

**40 Ac New Lenox Development Site(Sylvan Meadows)**  
West Spencer Road (NE corner of Spencer and Nelson Rd.  
New Lenox IL 60451

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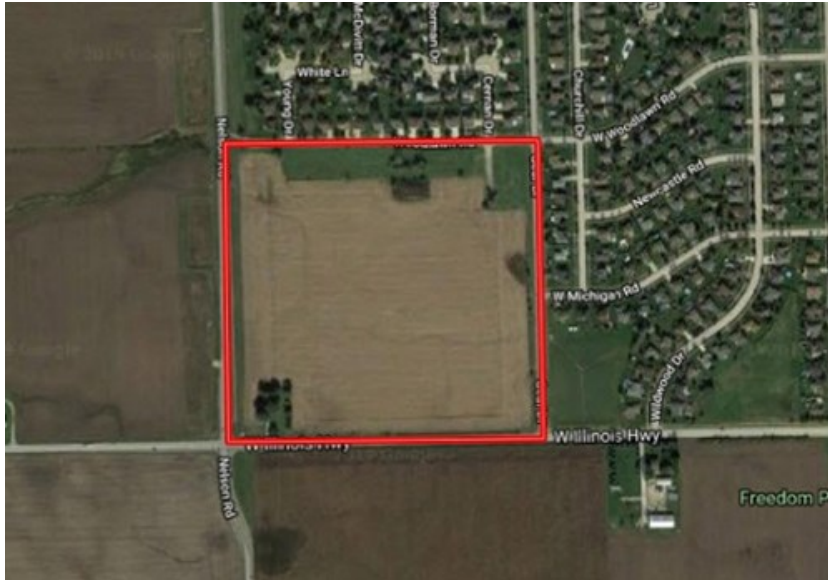
## 40 AC NEW LENOX DEVELOPMENT SITE(SYLVAN MEADOWS)

**West Spencer Road (NE corner of  
Spencer and Nelson Rd.  
New Lenox IL 60451**

**For more information contact:**

Mark Goodwin  
1-815-741-2226  
[mgoodwin@bigfarms.com](mailto:mgoodwin@bigfarms.com)

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



<b>County:</b>	Will
<b>Township:</b>	New Lenox
<b>Gross Land Area:</b>	40 Total Acres
<b>Property Type:</b>	Finished Lots & Vacant farmland with Development Potential
<b>Possible Uses:</b>	Agricultural Production with residential potential
<b>Total Investment:</b>	\$1,747,220 or \$883,220 for 34 acres plus \$864,000 for 12 finished SF Lots
<b>Unit Price:</b>	\$26,000 per acre & \$72,000 per finished SF Lot
<b>Productivity Index (PI):</b>	PI Index is 125.7
<b>Buildings:</b>	No Buildings
<b>Utilities:</b>	Utilities are at the site



Sylvan Meadows is a 40 Acre development site in the desirable community of New Lenox. There are 12 finished lots and an additional 34 acres platted for 79 single family lots. Ownership is willing to split the finished lots from the acreage. Near Shopping, Expressways and Metra. Frontage on four roads, Nelson, Illinois Highway, Gear Dr. and Woodland rd.

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## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 40 Acre New Lenox Development Site (Sylvan Meadows)  
**Tax ID Number/APN:** 15-08-21-300-016 (33.97 Acres)  
There are twelve additional pin numbers, one for each platted lot  
**Possible Uses:** This is a platted annexed and zoned subdivision called Sylvan Meadows. There are 12 finished lots ready for construction and 79 platted lots.  
**Zoning:** R-2A by the village of New Lenox.  
Minimum lot width is 84 feet  
2000 SF minimum 2-story home  
1800 SF minimum ranch home

### AREA & LOCATION

**School District:** New Lenox Grade School District 122  
Lincoln-Way Community High School District 210  
**Market Type:** Suburban market, see tapestry segmentation for New Lenox proper and the three mile radius of the site.  
**Location Description:** New Lenox is suburban village in Will County, IL. It is the "Home of Proud Americans" The development site is just south of Rt. 30 which is the main thoroughfare through town. Access to I-80, shopping and Metra.  
**Site Description:** Level farmland with roads on four sides, Woodlawn, Nelson, Gear Drive and Illinois Highway (Old Spencer Rd).  
**Side of Street:** Northeast corner of Illinois Highway and Nelson Rd.  
**Highway Access:** Only 1.8 miles Northwest to I-80 at the Rt. 30 access ramp.  
**Road Type:** Asphalt roads on all four sides.  
**Property Visibility:** Excellent corner parcel with visibility from four roads.  
**Largest Nearby Street:** Rt. 30 is only 1.5 miles north.  
**Transportation:** Metra station at Cedar road is only 1.8 miles northeast of the site. I-80 highway access is only 1.8 miles north. I-355 is approximately 4 miles north.

### LAND RELATED

**Lot Frontage (Feet):** 1132 feet on Nelson Rd  
1280 feet on W. Illinois Highway  
1053 feet on Gear Dr.  
1080 feet on Woodlawn Rd (frontage for 12 finished lots)  
**Buildings:** No buildings  
**Zoning Description:** R-2A is single family residential in the village of New Lenox. Minimum platted lot width is 84 feet.  
2000 SF minimum 2-story home  
1800 SF minimum ranch home  
**Available Utilities:** All utilities are available by the village of New Lenox.

### FINANCIALS

**Finance Data Year:** The 2017 taxes paid in 2018.  
**Real Estate Taxes:** 33.97 acre tax bill was \$1,856 or \$54.63/ac.  
Each platted lot is \$130.56 for a total of \$1,566.72  
**Investment Amount:** Ownership is willing to split the finished lot from the 33.97 acres of platted vacant farmland. Finished lots are offered as a package deal at \$72,000 each for a total of \$864,000.  
33.97 acres of vacant land is offered at \$26,000 per acre for an investment of \$883,220.  
The total for both lots and land is \$1,747,220.

### LOCATION

**Address:** W. Illinois Highway



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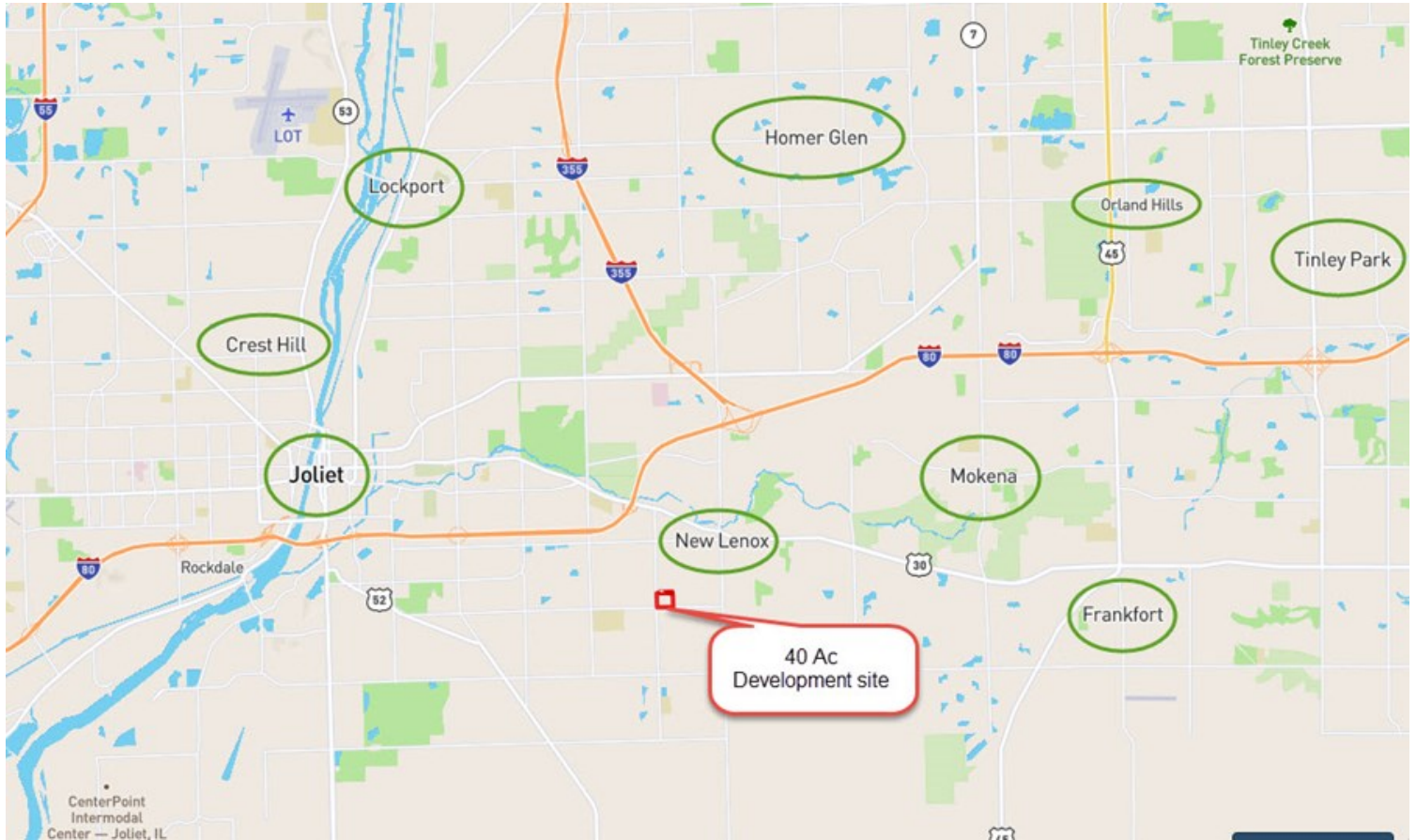
**County:**

NW corner of W. Illinois Highway and Nelson road.  
Will County Illinois



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## ROAD MAP FOR 40 ACRE NEW LENOX DEVELOPMENT SITE





AERIAL MAP OF NEW LENOX AND SYLVAN DEVELOPMENT LOCATION.



## AERIAL MAP OF 40 ACRES IN NEW LENOX





# SITE PLAN FOR SYLVAN 79 LOT NEW LENOX, IL DEVELOPMENT PROJECT



AERIAL MAP OF THE FINISHED LOTS IN THE SYLVAN SUBDIVISION



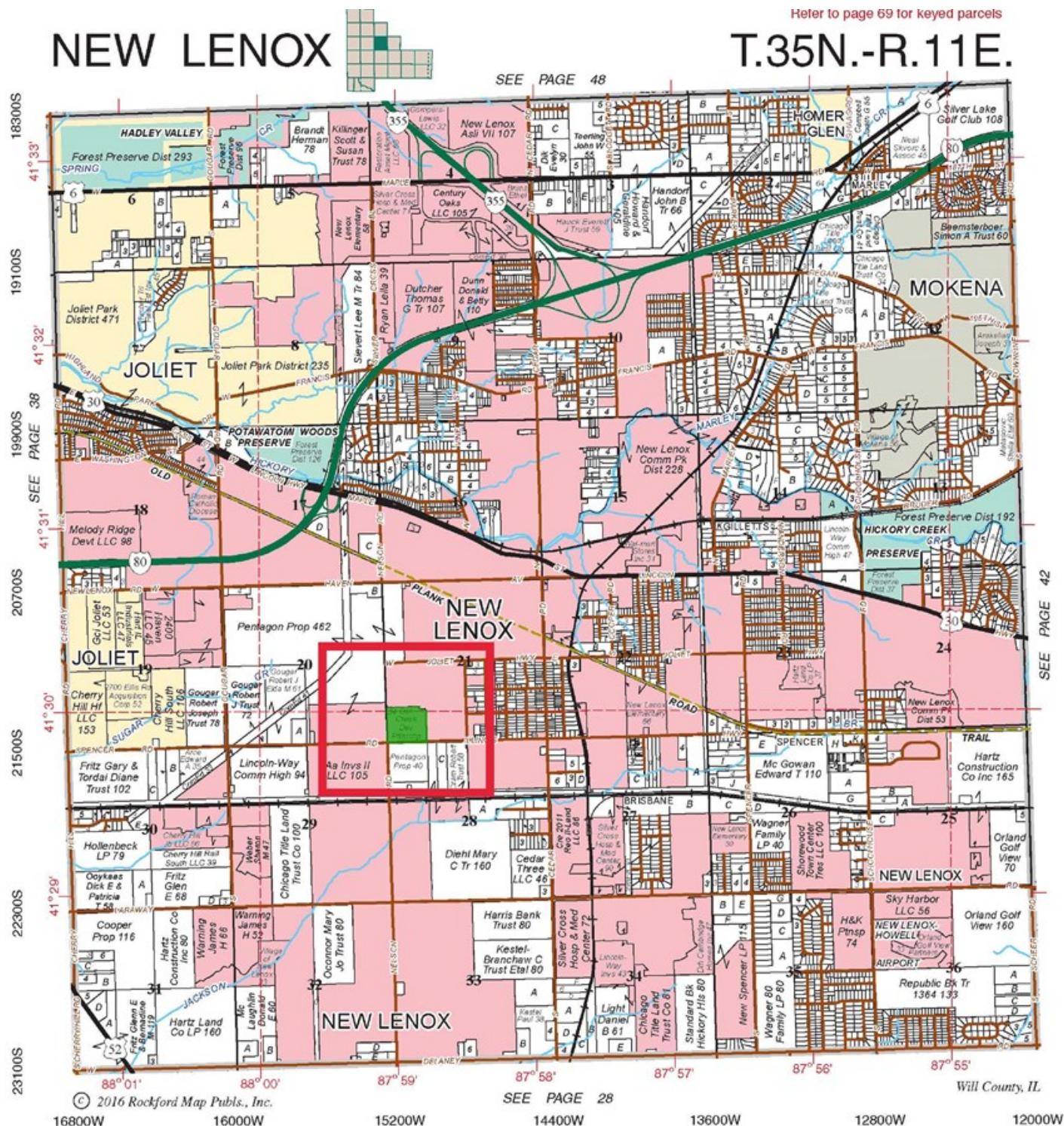


PHOTO OF THE FINISHED LOTS ALONG WOODLAWN RD.

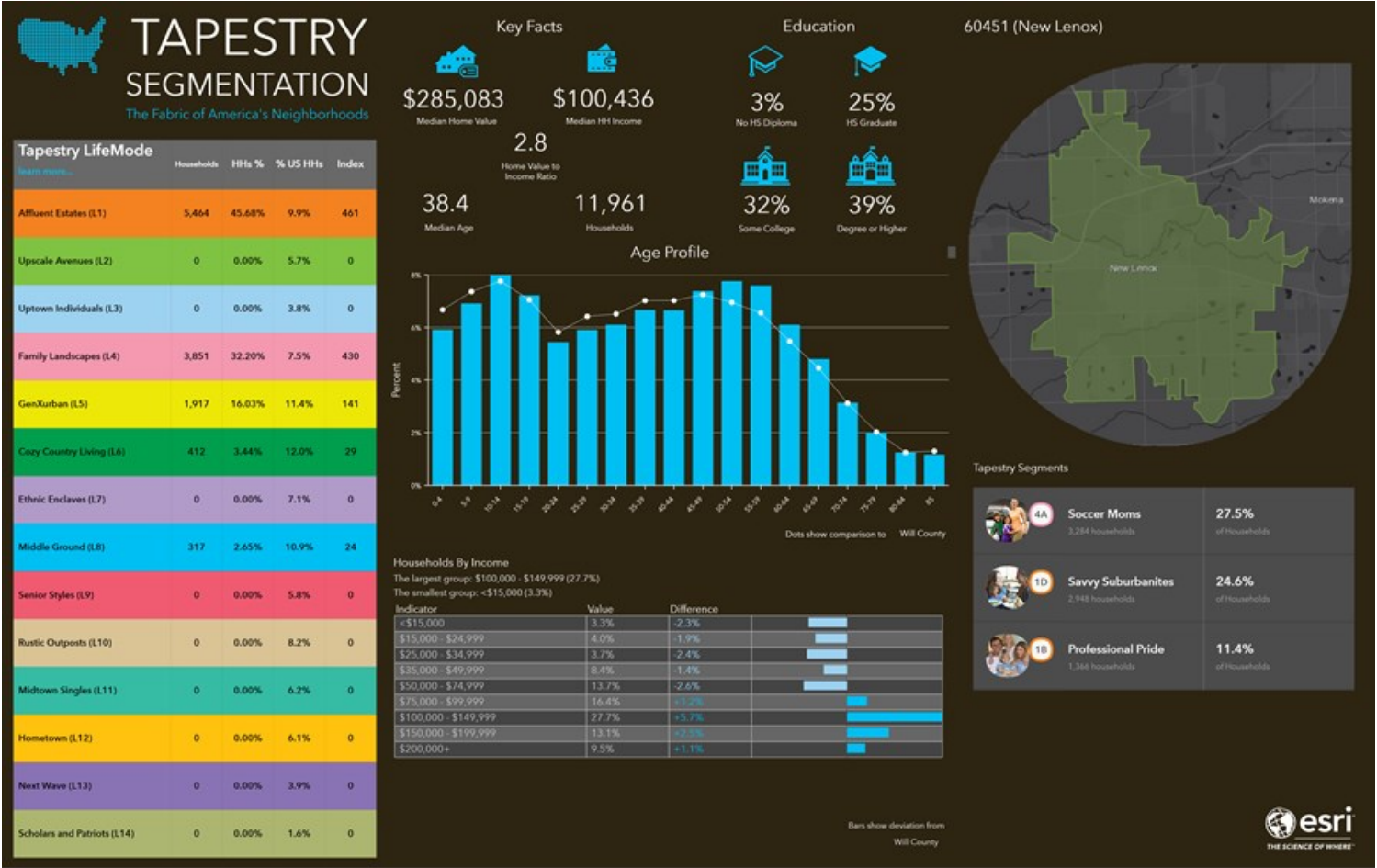




PLAT MAP OF 40 ACRE DEVELOPMENT SITE IN NEW LENOX ILLINOIS

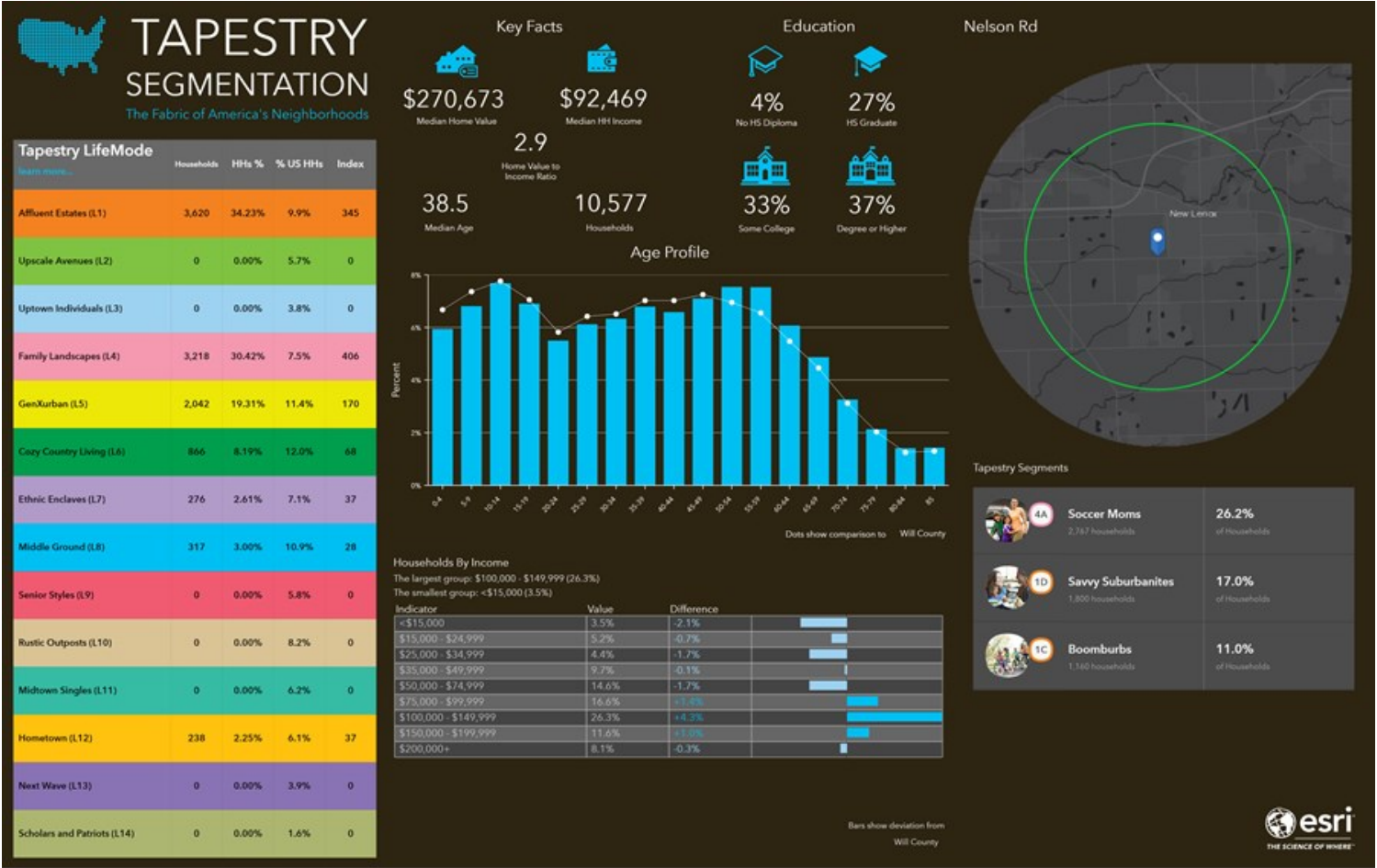


NEW LENOX DEMOGRAPHICS





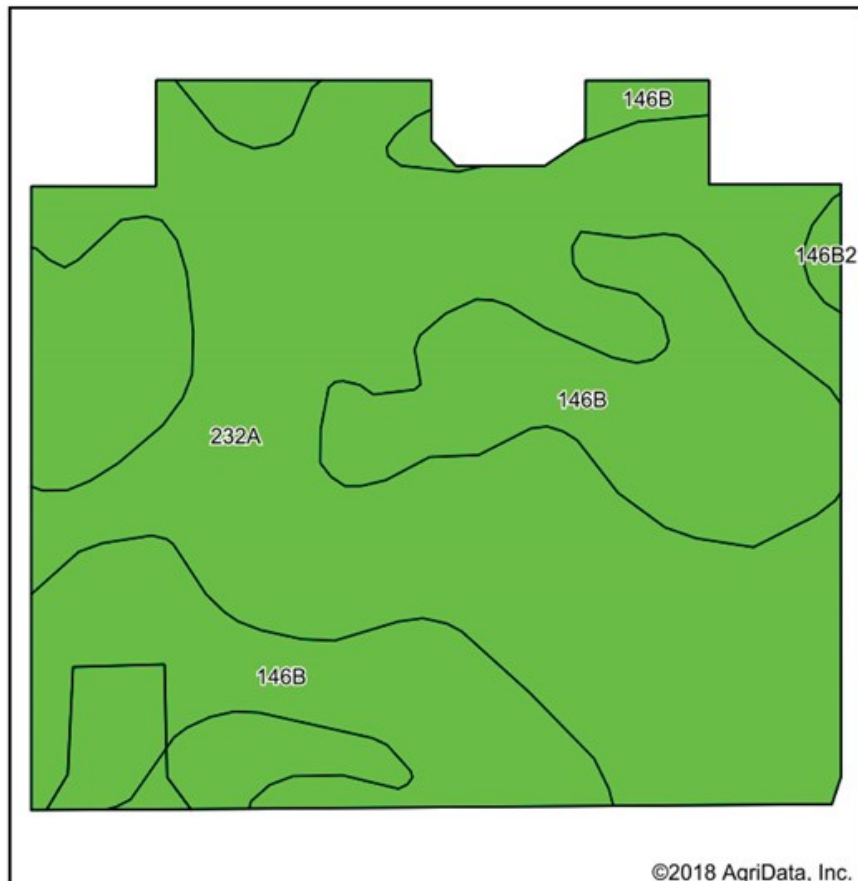
TAPESTRY PROFILE FOR NEW LENOX 40 ACRE SYLVAN SUBDIVISION - THREE MILE RADIUS







## SOIL MAP OF SYLVAN MEADOWS DEVELOPMENT IN NEW LENOX, IL



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Soils data provided by USDA and NRCS.



State: **Illinois**  
County: **Will**  
Location: **21-35N-11E**  
Township: **New Lenox**  
Acres: **31.09**  
Date: **10/16/2018**

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Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING  
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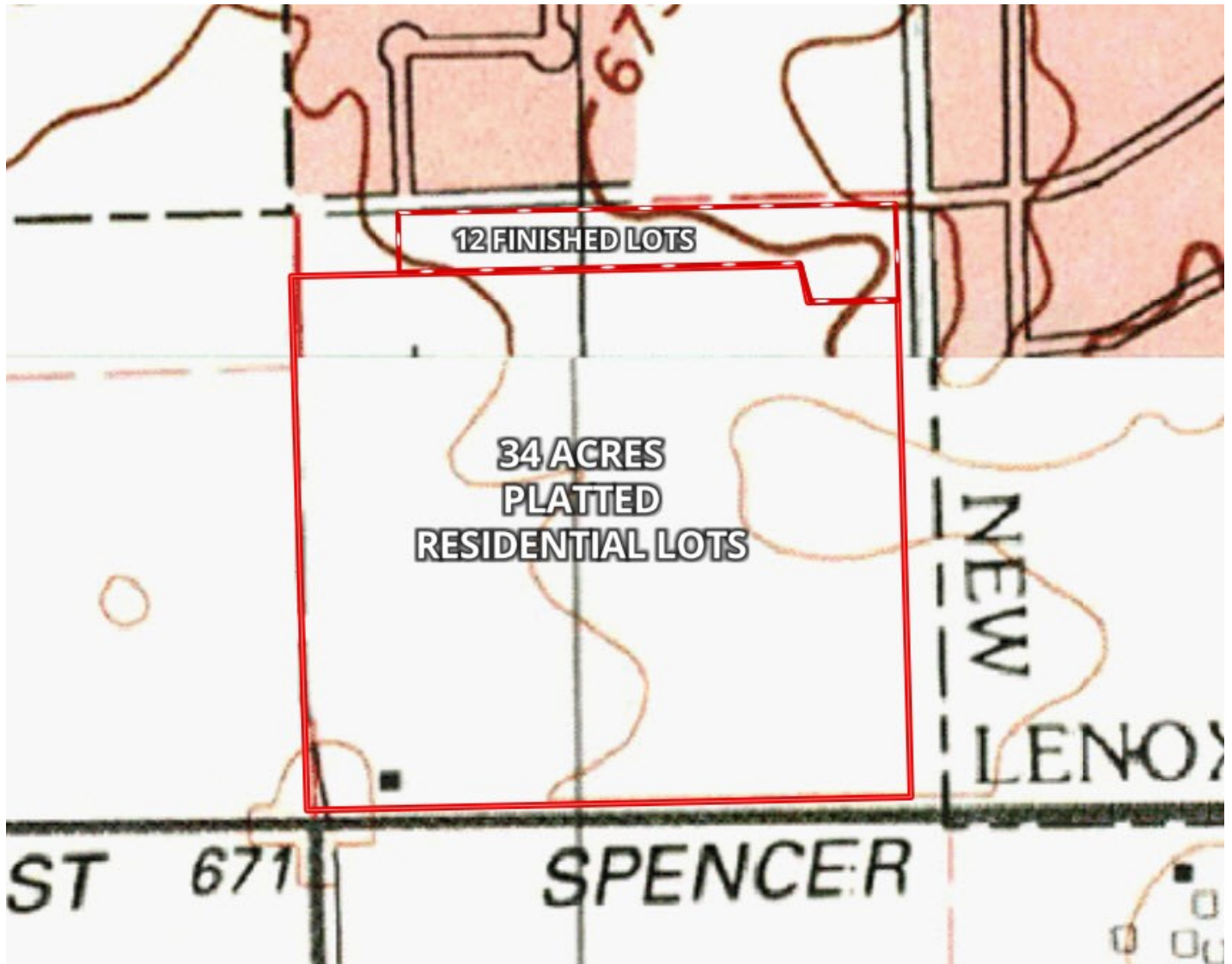


### Area Symbol: IL197, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
232A	Ashkum silty clay loam, 0 to 2 percent slopes	18.34	59.0%		170	56	127
**146B	Elliott silt loam, 2 to 4 percent slopes	12.58	40.5%		**166	**54	**124
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	0.17	0.5%		**160	**52	**119
Weighted Average					168.3	55.2	125.7



## TOPOGRAPHICAL MAP



## 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

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