151 AC LARAWAY ROAD DEVELOPMENT FARM

14620 W Laraway Road
New Lenox IL 60451

For more information contact:

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mgoodwin@bigfarms.com

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

County:	Will
Township:	New Lenox
Gross Land Area:	151 Acres
Property Type:	Multi-Family residential development land
Possible Uses:	Agriculture Production and Future Development
Total Investment:	$8,750,000
Unit Price:	$57,950
Buildings:	Vacant house and barns
Utilities:	Sewer and water available from the village of New Lenox
Zoning:	Agriculture

151 Acres in New Lenox, one of the fastest growing Southwest suburbs of Chicago. Excellent New Lenox grade schools and Lincoln-way high school. Both considered some of the best in the state. Frontage on Laraway road, just west of Cedar. Zoned agriculture, but comprehensive plan calls for mixed use residential allowing for higher density. Two Metra stations, Laraway road station is just half a mile east. The main station is at Cedar and Rt. 30 in New Lenox, about 2.6 miles north. Easy access to I-80, I-55, I-355 and I-57. Excellent shopping district along Rt. 30.

LISTING DETAILS

GENERAL INFORMATION

Listing Name:	151 Acres New Lenox Township, Will County.
Tax ID Number/APN:	15-08-28-300-003-0000 and 15-08-28-400-001-0000.
Possible Uses:	Agriculture Production and Future Multi Family or Mixed Use Development.
Zoning:	Comprehensive plan for New Lenox shows mixed use type development or multi-family. Currently A-1, Agriculture.

AREA & LOCATION

School District:	New Lenox School District 122, Lincoln-Way Community High School District 210.
Market Type:	The two primary Tapestry Segmentations are Boomburbs and Bright Young Professionals. See additional details included with this marketing package.
Location Description:	This 151 acre parcel is located off of West Laraway Road between Nelson Road and South Cedar Road in the Village of New Lenox, Will County, Illinois.
Site Description:	This land is relatively flat with a PI Index of 124.7. There are several acres considered to be in the flood plain that runs along the north border of the property. There is a line of trees separating the neighboring field and neighborhood. The south border of the property sits along West Laraway Road. Laraway road is currently under construction. Maps do not show the current detention being installed for Laraway road.
Side of Street:	This 151 acre is located on the north side of West Laraway Road, between Nelson and South Cedar Roads.
Highway Access:	I-80 is located less than 3 miles to the north of the property and I-355 is approximately 5.4 miles north. I-57 is about 12 miles east, and I-55 is located about 12 miles to the west.
Road Type:	All surrounding roads are asphalt paved. Laraway road is being improved to four lanes.
Legal Description:	THE W1/2 OF THE SE1/4 OF THE E1/2 OF THE SW1/4 OF SEC 28, T35N-R11E. (EX THAT PRT TO THE STATE OF IL DESCD IN DOC 1007117); A PRT OF THE W1/2 OF THE SE1/4 OF SEC 28, T35N-R11E.
Property Visibility:	The property has excellent visibility on the north side of West Laraway Road with approximately half a mile frontage.
Largest Nearby Street:	West Laraway Road bordering the property on the south.
Transportation:	Primarily road/highway in this area with I-80 less than 3 miles away, as well as I-55 and I-57 about 12 miles away. There is a train station off of West Laraway Road a little over half a miles east from the property, with another station only 3 miles away in New Lenox. Joliet Regional Airport is about 13 miles away, while Midway International Airport is 35 miles away, and O'Hare International Airport is 45 miles away from the property.

LAND RELATED

Lot Frontage (Feet):	There is approximately 2,649 feet of frontage on the north side of West Laraway Road.
Lot Depth:	This was originally a square 160 acres with 2640 feet north/south and east/west.
Buildings:	There is an old set of farm buildings. The house is not livable, barn and shed are useful.
Zoning Description:	Mixed use and Multi-family are the designated uses for this location according to the New Lenox planning department.
Flood Plain or Wetlands:	Yes, there are several acres in the NW corner considered flood plain.
Topography:	Flat to gently rolling.
Soil Type:	The primary soils are: Ashkum silty clay loam (232) Elliot silt loam (146) Symerton silt loam (294) Average soil PI for this farm is 124.7
Available Utilities:	Utilities are all available from the village of New Lenox.

FINANCIALS

Finance Data Year:	2020 Tax assessment.
Real Estate Taxes:	Taxes are approximately $62 per acre including the buildings.
Investment Amount:	Sellers are asking $57,950 per acre for 151 acres for a total investment of $ 8,750,000.

LOCATION

Address:	14620 W Laraway Rd., New Lenox, IL, 60451
County:	Will County

151 AC ROAD MAP OF NEW LENOX SITE

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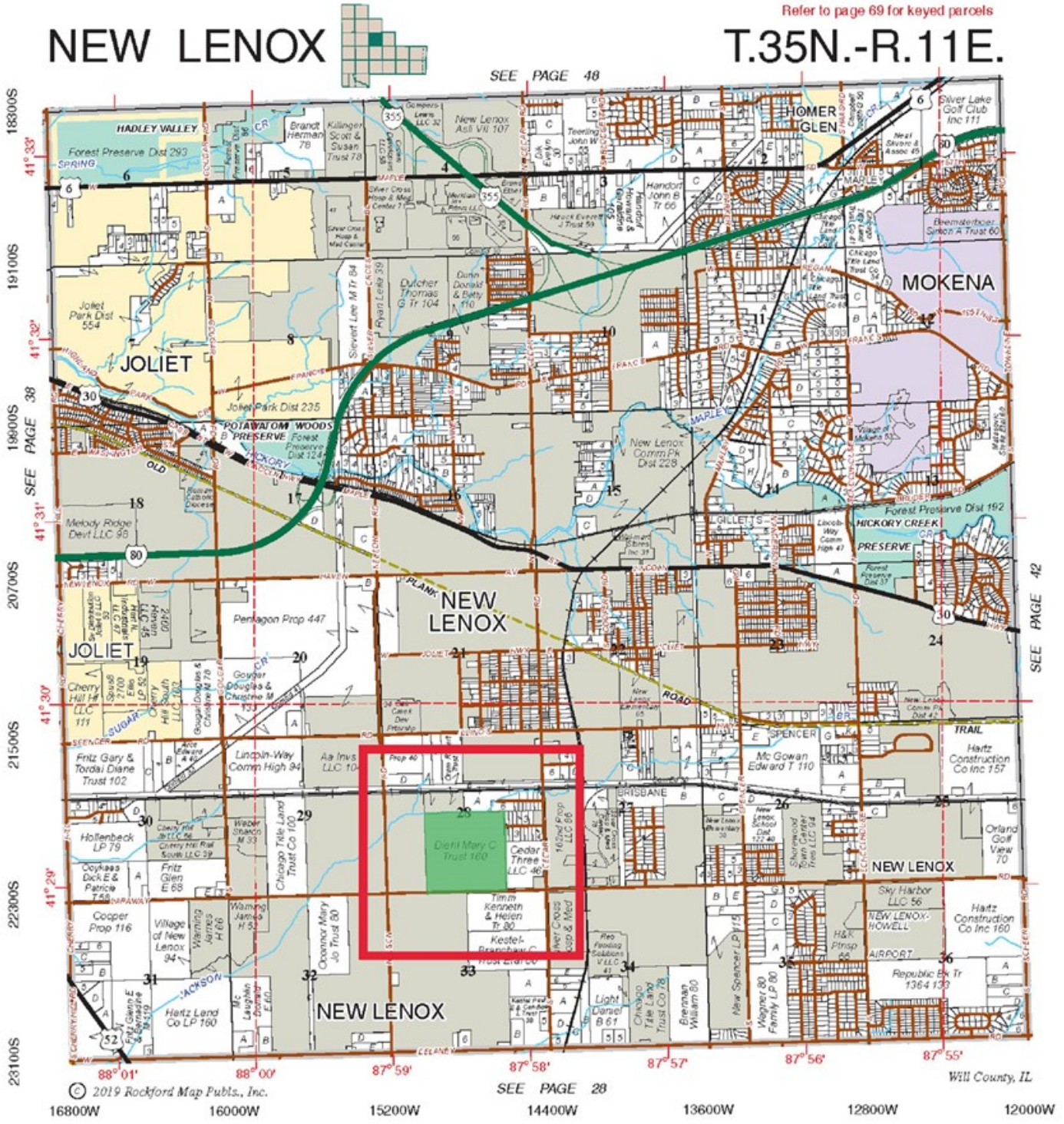
PLAT PAGE OF NEW LENOX TOWNSHIP, WILL COUNTY ILLINOIS



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

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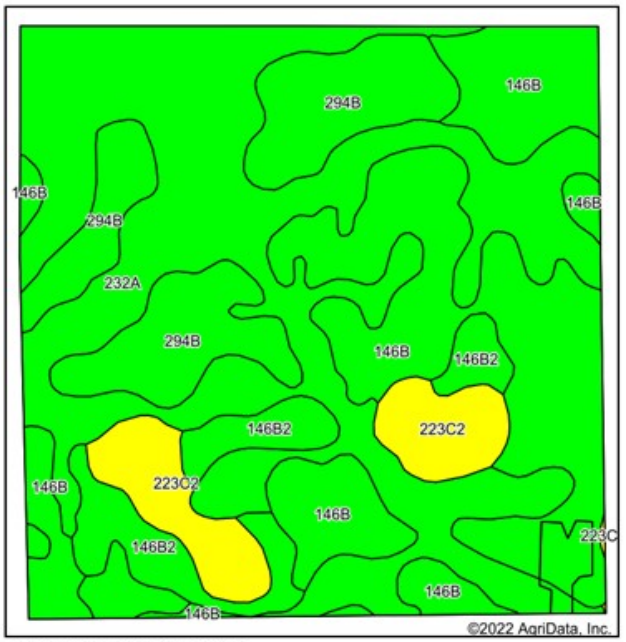
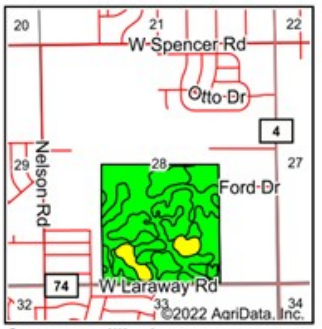
151 ACRE SOIL MAP OF NEW LENOX SITE

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Will**
Location: **28-35N-11E**
Township: **New Lenox**
Acres: **159.41**
Date: **1/25/2022**

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING © AgriData, Inc. 2021 www.AgriDataInc.com

N W E S

Area Symbol: IL197, Soil Area Version: 16

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	65.24	40.9%		170	56	127
**146B	Elliott silt loam, 2 to 4 percent slopes	48.88	30.7%		**166	**54	**124
**294B	Symerton silt loam, 2 to 5 percent slopes	22.76	14.3%		**177	**55	**130
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	11.50	7.2%		**150	**48	**110
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	11.03	6.9%		**160	**52	**119
				Weighted Average	**167.6**	**54.4**	**124.7**

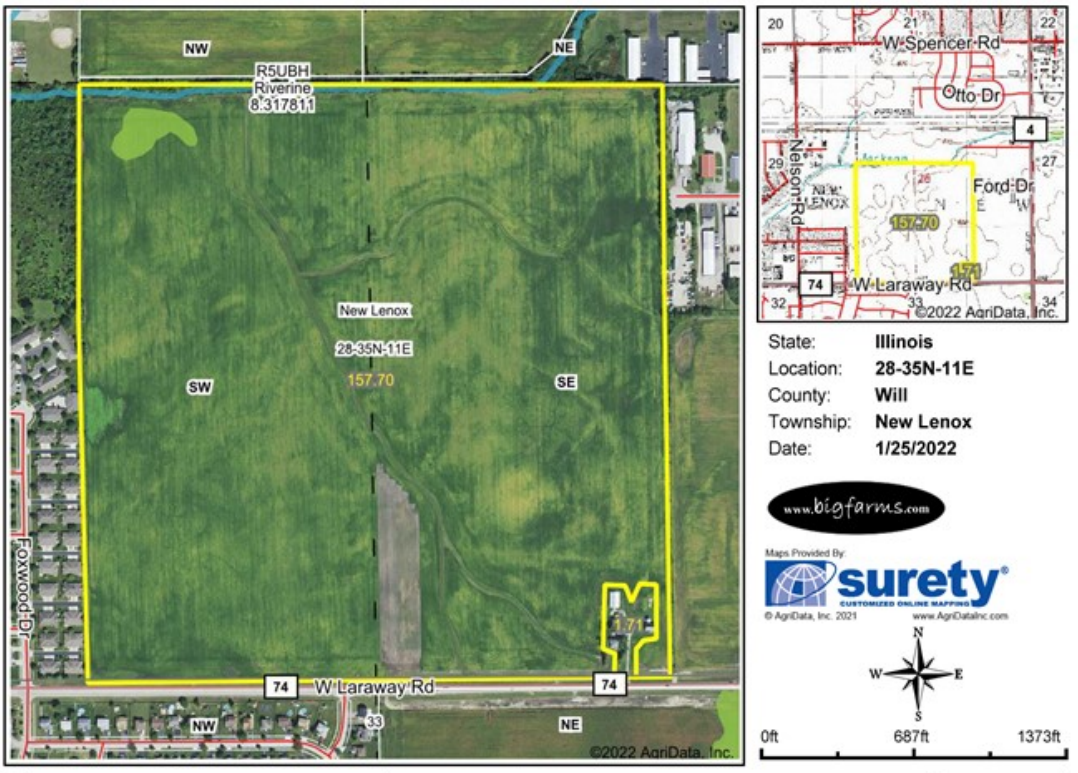
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES 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.

151 AC FSA MAP OF NEW LENOX SITE

Aerial Map

151 AC WETLANDS MAP OF NEW LENOX SITE

Wetlands Map



	Classification Code	Type	Acres
	R5UBH	Riverine	1.21
	PEM1Af	Freshwater Emergent Wetland	1.19
		Total Acres	2.40

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

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

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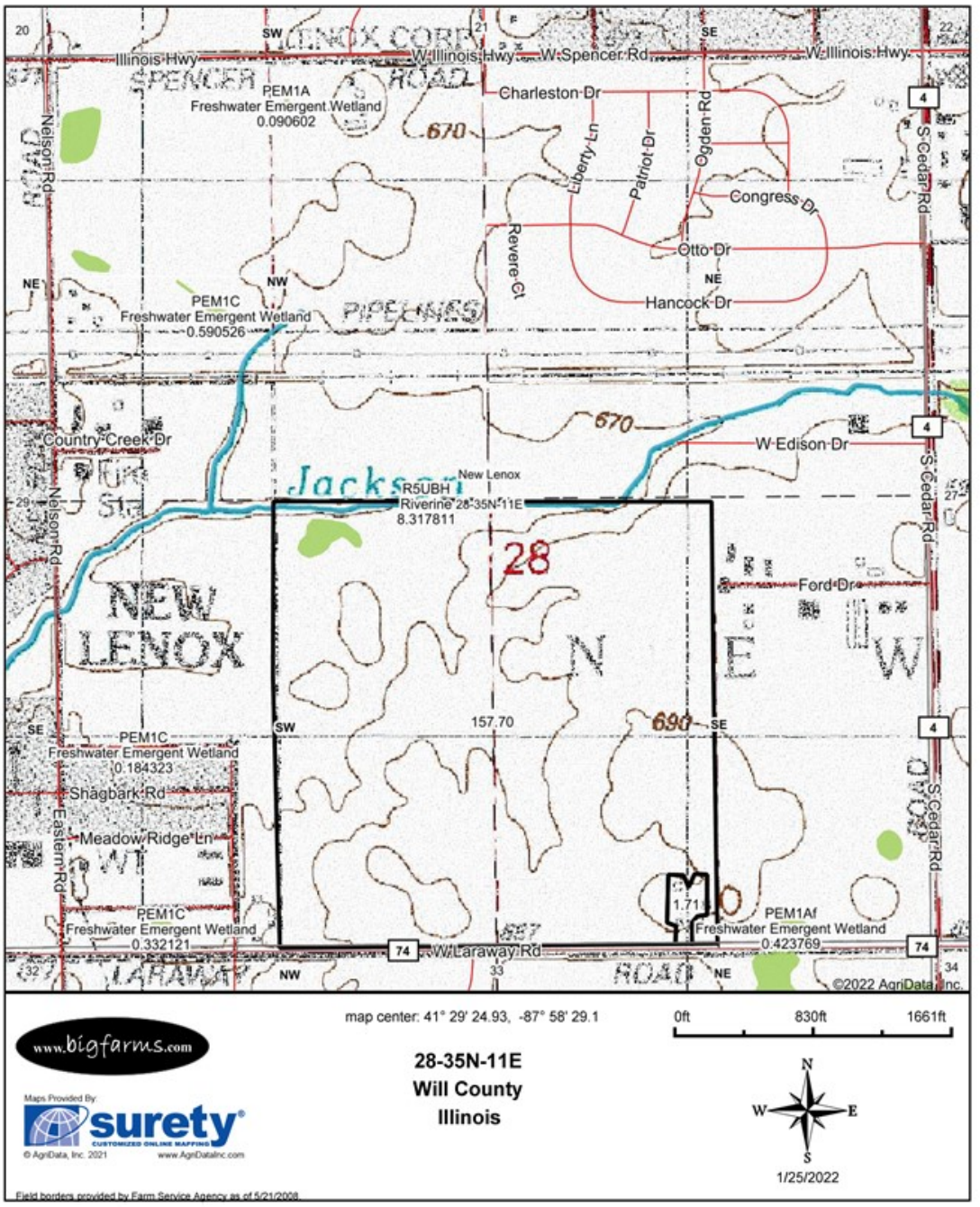
151 AC TOPO MAP OF NEW LENOX SITE

Topography Map



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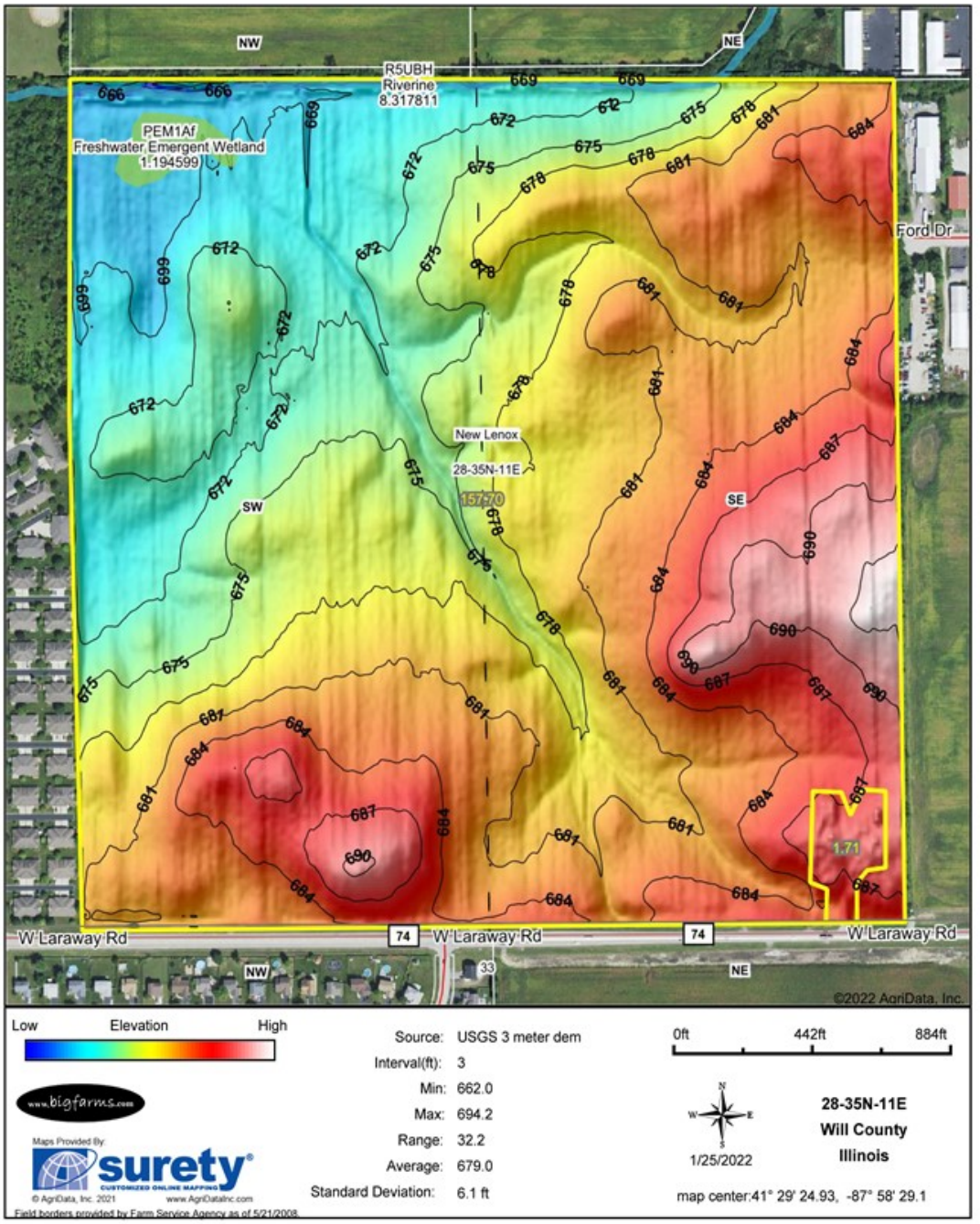
151 AC HILLSHADE MAP OF NEW LENOX SITE

Topography Hillshade



151 ACRE TOPO CONTOUR MAP OF NEW LENOX SITE

Topography Contours

UPCOMING GROWTH IN NEW LENOX

Pictures that Accompany September, 2022 "Notice New Lenox"

Popeye's—Route 30 & Lincolnway Drive

Darby Farms Subdivision—Gear & Illinois Hwy.

220 Apartments with Clubhouse—Lincoln Station
Route 30 & Prairie Road (by Metra Station)

Lenny's Gas & Wash on Laraway & Schoolhouse Roads

Industrial Spec Building off Gougar & Berens

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BOOMBURBS TAPESTRY SEGMENTATION

LifeMode Group: Affluent Estates

Boomburbs

1C

Households: 2,004,400

Average Household Size: 3.25

Median Age: 34.0

Median Household Income: $113,400

WHO ARE WE?

This is the new growth market, with a profile similar to the original: young professionals with families that have opted to trade up to the newest housing in the suburbs. The original *Boomburbs* neighborhoods began growing in the 1990s and continued through the peak of the housing boom. Most of those neighborhoods are fully developed now. This is an affluent market but with a higher proportion of mortgages. Rapid growth still distinguishes the *Boomburbs* neighborhoods, although the boom is more subdued now than it was 10 years ago. So is the housing market. Residents are well-educated professionals with a running start on prosperity.

TAPESTRY SEGMENTATION
esri.com/tapestry

OUR NEIGHBORHOOD

- Growth markets are in the suburban periphery of large metropolitan areas.
- Young families are married with children (Index 220); average household size is 3.25.
- Homeownership is 84% (Index 134), with the highest rate of mortgages, 71.5% (Index 173).
- Primarily single-family homes in new neighborhoods, 66% built since 2000 (Index 441).
- Median home value is $350,000 (Index 169).
- Lower housing vacancy rate at 3.7%.
- The cost of affordable new housing comes at the expense of one of the longest commutes to work, over 30 minutes average, including a disproportionate number (33.6%) commuting across county lines (Index 141).

SOCIOECONOMIC TRAITS

- Well-educated young professionals, 55% are college graduates (Index 178).
- High labor force participation at 71.3% (Index 114); most households have more than two workers (Index 124).
- Longer commute times from the suburban growth corridors have created more home workers (Index 156).
- Well connected, own the latest devices and understand how to use them efficiently; biggest complaints—too many devices and too many intrusions on personal time.
- Financial planning is well under way for these professionals.

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.

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BRIGHT YOUNG PROFESSIONALS TAPESTRY SEGMENTATION

LifeMode Group: Middle Ground

Bright Young Professionals

8C

Households: 2,750,200

Average Household Size: 2.41

Median Age: 33.0

Median Household Income: $54,000

WHO ARE WE?

Bright Young Professionals is a large market, primarily located in urban outskirts of large metropolitan areas. These communities are home to young, educated, working professionals. More than one out of three householders are under the age of 35. Slightly more diverse couples dominate this market, with more renters than homeowners. More than two-fifths of the households live in single-family homes; over a third live in 5+ unit buildings. Labor force participation is high, generally white-collar work, with a mix of food service and part-time jobs (among the college students). Median household income, median home value, and average rent are close to the US values. Residents of this segment are physically active and up on the latest technology.

OUR NEIGHBORHOOD

- Approximately 57% of the households rent; 43% own their homes.
- Household type is primarily couples, married (or unmarried), with above-average concentrations of both single-parent (Index 125) and single-person (Index 115) households.
- Multiunit buildings or row housing make up 56% of the housing stock (row housing [Index 178], buildings with 5–19 units [Index 275]); 43% built 1980–99.
- Average rent mirrors the US (Index 100).
- Lower vacancy rate is at 8.2%.

SOCIOECONOMIC TRAITS

- Education completed: 35% with some college or an associate's degree, 33% with a bachelor's degree or higher.
- Labor force participation rate of 72% is higher than the US rate.
- These consumers are up on the latest technology.
- They get most of their information from the internet.
- Concern about the environment impacts their purchasing decisions.

TAPESTRY SEGMENTATION
esri.com/tapestry

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.

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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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