

35 AC NEW LENOX COMMERCIAL DEVELOPMENT

**N Cedar Road
New Lenox IL 60451**

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:	35.00 total acres, split into 18, 13 & 5
Property Type:	Vacant Farmland with Commercial Development Potential
Possible Uses:	Commercial Development
Total Investment:	\$14,476,265.00
Unit Price:	\$10.00/SF for Corner 18 acres & \$9.00/SF for the 13.08 and 4.79 parcels
Buildings:	No Buildings



Tremendous Commercial Opportunity! The Southwest corner of Rt. 6 (Maple St.) and Cedar road. Easy access to I-355 interchange. 35 total acres in 3 parcels in front of Silver Cross Hospital and the new Crossroads Multi-Sports Complex in New Lenox IL, Split into three individual parcels, 18 acres at the hard corner of Rt. 6 & Cedar, 13 acre and 5 acre parcels next to the Crossroads Sports Complex. Many potential uses. Across the street from the I-355 interchange. Visible from I-355 both north and southbound lanes.

Development property in New Lenox, IL is an exceptional investment opportunity thanks to the village's steady growth, strategic location, and strong community appeal. Situated near major highways like I-80 and I-355, New Lenox offers seamless access to Chicago and surrounding suburbs, making it ideal for residential, commercial, or mixed-use developments. With excellent schools, expanding infrastructure, and a welcoming small-town atmosphere, New Lenox continues to attract families and businesses alike—making it a prime spot for forward-thinking real estate ventures.

[Click here to view the Property Offering Memorandum](#)

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 35 AC New Lenox Commercial Development
Tax ID Number/APN: 15-08-04-400-008-0000
Possible Uses: Commercial Development
Zoning: Currently Zoned A-1, Agricultural
Sale Terms: Willing to split into three separate parcels.

AREA & LOCATION

School District: New Lenox SD 122 (P-8)
Lincoln Way CHSD 210 (9-12)

Location Description: This property is located on the southwest corner of Maple Road/US Route 6 & N Cedar Road intersection. The property is divided by I-355, north of I-80 interchange, and just east of Silver Cross Hospital.

Site Description: This property is separated into two parcels, one on the north side of I-355 and the other on the south. The land between the southern parcel and Silver Cross Hospital located just west, has been cleared for potential commercial development.

Side of Street: The northern parcel of the property is located on the south side of Maple Road/US Route 6, west of N Cedar Road, and on the north side of I-355. The southern parcel of the property is located on the south side of I-355 and west of N Cedar Road.

Highway Access: The northern parcel of this property has frontage on Maple Road/US Route 6. The I-355 northbound on-ramp is located just under half a mile to the west, while the southbound on-ramp is located just under a mile west. The I-355 & I-80 interchange is located approximately 2.3 miles away from the property. US Route 30 is located about 4.3 miles to the southwest.

Road Type: All surrounding roads are asphalt/blacktop.

Legal Description: PART OF THE NE1/4 SE1/4; PART OF THE SE1/4 SE1/4 OF SECTION 4, TOWNSHIP 35 NORTH, 11 EAST, WILL COUNTY, ILLINOIS

Property Visibility: This property is visible from Maple Road/US Route 6, N Cedar Road, and from I-355 both north and southbound lanes.

Largest Nearby Street: The largest nearby street is Maple Road/US Route 6.

Transportation: The New Lenox Metra Train Station is located 2.5 miles to the south.
There is a Pace Bus Stop at Silver Cross Hospital, Route 508 - East Joliet, only 1 mile to the west.
Chicago Midway Airport is located 31 miles to the northeast.
Chicago O'Hare Airport is located 39.5 miles to the north.

LAND RELATED

Lot Frontage (Feet): The northern parcel has approximately 1,300 feet of frontage on Maple Road/US Route 6, 1,180 feet on N Cedar Road, and 1,663 feet on the northbound lanes of I-355. The southern parcel has approximately 1,632 feet of frontage on the southbound lanes of I-355 and 566 feet on N Cedar Road.

Tillable Acres: There are approximately 34.27 tillable acres.

Buildings: There are no buildings on this property.

Zoning Description: This property is currently zoned for Agriculture/Farm use, but surrounding parcels are already zoned for commercial.

Flood Plain or Wetlands: There are no flood plains or wetlands on this property and it is outside the 500 year floodplain.

Topography: For topography information please see the included topographical maps provided by Surety Maps.

Soil Type:
52.1% Elliot silt loam (146B)
36.0% Ashkum silty clay loam (232A)
5.9% Varna silt loam (223C2)
4.4% Markham silt loam (531C2)
1.6% Beecher silt loam (298B)

For details please see the included Soil Map provided by Surety Maps.

FINANCIALS

Finance Data Year:	2023 Tax Year, Payable 2024
Real Estate Taxes:	\$6,303.10
Investment Amount:	\$14,476,265.00
	-or-
	\$10.00/SF for Corner 17.15 acres & \$9.00/SF for the 13.08 and 4.79 parcels

LOCATION

Address:	N Cedar Road, New Lenox, IL 60451
County:	Will County



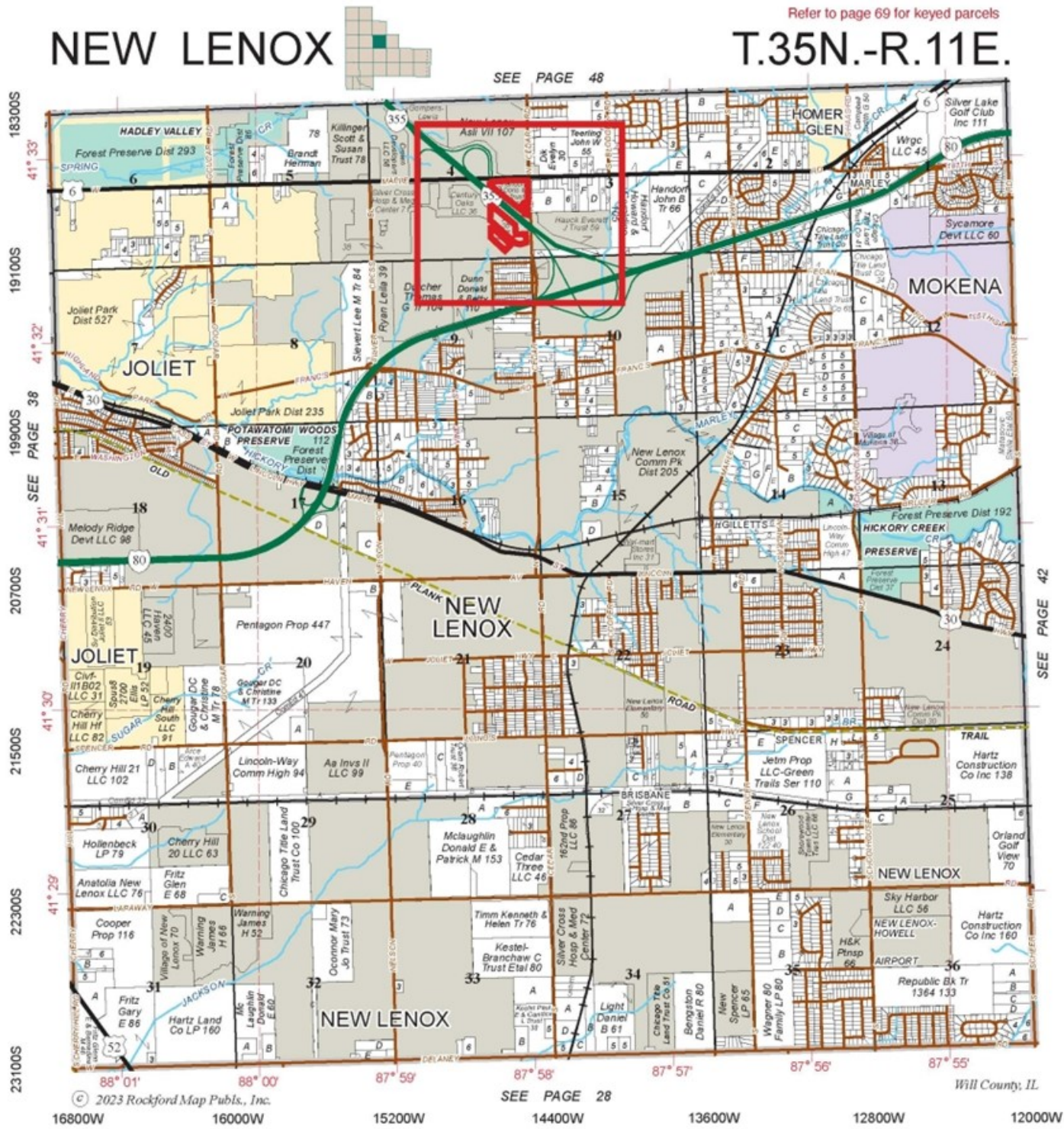
Mark Goodwin
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PROPERTY NOTES

PROPERTY MAP



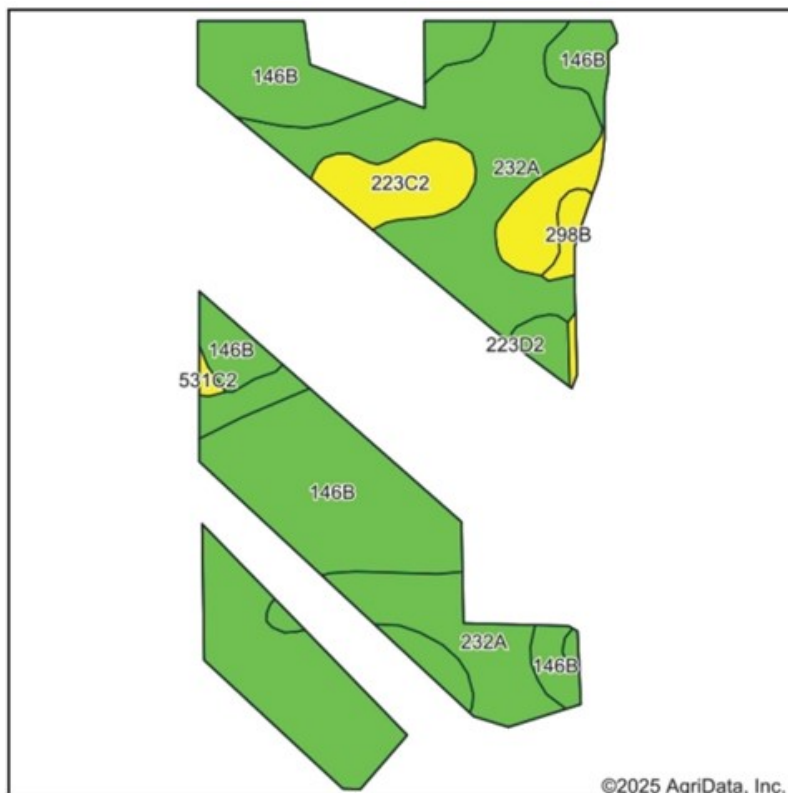
PLAT MAP



FSA AERIAL MAP



SOIL MAP



Soils data provided by USDA and NRCS.



State: Illinois
County: Will
Location: 4-35N-11E
Township: New Lenox
Acres: 34.27
Date: 2/25/2025

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Maps Provided By: **surety**
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL197, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**146B	Elliott silt loam, 2 to 4 percent slopes	17.85	52.1%		**166	**54	**124
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	12.33	36.0%		**170	**56	**127
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	2.03	5.9%		**149	**47	**109
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	1.51	4.4%		**153	**49	**113
**298B	Beecher silt loam, 2 to 4 percent slopes	0.55	1.6%		**150	**50	**113
Weighted Average					165.6	54	123.5

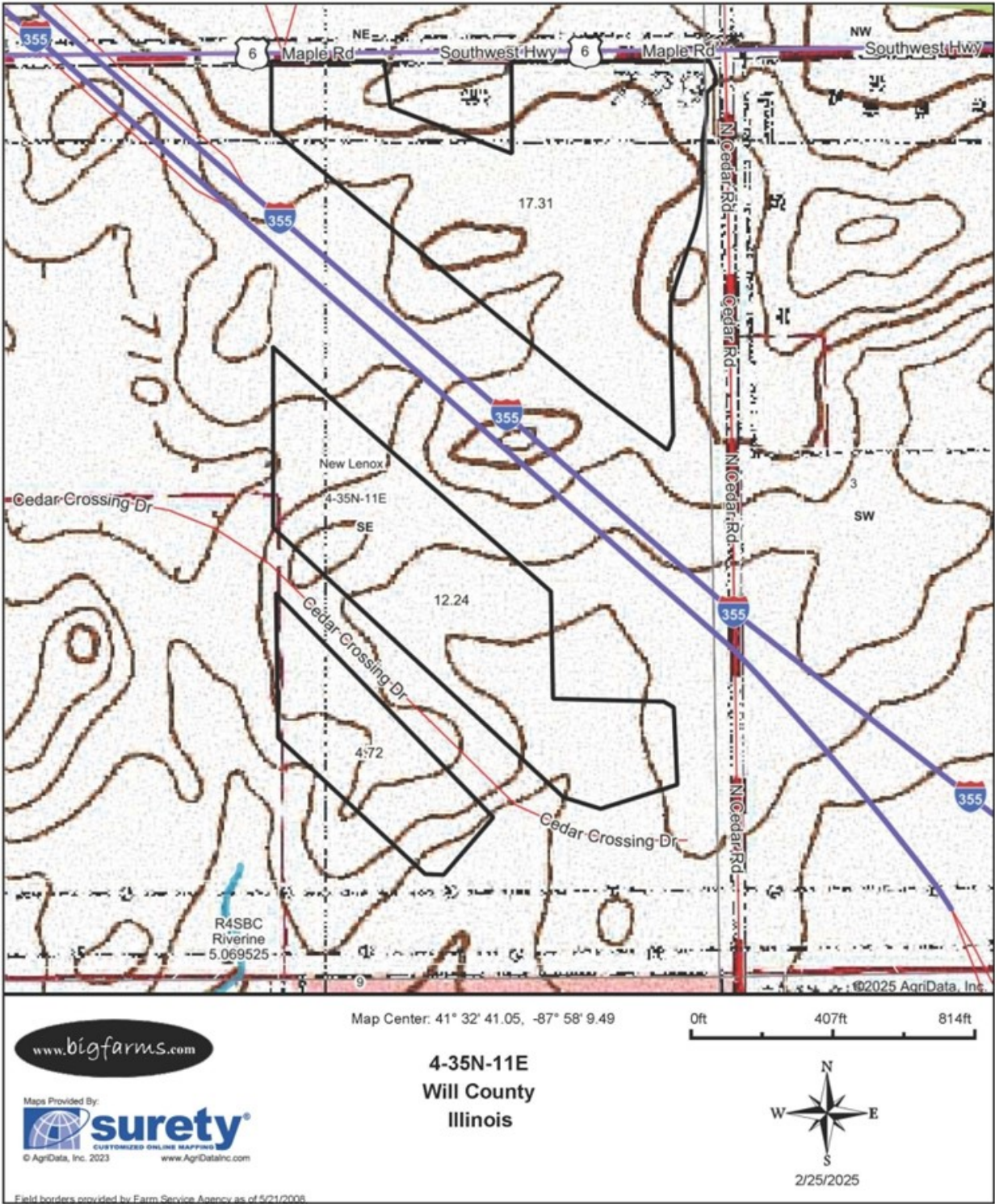
Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices:

<https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

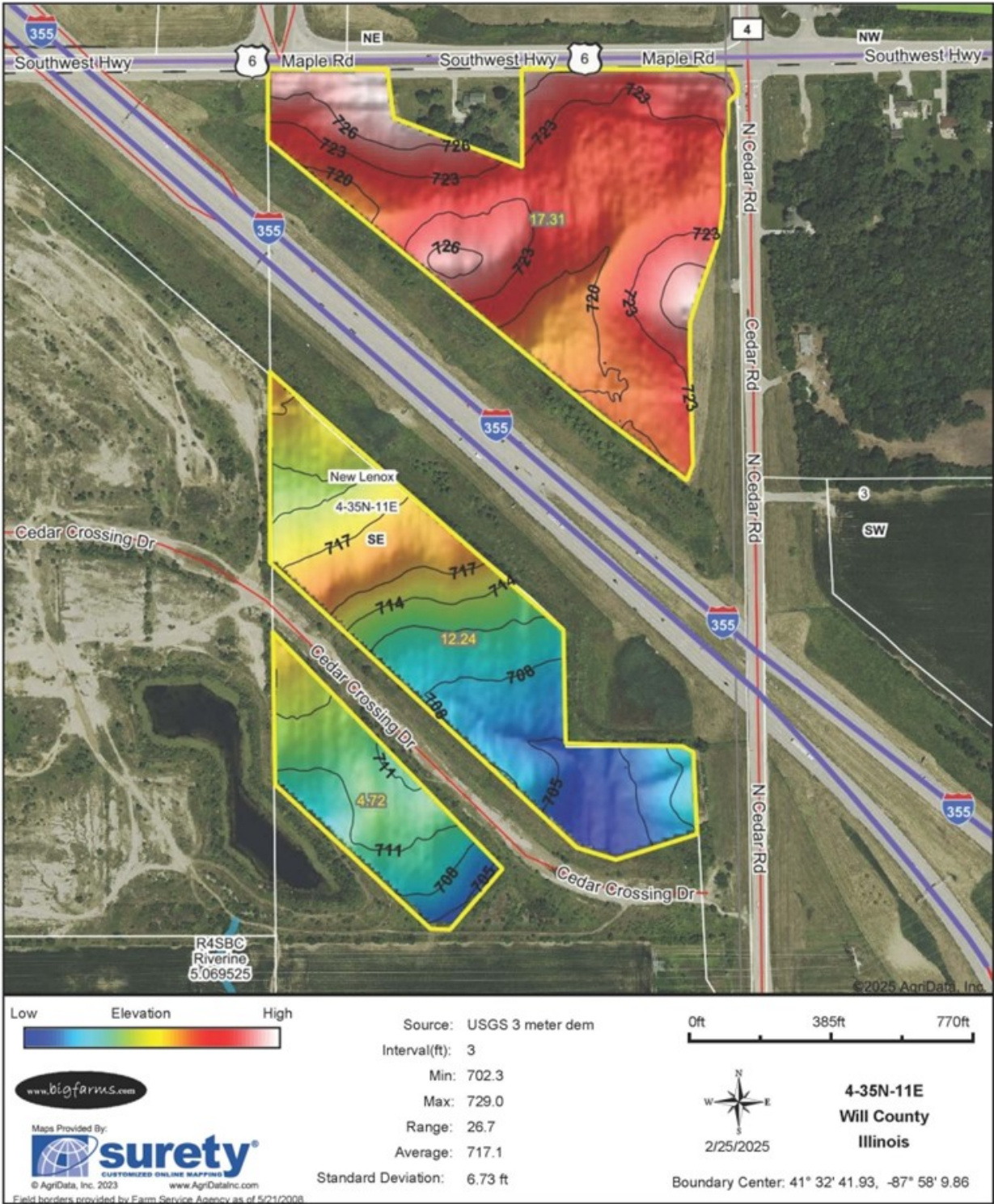
TOPO MAP



TOPO CONTOURS MAP



TOPO HILLSHADE MAP



WETLAND MAP



State: Illinois
Location: 4-35N-11E
County: Will
Township: New Lenox
Date: 2/25/2025



Maps Provided By:
 **surety**
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0ft 604ft 1208ft

Classification Code	Type	Acres
	Total Acres	0.00

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° 32' 41.05, -87° 58' 9.49
State: IL Acres: 34.27
County: Will Date: 2/25/2025
Location: 4-35N-11E
Township: New Lenox



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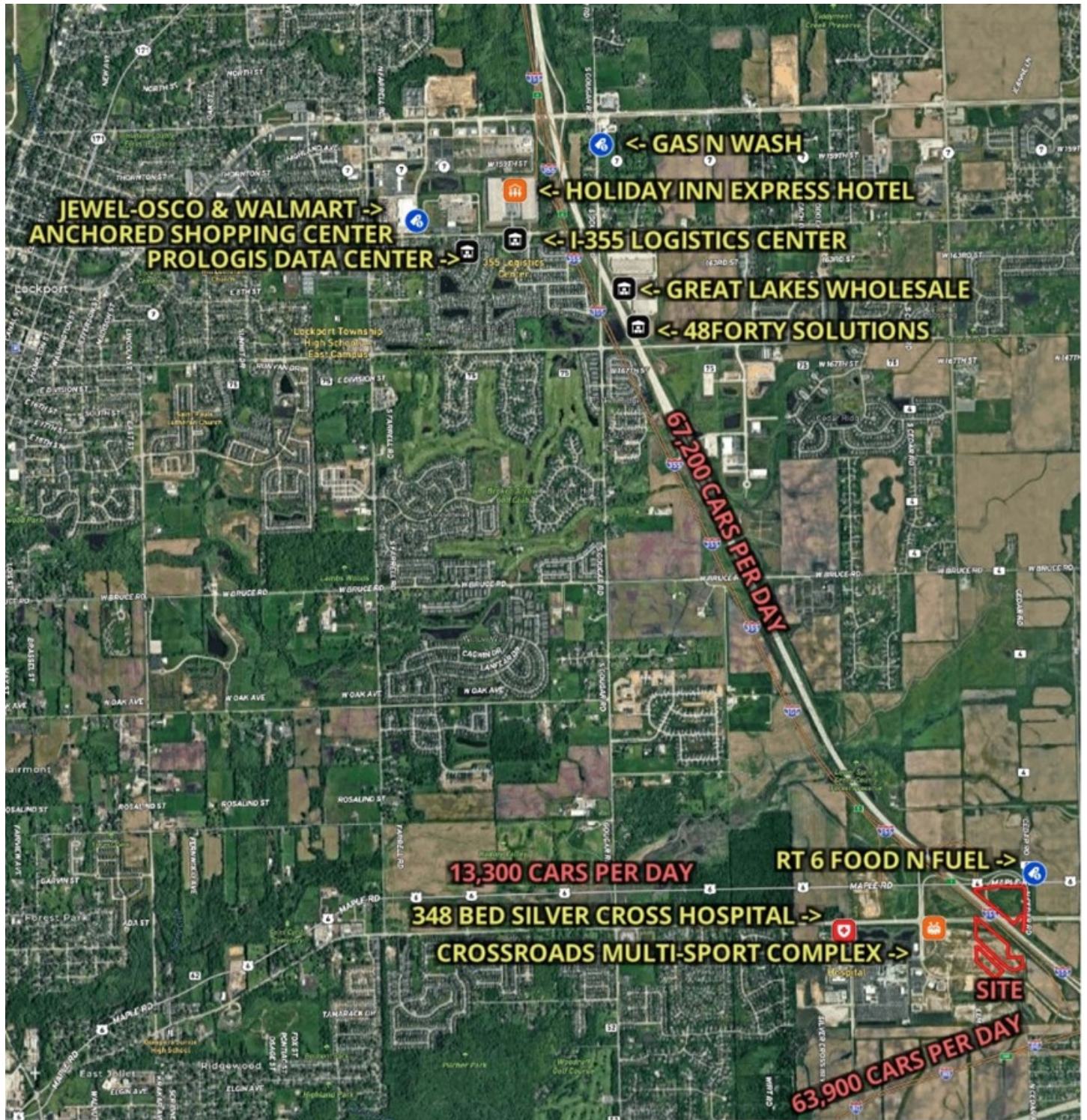
Name		Number	County	NFIP Participation	Acres	Percent
VILLAGE OF NEW LENOX		170706	Will	Regular	34.27	100%
Total					34.27	100%

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	34.27	100%
Total			34.27	100%

Panel	Effective Date	Acres	Percent
17197C0190G	2/15/2019	34.27	100%
Total		34.27	100%

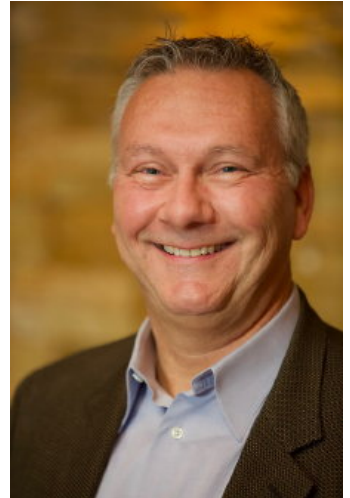
COMMERCIAL & TRAFFIC COUNT AERIAL MAP



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

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