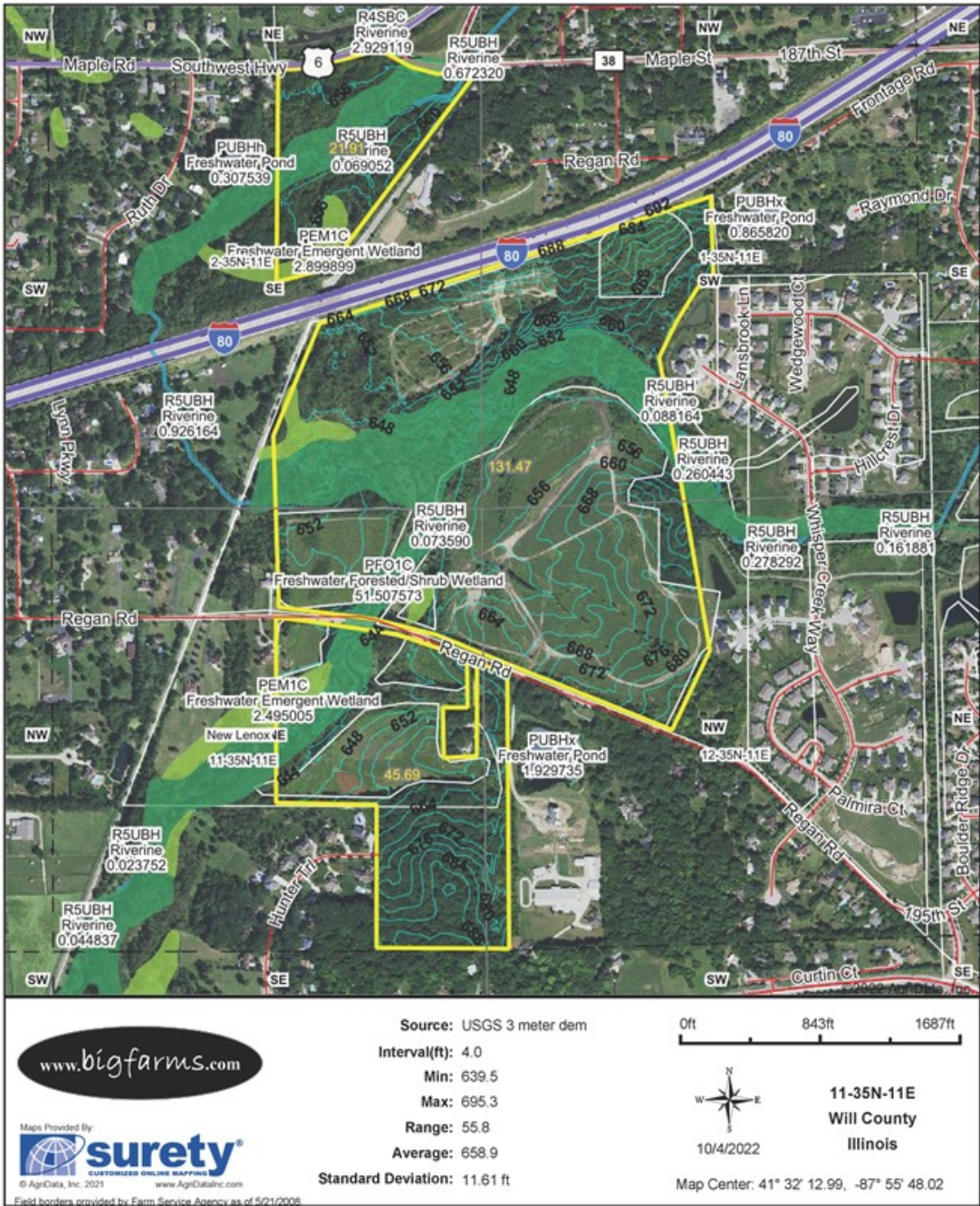
199 AC MOKENA DEVELOPMENT PROPERTY TOPO HILLSHADE MAP

Topography Hillshade



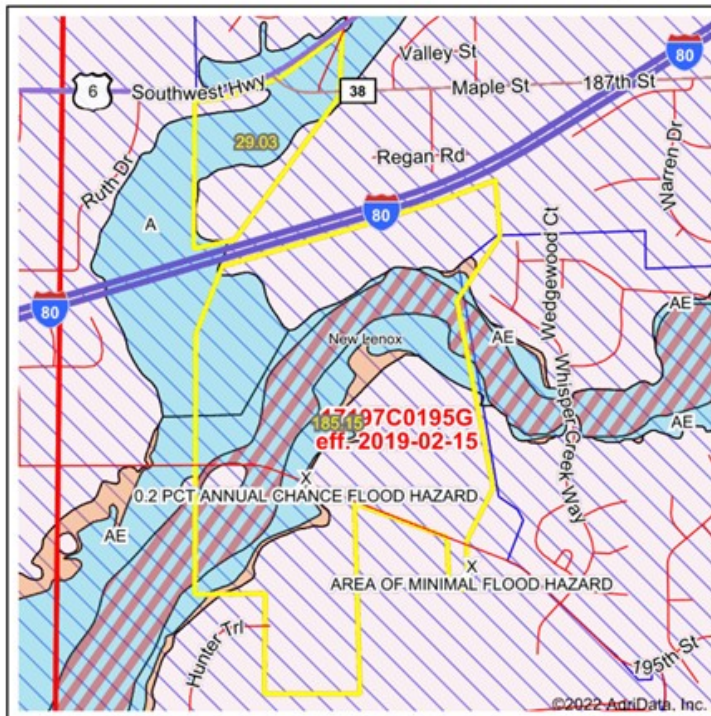
199 AC MOKENA DEVELOPMENT PROPERTY TOPO CONTOURS MAP

Topography Contours



FEMA REPORT 199 ACRE MOKENA DEVELOPMENT PROPERTY, NEW LENOX TOWNSHIP, WILL COUNTY

FEMA Report



Map Center: 41° 32' 32.05, -87° 55' 39.51
State: IL Acres: 214.18
County: Will Date: 4/22/2022
Location: 1-35N-11E
Township: New Lenox

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Map Provided By
surety
CUSTOMIZED ONLINE MAPPING
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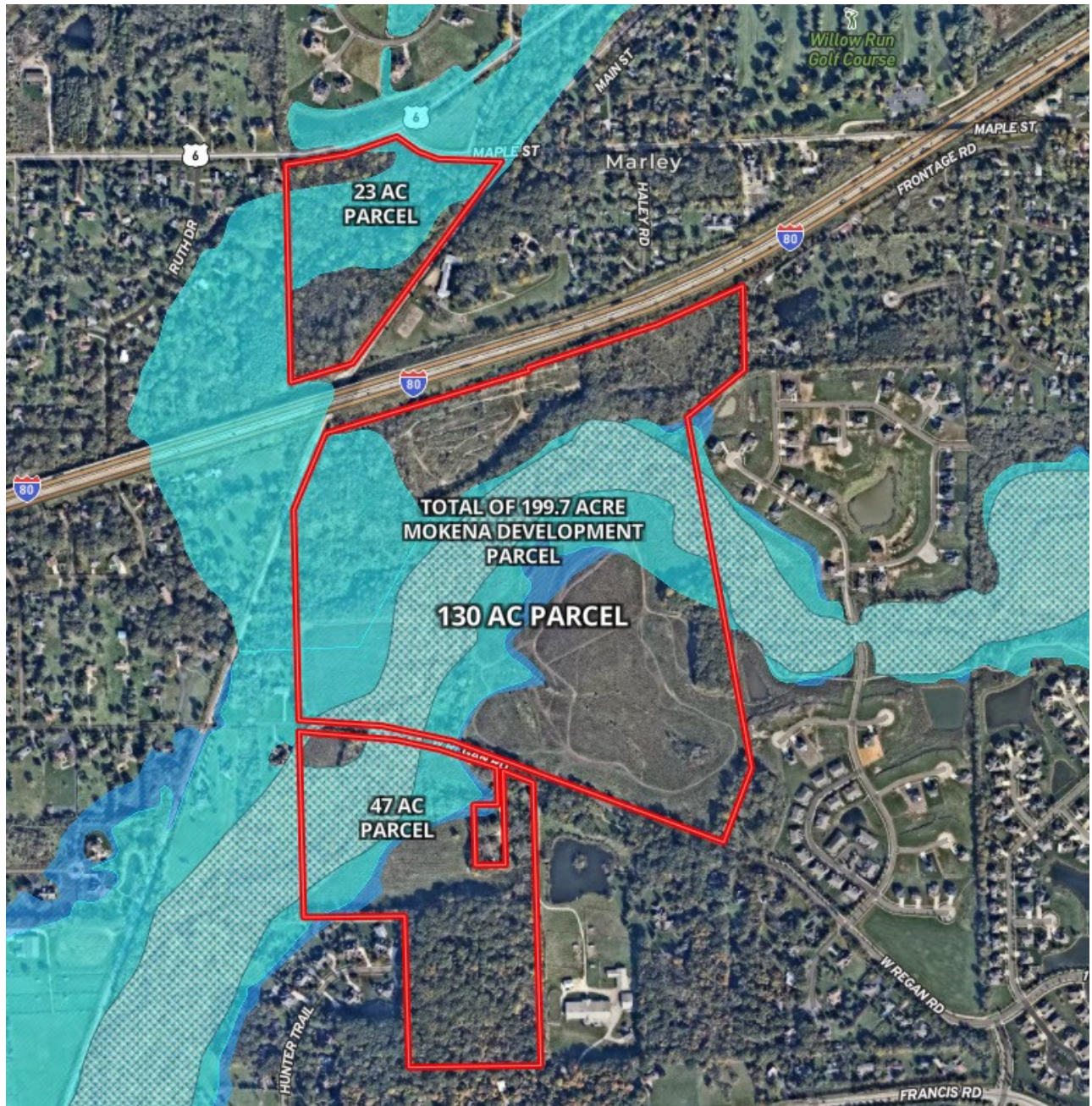
Name	Number	County	NFIP Participation	Acres	Percent
WILL COUNTY	170695	Will	Regular	213.01	99.5%
VILLAGE OF MOKENA	170705	Will	Regular	1.17	0.5%
Total				214.18	100%

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

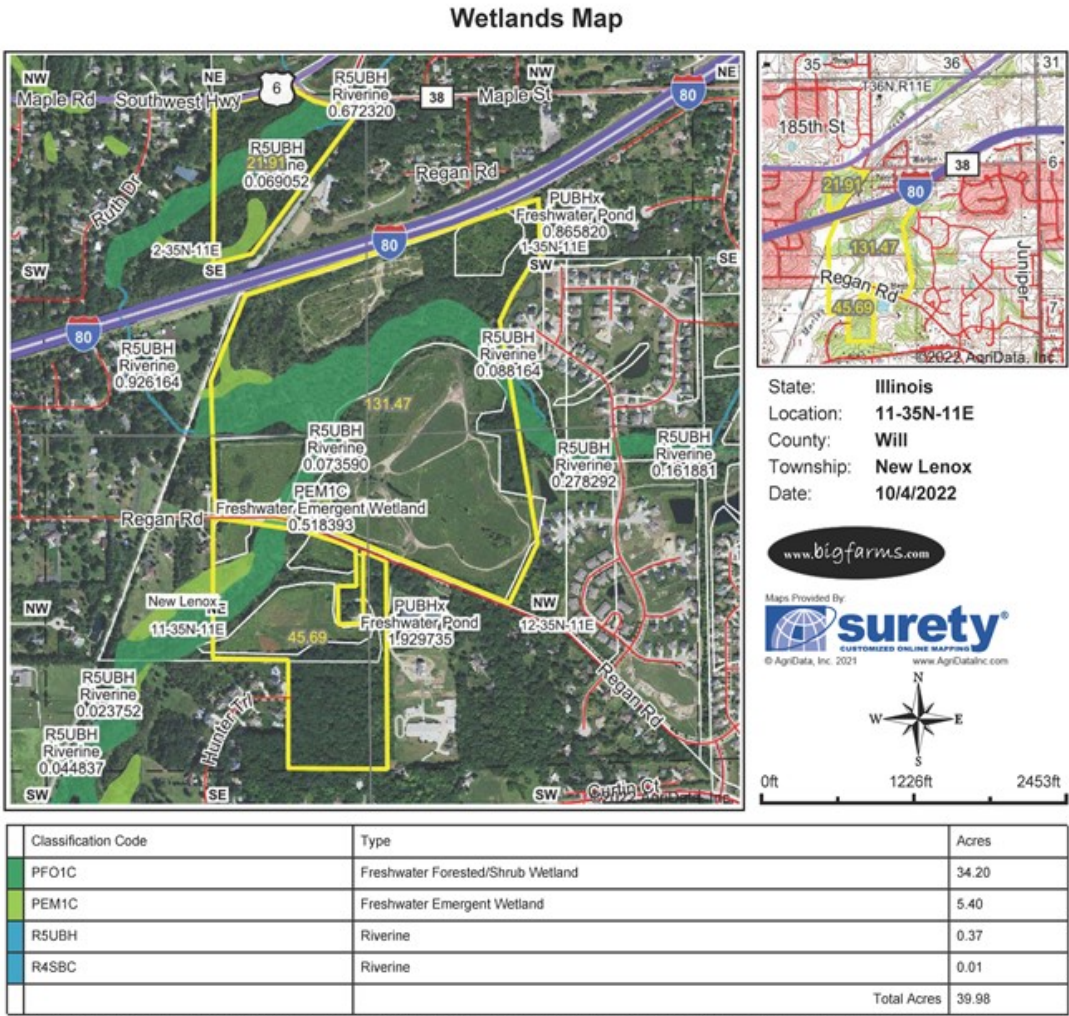
Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	70.12	32.5%
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	38.37	17.9%
A		100-year Floodplain	34.25	16.0%
AE	FLOODWAY	100-year Floodplain	33.18	15.5%
AE		100-year Floodplain	20.04	9.4%
AE		100-year Floodplain	7.48	3.5%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	5.29	2.5%
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	2.06	1.0%
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	1.83	0.9%
AE		100-year Floodplain	0.98	0.5%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	0.58	0.3%
Total			214.18	100%

Flood related information provided by FEMA

199 ACRE FLOOD PLAN MAP



199 AC MOKENA DEVELOPMENT PROPERTY WETLANDS MAP

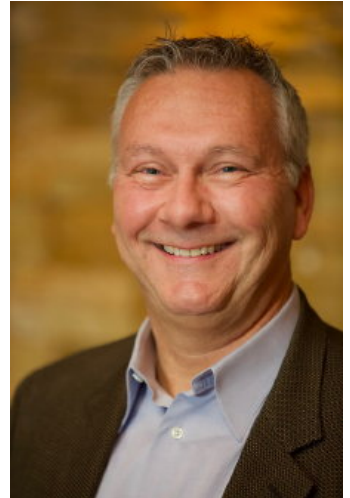


Field borders provided by Farm Service Agency as of 5/21/2008.

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

Goodwin & Associates Real Estate, LLC has previously entered into an agreement with a client to provide certain real estate Illinois brokerage services through a Broker Associate who acts as that client's designated agent. As a result, **Broker Associate will not be acting as your agent but as agent of the seller.**

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