

## DEER CREEK ESTATES MULTI-FAMILY DEVELOPMENT SITE

**Hawk Trail  
Wilmington IL 60481**

**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.



**GOODWIN**

<b>County:</b>	Will
<b>Township:</b>	Wilmington
<b>Gross Land Area:</b>	14 Total Acres
<b>Property Type:</b>	Vacant farmland with Preliminary Plat
<b>Possible Uses:</b>	Multi-Family Residential Development
<b>Total Investment:</b>	Investment Amount is \$360,000.00
<b>Unit Price:</b>	\$5,000 per platted unit
<b>Productivity Index (PI):</b>	PI Index is 132.6
<b>Buildings:</b>	No Buildings
<b>Utilities:</b>	Utilities are at the site
<b>Zoning:</b>	R-4 zoning for Multi-Family lots



72 Platted Multi-Family units in Phase II of Deer Creek Estates has a total of 14 acres. PUD zoned R-4 with 18 four unit buildings (72 units) There are additional platted 71 single family lots in the PUD. Easy access to I-55 at River road, I-57 to the east and I-80 to the north. Sewer & water utilities available from the City of Wilmington. .

## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** Deer Creek Estates Multi-Family Development Site  
**Tax ID Number/APN:** 03-17-24-302-006-0000 Section 24 Wilmington Township, Will County.  
**Possible Uses:** Phase II of Deer Creek Estates. With 72 Multi-family units, zoned R-4  
**Zoning:** Property is currently zoned R-4 in the City of Wilmington.  
**Sale Terms:** Sellers are looking for a cash sale, but all offers will be considered.

### AREA & LOCATION

**School District:** Wilmington School District 209U  
**Location Description:** Only 3.5 miles to Interstate I-55 access at River road. Next to United States Cold Storage facility in Wilmington. Near the Ridge Port Logistic's Center, Center Point Inter-modal in Elwood and the UP Inter-modal in Joliet.  
**Site Description:** Level farmland with residential to the west and south. Drainage ditch cuts through the farm with ComEd power line along the north side of the property.  
**Side of Street:** Approximately 125 feet of frontage on E. Kankakee River Drive.  
Access through Hawk Trail and Deer Creek Dr in the Deer Creek Subdivision.  
**Highway Access:** Only 3.5 miles to I-55 at River road. I-57 at Peotone is approximately 17 miles east. I-80 is approximately 14 miles north on Rt. 53. Rt. 53 is just half a mile east.  
**Largest Nearby Street:** Illinois Rt. 53.

### LAND RELATED

**Buildings:** No buildings  
**Zoning Description:** R-4 allows multi-family homes.  
**Flood Plain or Wetlands:** There are some acres considered flood plain.  
**Topography:** Flat  
**Available Utilities:** Sewer and water available from the city of Wilmington.

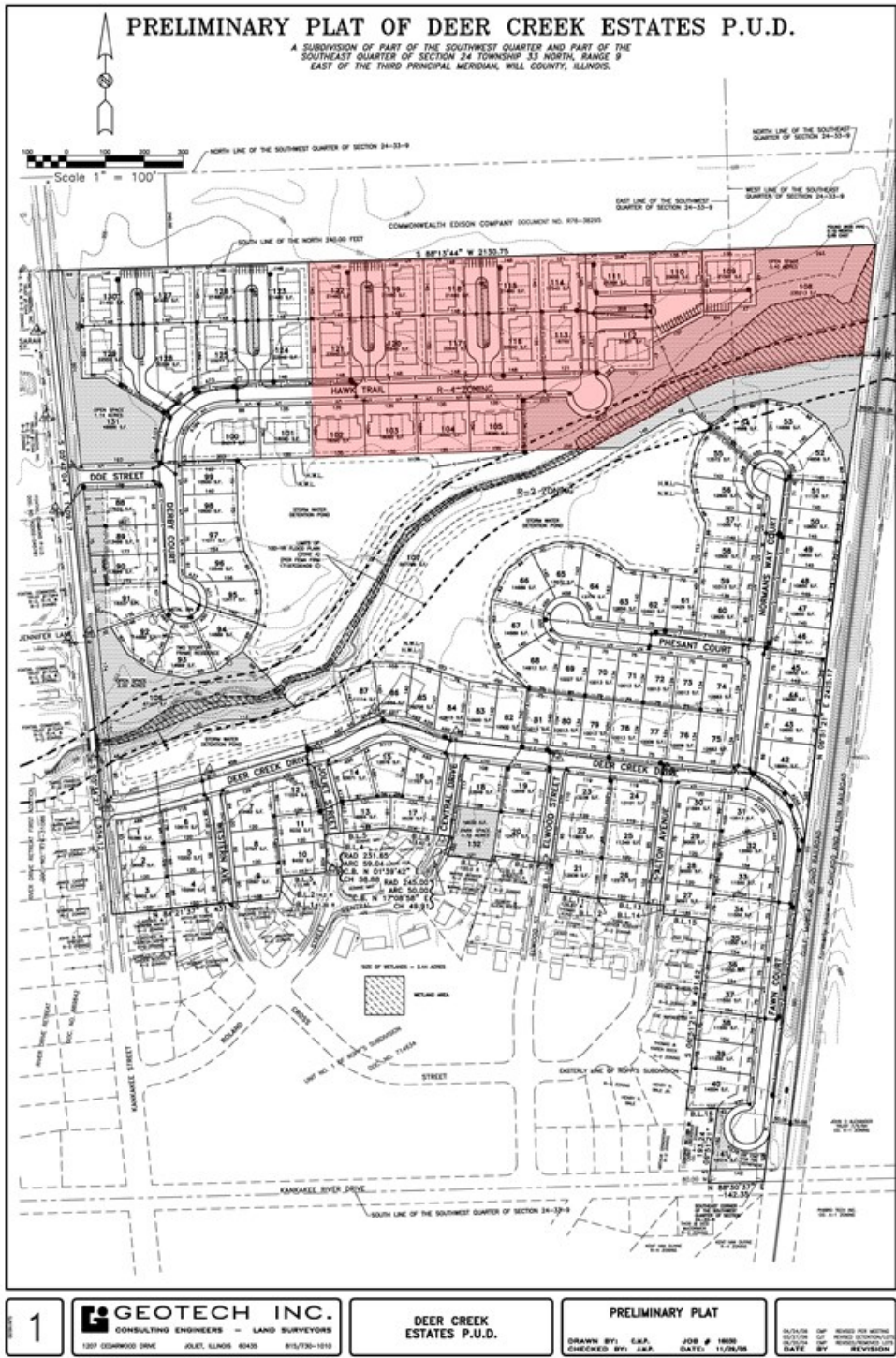
### FINANCIALS

**Finance Data Year:** 2016 Tax year  
**Real Estate Taxes:** Taxes paid in 2017 for the 47 acres are \$1,171 or \$24.91 per acre.  
**Investment Amount:** The investment amount for this farm is \$5,000 per unit for a total investment of \$360,000.00

### LOCATION

**Address:** 516-518 E. Kankakee River Drive, Wilmington, IL  
Latitude 41.3201956 Longitude -88.14206600  
**County:** Will County Illinois  
**MSA:** Chicago - Joliet

DEER CREEK ESTATES SITE PLAN





AERIAL MAP OF WILMINGTON 47 ACRE DEVELOPMENT SITE, WILL COUNTY



## AERIAL MAP 2 OF THE 47 ACRE WILMINGTON DEVELOPMENT LAND





LOCATION MAP OF WILMINGTON 47 ACRE DEVELOPMENT SITE

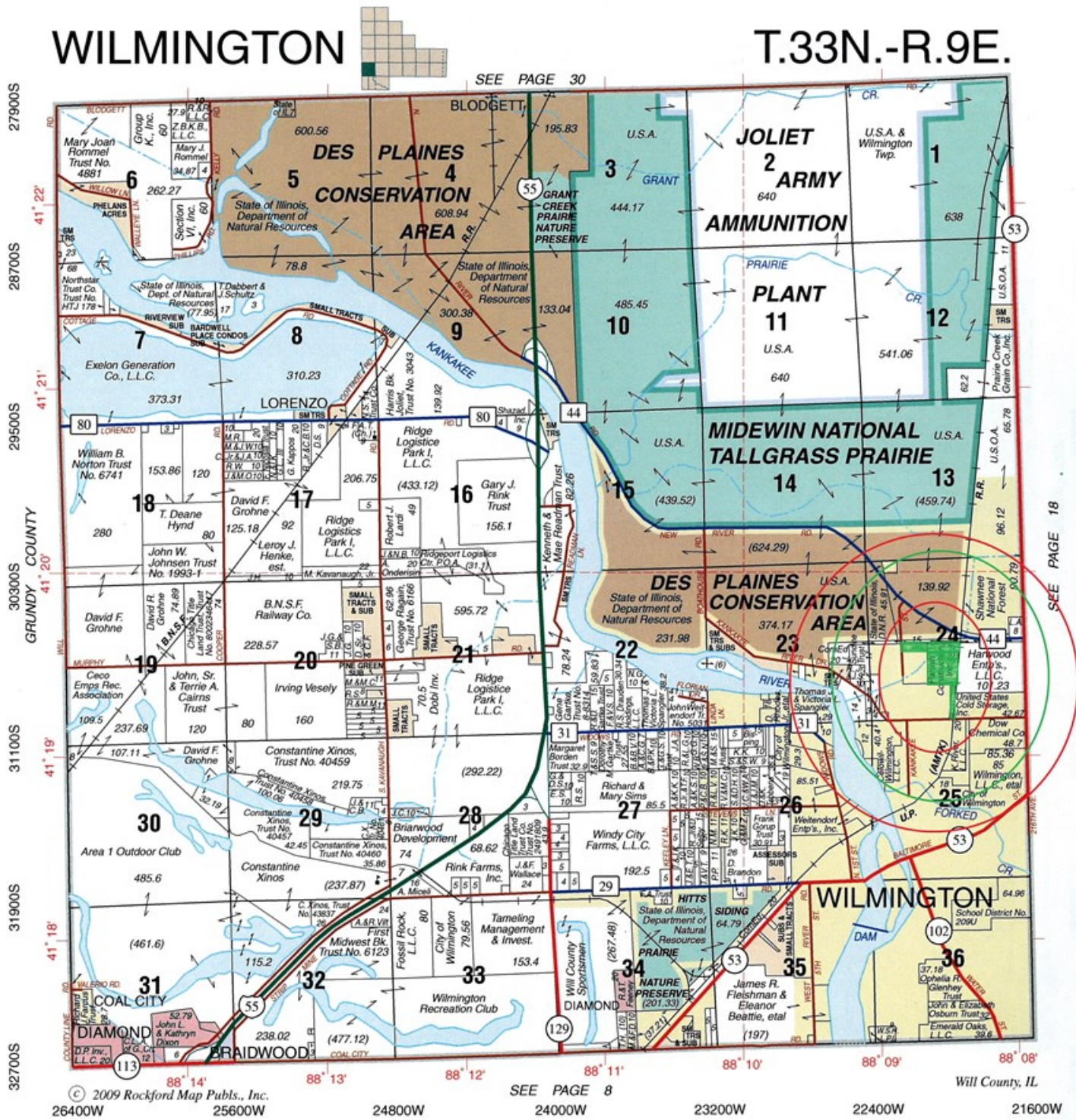


PROPOSED LOCATION OF THE ILLIANA EXPRESSWAY IN WILL COUNTY



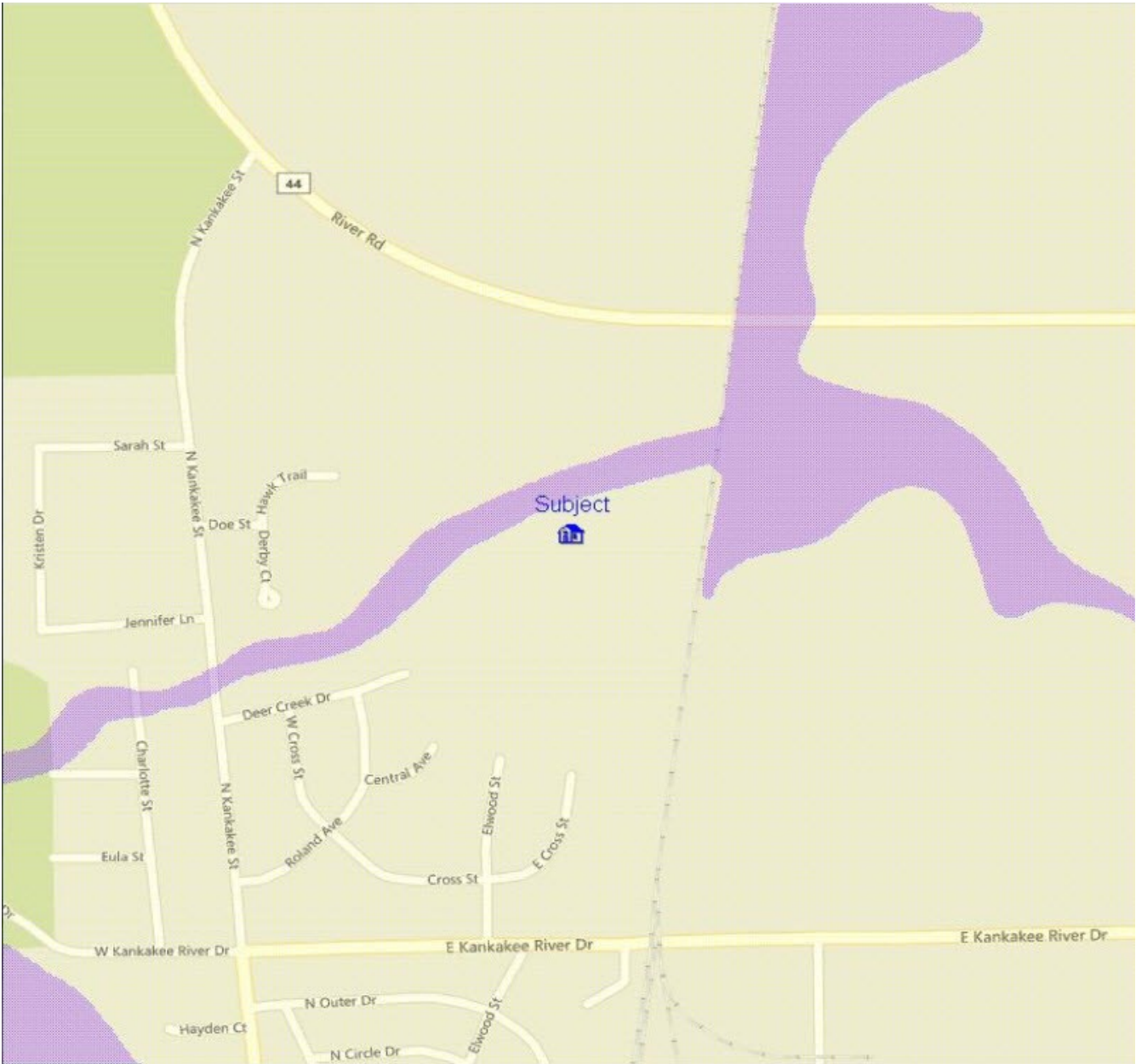


PLAT MAP OF DEER CREEK ESTATES, WILMINGTON TOWNSHIP, WILL COUNTY





FLOOD MAP



## TAPESTRY SEGMENT FOR DEER CREEK, GREEN ACRES



LifeMode Group: Cozy Country Living

### Green Acres

6A

Households: 3,923,400

Average Household Size: 2.70

Median Age: 43.9

Median Household Income: \$76,800

#### WHO ARE WE?

The Green Acres lifestyle features country living and self-reliance. They are avid do-it-yourselfers, maintaining and remodeling their homes, with all the necessary power tools to accomplish the jobs. Gardening, especially growing vegetables, is also a priority, again with the right tools, tillers, tractors, and riding mowers. Outdoor living also features a variety of sports: hunting and fishing, motorcycling, hiking and camping, and even golf. Self-described conservatives, residents of Green Acres remain pessimistic about the near future yet are heavily invested in it.

#### OUR NEIGHBORHOOD

- Rural enclaves in metropolitan areas, primarily (not exclusively) older homes with acreage; new housing growth in the past 15 years.
- Single-family, owner-occupied housing, with a median value of \$235,500.
- An older market, primarily married couples, most with no children.

#### SOCIOECONOMIC TRAITS

- Education: More than 60% are college educated.
- Unemployment is low at 3.8% (Index 70); labor force participation rate is high at 66.8% (Index 107).
- Income is derived not only from wages and salaries but also from self-employment (more than 13% of households), investments (27% of households), and increasingly, from retirement.
- They are cautious consumers with a focus on quality and durability.
- Comfortable with technology, more as a tool than a trend: banking or paying bills online is convenient; but the Internet is not viewed as entertainment.
- Economic outlook is professed as pessimistic, but consumers are comfortable with debt, primarily as home and auto loans, and investments.



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 MR.



## TAPESTRY SEGMENT FOR WILMINGTON, RUST BELT



LifeMode Group: GenXurban

### Rustbelt Traditions

5D

Households: 2,716,800

Average Household Size: 2.47

Median Age: 39.0

Median Household Income: \$51,800

#### WHO ARE WE?

The backbone of older industrial cities in states surrounding the Great Lakes, *Rustbelt Traditions* residents are a mix of married-couple families and singles living in older developments of single-family homes. While varied, the work force is primarily white collar, with a higher concentration of skilled workers in manufacturing, retail trade, and health care. *Rustbelt Traditions* represents a large market of stable, hard-working consumers with modest incomes but an average net worth of nearly \$400,000. Family oriented, they value time spent at home. Most have lived, worked, and played in the same area for years.

#### OUR NEIGHBORHOOD

- Almost half (46%) of the households are married-couple families, similar to the US (48%), most without children (also similar to the US); the slightly higher proportion of singles (Index 105) reflects the aging of the population.
- Average household size is slightly lower at 2.47.
- They are movers, slightly more mobile than the US population (Index 109), but over 70 percent of house holders moved into their current homes before 2010.
- Most residents live in modest, single-family homes in older neighborhoods built in the 1950s (Index 224).
- Nearly three quarters own their homes; nearly half of households have mortgages.
- A large and growing market, *Rustbelt Traditions* residents are located in the dense urban fringe of metropolitan areas throughout the Midwest and South.
- Most households have 1 to 2 vehicles available.

#### SOCIOECONOMIC TRAITS

- Most have graduated from high school or spent some time at a college or university.
- Unemployment below the US at 5.2%; labor force participation slightly higher than the US at 67%.
- While most income derived from wages and salaries, nearly 31% of households collecting Social Security and nearly 20% drawing income from retirement accounts.
- Family-oriented consumers who value time spent at home.
- Most lived, worked, and played in the same area for years.
- Budget aware shoppers that favor American-made products.
- Read newspapers, especially the Sunday editions.



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.

## 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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