8+ ACRES NW CORNER OF LARAWAY & GOUGAR

22250 Gougar 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:	8.65 Acres
Property Type:	Farmland with buildings
Possible Uses:	Commercial Development
Total Investment:	$1,450,000
Unit Price:	$3.85 per Square Foot
Buildings:	House & tool shed
Utilities:	All utilities available at the site
Zoning:	C-3 General Business District

The parcel currently is in Will County & contiguous to New Lenox. The Village's future land use plan designates the parcel as "Commercial/Regional" & the potential zoning to be consistent with the C-3 general business district. The parcel has a zoning advantage over the other corners of the intersection of Laraway and Gougar. The other corners are zoned and/or planned for lower intensive uses than the C-3 district. New Lenox's sewer and water are directly across the parcel on the east side of Gougar. The parcel has a permit in place for 1 full access and 2 right-in right-out road cuts. WDOT is stringent on road cuts & it is highly unlikely the other corners of the intersection will get a full access permit. Also, Laraway will soon be upgraded to a major regional road.

LISTING DETAILS

GENERAL INFORMATION

Listing Name:	8.65 Acres NW Corner of Laraway and Gougar Road, New Lenox
Tax ID Number/APN:	15-08-30-400-015 15-08-30-400-014 15-08-30-400-008
Possible Uses:	This is an excellent location for commercial development. Strong traffic counts with several access points off of both Laraway road and Gougar road. This is a signalized corner.
Zoning:	Future zoning with New Lenox would be C-3.

AREA & LOCATION

School District:	Union Grade School District 81 Joliet Township High School District 204
Location Description:	This an excellent location in the path of development. New Lenox is one of the faster growing communities in the region. The NW corner of Gougar and Laraway road. Near Lincoln-Way West HS, Chicago Land Speedway.
Site Description:	Level land at the corner of Laraway and Gougar road in New Lenox. There is a ranch home at the corner being used as an office at this time. Permits for curb cuts are in place for both Laraway and Gougar roads.
Side of Street:	The parcel is at the NW corner of Laraway road and Gougar road, New Lenox, IL.
Highway Access:	3.6 miles to I-80 & Rt. 30 3.6 miles to I-80 & Briggs St. 7 miles to I-355 & Maple St. 15 miles to I-55 & Arsenal Rd.
Road Type:	Both Gougar and Larway roads are Will County roads.
Property Visibility:	Excellent road exposure to both Laraway road and Gougar road. This is signalized corner parcel.
Largest Nearby Street:	IL. Rt. 52 is 1.5 miles west.

LAND RELATED

Lot Frontage (Feet):	Approximately 987 feet of frontage on Laraway road Approximately 512 feet of frontage on Gougar road
Buildings:	Single family ranch home is on the corner of this site. The building is currently being leased as office space.
Flood Plain or Wetlands:	None known.
Topography:	Flat
Available Utilities:	Utilities are on the east side of Gougar road and available from the village of New Lenox.

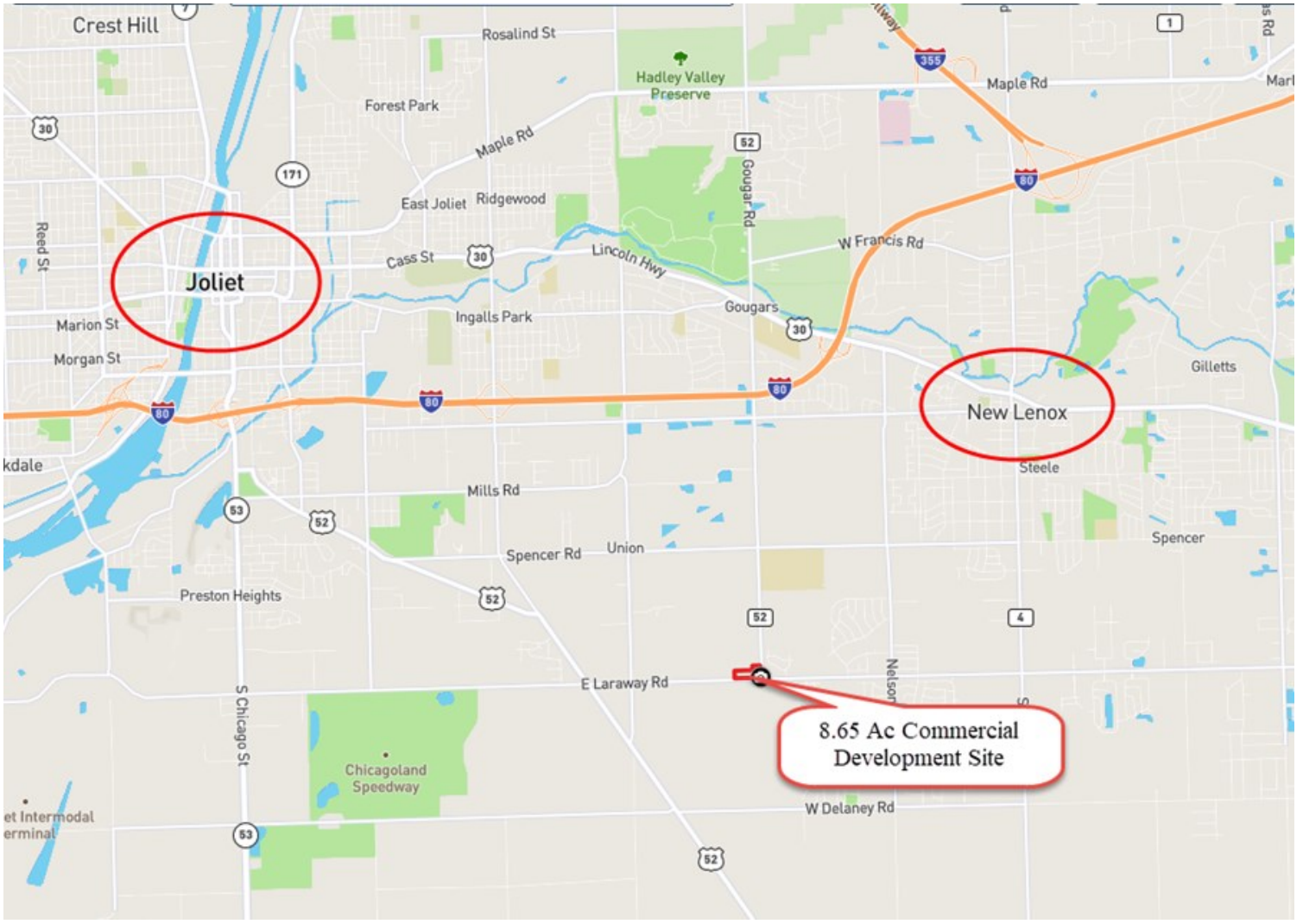
FINANCIALS

Finance Data Year:	2024 Tax Year, Paid 2025
Real Estate Taxes:	4.74 Acre Parcel: $185.48 3.03 Acre Parcel: $126.34 3.00 Acre Parcel: $10,802.46 Combined Total: $11,114.28
Investment Amount:	The investment amount for this parcel is $1.450,000 for this excellent development site.

LOCATION

Address:	22250 Gougar Road New Lenox, IL 60433-8419
County:	Will County, Illinois

LOCATION MAP OF COMMERCIAL PROPERTY AT LARAWAY ROAD AND GOUGAR ROAD, NEW LENOX



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GENERAL AREA MAP FOR 8.65 ACRES IN NEW LENOX, IL

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AERIAL MAP OF NEW LENOX 8.65 COMMERCIAL SITE AT THE CORNER OF GOUGAR & LARAWAY RD.

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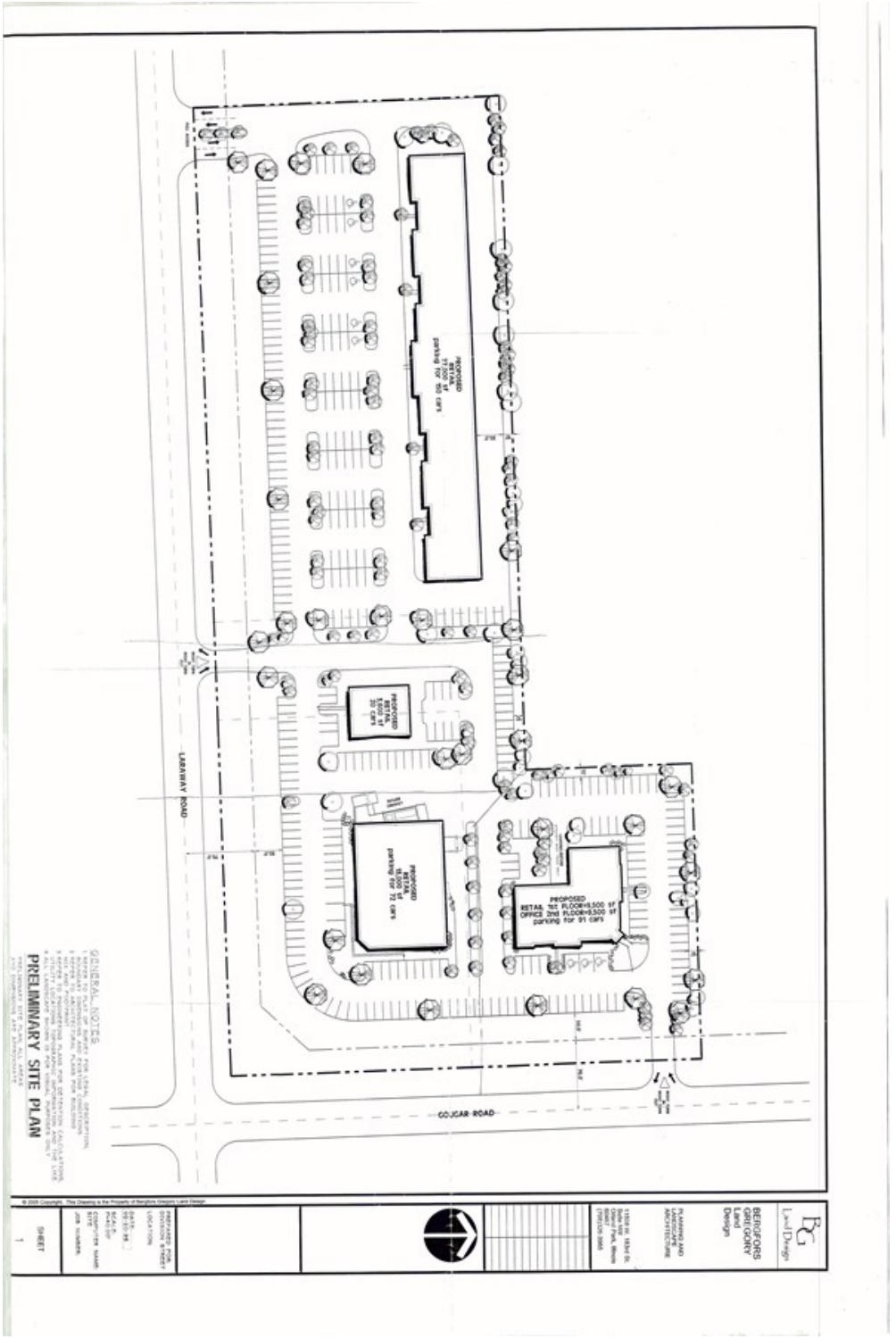
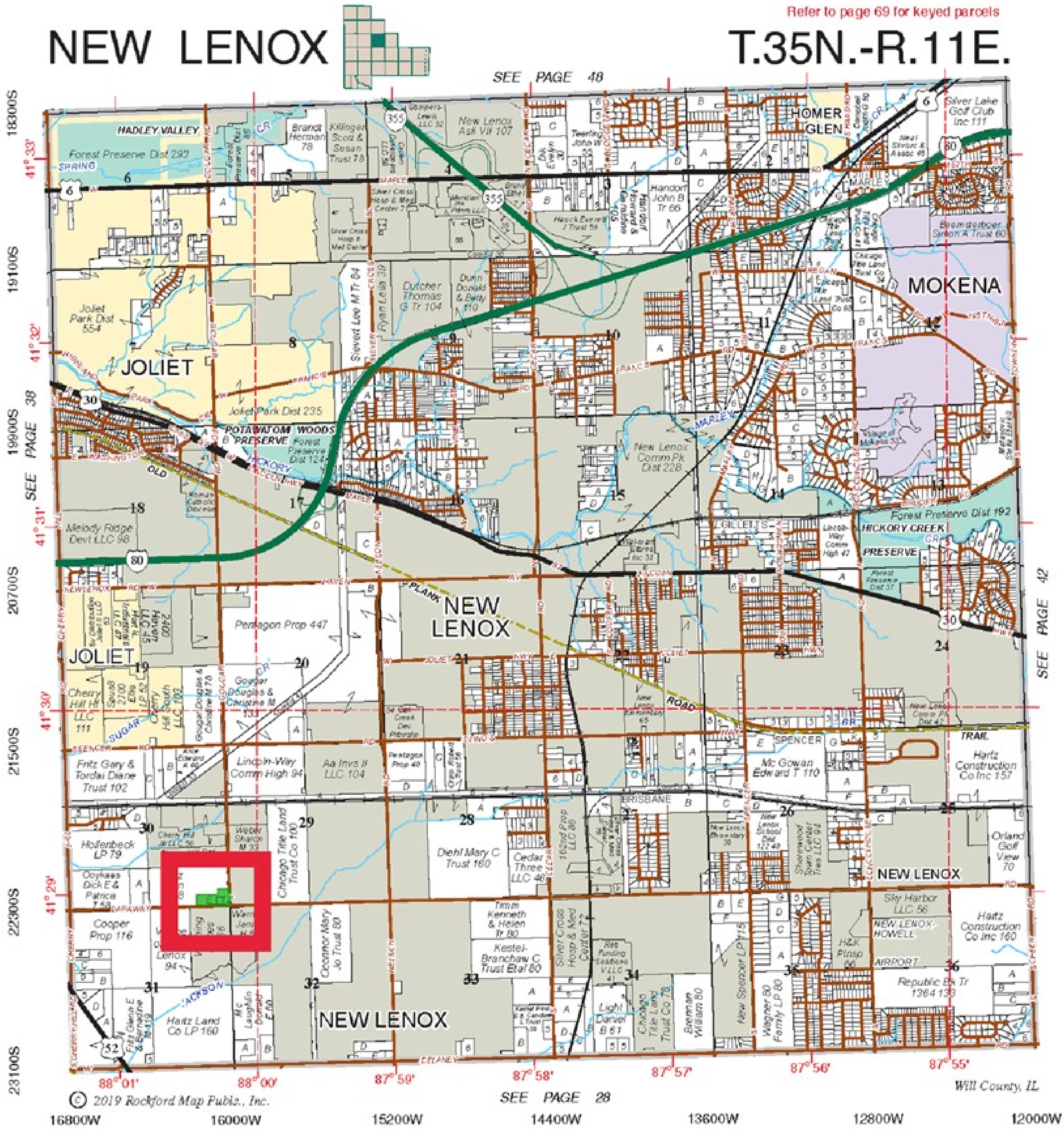
PRELIMINARY SITE PLAN FOR THE CORNER OF GOUGAR RD. & LARAWAY RD. NEW LENOX, IL



PLAT MAP LOCATION OF NEW LENOX COMMERCIAL SITE



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

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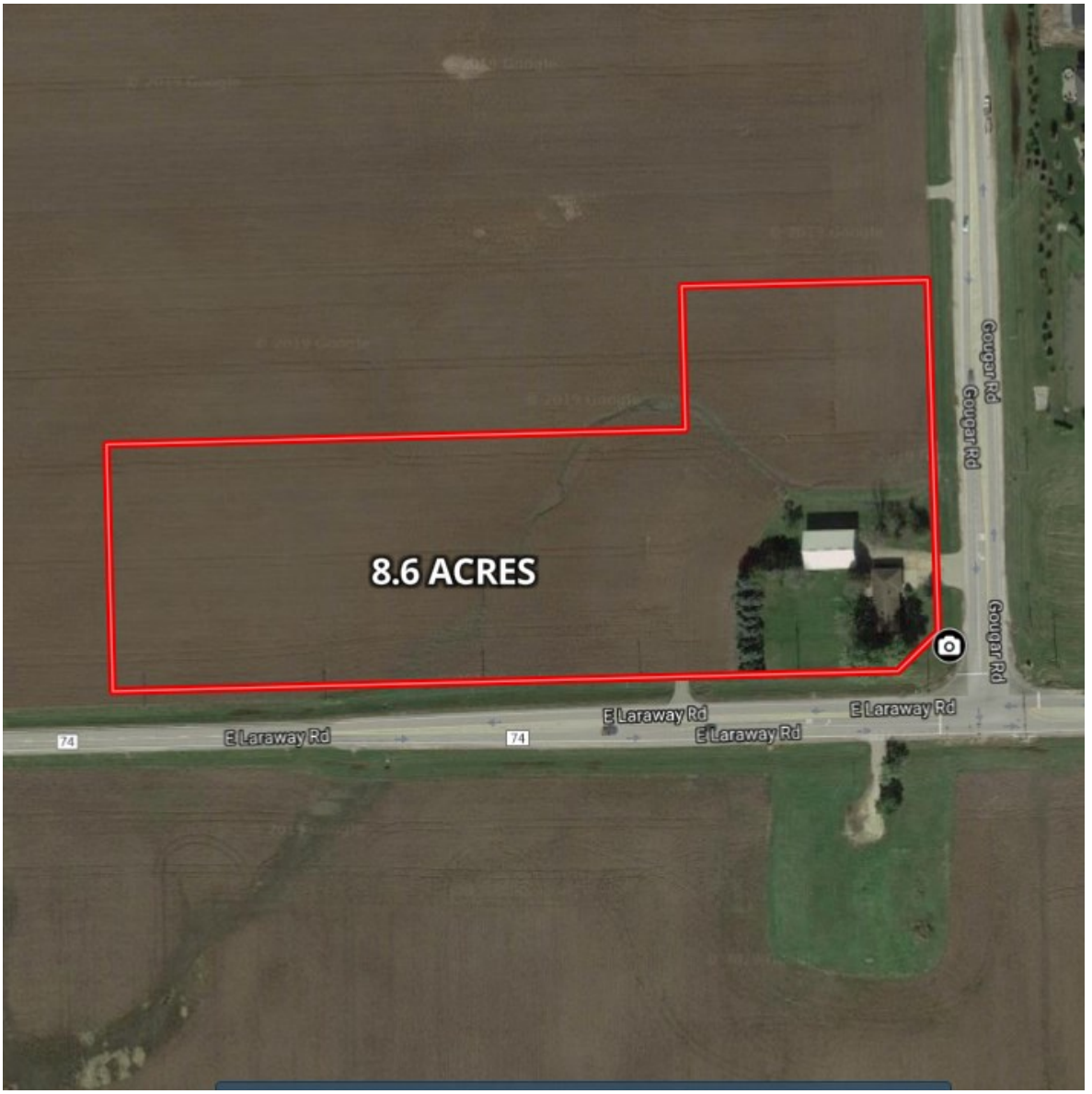
AERIAL MAP OF NEW LENOX DEVELOPMENT SITE WITH 8.65 ACRES



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TOPOGRAPHICAL MAP OF 8.6 ACRES DEVELOPMENT SITE IN NEW LENOX, IL

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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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