

## 130 ACRE MOKENA DEVELOPMENT PARCEL

**W. Reagan Road  
Mokena IL 60448**

**For more information contact:**

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



**GOODWIN**

<b>County:</b>	Will
<b>Township:</b>	New Lenox
<b>Gross Land Area:</b>	130 Acres
<b>Property Type:</b>	Vacant Farm Land with Development Potential
<b>Possible Uses:</b>	Agricultural Production/Future Development
<b>Total Investment:</b>	\$1,750,000
<b>Productivity Index (PI):</b>	121.3
<b>Buildings:</b>	No Buildings
<b>Utilities:</b>	Natural Gas, Electric, Water and Sewer Are Available



This 130 acre parcel of rolling landscape located on the north side of W. Reagan Road with frontage on I-80. Several areas of trees interspersed with open areas and flood plain. This property has great development potential with great visibility to the south of I-80 in the Village of Mokena. Easy access to Metra station in downtown Mokena. Interstate I-80, I-57, I-55 and I-355 are all close to this site. Mokena schools are highly rated. Local shopping with Meijer, Berkots, and Walgreens. Orland Mall is only 20 minutes away with excellent dining and shopping opportunities. Two golf courses within three miles. A past owner had a vision of an area with duplexes leading into single family homes, use your imagination to best utilize this prime land with wooded and open areas.

## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 130 AC Mokena Development Parcel  
**Tax ID Number/APN:** 15-08-01-304-048-0010  
15-08-01-304-048-0020  
15-08-01-304-048-0030  
15-08-01-304-048-0040  
**Possible Uses:** Agriculture and Residential or Business Development  
**Zoning:** Zoned Agriculture

### AREA & LOCATION

**School District:** Mokena School District 159  
New Lenox School District 122  
Lincoln Way Community High School District 210  
**Market Type:** Suburban market. Tapestry Segmentation of this area is Savvy Suburbanites. LifeMode Group: Affluent Estates. See additional details in the brochure.  
**Location Description:** This 130 acre offering is located on the south side of I-80, between south of I-80 and north of W. Regan Rd.  
**Site Description:** This parcel has rolling landscape, with several areas of trees interspersed with open areas. This property has great development potential with great visibility to the south of I-80 in the Village of Mokena.  
**Side of Street:** The southern end of the parcel is located north of Reagan Road and the north has frontage to I-80.  
**Highway Access:** I-355 interchange is approximately 2 miles to the west of the property.  
**Road Type:** The roads surrounding these parcels are asphalt.  
**Property Visibility:** This 130 acre parcel has approximately 90,000 cars passing daily along I-80  
**Largest Nearby Street:** W. Regan Road to the south  
**Transportation:** There are several Metra stations near these parcels.

### LAND RELATED

**Lot Frontage (Feet):** 2534 feet of frontage along the south side of I-80 and 2500 feet along Reagan Road.  
**Tillable Acres:** Approximately 102.69 has been farmed in the past. They are not being farmed currently.  
**Lot Depth:** Please see included topographical maps provided by Surety Maps.  
**Buildings:** No Buildings  
**Zoning Description:** The land is still zoned agriculture in Will County. Mokena has considered residential development in the past.  
**Flood Plain or Wetlands:** Yes, the land has flood plain and wetland acres. Please see included wetland maps provided by Surety Maps.  
**Topography:** Please see included topographical maps provided by Surety Maps.  
**FSA Data:** Not currently being farmed.  
**Soil Type:** 530C2 Ozaukee Silt Loam  
53A Pella Silty Clay Loam  
451A Lawson Silt Loam  
**Available Utilities:** All utilities are available at the sites

### FINANCIALS

**Finance Data Year:** 2021 taxes paid in 2022.  
**Real Estate Taxes:** 15-08-01-304-048-0010 \$315.18  
15-08-01-304-048-0020 \$819.90  
15-08-01-304-048-0030 \$602.16  
15-08-01-304-048-0040 \$811.96  
  
Total taxes paid in 2023 for the 2022 tax year: \$2,549.20

**Investment Amount:**

This development site is being offered at \$1,750,000.

**LOCATION**

**Address:**

W. Reagan Road  
Mokena, IL 60448

**County:**

Will County



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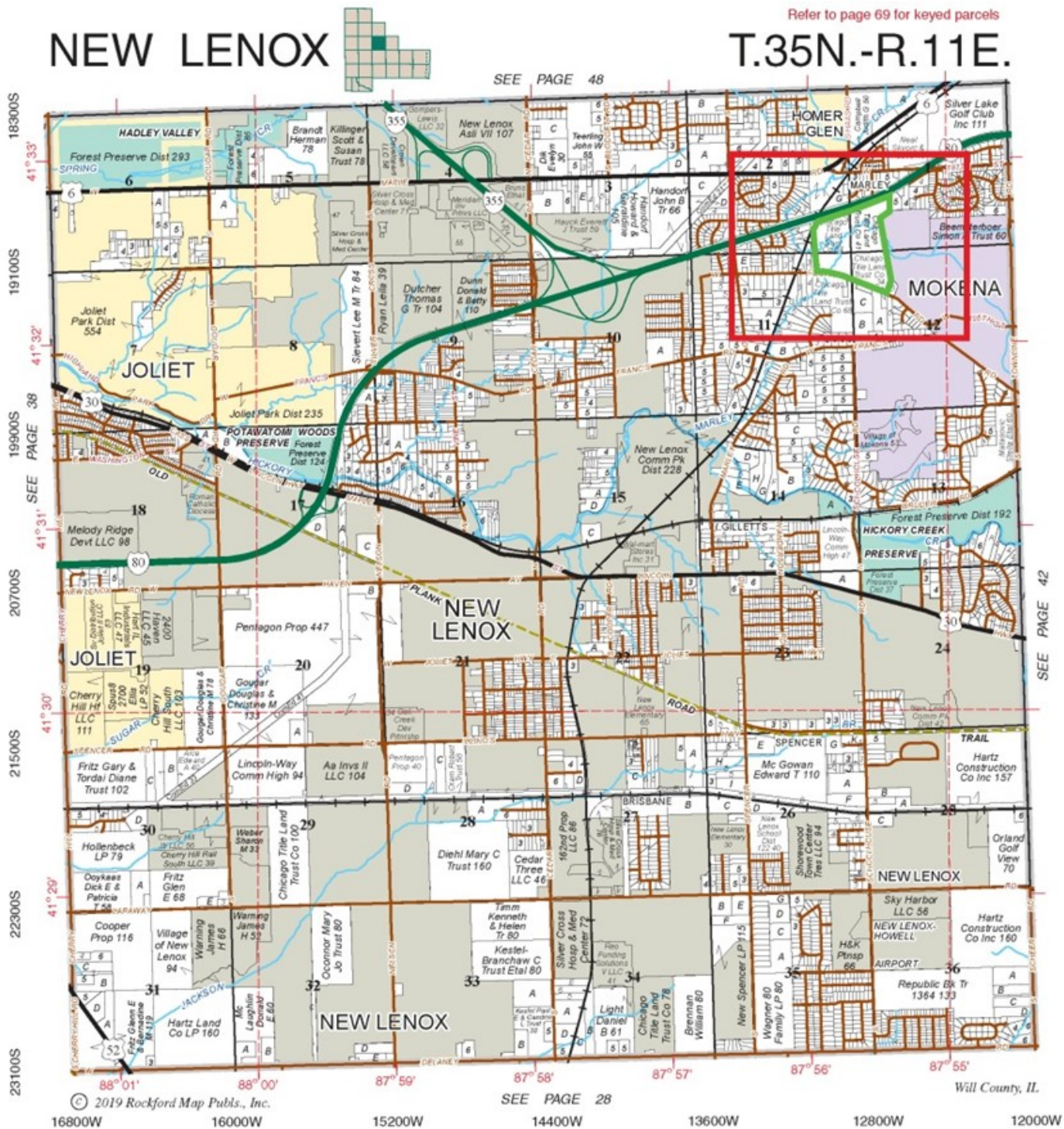


PROPERTY MAP





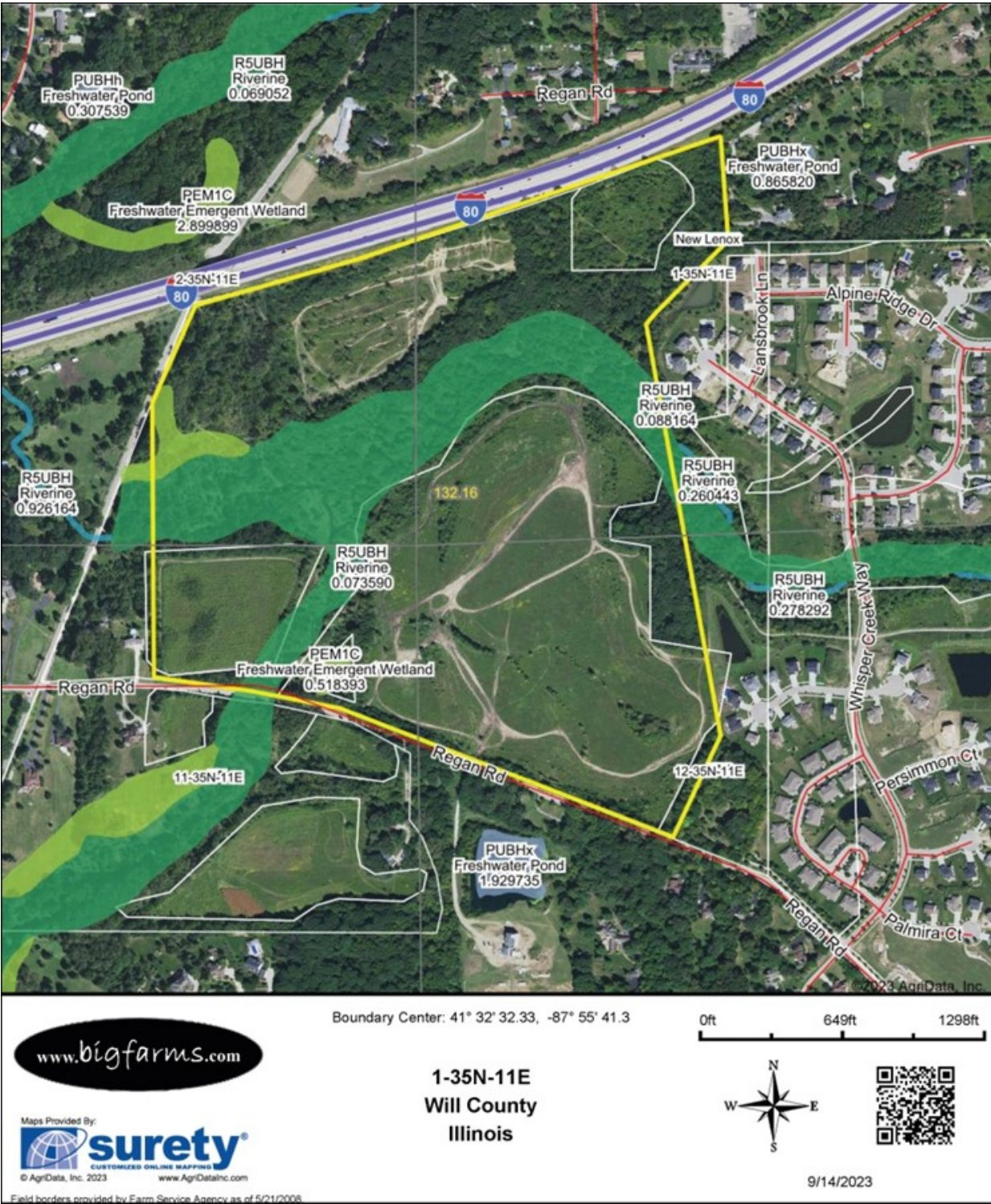
PLAT MAP



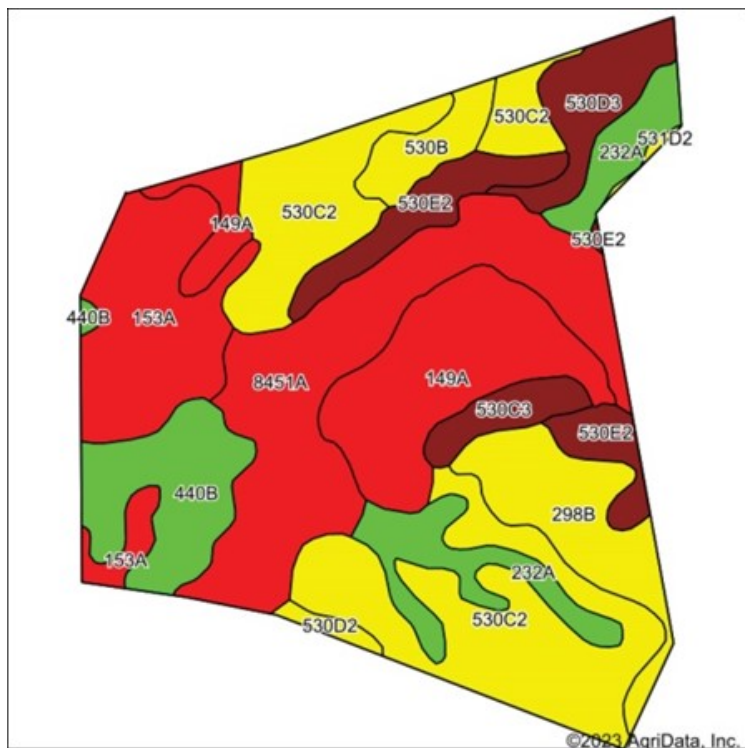
Plat Map reprinted with permission of Rockford Map Publishers, Inc.



FSA AERIAL MAP



## SOIL MAP



State: Illinois  
County: Will  
Location: 1-35N-11E  
Township: New Lenox  
Acres: 132.16  
Date: 9/14/2023



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IL197, Soil Area Version: 17

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	29.45	22.3%		**143	**45	**104
8451A	Lawson silt loam, heavy till plain, 0 to 2 percent slopes, occasionally flooded	23.81	18.0%		190	61	140
149A	Brenton silt loam, 0 to 2 percent slopes	16.61	12.6%		195	60	141
153A	Pella silty clay loam, 0 to 2 percent slopes	14.53	11.0%		183	60	136
**440B	Jasper loam, 2 to 5 percent slopes	9.32	7.1%		**173	**56	**129
232A	Ashkum silty clay loam, 0 to 2 percent slopes	9.25	7.0%		170	56	127
**298B	Beecher silt loam, 2 to 4 percent slopes	9.12	6.9%		**150	**50	**113
**530E2	Ozaukee silt loam, 12 to 20 percent slopes, eroded	7.41	5.6%		**123	**39	**89
**530D3	Ozaukee silty clay loam, 6 to 12 percent slopes, severely eroded	5.45	4.1%		**129	**40	**94
**530B	Ozaukee silt loam, 2 to 4 percent slopes	3.30	2.5%		**149	**47	**108
**530C3	Ozaukee silty clay loam, 4 to 6 percent slopes, severely eroded	2.87	2.2%		**132	**41	**96
**530D2	Ozaukee silt loam, 6 to 12 percent slopes, eroded	0.83	0.6%		**140	**44	**101
**531D2	Markham silt loam, 6 to 12 percent slopes, eroded	0.21	0.2%		**144	**47	**106
Weighted Average					165.1	52.7	121.3

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

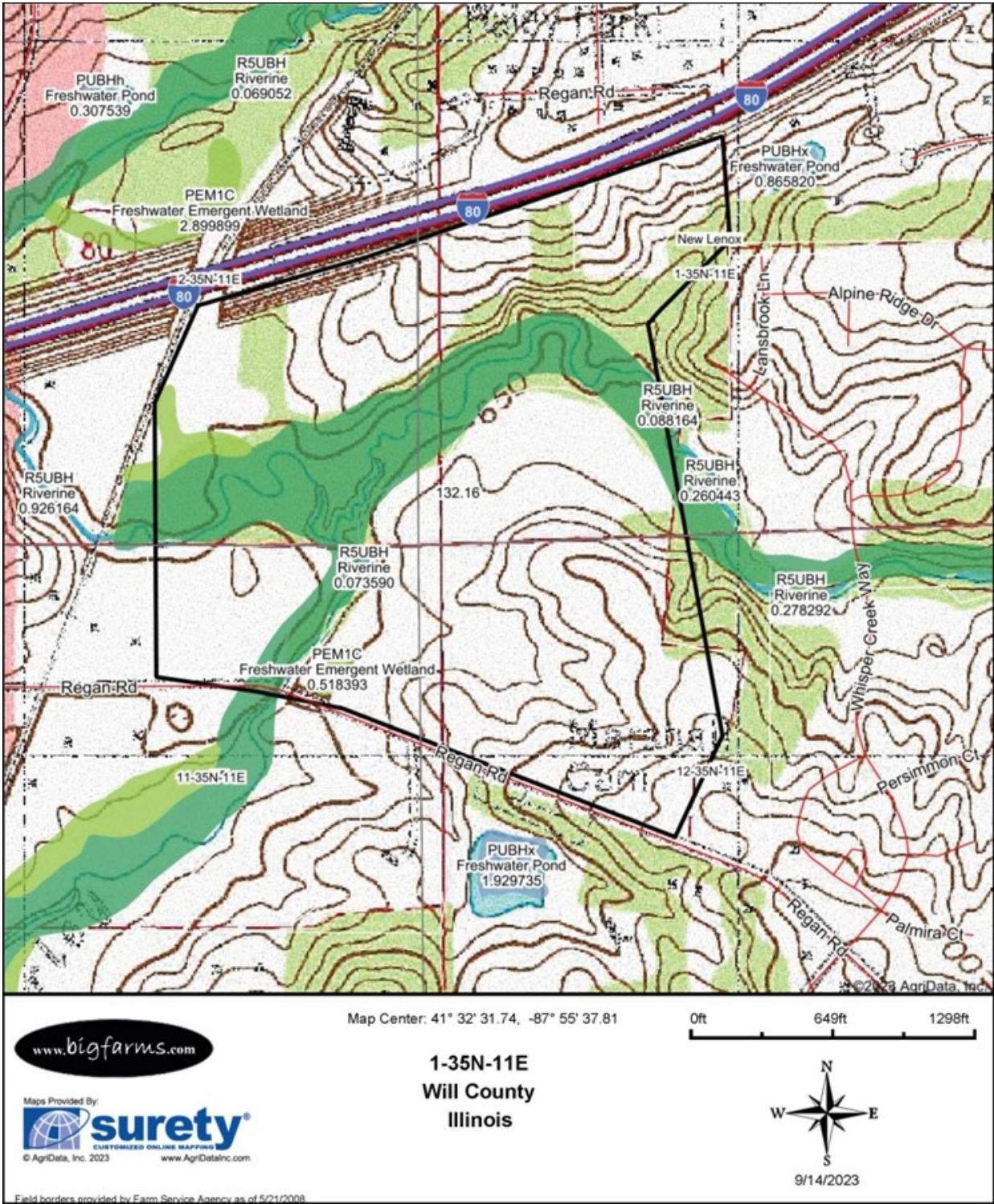
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

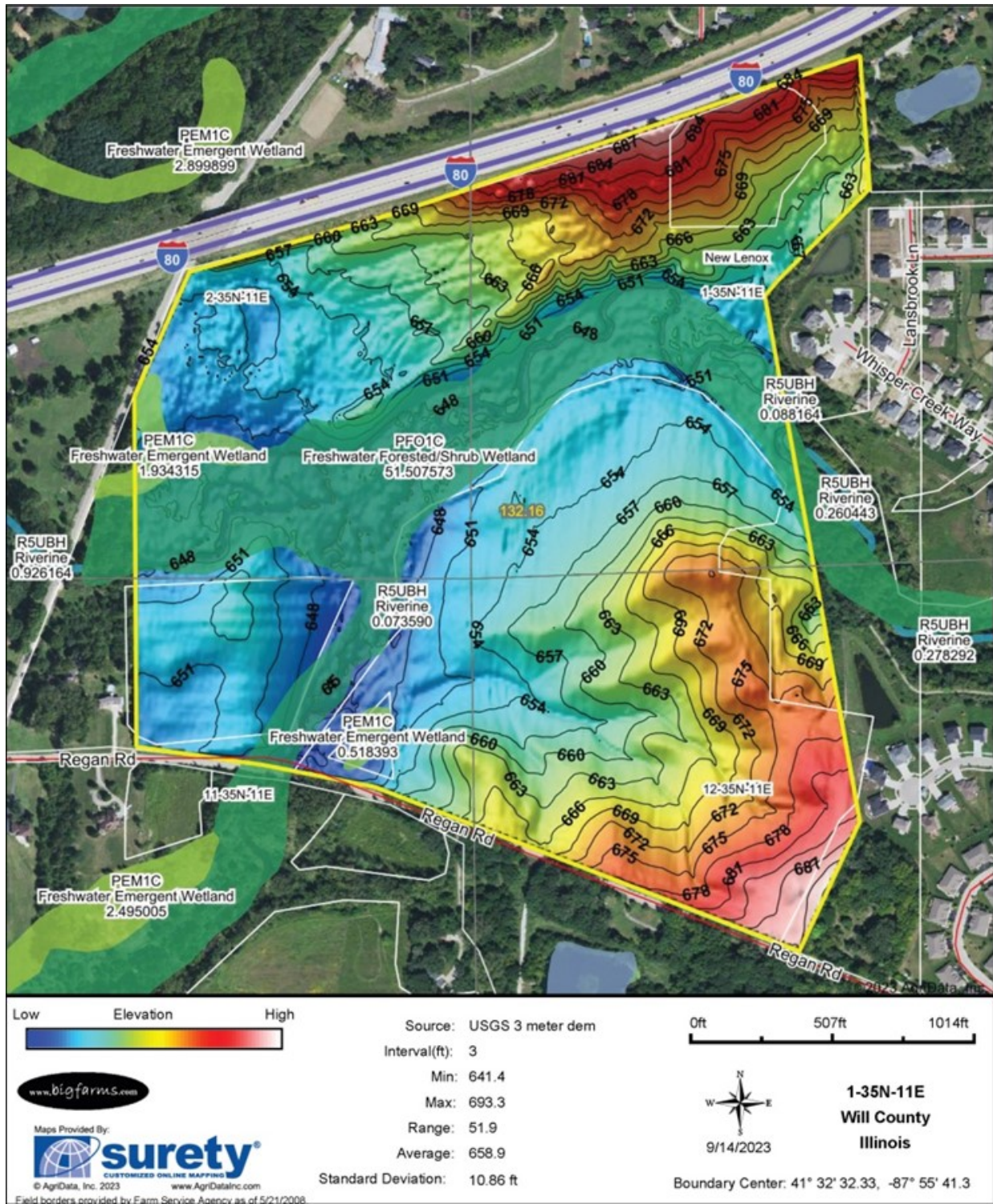


TOPO MAP



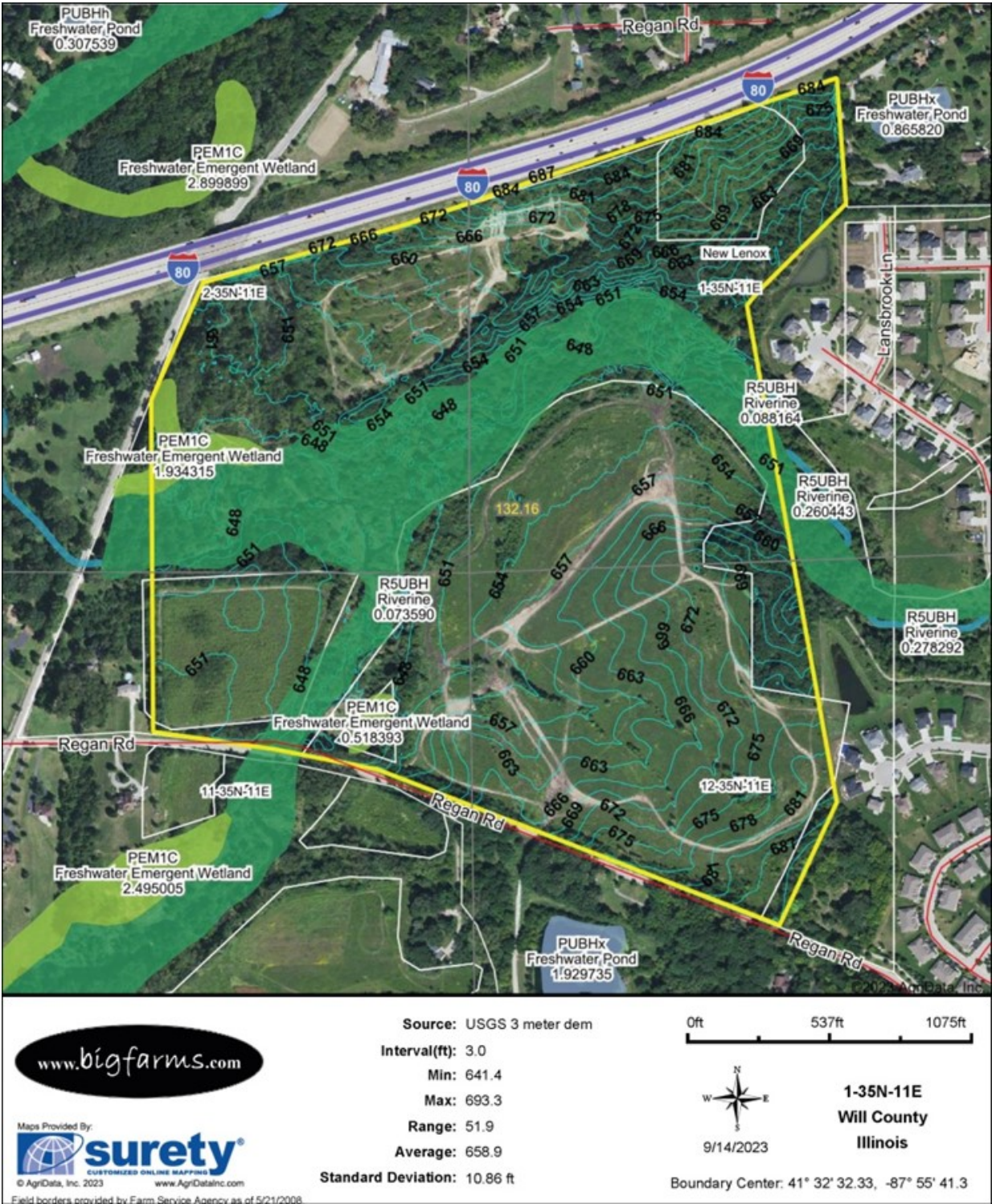


TOPO HILLSHADE MAP



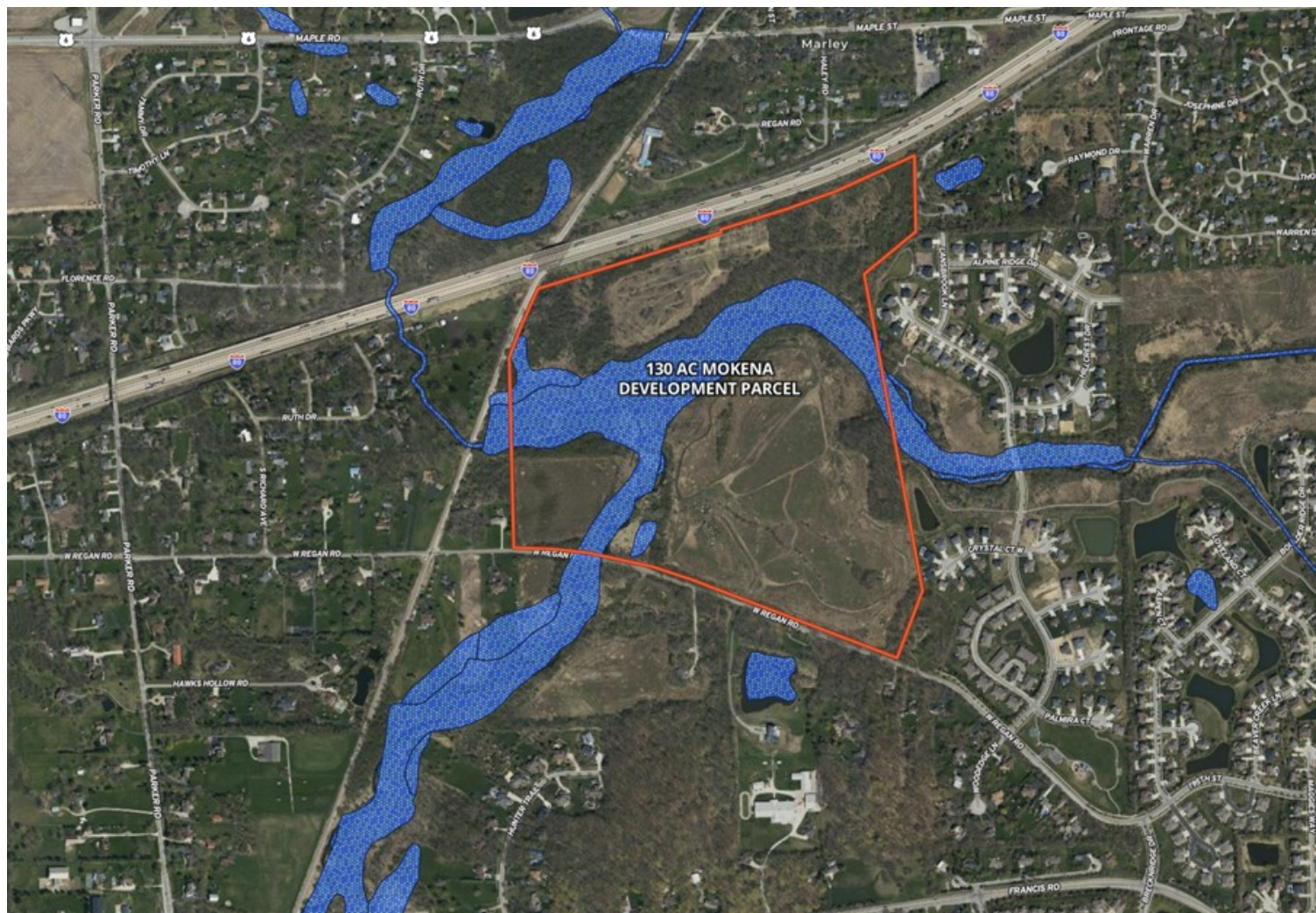


TOPO CONTOURS MAP

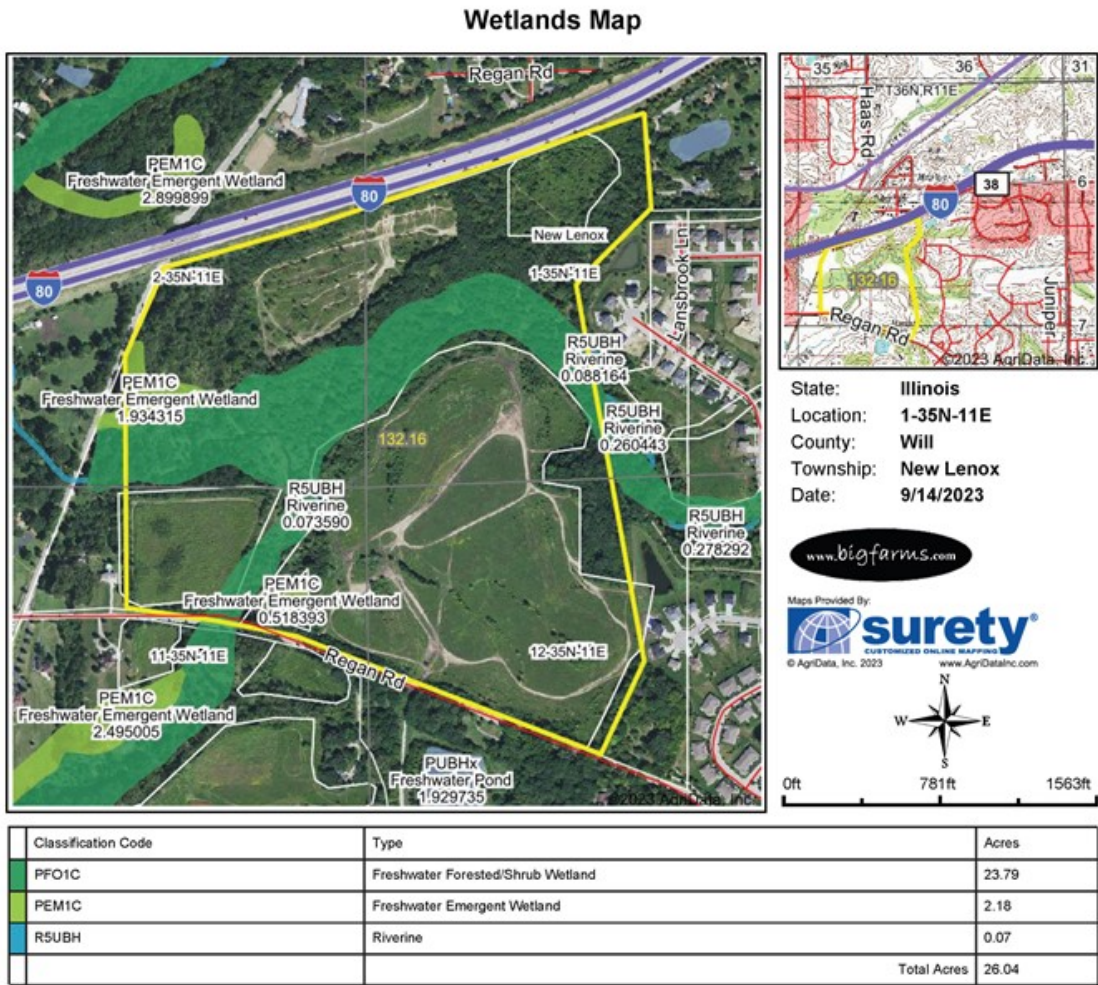




AERIAL FLOOD PLAIN CAPTURE



WETLANDS MAP



Field borders provided by Farm Service Agency as of 5/21/2008.



## SAVVY SUBURBANITES DEMOGRAPHICS



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.
- 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 MRI Simmons.

## EXECUTIVE SUMMARY OF DEMOGRAPHICS FOR MOKENA, ILLINOIS



### Executive Summary

60448  
60448, Mokena, Illinois  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 41.54194  
Longitude: -87.92689

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	2,865	39,050	100,375
2020 Population	3,582	40,349	105,545
2022 Population	3,595	40,010	105,248
2027 Population	3,644	39,595	105,132
2010-2020 Annual Rate	2.26%	0.33%	0.50%
2020-2022 Annual Rate	0.16%	-0.37%	-0.13%
2022-2027 Annual Rate	0.27%	-0.21%	-0.02%
2022 Male Population	50.4%	48.9%	49.2%
2022 Female Population	49.6%	51.1%	50.8%
2022 Median Age	44.4	42.5	41.2

In the identified area, the current year population is 105,248. In 2020, the Census count in the area was 105,545. The rate of change since 2020 was -0.13% annually. The five-year projection for the population in the area is 105,132 representing a change of -0.02% annually from 2022 to 2027. Currently, the population is 49.2% male and 50.8% female.

#### Median Age

The median age in this area is 41.2, compared to U.S. median age of 38.9.

#### Race and Ethnicity

2022 White Alone	89.4%	88.1%	87.1%
2022 Black Alone	0.8%	1.7%	2.2%
2022 American Indian/Alaska Native Alone	0.5%	0.2%	0.2%
2022 Asian Alone	1.3%	2.3%	2.6%
2022 Pacific Islander Alone	0.0%	0.0%	0.0%
2022 Other Race	1.4%	1.3%	1.5%
2022 Two or More Races	6.6%	6.4%	6.4%
2022 Hispanic Origin (Any Race)	6.8%	7.0%	7.0%

Persons of Hispanic origin represent 7.0% of the population in the identified area compared to 19.0% 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 33.6 in the identified area, compared to 71.6 for the U.S. as a whole.

#### Households

2022 Wealth Index	222	192	194
2010 Households	928	13,704	34,240
2020 Households	1,185	14,711	37,409
2022 Households	1,196	14,687	37,522
2027 Households	1,220	14,656	37,775
2010-2020 Annual Rate	2.47%	0.71%	0.89%
2020-2022 Annual Rate	0.41%	-0.07%	0.13%
2022-2027 Annual Rate	0.40%	-0.04%	0.13%
2022 Average Household Size	2.99	2.70	2.78

The household count in this area has changed from 37,409 in 2020 to 37,522 in the current year, a change of 0.13% annually. The five-year projection of households is 37,775, a change of 0.13% annually from the current year total. Average household size is currently 2.78, compared to 2.80 in the year 2020. The number of families in the current year is 29,780 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. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

August 24, 2022

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## MOKENA, ILLINOIS EXECUTIVE SUMMARY



### Executive Summary

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60448, Mokena, Illinois  
Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2022 Percent of Income for Mortgage	16.9%	15.7%	15.4%
<b>Median Household Income</b>			
2022 Median Household Income	\$119,214	\$116,048	\$118,441
2027 Median Household Income	\$135,660	\$129,883	\$133,145
2022-2027 Annual Rate	2.62%	2.28%	2.37%
<b>Average Household Income</b>			
2022 Average Household Income	\$157,325	\$148,194	\$152,376
2027 Average Household Income	\$175,374	\$168,794	\$174,120
2022-2027 Annual Rate	2.20%	2.64%	2.70%
<b>Per Capita Income</b>			
2022 Per Capita Income	\$52,647	\$53,680	\$54,289
2027 Per Capita Income	\$59,055	\$61,614	\$62,536
2022-2027 Annual Rate	2.32%	2.80%	2.87%

**Households by Income**  
Current median household income is \$118,441 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$133,145 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$152,376 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$174,120 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$54,289 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$62,536 in five years, compared to \$47,064 for all U.S. households

<b>Housing</b>			
2022 Housing Affordability Index	113	123	125
2010 Total Housing Units	975	14,194	35,385
2010 Owner Occupied Housing Units	896	12,449	31,762
2010 Renter Occupied Housing Units	32	1,256	2,479
2010 Vacant Housing Units	47	490	1,145
2020 Total Housing Units	1,236	15,189	38,484
2020 Vacant Housing Units	51	478	1,075
2022 Total Housing Units	1,254	15,236	38,778
2022 Owner Occupied Housing Units	1,150	13,479	34,898
2022 Renter Occupied Housing Units	46	1,209	2,624
2022 Vacant Housing Units	58	549	1,256
2027 Total Housing Units	1,269	15,306	39,191
2027 Owner Occupied Housing Units	1,177	13,535	35,290
2027 Renter Occupied Housing Units	43	1,121	2,485
2027 Vacant Housing Units	49	650	1,416

Currently, 90.0% of the 38,778 housing units in the area are owner occupied; 6.8%, renter occupied; and 3.2% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 38,484 housing units in the area and 2.8% vacant housing units. The annual rate of change in housing units since 2020 is 0.34%. Median home value in the area is \$345,435, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 0.50% annually to \$354,136.

**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. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

August 24, 2022

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## 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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