

# 80 AC + 27 LOTS WHITE FEATHER DEVELOPMENT

**Eastern Avenue & White Feather Drive  
Manhattan IL 60442**

**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>	Manhattan
<b>Gross Land Area:</b>	80 Acres + 27 Platted Lots
<b>Property Type:</b>	Residential Development Land and Platted Single-Family Lots
<b>Possible Uses:</b>	Residential subdivision / builder lot inventory
<b>Total Investment:</b>	\$2,250,000.00
<b>Unit Price:</b>	Call Broker — mixed raw acreage and unfinished lots
<b>Productivity Index (PI):</b>	125.0
<b>Buildings:</b>	No Buildings Included
<b>Utilities:</b>	Municipal water, sanitary sewer, electric, natural gas, telecommunications — available at property
<b>Zoning:</b>	R-1 PUD (SF Planned Unit Development) East 40 Ag zoning.



## Three-Phase Residential Development in Manhattan, Illinois

BigFarms Real Estate is pleased to present this exceptional residential development opportunity in the growing Village of Manhattan, Will County, Illinois. This rare offering combines 80 acres of raw development ground directly adjacent to the established White Feather subdivision with 27 remaining platted single-family lots within the subdivision itself — a turnkey, phased development platform under a single R-1 PUD zoning framework and village utility service.

### 27 Remaining Platted Lots in White Feather Unit 1 (Phase 1)

The offering includes 27 remaining platted single-family lots within the completed White Feather Subdivision Unit 1. Utilities are stubbed to the site and ready to install along with the streets. The proven absorption of surrounding Unit 1 product provides strong comparable evidence for new construction pricing.

### Phase 2: 40 Acres with an Approved 95-Lot Site Plan

The middle 40-acre parcel is raw ground with a site plan for 95 additional single-family lots (numbered 233-327), designed to seamlessly extend



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

the Unit 1 street grid via Mohawk Trail and Arrowhead Drive. With the street layout, lot configuration, and stormwater approach already designed, a developer inherits substantial entitlement work and can advance directly to final engineering. This is a shovel-ready platform for Phase 2 development and the strongest mid-term value driver in the package.

### **Phase 3: 40 Acres of Raw Ground with Eastern Avenue Frontage**

The eastern 40-acre parcel is open farm ground with approximately 1,300 feet of frontage directly on Eastern Avenue. Unplatted and unplanned, this parcel offers maximum flexibility for a patient buyer — additional single-family at similar density could yield roughly 95 more lots, or the site could support a different product type (duplex, townhome, estate-lot) to diversify the overall development. Direct Eastern Avenue access offers the option of a secondary subdivision entrance or a separately-branded project phase.

### **Land Characteristics and Development Advantages**

The property benefits from exceptional physical characteristics for residential development. Weighted Productivity Index of 125 confirms prime Illinois farmland soils — predominantly Elliott silt loam and Ashkum silty clay loam — with excellent bearing capacity and drainage for construction. Topography is remarkably level: the entire property spans only 15 feet of elevation change, which minimizes grading costs and simplifies stormwater design. The property is 100 percent outside the FEMA 500-year floodplain (Panel 17197C0303G). A small 4-acre area of freshwater emergent wetland is identified on the Wetland Map and will be addressed in final site engineering, but the bulk of the property is upland and ready for development.

### **Location, Access, and Infrastructure**

The 80-acre raw parcel sits on the immediate east edge of the established White Feather subdivision, bounded by W Baker Road to the north and Eastern Avenue to the east. US Route 52 is approximately a quarter mile west and provides direct access to I-80 approximately 5 miles north and the broader Chicago metropolitan transportation network. The Manhattan Metra Station on the SouthWest Service Line is approximately 2 miles south, offering commuter rail service to Chicago Union Station — a meaningful amenity for the target homebuyer demographic.

Students attend the Manhattan School District 114 (Anna McDonald, Wilson Creek, and Manhattan Junior High) and Lincoln-Way Community High School District 210 (Lincoln-Way West), both well-regarded districts that support strong residential absorption.

### **Investment Highlights**

- 80 acres of raw development ground plus 27 remaining platted single-family lots
- Approximately 120+ total single-family lot potential (27 remaining platted lots plus 95 in the Phase 2 site plan)
- Phase 1 lots platted and entitled — pending installation of streets and underground infrastructure
- Phase 2 site plan proposed — shovel-ready pending final engineering
- Phase 3 provides long-term upside and programming flexibility
- R-1 PUD zoning under existing village framework
- Village water and sanitary sewer available, served from Unit 1 infrastructure
- Approximately 1,300 feet of Eastern Avenue frontage
- Weighted Productivity Index of 125 — prime Illinois farmland soils
- Remarkably level topography (15 ft elevation range)
- 100 percent outside FEMA 500-year floodplain
- Adjacent to completed, successful White Feather subdivision (proof of concept)
- Strong school districts and Metra commuter access drive buyer demand
- Self-funding acquisition potential — Phase 1 lot sales can offset carrying costs on Phases 2 and 3

### **Positioning**

This property is ideally suited for a regional homebuilder seeking captive land inventory to support a multi-year construction program, a land developer looking to advance an entitled project to a vertical builder, or a patient capital investor positioning for long-term metro-area residential growth. The three-phase structure allows a buyer to underwrite Phase 1 as a near-term revenue source, Phase 2 as a mid-term value creation project, and Phase 3 as a land-bank position with appreciation upside.

For more information, site tours, or to discuss acquisition structure, please contact Mark Goodwin at Goodwin & Associates.



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

## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 80 AC + 27 Lots White Feather Development  
**Tax ID Number/APN:** 14-12-08-300-012-0000 (Phase 1: 27 remaining platted lots)  
14-12-08-200-002-0000 (Phase 2: 40 AC with 95-lot site plan)  
14-12-08-200-003-0000 (Phase 3: 40 AC raw development ground)  
**Possible Uses:** Single-family residential development, attached single-family, townhome, senior/active adult community, mixed residential product, phased residential subdivision, builder lot inventory  
**Zoning:** R-1 PUD, Village of Manhattan

### AREA & LOCATION

**School District:** Manhattan School District 114 (K-8): Anna McDonald School, Wilson Creek Elementary, Manhattan Junior High  
Lincoln-Way Community High School District 210 (9-12): Lincoln-Way West High School

**Location Description:** This residential development opportunity is located in Manhattan, Illinois — a growing village in southwestern Will County approximately 50 miles southwest of Chicago. The property comprises 80 acres of raw development ground directly adjacent to the established White Feather subdivision, plus 27 platted single-family lots within the subdivision itself. The raw ground is bounded by W Baker Road to the north and Eastern Avenue to the east. Manhattan is served by Lincoln-Way schools, Metra commuter rail to Chicago, and a desirable small-town character that supports strong residential demand.

**Site Description:** The 80-acre development parcel is contiguous ground north of the existing White Feather Unit 1 subdivision, extending from the Unit 1 street grid east to Eastern Avenue. Phase 2 (the western 40 acres) has a 95-lot site plan (lots 233-327) ready for final engineering. Phase 3 (the eastern 40 acres) is raw farm ground fronting Eastern Avenue for approximately 1,300 feet. Separately, the offering includes 27 remaining platted single-family lots in the adjacent White Feather Unit 1 subdivision — lot inventory supported by the village's existing infrastructure. Topography across the 80-acre parcel is remarkably level — elevation ranges only approximately 15 feet across the property — making it exceptionally well-suited for residential development with minimal grading.

**Side of Street:** East of the established White Feather subdivision; west of Eastern Avenue; north of the Unit 1 built-out homes

**Highway Access:** US Route 52 is approximately a quarter mile west of the property and provides direct access to I-80 approximately 5 miles north. Route 45 is approximately 6 miles east. Interstate 57 is approximately 8 miles southeast via Route 52 and Manhattan-Monee Road. Chicago Loop is approximately 40 miles north.

**Road Type:** Eastern Avenue (east boundary of Phase 3): paved township/county road. W Baker Road (north boundary): paved county road. US Route 52 (nearby, approximately a quarter mile west): major state highway. Internal Unit 1 streets serving the 27 platted lots: paved village streets with curb and gutter.

**Legal Description:** The raw 80-acre parcel: S 1/2 of the NE 1/4 of Section 8, Township 34 North, Range 11 East of the Third Principal Meridian, Manhattan Township, Will County, Illinois.  
The 27 platted lots: individual recorded lots within White Feather Subdivision Unit 1, being a subdivision of part of the Southwest Quarter of Section 8 (recorded plat: Will County Doc. R-2005-084520). Related recorded instruments include the Annexation Agreement (Doc. R-2005-136558) and the Declaration of Covenants for White Feather Unit 1.

**Property Visibility:** The 80-acre raw parcel benefits from approximately 1,300 feet of frontage directly on Eastern Avenue (Phase 3), with continuous connection to the established White Feather Unit 1 street grid at the Phase 2 west edge. The 27 platted lots sit within the visible, active, and partially built-out Unit 1 subdivision with mature landscaping and occupied neighbors.

**Largest Nearby Street:** Eastern Avenue (east boundary of the 80 AC parcel) and US Route 52 (approximately a quarter mile to the west)

**Transportation:** The Manhattan Metra Station (SouthWest Service Line to Chicago Union Station) is approximately 2 miles south of the property, providing direct rail access to downtown Chicago. Joliet Regional Airport is approximately 12 miles northwest for general aviation. Chicago Midway Airport is approximately 30 miles north; Chicago O'Hare International is approximately 50 miles north. I-80 is approximately 5 miles north; I-57 is approximately 8 miles southeast.

## LAND RELATED

<b>Lot Frontage (Feet):</b>	Approximately 1,300 feet on Eastern Avenue (east edge of Phase 3). Additional frontage on internal Unit 1 streets for the 27 Phase 1 lots.
<b>Tillable Acres:</b>	Approximately 91.9 acres of tillable farmland currently mapped in production across all three parcels per Surety Maps Agridata — comprising the 80-acre raw parcel plus the open ground portion of Phase 1. The 27 platted lots are already subdivided for residential use and are not tillable.
<b>Lot Depth:</b>	80-acre parcel: approximately 1,320 feet north-to-south by approximately 2,600 feet east-to-west. The 27 platted lots: standard single-family residential lot dimensions, platted within the recorded White Feather Unit 1 subdivision plat.
<b>Buildings:</b>	No Buildings Included — vacant development ground and unimproved platted lots
<b>Zoning Description:</b>	R-1 Single-Family Residential Planned Unit Development under the Village of Manhattan's zoning ordinance, originally approved per the Annexation Agreement dated September 21, 2004 (Will County Doc. R-2005-136558). The 27 platted lots are governed by the White Feather Subdivision Unit 1 plat (Doc. R-2005-084520) and the Declaration of Covenants for Unit 1.
<b>Flood Plain or Wetlands:</b>	Entire property is 100% Zone X per FEMA Panel 17197C0303G (effective 2/15/2019) — Area of Minimal Flood Hazard, outside the 500-year floodplain. National Wetlands Inventory identifies approximately 4.00 acres of PEM1C Freshwater Emergent Wetland within the property boundaries; these areas are delineated on the accompanying Wetland Map and will be addressed in final site engineering. Balance of the property is upland and suitable for development without wetland mitigation.
<b>Topography:</b>	Remarkably level. Elevation across the property ranges only 15.3 feet, from 699.1 to 714.4 feet, with a standard deviation of just 2.53 feet (per USGS 3-meter DEM data). Average elevation 703.7 feet. This exceptional flatness is a significant advantage for residential development — it minimizes grading costs, simplifies stormwater design, and allows maximum buildable lot yield. See accompanying Topo Map, Topo Contours Map, and Topo Hillshade Map.
<b>Soil Type:</b>	Predominantly Elliott silt loam (65.5%, 60.17 acres — 2 to 4 percent slopes) and Ashkum silty clay loam (27.0%, 24.84 acres — 0 to 2 percent slopes). Minor occurrences include Harpster silty clay loam (4.4%), Peotone silty clay loam (1.6%), and Varna silt loam (1.5%). All soils are well-drained prime farmland with excellent bearing capacity for residential construction. Soils data provided by USDA and NRCS; see accompanying Soil Map.
<b>Soil Fertility:</b>	Weighted Productivity Index: 125 (Illinois State Productivity Index based on Bulletin 811 optimum management ratings, adjusted for slope, erosion, and surface texture per the Illinois Soils EFOTG). All five soil types on the property are rated prime or prime-if-drained farmland. The consistently high PI reflects the strong agricultural productivity of the site — an indicator that also translates to excellent load-bearing capacity and drainage characteristics favorable for residential construction.
<b>Available Utilities:</b>	Sanitary sewer: Village of Manhattan municipal system, served from the existing Unit 1 infrastructure. [CONFIRM: Stub-out locations at the Phase 2 connection point.] Water: Village of Manhattan municipal water, served from existing Unit 1 mains. Storm: Stormwater management designed into the existing Unit 1 detention system; additional detention contemplated for Phase 2 per approved site plan. Electric: ComEd service available through existing Unit 1 infrastructure. Natural Gas: Nicor Gas, available at existing Unit 1 infrastructure. Telecommunications: Fiber and broadband internet available through the village. Village utilities are stubbed to the area serving the 27 platted lots from the existing Unit 1 infrastructure; final street construction and underground utility installation within the 27-lot section are still required before vertical construction can begin.

## FINANCIALS

<b>Finance Data Year:</b>	2024 Tax Year, Payable 2025
<b>Real Estate Taxes:</b>	Total 2024 real estate taxes: \$5,825.76 (payable 2025), broken down by parcel: PIN 14-12-08-300-012-0000 (Phase 1 — 27 remaining platted lots): \$1,914.64. PIN 14-12-08-200-002-0000 (Phase 2 — 40 AC with approved 95-lot site plan): \$2,069.02. PIN 14-12-08-200-003-0000 (Phase 3 — 40 AC raw development ground): \$1,842.10. All three parcels are currently assessed as undeveloped land, which keeps annual carrying costs exceptionally low. Assessments will change as development occurs — the raw Phase 2 and Phase 3 acreage will reassess upon platting, improvement, or reclassification from agricultural use, and the 27 platted Phase 1 lots will reassess at residential lot-level values when they receive permits or improvements. Prospective buyers should factor future reassessment into pro forma projections.
<b>Investment Amount:</b>	Asking price is \$2,250,000 for the complete package of approximately 80 acres of raw development ground plus 27 remaining platted single-family lots in the adjacent White Feather subdivision. Total future unit potential approximately 120+ single-family lots with additional capacity on the 40-acre Phase 3 parcel pending final programming.

**LOCATION**

**Address:**

Eastern Avenue & White Feather Drive, Manhattan, IL 60442

**County:**

Will County, Illinois

**MSA:**

Chicago-Naperville-Elgin, IL-IN-WI Metropolitan Statistical Area



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

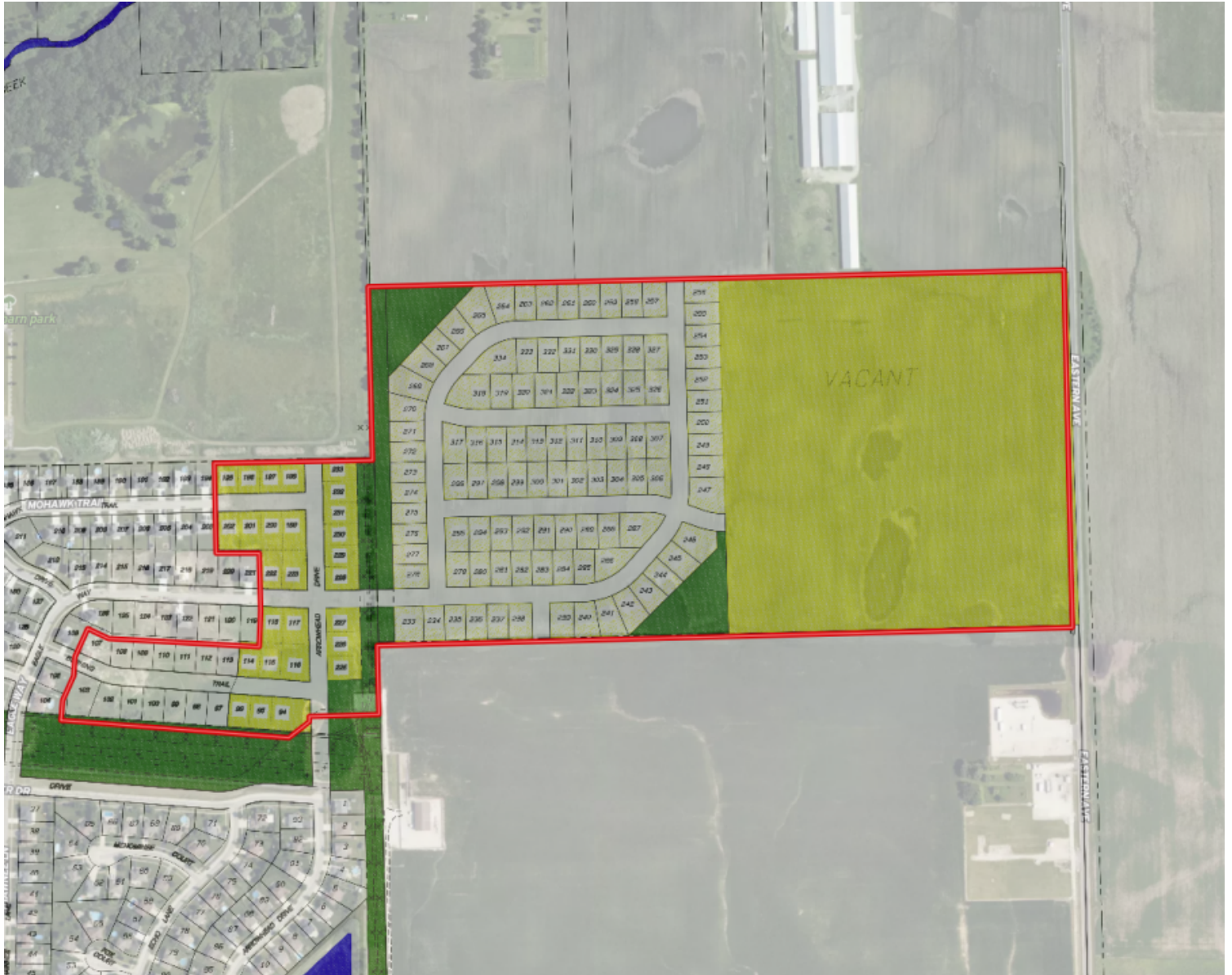
## PROPERTY NOTES

### Area Resources and Additional Information

- [Village of Manhattan, IL — Official Website](#)
- [Village of Manhattan — Economic Development](#)
- [Manhattan, IL Demographics — Census Reporter](#)
- [Will County, Illinois — Government Website](#)
- [Manhattan School District 114 \(K-8\)](#)
- [Lincoln-Way Community High School District 210](#)
- [Metra SouthWest Service — Manhattan Station](#)
- [Manhattan Park District \(adjacent Round Barn Park\)](#)

*Additional resources available upon request: preliminary site plans, annexation agreement (Will County Doc. R-2005-136558), Declaration of Covenants, recorded Unit 1 plat (Doc. R-2005-084520), FSA tract data, and updated boundary survey upon contract.*

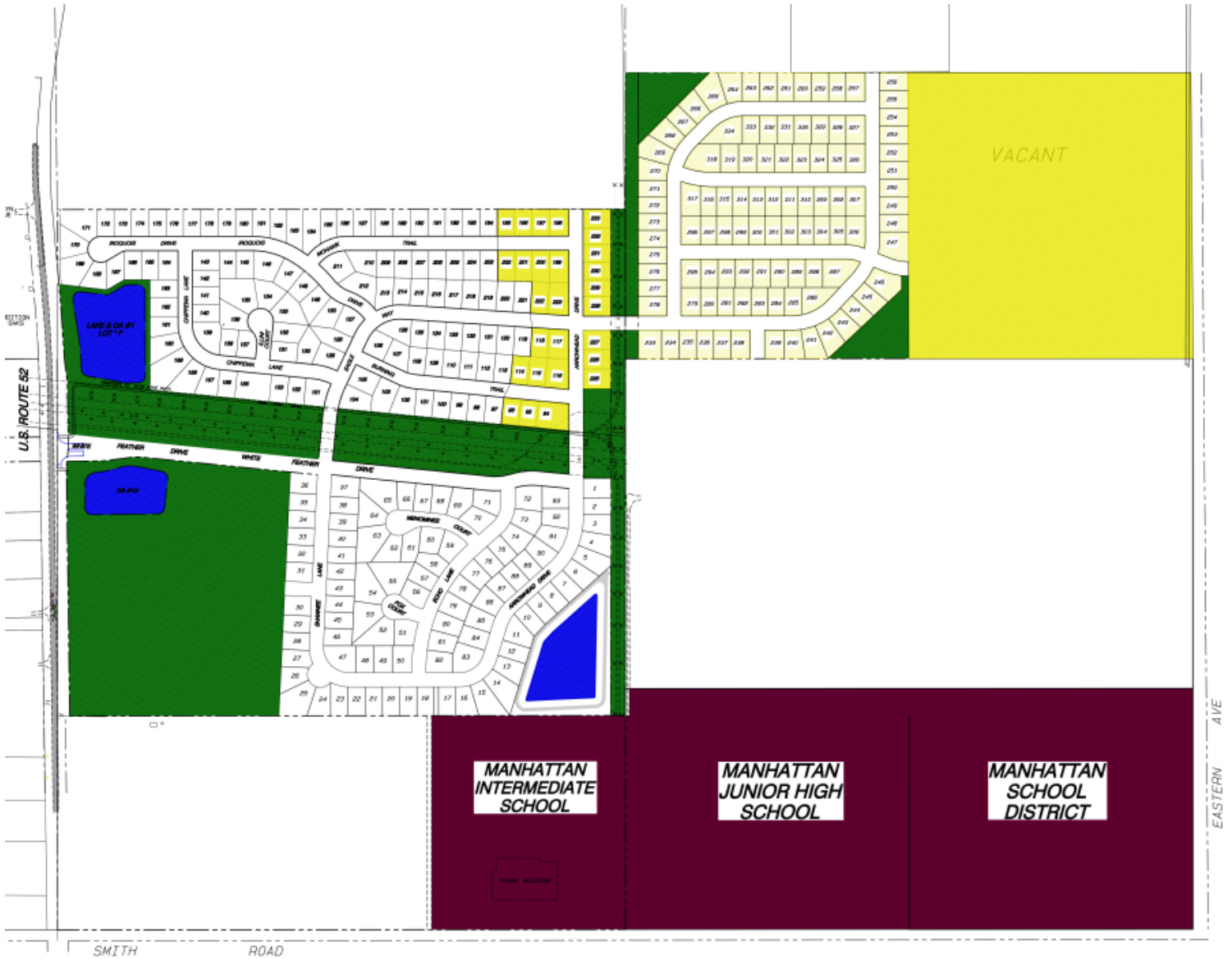
PROPERTY MAP



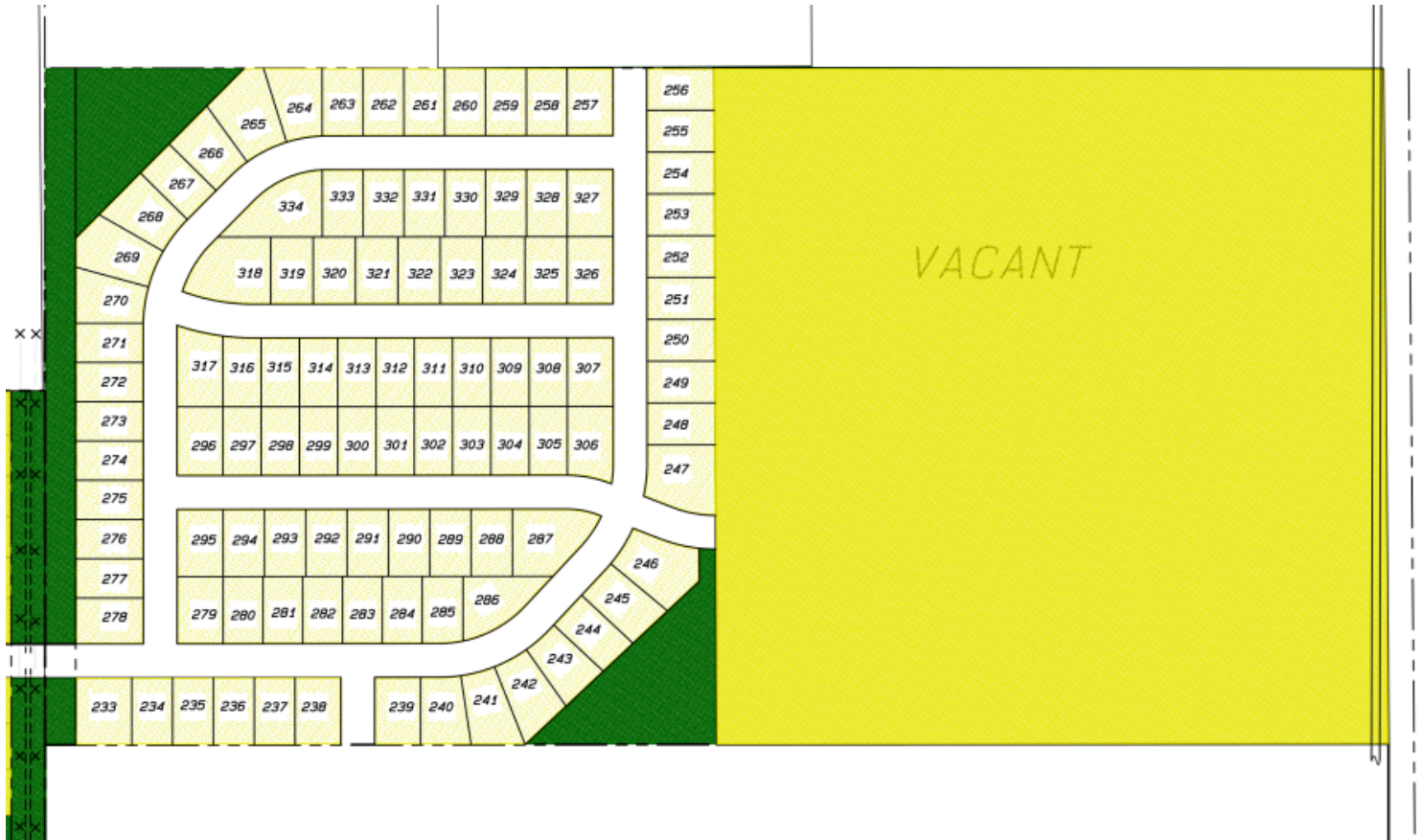
AERIAL SATELLITE CAPTURE



SITE PLAN - COMPLETE



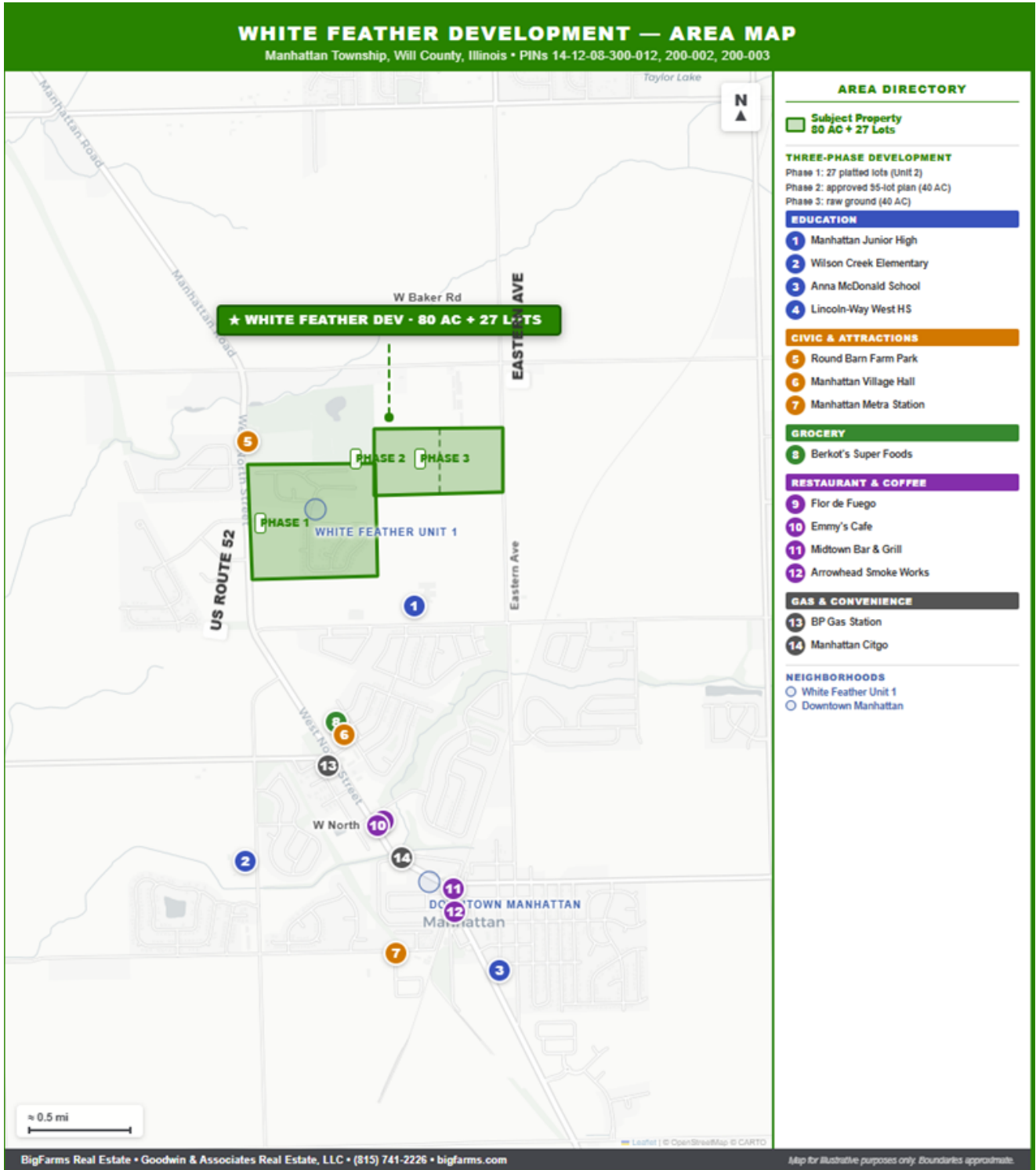
SITE PLAN - 80 ACRES



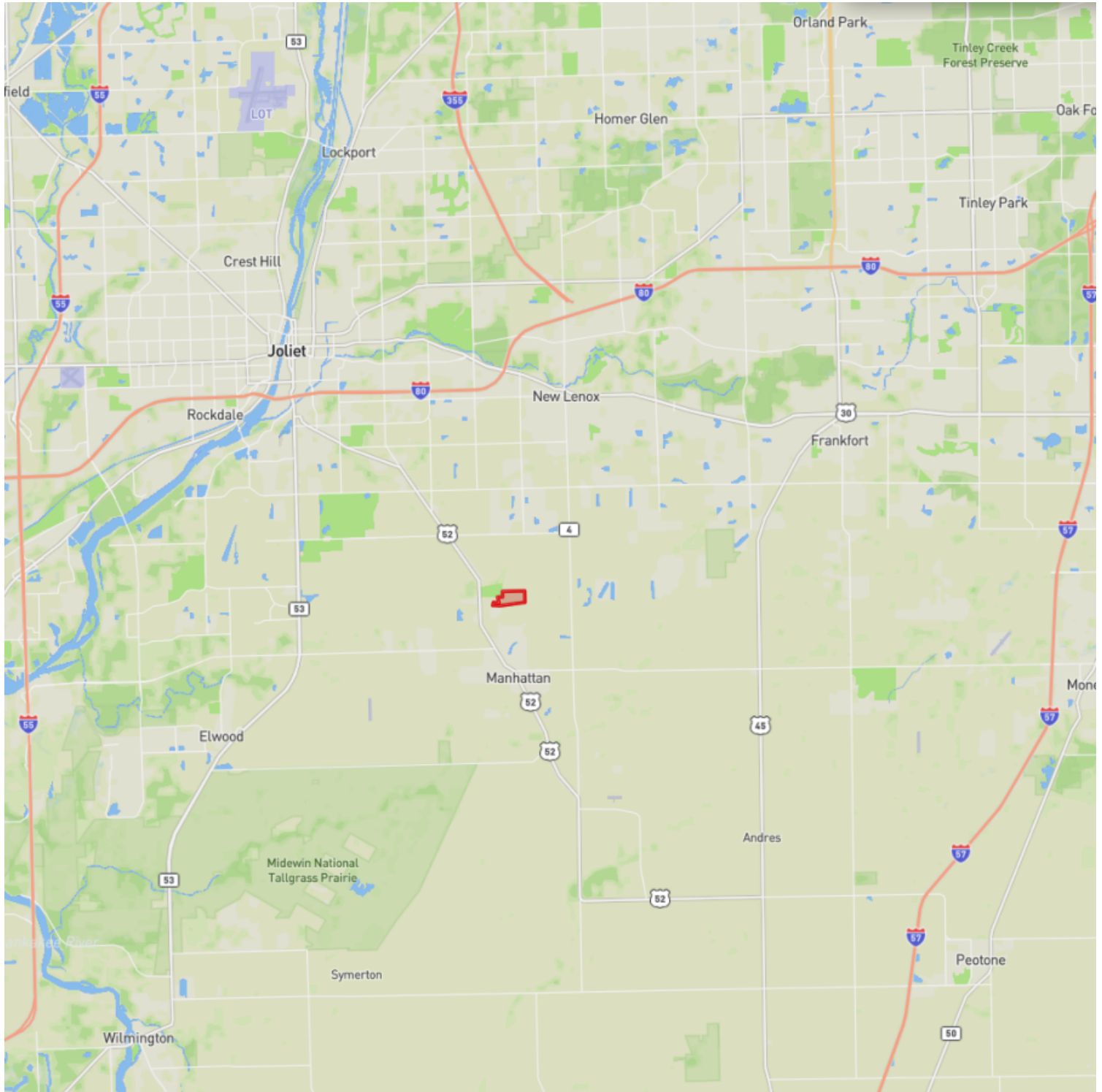
SITE PLAN - 27 LOTS



LOCAL AREA BUSINESSES MAP



### SURROUNDING CITIES & HIGHWAYS

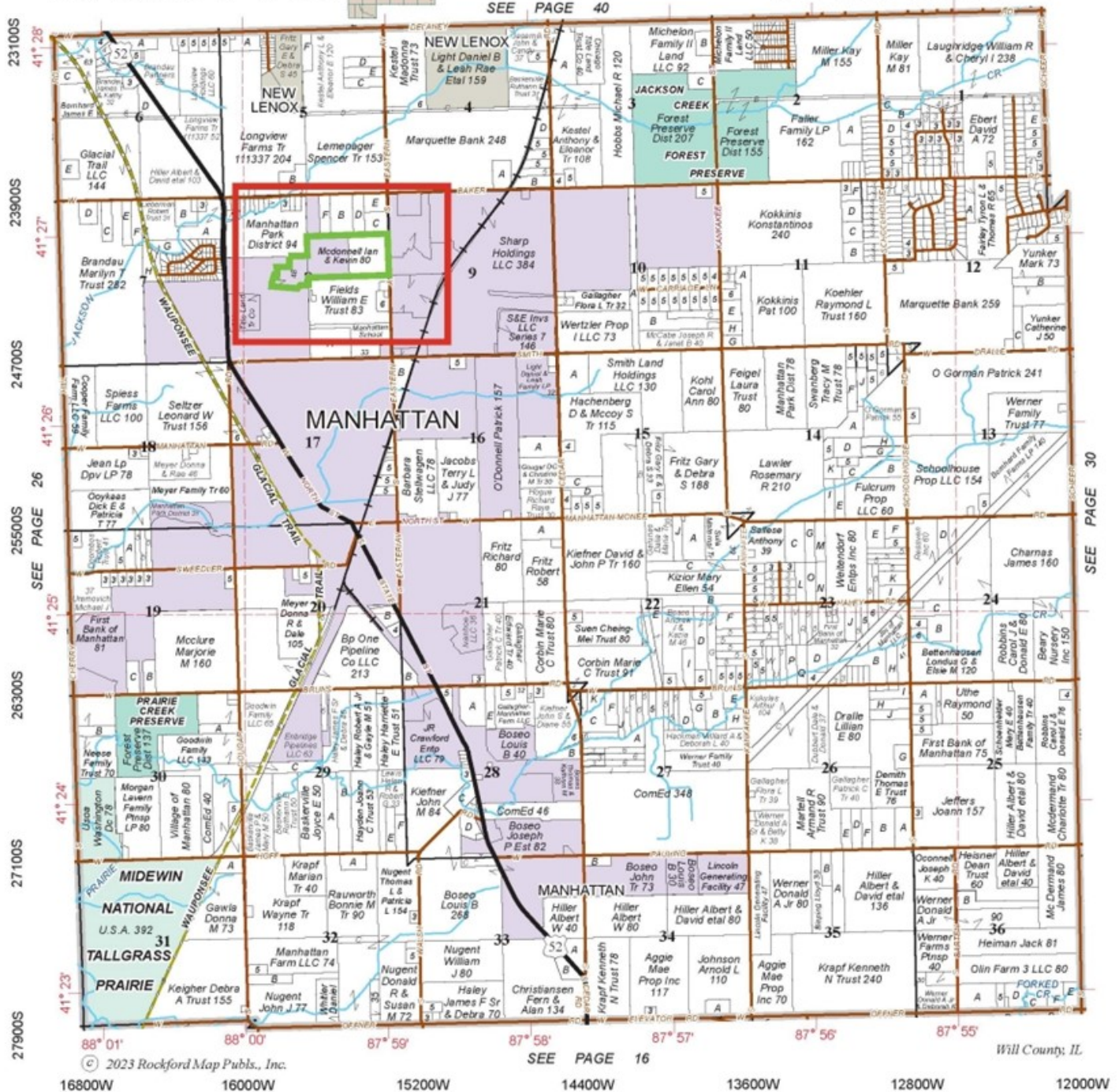


PLAT MAP

Refer to page 64 for keyed parcels

# MANHATTAN

# T.34N.-R.11E.

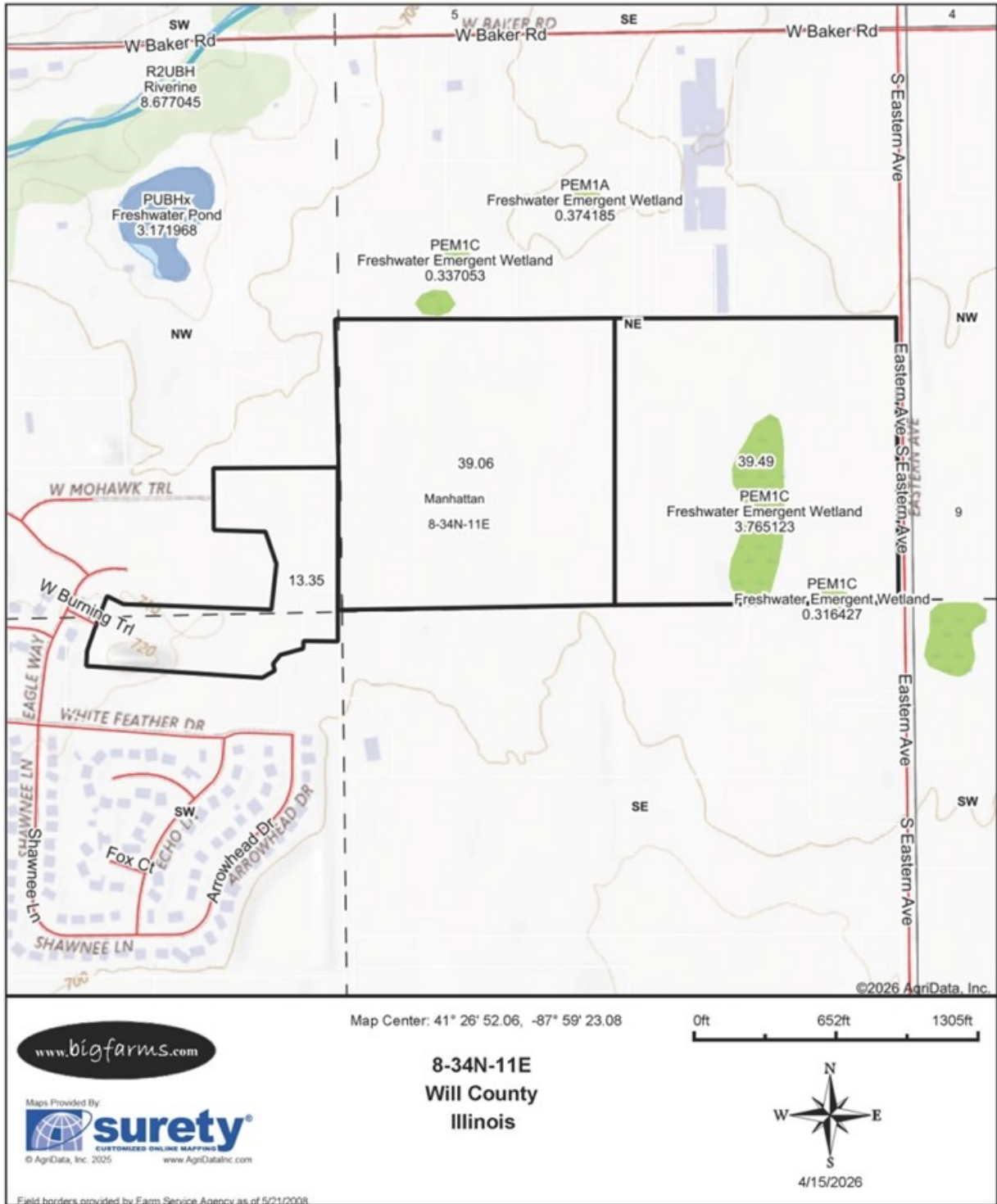


Plat Map reprinted with permission of Rockford Map Publishers, Inc.

FSA AERIAL MAP



TOPO MAP



WETLAND MAP



State: Illinois  
 Location: 8-34N-11E  
 County: Will  
 Township: Manhattan  
 Date: 4/15/2026



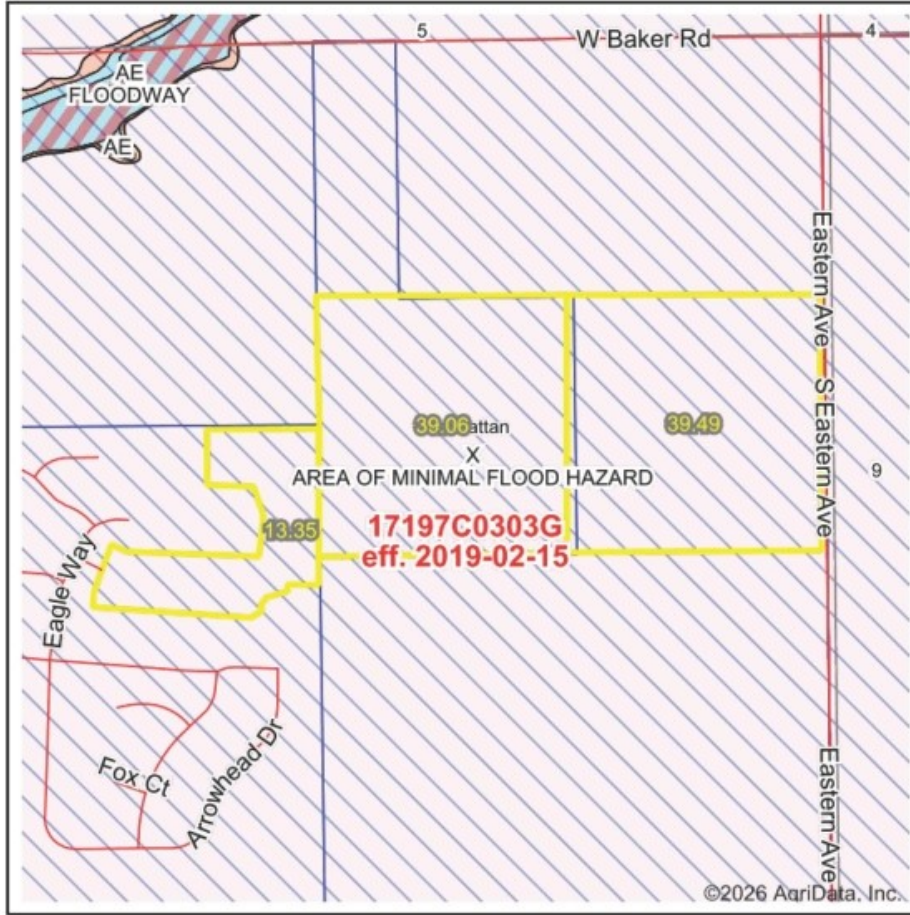
Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2025 www.AgriDataInc.com



Classification Code	Type	Acres
PEM1C	Freshwater Emergent Wetland	4.00
Total Acres		4.00

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

FEMA REPORT



Map Center: 41° 26' 52.06, -87° 59' 23.08  
 State: IL Acres: 91.9  
 County: Will Date: 4/15/2026  
 Location: 8-34N-11E  
 Township: Manhattan



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2025 www.AgriDataInc.com



Name	Number	County	NFIP Participation	Acres	Percent
VILLAGE OF MANHATTAN	170704	Will	Regular	53.45	58.2%
WILL COUNTY	170695	Will	Regular	38.45	41.8%
<b>Total</b>				91.90	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	91.90	100%
<b>Total</b>			91.90	100%

Panel	Effective Date	Acres	Percent
17197C0303G	2/15/2019	91.90	100%
<b>Total</b>		91.90	100%

## 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

These materials were prepared by Goodwin & Associates Real Estate, LLC, and contain selected information pertaining to the Property, and do not purport to be all-inclusive or to contain all of the information which prospective investors or users may desire. Additional information and an opportunity to inspect the Property will be made available upon request. Neither the Owner nor Goodwin & Associates Real Estate, LLC, nor any of their respective directors, officers, employees, shareholders or affiliates have made any representation or warranty, express or implied, as to the accuracy or completeness of this Presentation of any of its contents, and no legal commitment or obligation shall arise by reason of the Presentation or its contents. While we obtained the information above from sources we believe to be reliable, we have not verified the occupancy and make no guaranty, warranty or representation about it. It is submitted subject to the possibility of errors, corrections, change of price, or withdrawal without notice. If we have included projections, opinions, assumptions, or estimates they are for the purpose of example only, and may not represent current or future performance of the property. You, your tax, and legal advisers should conduct your own investigations of the property and the transaction.