

60 ACRE MOKENA DEVELOPMENT SITE

19941 S Townline 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.



County:	Will
Township:	New Lenox
Gross Land Area:	60 Acres
Property Type:	Vacant Farm Land with Development potential
Total Investment:	\$3,600,000.00
Unit Price:	\$60,000.00 per acre
Productivity Index (PI):	106.3
Buildings:	There is an old set of farm buildings on this property
Utilities:	Natural Gas, Electric, Water and Sewer are available



This 60 acre parcel is located in a prime area for development. It is surrounded by completed subdivisions and located near several preserves, the Hickory Creek Preserve bike trails and great school systems. Mokena has a Metra station with trains to Chicago daily.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 60 Acre Mokena Residential Development Site
Tax ID Number/APN: 15-08-13-200-004-0000
15-08-13-400-004-0000
15-08-13-200-002-0000
Possible Uses: Development and/or Agriculture
Zoning: The 60 acres is still zoned agriculture in Will County.

AREA & LOCATION

School District: Mokena Elementary School
Mokena Middle School
Mokena Junior High
Lincoln Way Central High School

Market Type: Tapestry Segmentation for the Mokena 60 acres breaks down as:
Savvy Suburbanites, Home Improvement, Soccer Moms. Additional details in this brochure.
Demographic & Executive Summary are also included with this brochure.

Location Description: This 60 acre parcel is located in a prime area for development. It is surrounded by completed subdivisions and located near several preserves, the Hickory Creek Preserve bike trails and great school systems. Mokena has a Metra station with trains to Chicago daily.

Site Description: This 60 acre rolling development site is located in Mokena with its rich history and progressive future primed for continued growth.

Side of Street: The parcel is on the west and north of Townline Road. Bryan Trail is the north boundary of the property.

Highway Access: Access to I-80 interchange is 5 miles to the west on Route 30/Lincoln Highway. I-57 is 10 miles to the east.

Road Type: Blacktop asphalt

Property Visibility: The property is visible from Townline Road

Largest Nearby Street: Francis Road and Route 30/Lincoln Highway are less than a mile and 1.1 miles away from this parcel.

Transportation: This property is close to I-80 and Mokena has a Metra station with trains to Chicago several times per day.

LAND RELATED

Lot Frontage (Feet): 3500 feet along Townline Road.

Tillable Acres: 34.4 acres of the land are tillable.

Lot Depth: The depth of the lot from east to west, varies due to its shape, from 644' to 1515' and is 2300' north to south.

Buildings: There are old buildings with no value on this parcel.

Flood Plain or Wetlands: There is a small area of wetlands on this 60 acre parcel. Please see the Wetlands map and the FEMA Report in the brochure for further details.

Topography: The property is gently rolling. The Topography map and Topography Contours map are included in the brochure for further details.

FSA Data: 68.92 Total Acres
34.4 Tillable Acres
Corn Base of 17.8 Acres PLC Yield 103
Soybean Base of 16.6 Acres PLC Yield of 34

Soil Type: Ozaukee Silt Loam (530C2)
Beecher Silt Loam (298B)
Ozaukee Silty Clay Loam (530D30)
Ashkum Silty Clay Loam (232A)

Available Utilities: Electric, Natural Gas, Water and Sewer are available

FINANCIALS

Finance Data Year:

2018 taxes paid in 2019

Real Estate Taxes:

\$6087.38 were paid in 2019 or \$101.46 per acre.

Investment Amount:

The total investment for this property is \$3,600,000.00 or \$60,000.00 per acre.

LOCATION

Address:

19941 S Townline RD, Mokena, IL, 60448

County:

Will County



Mark Goodwin
Phone: 815-741-2226
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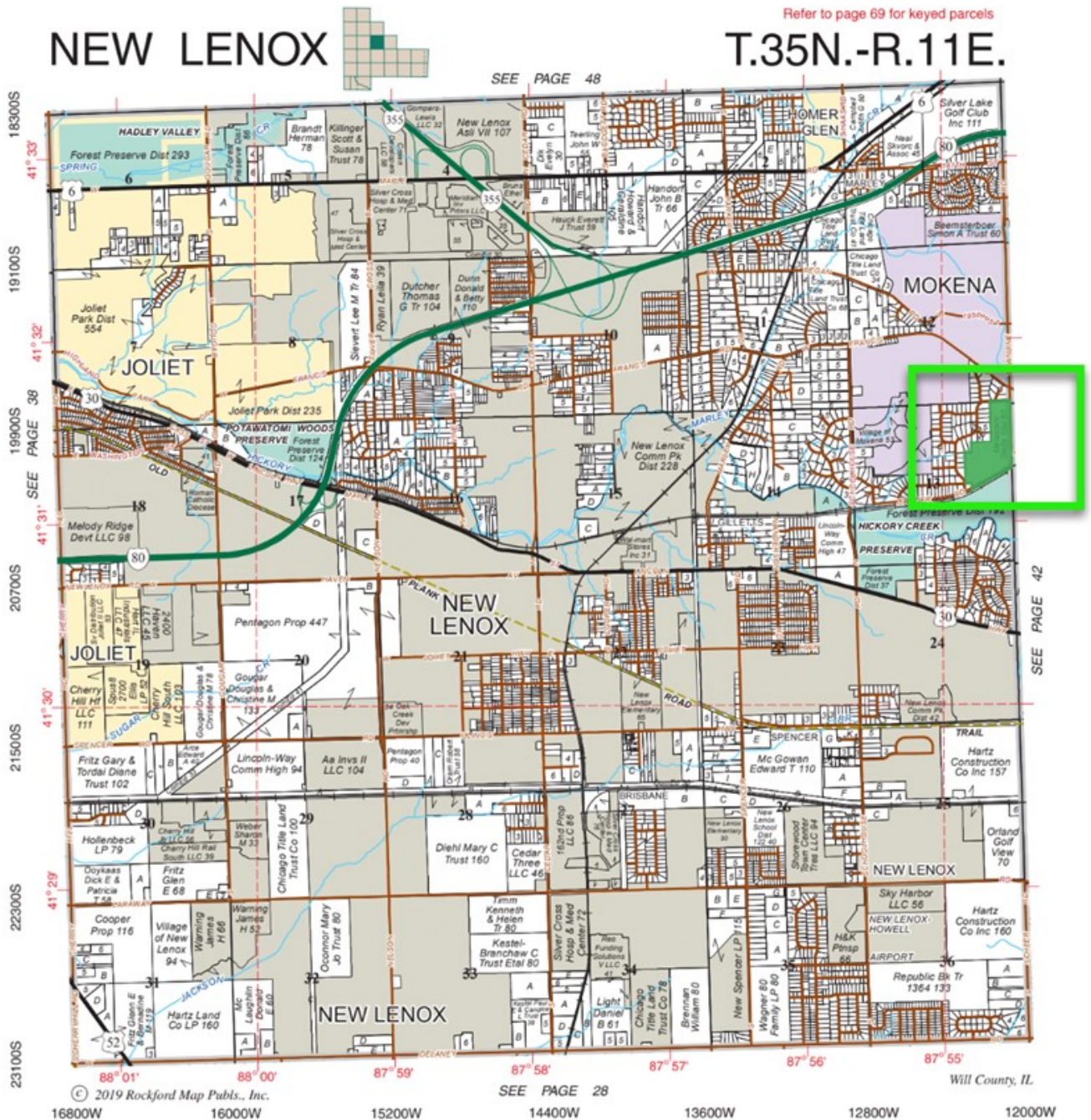
ROADWAYS MAP 60 ACRE MOKENA DEVELOPMENT SITE, NEW LENOX TOWNSHIP, WILL COUNTY, IL



AREA MAP 60 ACRE MOKENA DEVELOPMENT SITE, NEW LENOX TOWNSHIP, WILL COUNTY, IL



PLAT MAP 60 ACRE MOKENA DEVELOPMENT SITE, NEW LENOX TOWNSHIP, WILL COUNTY, IL

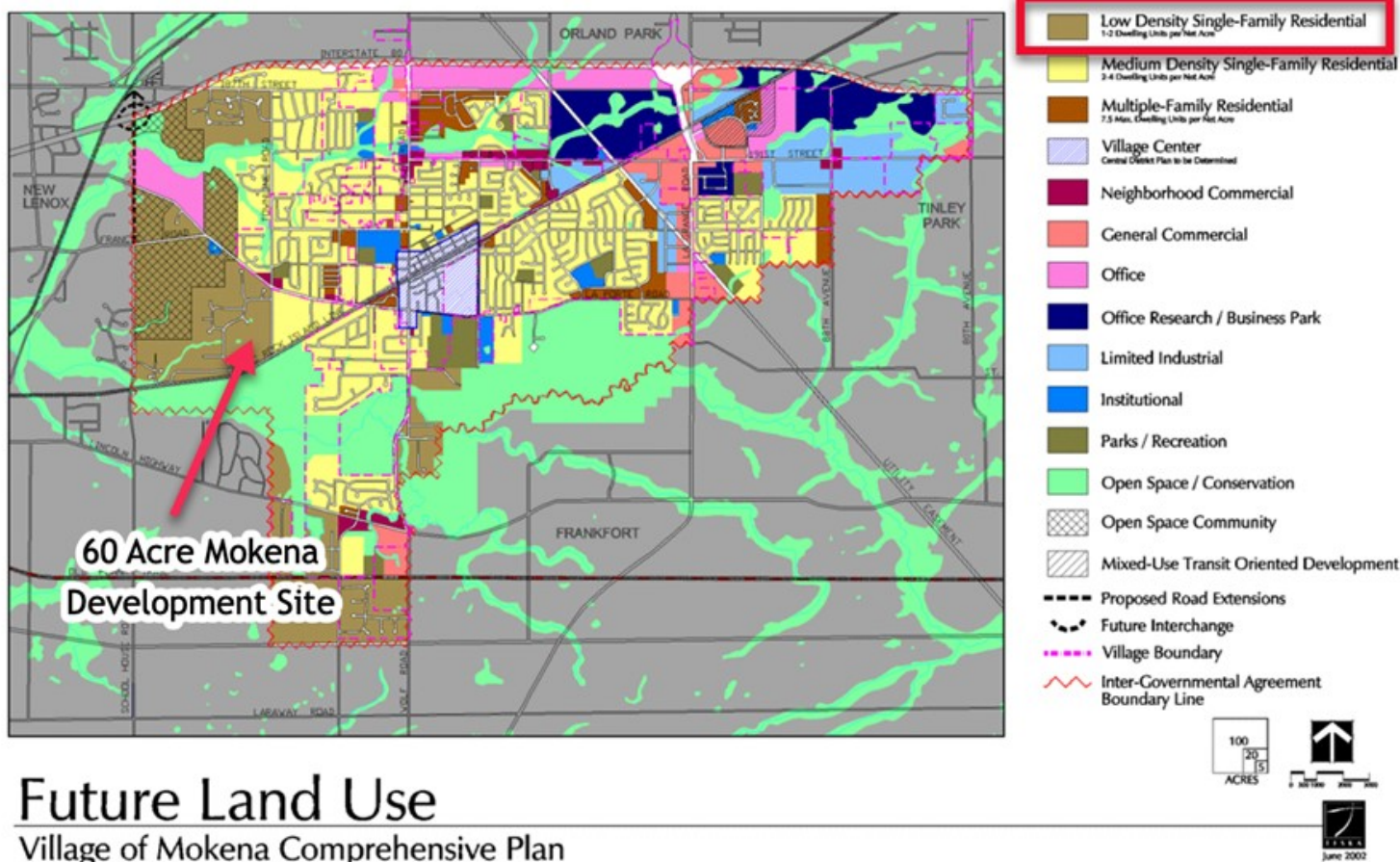


Plat Map reprinted with permission of Rockford Map Publishers, Inc.

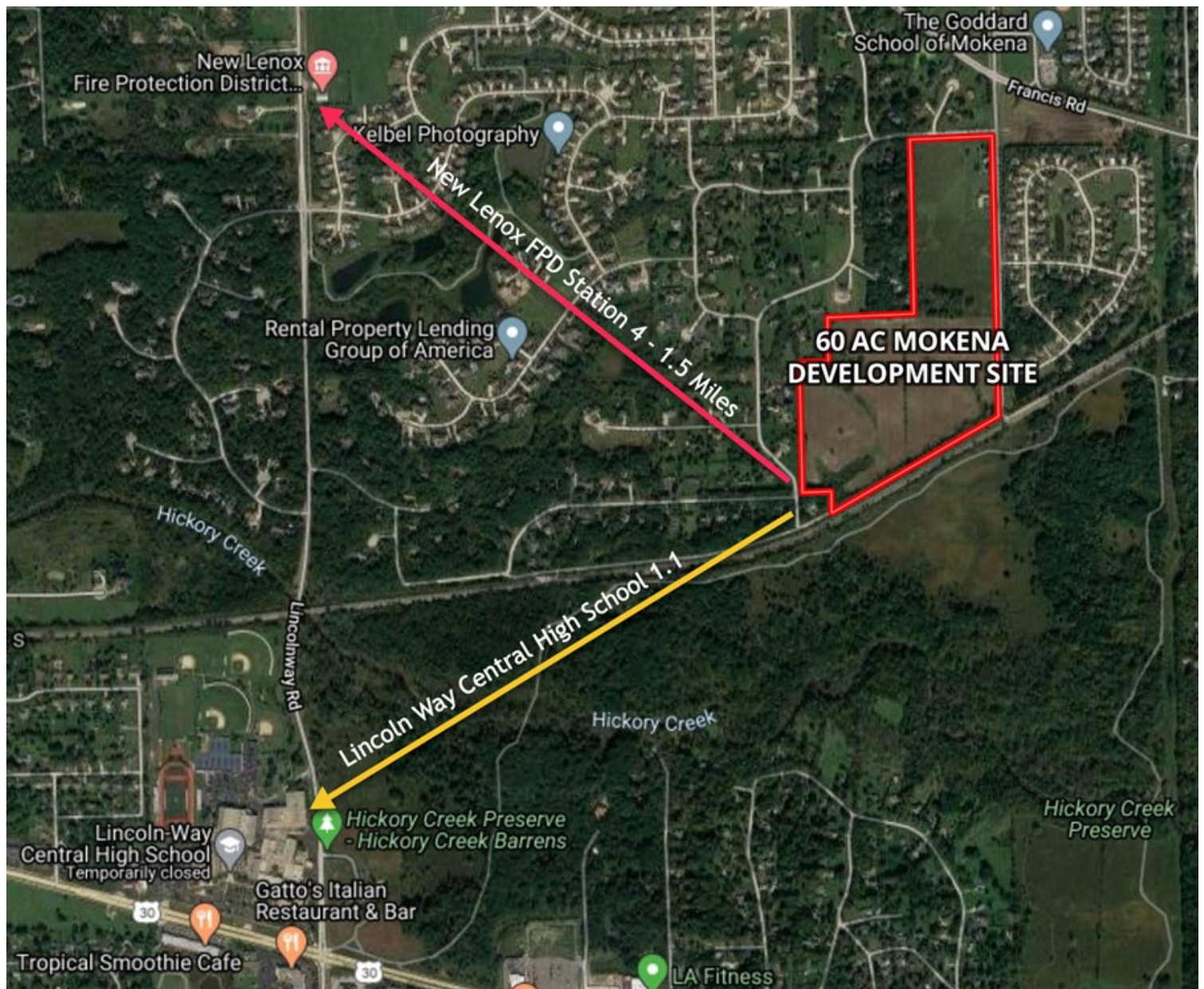
AERIAL MAP 60 ACRE MOKENA DEVELOPMENT SITE, NEW LENOX TOWNSHIP, WILL COUNTY, IL



COMPREHENSIVE PLAN MAP 60 ACRE MOKENA DEVELOPMENT SITE, NEW LENOX TOWNSHIP, WILL COUNTY, IL

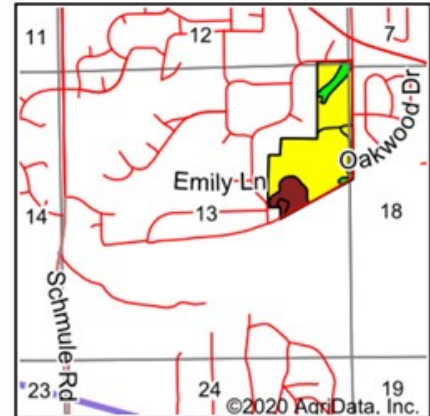
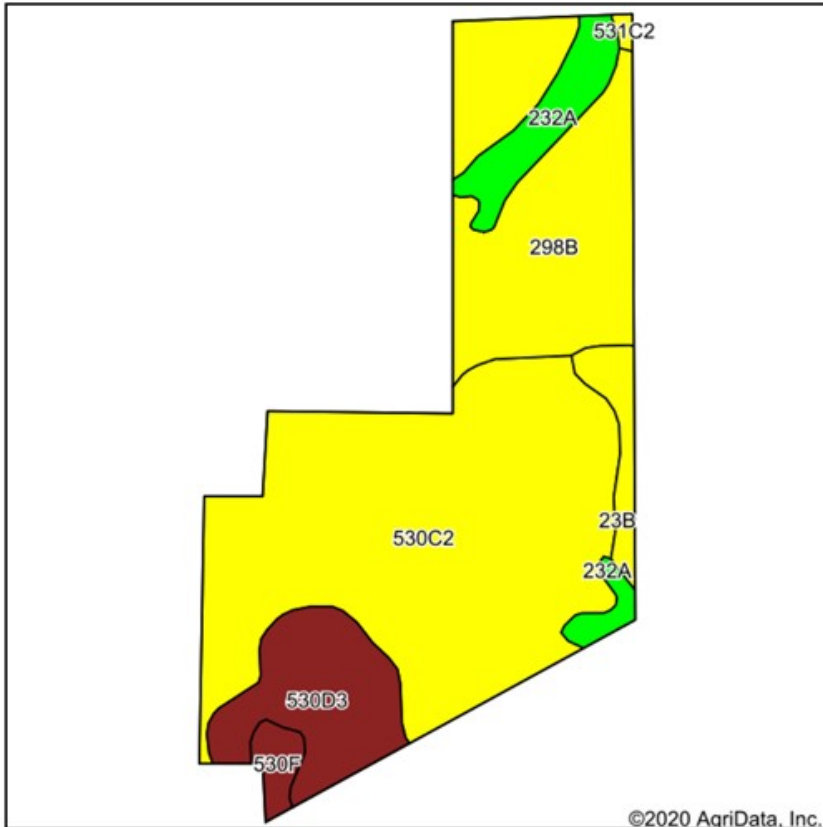


MAP 60 ACRE MOKENA DEVELOPMENT SITE, NEW LENOX TOWNSHIP, WILL COUNTY, IL



SOIL MAP 60 ACRE MOKENA DEVELOPMENT SITE, NEW LENOX TOWNSHIP, WILL COUNTY, IL

Soils Map



State: Illinois
County: Will
Location: 13-35N-11E
Township: New Lenox
Acres: 60
Date: 7/21/2020



Soils data provided by USDA and NRCS.

Area Symbol: IL 197. Soil Area Version: 14							
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	31.55	52.6%		**143	**45	**104
**298B	Beecher silt loam, 2 to 4 percent slopes	14.82	24.7%		**150	**50	**113
**530D3	Ozaukee silty clay loam, 6 to 12 percent slopes, severely eroded	6.69	11.2%		**129	**40	**94
232A	Ashkum silty clay loam, 0 to 2 percent slopes	3.94	6.6%		170	56	127
**23B	Blount silt loam, Lake Michigan Lobe, 2 to 4 percent slopes	1.81	3.0%		**138	**47	**104
**530F	Ozaukee silt loam, 20 to 30 percent slopes	1.02	1.7%		**120	**38	**87
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	0.17	0.3%		**147	**48	**108
Weighted Average					144.4	46.3	106.3

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

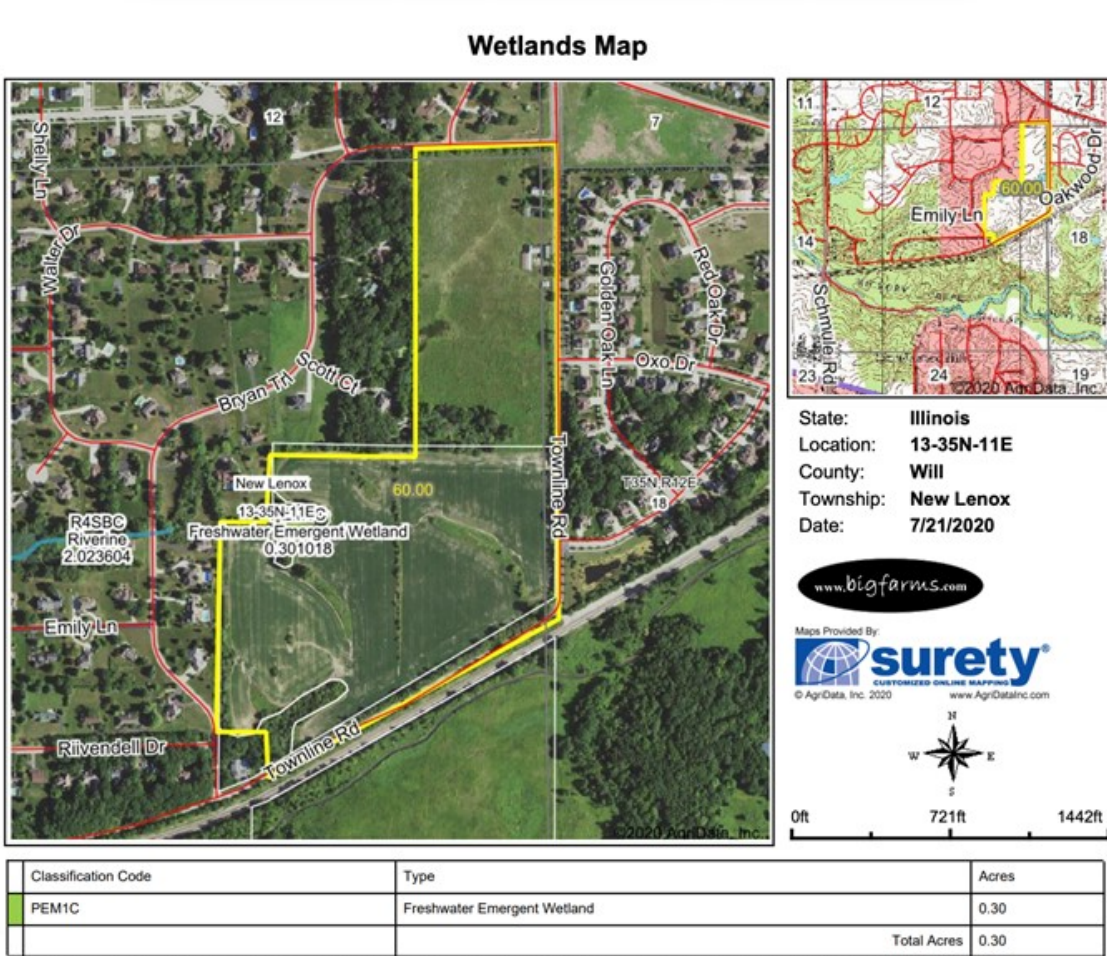
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.uiuc.edu/>

FSA MAP 60 ACRE MOKENA DEVELOPMENT SITE, NEW LENOX TOWNSHIP, WILL COUNTY, IL

Aerial Map



WETLANDS MAP 60 ACRE MOKENA DEVELOPMENT SITE, NEW LENOX TOWNSHIP, WILL COUNTY, IL



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.

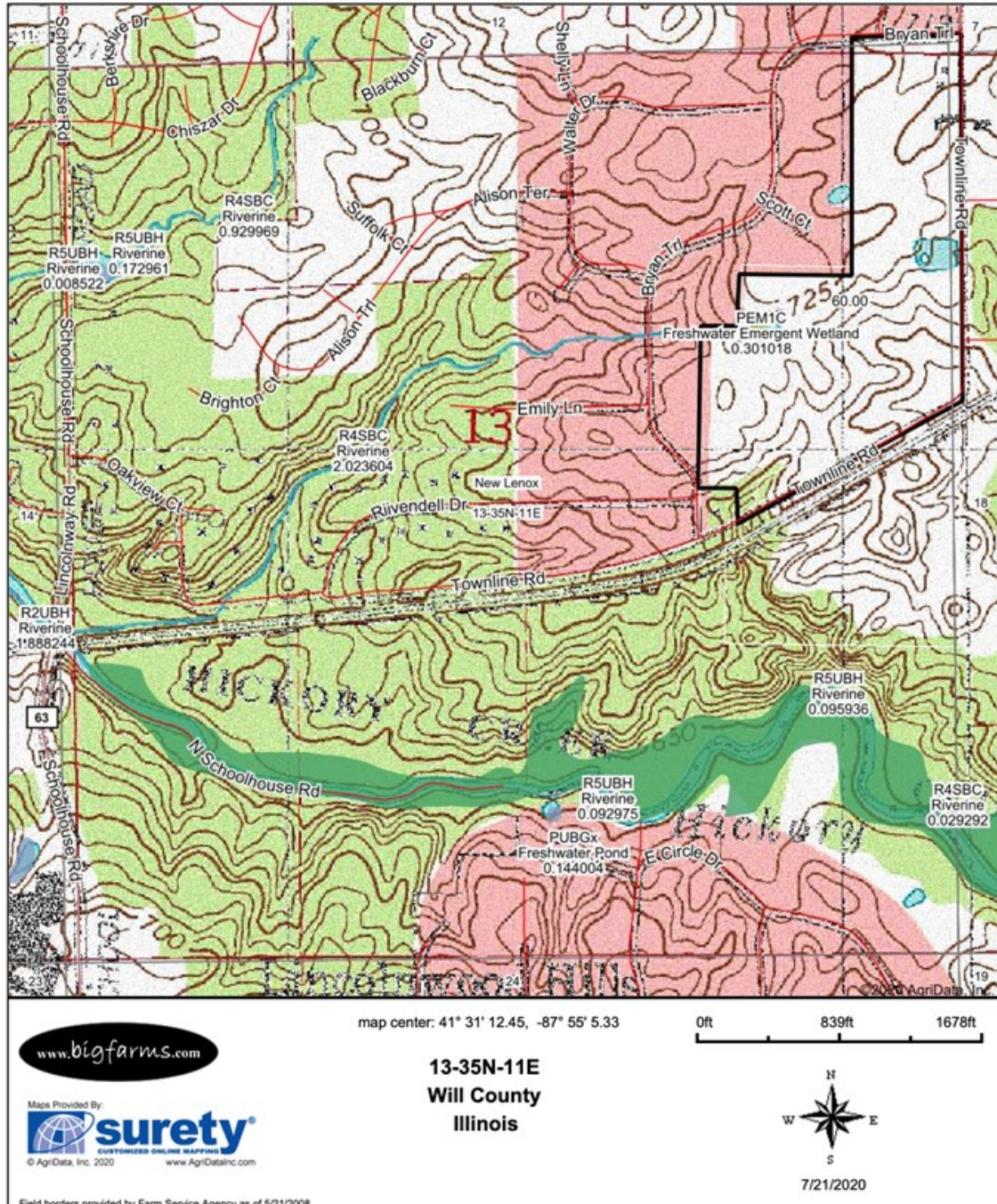
CONTOURS MAP 60 ACRE MOKENA DEVELOPMENT SITE, NEW LENOX TOWNSHIP, WILL COUNTY, IL

Topography Contours



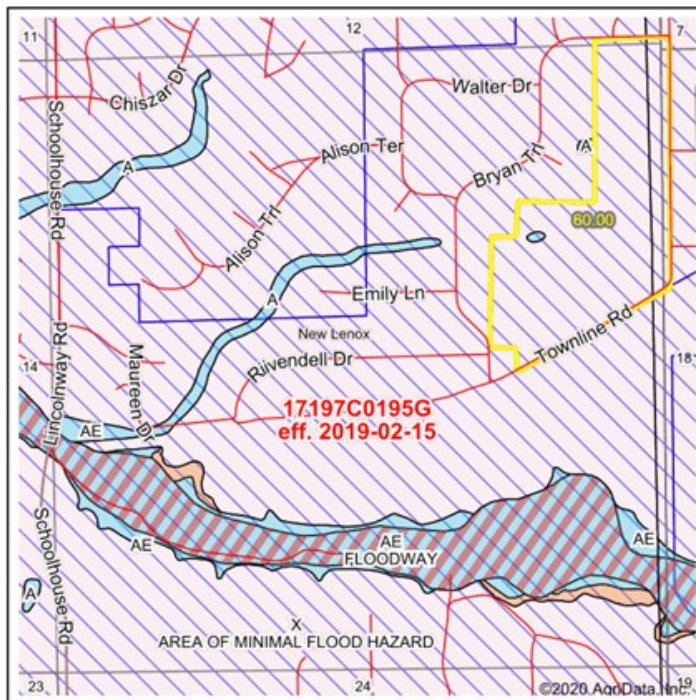
TOPOGRAPHY MAP 60 ACRE MOKENA DEVELOPMENT SITE, NEW LENOX TOWNSHIP, WILL COUNTY, IL

Topography Map



FEMA REPORT 60 ACRE MOKENA DEVELOPMENT SITE, NEW LENOX TOWNSHIP, WILL COUNTY, IL

FEMA Report



State: IL Acres: 60
County: Will Date: 7/21/2020
Location: 13-35N-11E
Township: New Lenox



Name	Number	County	NFIP Participation	Acres	Percent
WILL COUNTY	170695	Will	Regular	59.83	99.7%
VILLAGE OF MOKENA	170705	Will	Regular	0.17	0.3%
Total				60.00	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	59.78	99.6%
A		100-year Floodplain	0.22	0.4%
Total			60.00	100%

Panel	Effective Date	Acres	Percent
17197C0195G	2/15/2019	60	100%
Total		60	100%

Flood related information provided by FEMA

SAVVY SUBURBANITES



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.
- Low unemployment at 3.5% (Index 65); 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 GfK, MRI.

HOME IMPROVEMENT



LifeMode Group: Family Landscapes

Home Improvement

4B

Households: 2,114,500

Average Household Size: 2.88

Median Age: 37.7

Median Household Income: \$72,100

WHO ARE WE?

Married-couple families occupy well over half of these suburban households. Most *Home Improvement* residences are single-family homes that are owner occupied, with only one-fifth of the households occupied by renters. Education and diversity levels are similar to the US as a whole. These families spend a lot of time on the go and therefore tend to eat out regularly. When at home, weekends are consumed with home improvement and remodeling projects.

OUR NEIGHBORHOOD

- These are low density suburban neighborhoods.
- Eight of every 10 homes are traditional single-family dwellings, owner occupied.
- Majority of the homes were built between 1970 and 2000.
- More than half of the households consist of married-couple families; another 12% include single-parent families.

SOCIOECONOMIC TRAITS

- Higher participation in the labor force and lower unemployment than US levels; most households have 2+ workers.
- Cautious consumers that do their research before buying, they protect their investments.
- Typically spend 4–7 hours per week commuting, and, therefore, spend significant amounts on car maintenance (performed at a department store or auto repair chain store).
- They are paying off student loans and home mortgages.
- They spend heavily on eating out, at both fast-food and family restaurants.
- They like to work from home, when possible.



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

Soccer Moms



LifeMode Group: Family Landscapes

Soccer Moms

4A

Households: 3,541,300

Average Household Size: 2.97

Median Age: 37.0

Median Household Income: \$90,500

WHO ARE WE?

Soccer Moms is an affluent, family-oriented market with a country flavor. Residents are partial to new housing away from the bustle of the city but close enough to commute to professional job centers. Life in this suburban wilderness offsets the hectic pace of two working parents with growing children. They favor time-saving devices, like banking online or housekeeping services, and family-oriented pursuits.

OUR NEIGHBORHOOD

- Soccer Moms residents prefer the suburban periphery of metropolitan areas.
- Predominantly single family, homes are in newer neighborhoods, 34% built in the 1990s (Index 236), 31% built since 2000.
- Owner-occupied homes have high rate of mortgages at 68% (Index 164), and low rate vacancy at 4%.
- Median home value is \$257,400.
- Most households are married couples with children; average household size is 2.97.
- Most households have 2 or 3 vehicles; long travel time to work including a disproportionate number commuting from a different county (Index 132).

SOCIOECONOMIC TRAITS

- Education: 40.5% college graduates; more than 72% with some college education.
- Low unemployment at 3.8%; high labor force participation rate at 71%; 2 out of 3 households include 2+ workers (Index 124).
- Connected, with a host of wireless devices from iPods to tablets—anything that enables convenience, like banking, paying bills, or even shopping online.
- Well insured and invested in a range of funds, from savings accounts or bonds to stocks.
- Carry a higher level of debt, including first (Index 149) and second mortgages (Index 154) and auto loans (Index 149).



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

DEMOGRAPHIC REPORT PAGE 2



Executive Summary

60451
60451, New Lenox, Illinois
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 41.52483
Longitude: -87.90960

	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	14.7%	12.4%	12.4%
Median Household Income			
2020 Median Household Income	\$105,601	\$110,389	\$108,915
2025 Median Household Income	\$112,974	\$116,069	\$114,852
2020-2025 Annual Rate	1.36%	1.01%	1.07%
Average Household Income			
2020 Average Household Income	\$139,342	\$137,169	\$137,351
2025 Average Household Income	\$154,457	\$150,041	\$150,174
2020-2025 Annual Rate	2.08%	1.81%	1.80%
Per Capita Income			
2020 Per Capita Income	\$49,216	\$47,422	\$47,458
2025 Per Capita Income	\$54,598	\$52,033	\$52,004
2020-2025 Annual Rate	2.10%	1.87%	1.85%

Households by Income
Current median household income is \$108,915 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$114,852 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$137,351 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$150,174 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$47,458 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$52,004 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	123	142	142
2000 Total Housing Units	1,373	11,320	24,853
2000 Owner Occupied Housing Units	1,069	10,004	22,376
2000 Renter Occupied Housing Units	242	965	1,707
2000 Vacant Housing Units	62	351	770
2010 Total Housing Units	1,854	15,109	34,890
2010 Owner Occupied Housing Units	1,545	13,296	31,378
2010 Renter Occupied Housing Units	223	1,317	2,390
2010 Vacant Housing Units	86	496	1,122
2020 Total Housing Units	2,101	16,414	37,215
2020 Owner Occupied Housing Units	1,752	14,338	33,335
2020 Renter Occupied Housing Units	258	1,577	2,734
2020 Vacant Housing Units	91	499	1,147
2025 Total Housing Units	2,250	17,209	38,874
2025 Owner Occupied Housing Units	1,862	14,835	34,351
2025 Renter Occupied Housing Units	258	1,595	2,756
2025 Vacant Housing Units	130	778	1,767

Currently, 89.6% of the 37,215 housing units in the area are owner occupied; 7.3%, renter occupied; and 3.1% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 34,890 housing units in the area - 89.9% owner occupied, 6.9% renter occupied, and 3.2% vacant. The annual rate of change in housing units since 2010 is 2.91%. Median home value in the area is \$322,478, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.17% annually to \$341,813.

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, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

July 28, 2020

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Page 2 of 2

DEMOGRAPHIC REPORT PAGE 1



esri

Executive Summary

60451
60451, New Lenox, Illinois
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 41.52483
Longitude: -87.90960

	1 mile	3 miles	5 miles
Population			
2000 Population	3,982	33,599	73,824
2010 Population	5,043	42,759	99,140
2020 Population	5,609	45,738	104,442
2025 Population	5,901	47,080	107,202
2000-2010 Annual Rate	2.39%	2.44%	2.99%
2010-2020 Annual Rate	1.04%	0.66%	0.51%
2020-2025 Annual Rate	1.02%	0.58%	0.52%
2020 Male Population	49.4%	49.0%	49.2%
2020 Female Population	50.6%	51.0%	50.8%
2020 Median Age	41.6	41.2	41.5

In the identified area, the current year population is 104,442. In 2010, the Census count in the area was 99,140. The rate of change since 2010 was 0.51% annually. The five-year projection for the population in the area is 107,202 representing a change of 0.52% annually from 2020 to 2025. Currently, the population is 49.2% male and 50.8% female.

Median Age

The median age in this area is 41.6, compared to U.S. median age of 38.5.

Race and Ethnicity

	1 mile	3 miles	5 miles
2020 White Alone	94.1%	92.9%	91.6%
2020 Black Alone	0.8%	1.4%	1.9%
2020 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2020 Asian Alone	1.8%	2.6%	3.3%
2020 Pacific Islander Alone	0.0%	0.0%	0.0%
2020 Other Race	1.4%	1.3%	1.4%
2020 Two or More Races	1.6%	1.5%	1.7%
2020 Hispanic Origin (Any Race)	5.9%	6.4%	6.7%

Persons of Hispanic origin represent 6.7% of the population in the identified area compared to 18.8% 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 26.3 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

	1 mile	3 miles	5 miles
2020 Wealth Index	210	201	204
2000 Households	1,311	10,969	24,083
2010 Households	1,768	14,613	33,768
2020 Total Households	2,010	15,915	36,068
2025 Total Households	2,120	16,431	37,107
2000-2010 Annual Rate	3.04%	2.91%	3.44%
2010-2020 Annual Rate	1.26%	0.84%	0.64%
2020-2025 Annual Rate	1.07%	0.64%	0.57%
2020 Average Household Size	2.79	2.87	2.89

The household count in this area has changed from 33,768 in 2010 to 36,068 in the current year, a change of 0.64% annually. The five-year projection of households is 37,107, a change of 0.57% annually from the current year total. Average household size is currently 2.89, compared to 2.93 in the year 2010. The number of families in the current year is 28,960 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, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

July 28, 2020

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Page 1 of 2

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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