23 ACRE MOKENA PROPERTY

W. Maple Road
Mokena IL 60448



For more information contact:

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

County:	Will
Township:	New Lenox
Gross Land Area:	23 Acres
Property Type:	Vacant Farm Land with Development Potential
Possible Uses:	Agricultural Production/Future Development
Total Investment:	$125,000.00
Unit Price:	$5,434.78 per Acre
Productivity Index (PI):	123.0
Buildings:	No Buildings



PRICE REDUCED FOR A QUICK SALE. The seller is ready to move this property. It is being sold as-is, with no survey provided, no financing contingency and no extended due diligence period.

This 23 acre parcel, is located at the corner of Rt. 6 and Marley Road. Wooded property with creek and flood plain. This property has potential for your personal estate or business with frontage on busy Rt. 6. 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. Use your imagination to best utilize this prime land.

LISTING DETAILS

GENERAL INFORMATION

Listing Name:	23 AC Mokena Wooded Land
Tax ID Number/APN:	15-08-02-403-008-0000 15-08-02-200-014-0000
Possible Uses:	Residential or Business Development
Zoning:	Zoned Agriculture
Sale Terms:	Cash.

AREA & LOCATION

School District:	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 23 acre offering is located on the North side of I-80, at the corner of Rt. 6 and Maple Street.
Site Description:	23 acres of woods, creek and flood plain.
Side of Street:	The 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:	Excellent visibility along Rt. 6 and Marley road.
Largest Nearby Street:	Maple Road to the north.
Transportation:	There are several Metra stations near these parcels.

LAND RELATED

Lot Frontage (Feet):	650 Feet on Rt. 6 616 Feet on Marley Road.
Tillable Acres:	None
Lot Depth:	Please see included topographical maps provided by Surety Maps.
Buildings:	No Buildings
Flood Plain or Wetlands:	Please see included wetland maps provided by Surety Maps.
Topography:	Please see included topographical maps provided by Surety Maps.
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:	2022 taxes paid in 2023.
Real Estate Taxes:	15-08-02-403-008-0000 $3,030.62 15-08-02-200-014-0000 $109.00
Investment Amount:	Price reduced to $125,000 for a quick sale. The property is being sold as-is. No survey will be provided. No financing contingency. No extended due diligence period.

LOCATION

Address:	W. Maple Road Mokena, IL 60448
County:	Will County

PROPERTY MAP



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PLAT MAP



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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.

TAPESTRY SEGMENTATION
esri.com/tapestry

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.

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EXECUTIVE SUMMARY OF DEMOGRAPHICS FOR MOKENA, ILLINOIS

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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			
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			
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, ILLINOIS EXECUTIVE SUMMARY

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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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FSA AERIAL MAP



SOIL MAP



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Will**
Location: **2-35N-11E**
Township: **New Lenox**
Acres: **23.1**
Date: **9/14/2023**

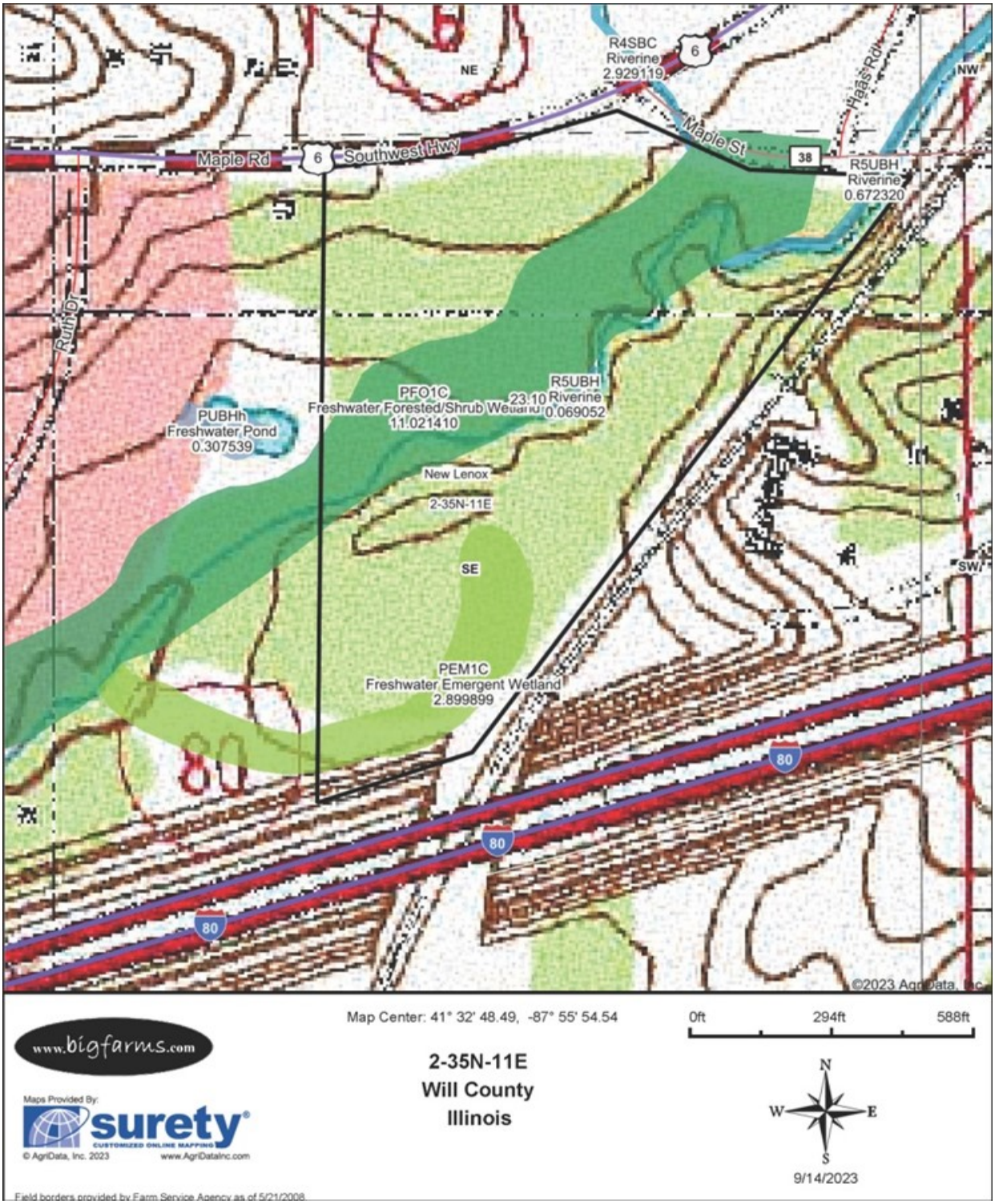
Maps Provided By: surety CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL197, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
153A	Pella silty clay loam, 0 to 2 percent slopes	15.19	65.8%		183	60	136
**440B	Jasper loam, 2 to 5 percent slopes	6.64	28.7%		**173	**56	**129
**530D2	Ozaukee silt loam, 6 to 12 percent slopes, eroded	1.27	5.5%		**140	**44	**101
				Weighted Average	**177.8**	**58**	**132.1**

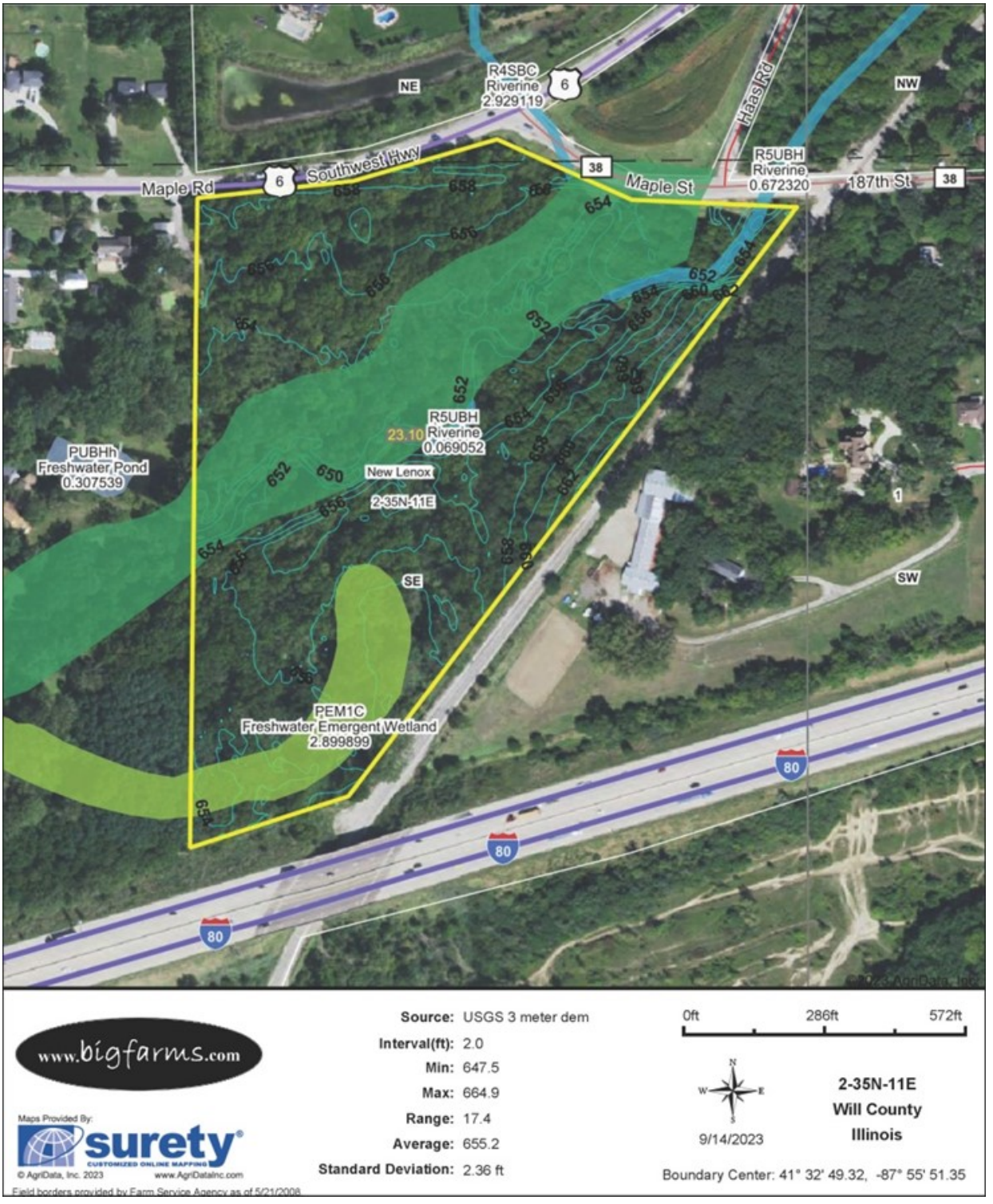
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES 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.

TOPO MAP

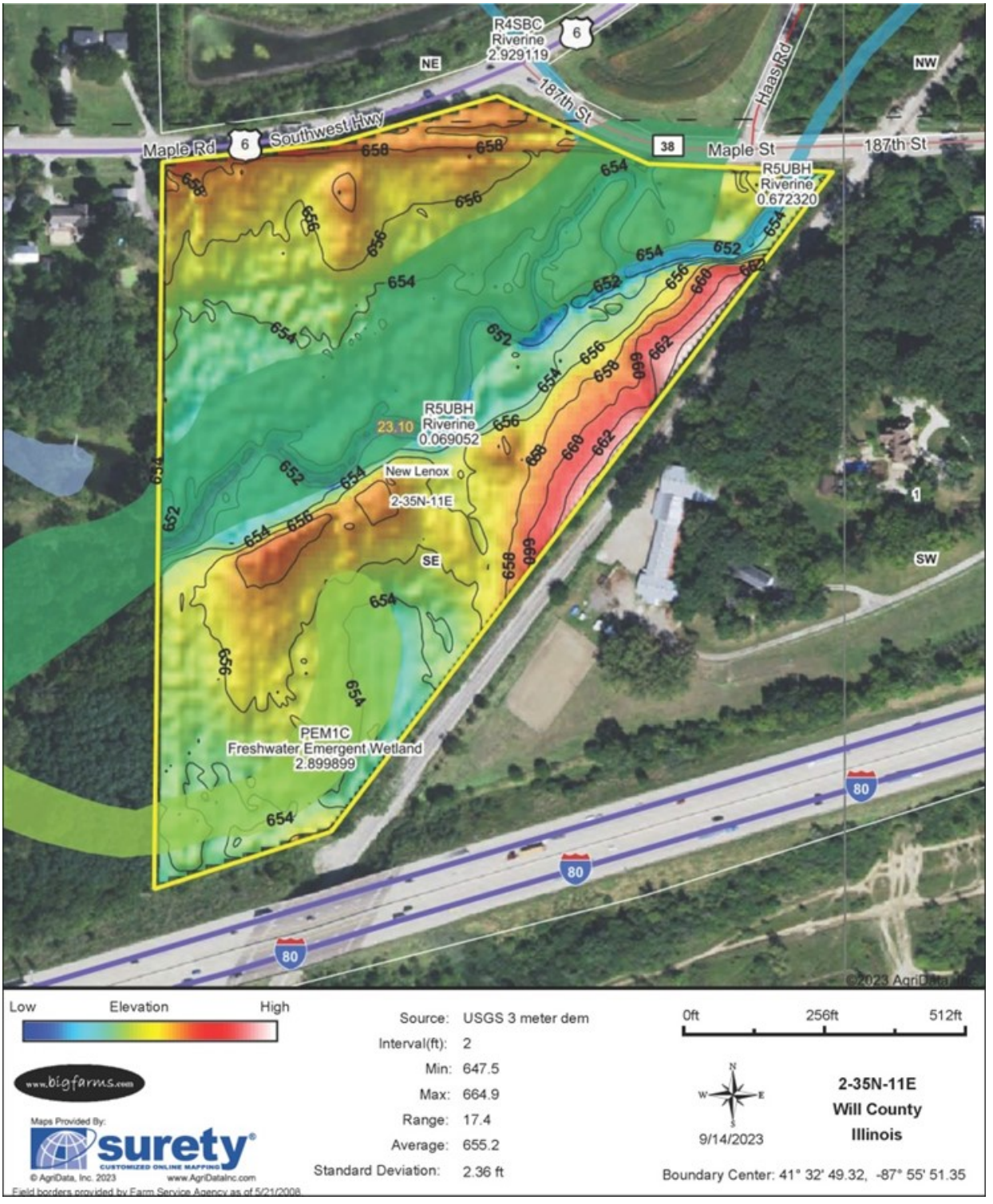


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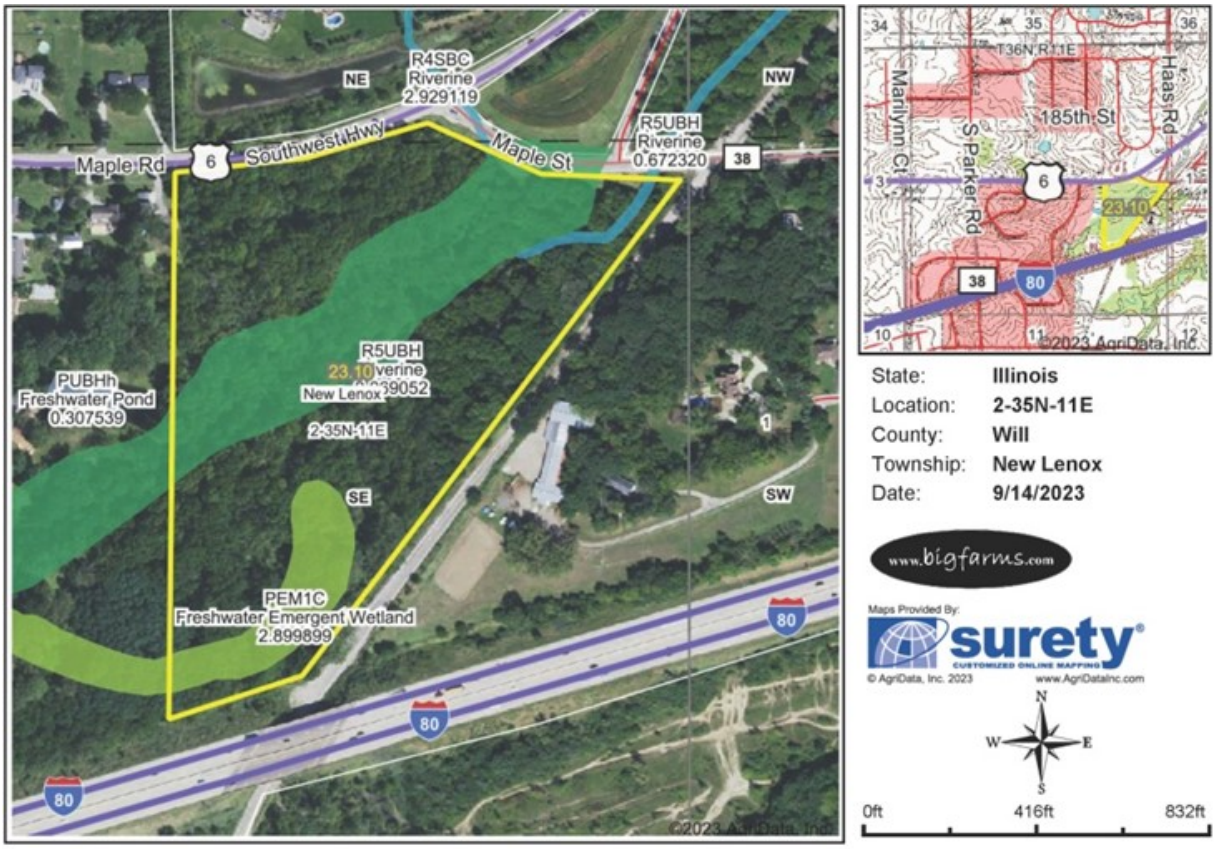
TOPO CONTOURS MAP



TOPO HILLSHADE MAP



WETLANDS MAP

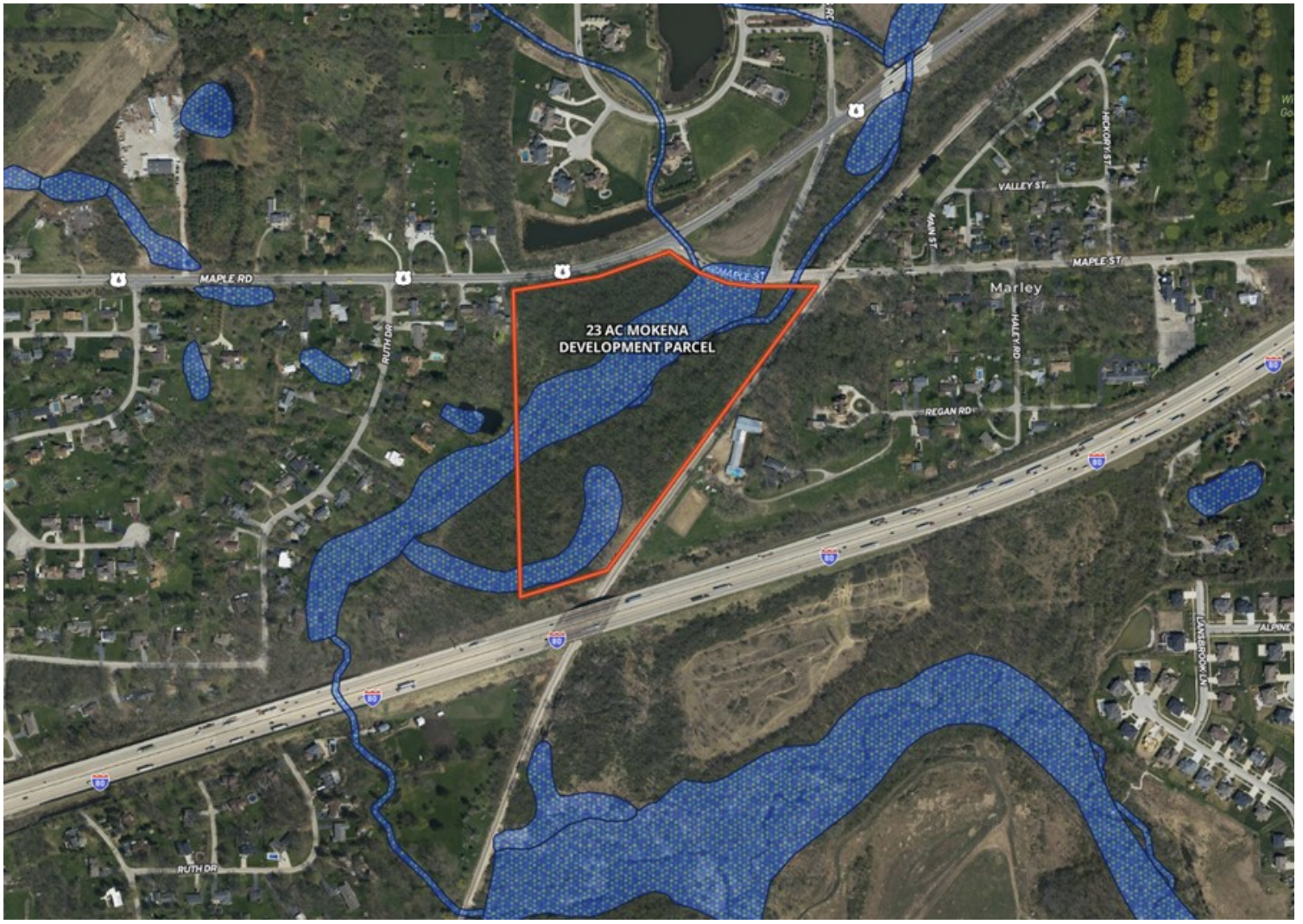


	Classification Code	Type	Acres
	PFO1C	Freshwater Forested/Shrub Wetland	5.86
	PEM1C	Freshwater Emergent Wetland	1.86
	R5UBH	Riverine	0.29
	R4SBC	Riverine	0.01
		Total Acres	8.02

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. http://www.fws.gov/wetlands/

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

AERIAL FLOOD PLAIN CAPTURE



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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**.

DISCLAIMER

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