

30 AC LOCKPORT MULTI-FAMILY SITE

2615 S. Farrell Rd
Lockport IL 60441

For more information contact:

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

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



County:	Will
Township:	Lockport
Gross Land Area:	30 Acres
Property Type:	Vacant farmland with Development Potential
Possible Uses:	Multi-Family or Apartments
Total Investment:	\$2,000,000
Unit Price:	\$7,575 per proposed apartment unit
Buildings:	No Buildings
Utilities:	Utilities are near the site
Zoning:	R-2 / PUD



The 30 acre parcel was proposed to Lockport as a 264 unit apartment complex. The project was called Vital at Lockport, and proposed as a luxury apartment community. Vital was designed to fill an immediate need for market rate rental housing. Lockport is ready to help the new owner finalize this project. Owner would consider some level of participation in the project.

Property Video Available On Website.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 30 Acres Lockport Multi-Family Site
Tax ID Number/APN: 11-04-25-200-021 (10 acres)
11-04-25-400-002 (20 acres)
Possible Uses: Potential apartment complex with 264 units. Site plan for twelve 22 unit buildings has been presented to the village of Lockport.
Zoning: Current zoning is R-2 / PUD. The zoning would need a change to a PUD Multi-Family Residential.
Sale Terms: Seller is interested in a small level of participation. It is not a contingency to a sale.

AREA & LOCATION

School District: Fairmont Grade School District 89
Lockport Township School District 205
Market Type: Primary Tapestry Segments are: Up and Coming Families (42%), Boomburbs (28%), Midlife Constants (22.5%)
Location Description: Great location on Farrell Rd just south of Division Street in Lockport. Golf course at Broken Arrow across the street. High School is less than one mile north. 2.2 miles to the 159th and I-355 access.
Site Description: Level farmland
Side of Street: West side of Farrell Road.
Highway Access: 2.3 miles to I-355 access
5.2 miles to I-80 at New Lenox, Rt. 30 interchange
9.2 miles to I-55 at Plainfield Rt. 30 interchange
Road Type: Blacktop
Property Visibility: Excellent frontage on Farrell Rd.
Largest Nearby Street: Division Street, (167th)

LAND RELATED

Lot Frontage (Feet): 992 feet of frontage on Farrell Rd.
Lot Depth: 1307 feet deep
Buildings: No Buildings
Topography: Level

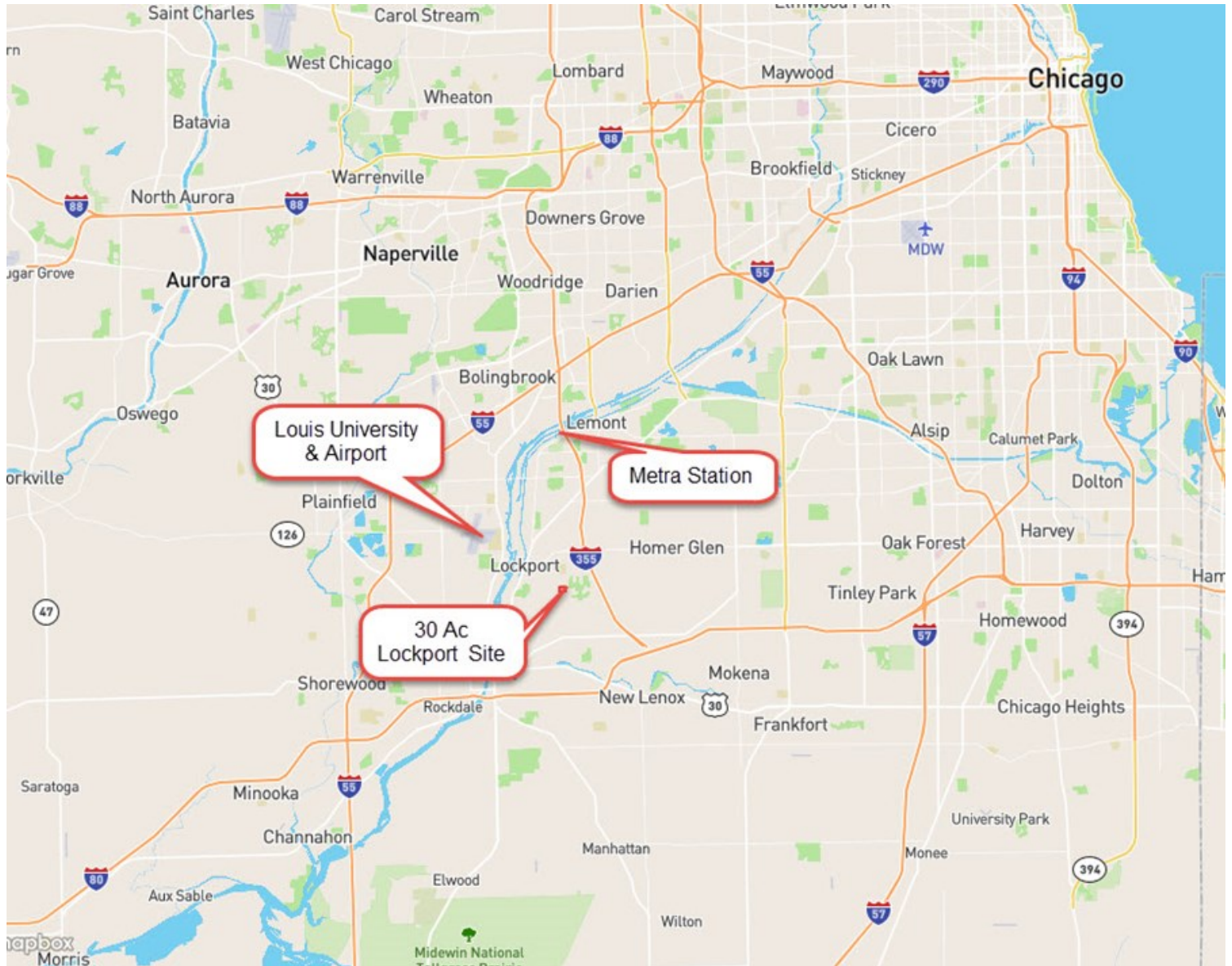
FINANCIALS

Finance Data Year: 2017 Tax year
Real Estate Taxes: The 2017 taxes paid in 2018 were \$557.
Investment Amount: The investment for this excellent development project is \$2,000,000 or \$7,575 per proposed unit.

LOCATION

Address: 2516 S. Farrell Rd
Lockport, IL 60441-9798
County: Will County Illinois

LOCATION MAP OF LOCKPORT MULT-FAMILY SITE



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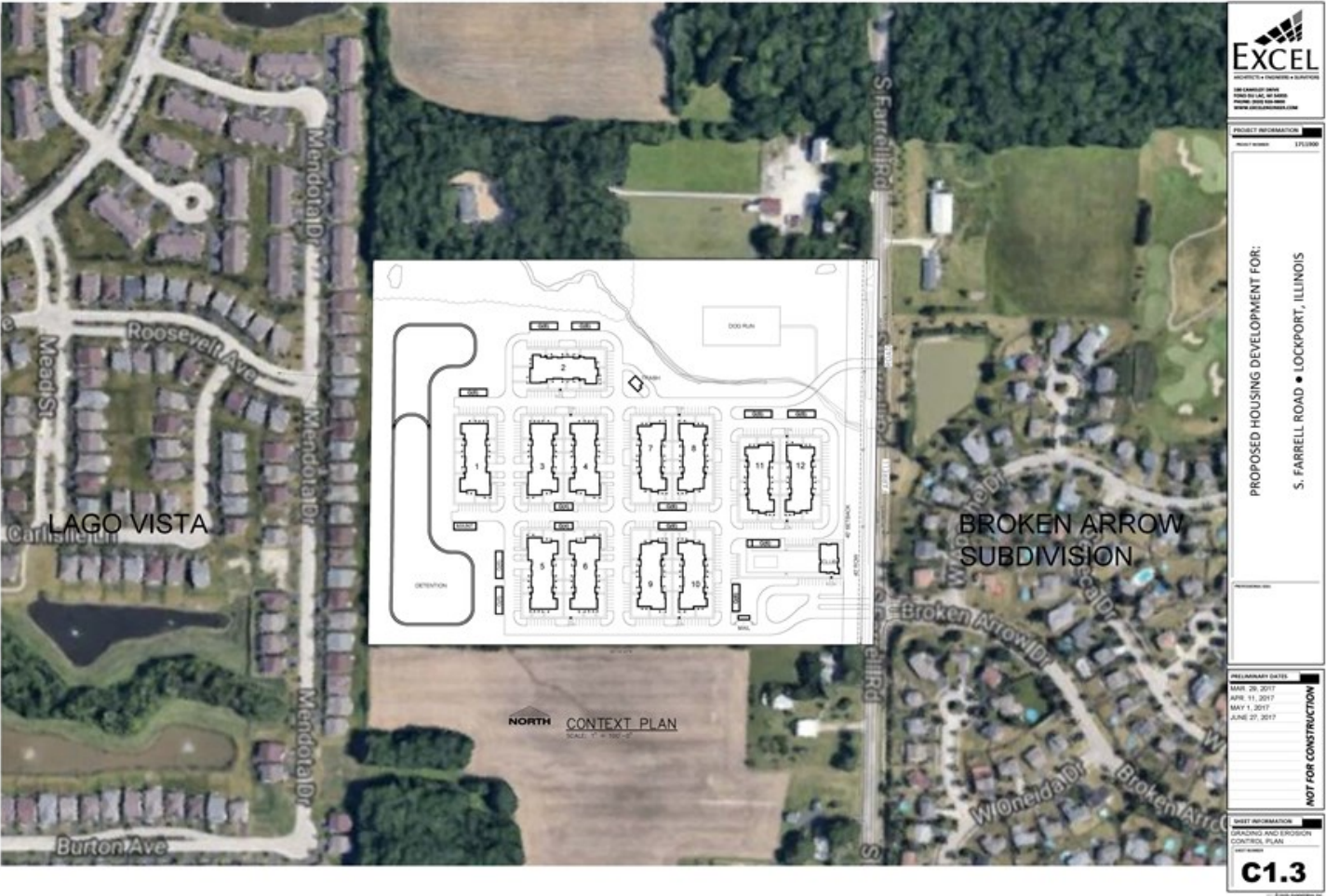
AERIAL MAP OF THE PROPOSED APARTMENT SITE



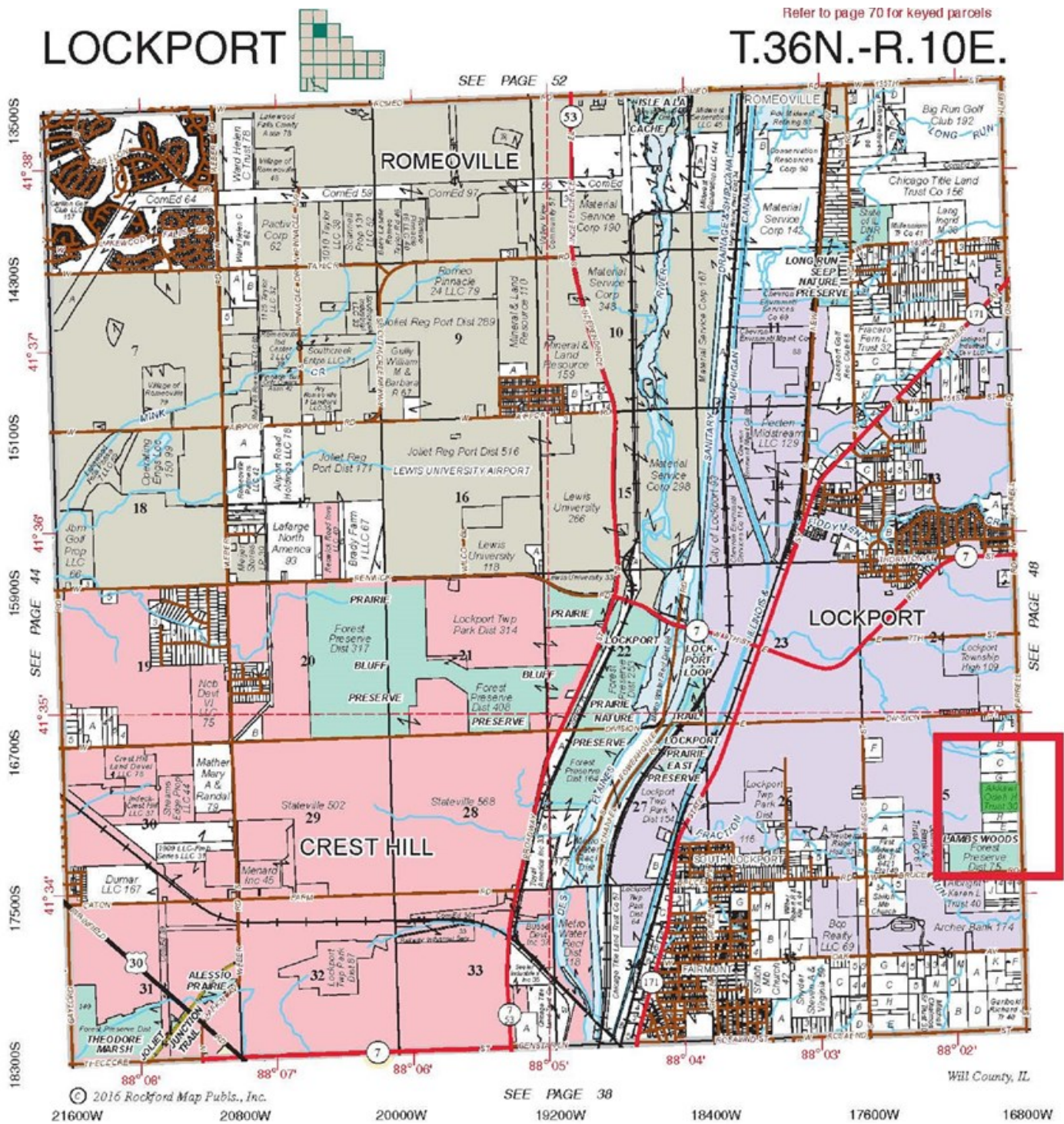
LOCKPORT PROPOSED APARTMENT PUD



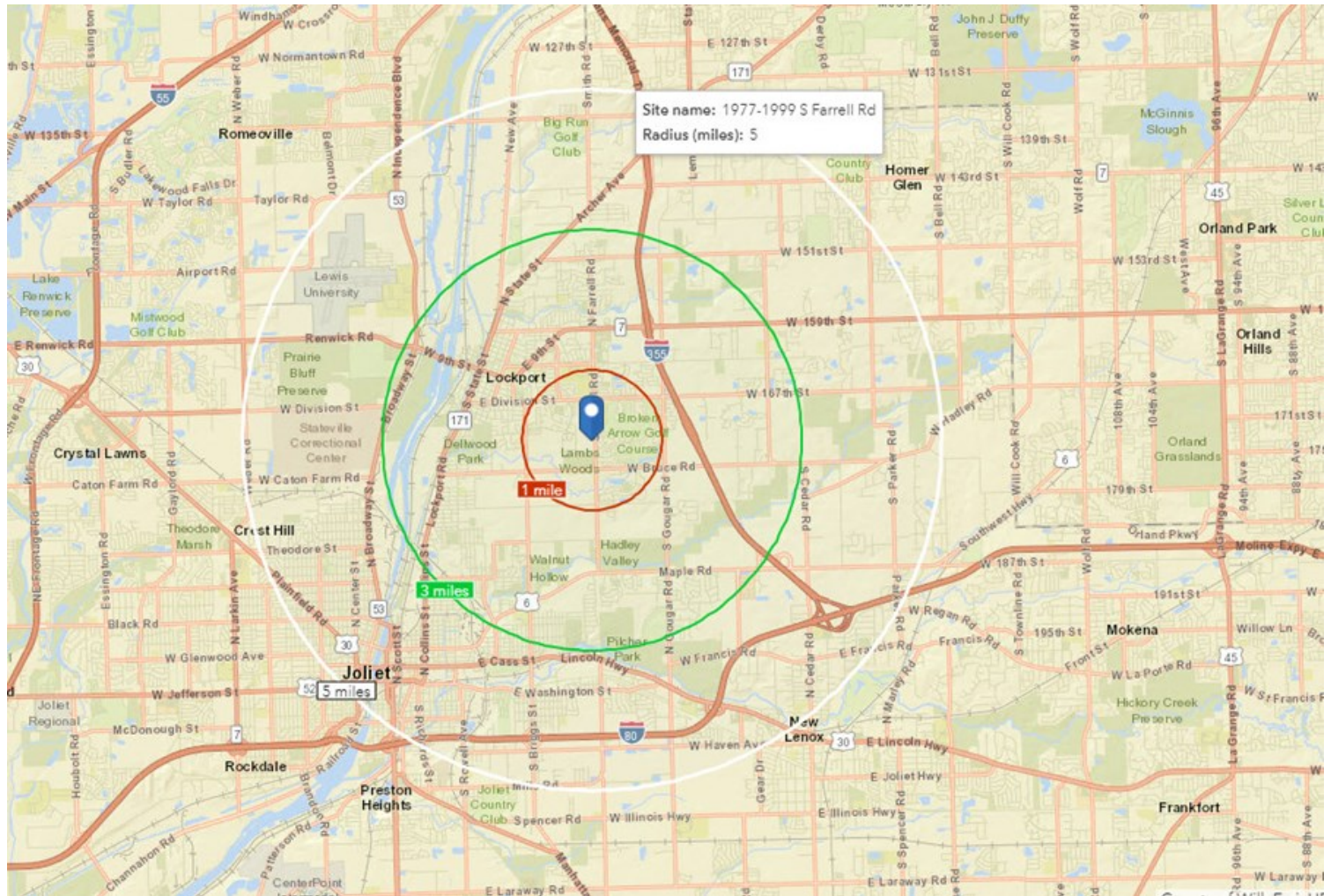
PUD FOR A PROPOSED APARTMENT COMPLEX



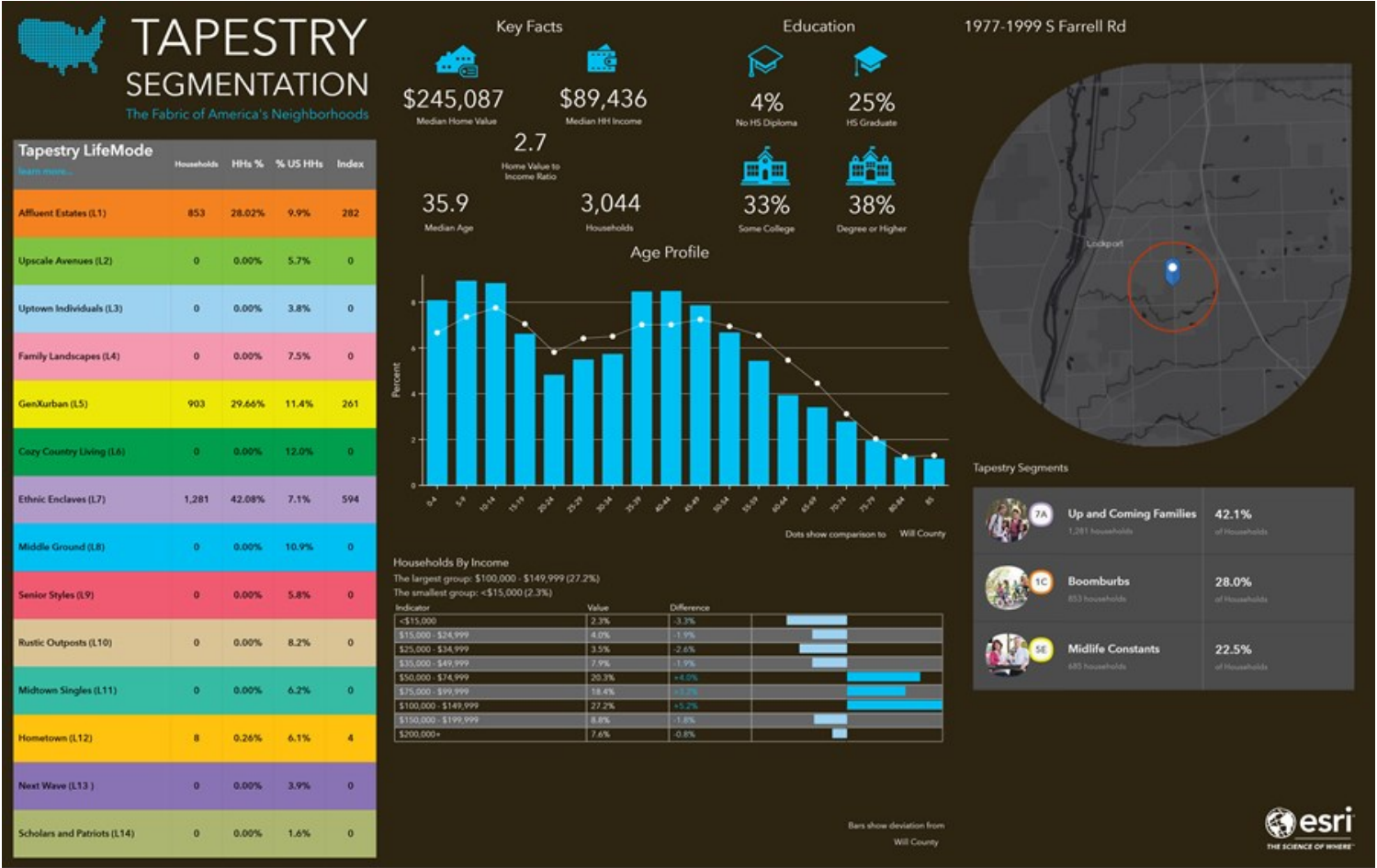
PLAT MAP OF 30 ACRES SECTION 25



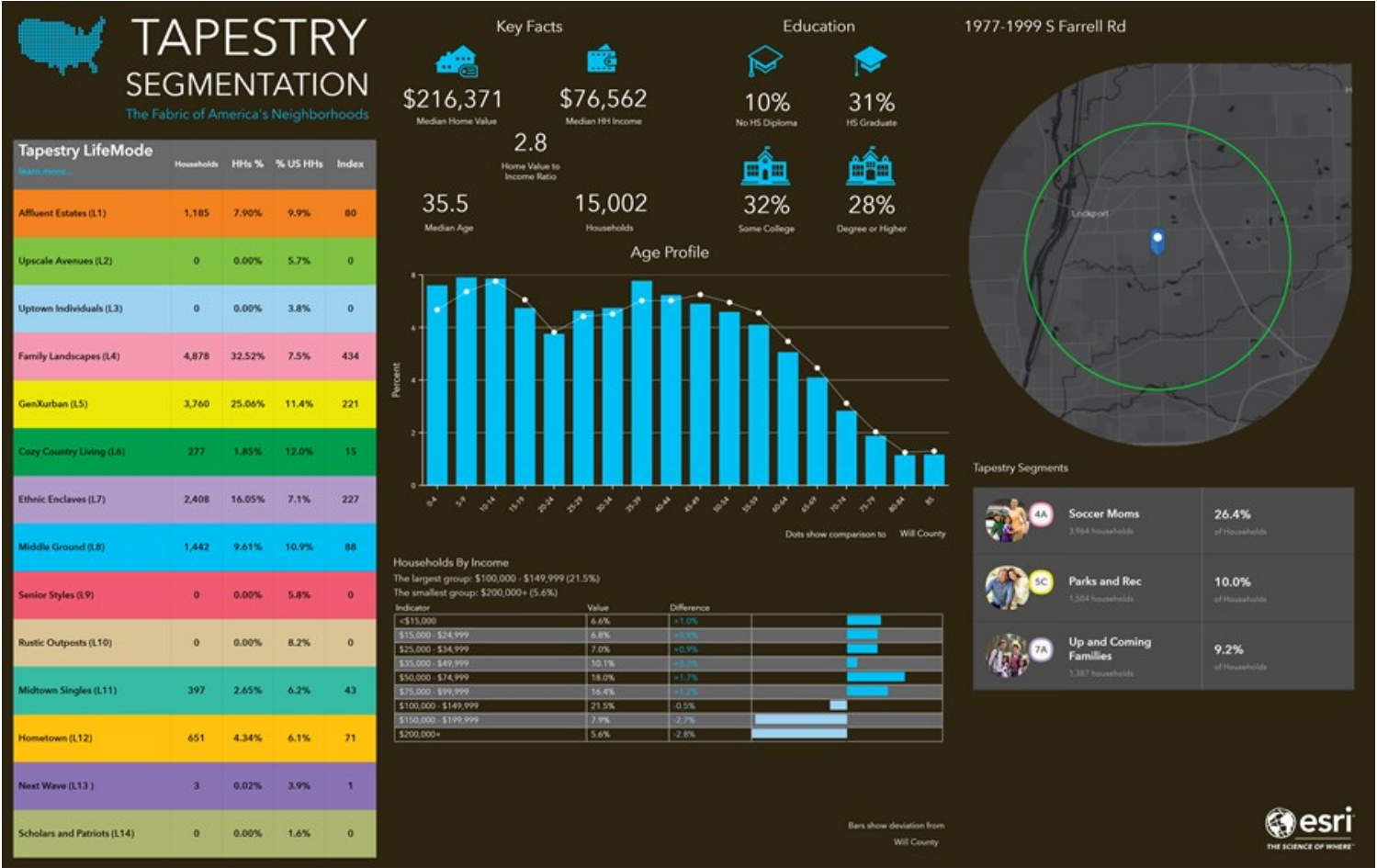
1-3-5 MILE MAP FOR LOCKPORT 30 ACRE SITE



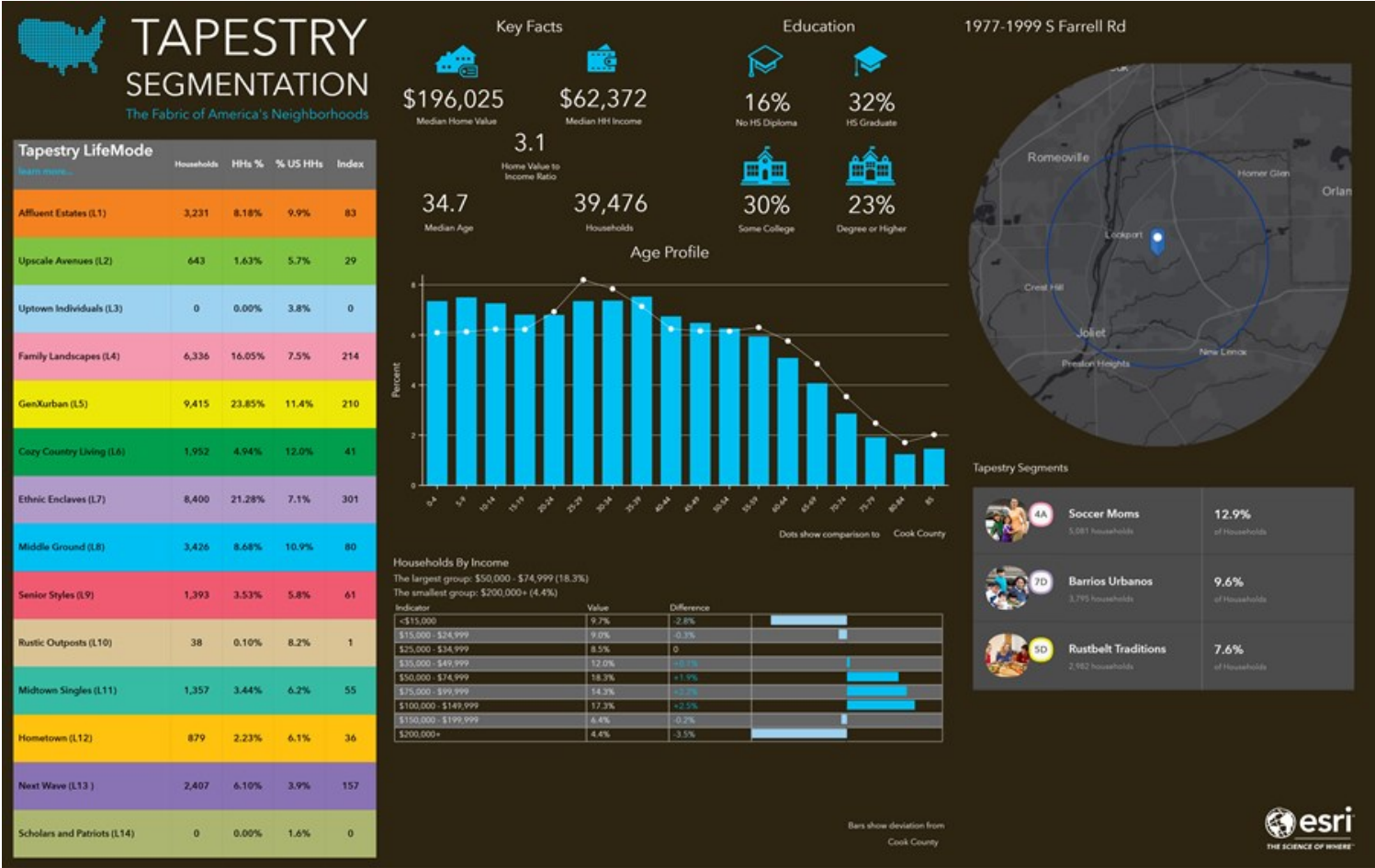
TAPESTRY PROFILE FOR LOCKPORT 30 ACRE APARTMENT SITE - ONE MILE RADIUS



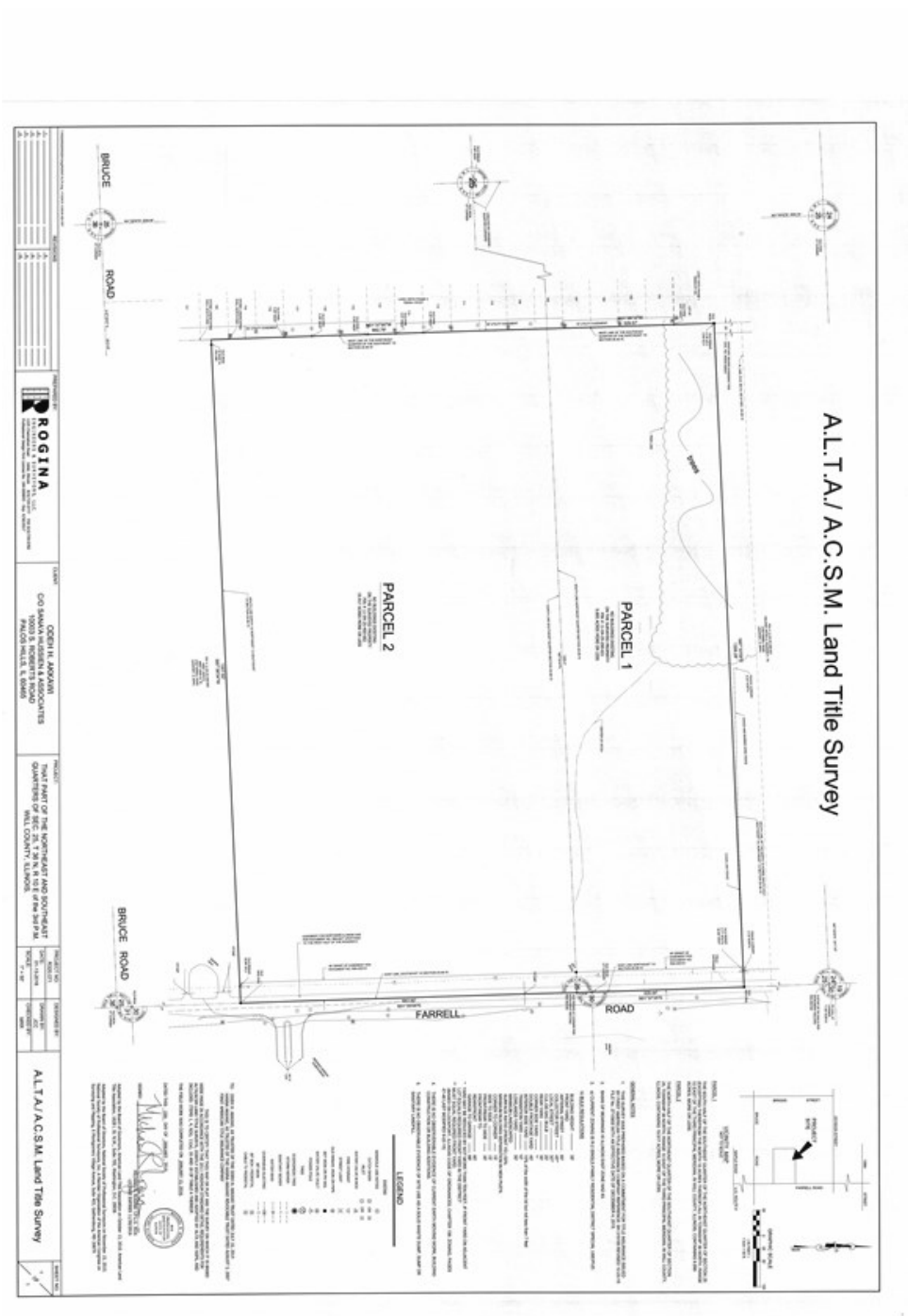
TAPESTRY PROFILE FOR LOCKPORT 30 ACRE APARTMENT SITE - THREE MILE RADIUS



TAPESTRY PROFILE FOR LOCKPORT 30 ACRE APARTMENT SITE - FIVE MILE RADIUS



30 ACRE SURVEY



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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