

34 Acre New Lenox Development Site(Sylvan Meadows)
West Spencer Road (NE corner of Spencer and Nelson Rd.)
New Lenox IL 60451



34 ACRE NEW LENOX DEVELOPMENT SITE(SYLVAN MEADOWS)

**West Spencer Road (NE corner of
Spencer and Nelson Rd.)
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:	34 Acres
Property Type:	Finished Lots & Vacant farmland with Development Potential
Possible Uses:	Agriculture production with residential potential
Total Investment:	\$883,220 for 34 acres
Unit Price:	\$26,000.00 per acre
Productivity Index (PI):	125.7
Buildings:	No Buildings
Utilities:	Utilities are at the site



Sylvan Meadows is a 34 Acre development site in the desirable community of New Lenox. There are 34 acres platted for 79 single family lots. This development property is in great school districts and is near Shopping, Expressways and the Metra train station. Frontage on four roads, Nelson, Illinois Highway, Gear Dr. and Woodland Rd.



Mark Goodwin
Phone: 815-741-2226
mgoodwin@bigfarms.com

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 34 Acre New Lenox Development Site (Sylvan Meadows)
Tax ID Number/APN: 15-08-21-300-016 (33.97 Acres)
Possible Uses: This is a platted annexed and zoned subdivision called Sylvan Meadows. There are 79 platted lots.
Zoning: Zoned R-2A by the village of New Lenox
Minimum lot width is 84 feet
2000 SF minimum 2-story home
1800 SF minimum ranch home

AREA & LOCATION

School District: New Lenox Grade School District 122
Lincoln-Way Community High School District 210
Market Type: Suburban market, see tapestry segmentation for New Lenox proper and the three mile radius of the site.
Location Description: New Lenox is a suburban village in Will County, IL. It is the "Home of Proud Americans" The development site is just south of Rt. 30, which is the main thoroughfare through town. There is access to I-80, shopping and a Metra station.
Site Description: This site is level farmland with roads on four sides, Woodlawn, Nelson, Gear Drive and Illinois Highway (Old Spencer Rd).
Side of Street: The property is on the northeast corner of Illinois Highway and Nelson Rd.
Highway Access: I-80 is only 1.8 miles to the northwest at the Rt. 30 access ramp.
Road Type: Asphalt roads are on all four sides of the property.
Property Visibility: This is an excellent corner parcel with visibility from four roads.
Largest Nearby Street: Rt. 30 is only 1.5 miles north.
Transportation: The Metra station at Cedar road is only 1.8 miles northeast of the site. I-80 highway access is only 1.8 miles north and I-355 is approximately 4 miles north.

LAND RELATED

Lot Frontage (Feet): 1132 feet on Nelson Rd
1280 feet on W. Illinois Highway
1053 feet on Gear Dr.
Buildings: No buildings on this property.
Zoning Description: The Village of New Lenox has this property zoned R-2A single family residential with a minimum platted lot width is 84 feet. The building restrictions are 2000 SF minimum for a 2-story home and 1800 SF minimum for a ranch home.
Flood Plain or Wetlands: The 34 acre property is clear of wetlands and FEMA Flood Zones
Topography: This 34 acre property is relatively flat. The contours can be seen in the topography map included in the brochure.
Available Utilities: All utilities are available through the village of New Lenox.

FINANCIALS

Finance Data Year: 2018 taxes paid in 2019
Real Estate Taxes: 33.97 acre tax bill was \$2,000.98 or \$58.90 per acre.
Investment Amount: Ownership is selling the 33.97 acres of platted vacant farmland for \$26,000 per acre for a total of \$883,200.00

LOCATION

Address:

NE corner of W. Illinois Highway and Nelson Road, New Lenox, IL 60451

County:

Will County



Mark Goodwin
Phone: 815-741-2226
mgoodwin@bigfarms.com

ROAD MAP FOR THE 34 ACRE SYLVAN MEADOWS SUBDIVISION DEVELOPMENT, VILLAGE OF NEW LENOX, WILL COUNTY



AREA MAP FOR THE 34 ACRE SYLVAN MEADOWS SUBDIVISION DEVELOPMENT, VILLAGE OF NEW LENOX, WILL COUNTY



AERIAL MAP 34 ACRE SYLVAN MEADOWS SUBDIVISION DEVELOPMENT, VILLAGE OF NEW LENOX, WILL COUNTY



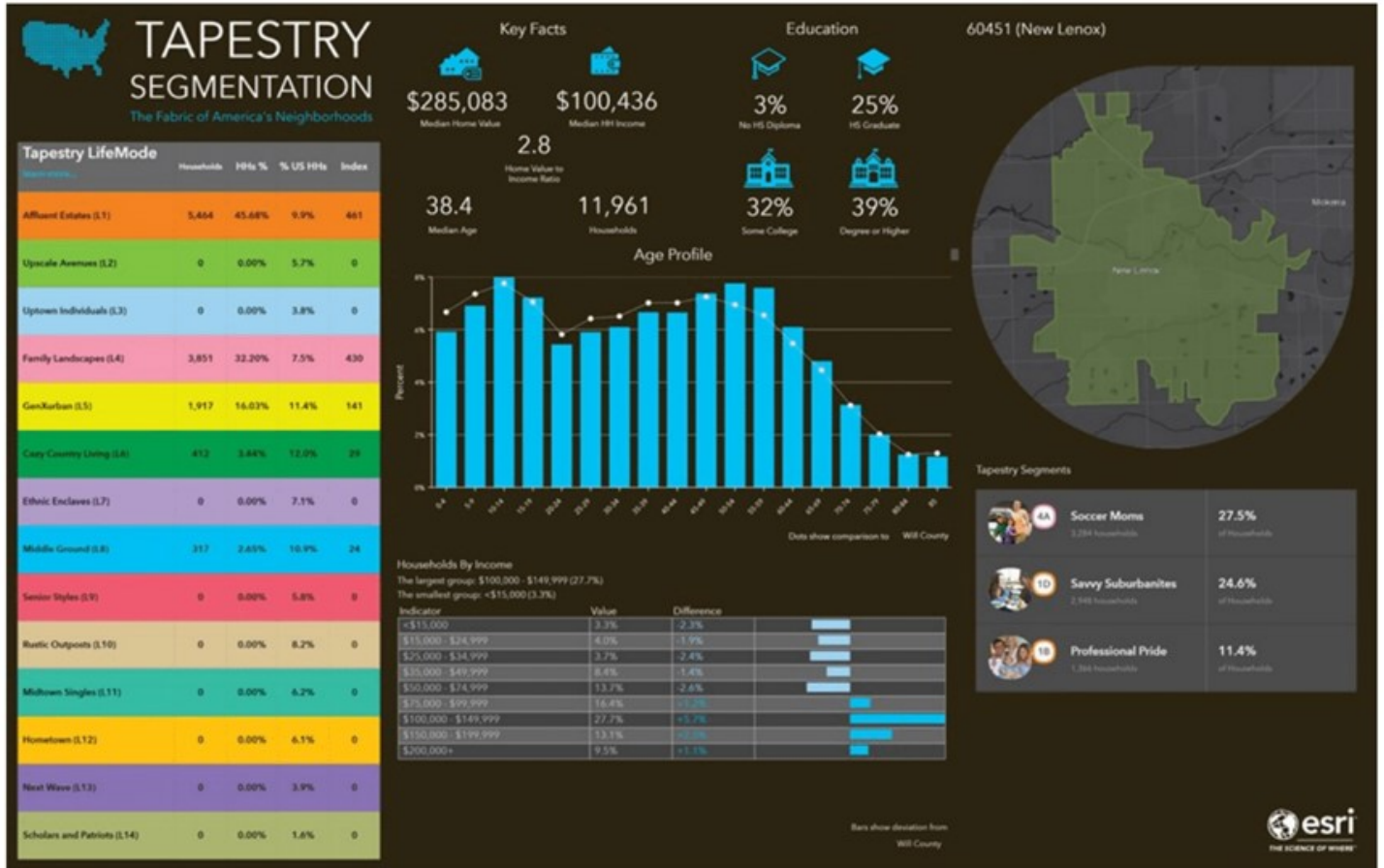
SITE MAP 34 ACRE SYLVAN MEADOWS SUBDIVISION DEVELOPMENT, VILLAGE OF NEW LENOX, WILL COUNTY

SITE PLAN FOR SYLVAN 79 LOT NEW LENOX, IL DEVELOPMENT PROJECT

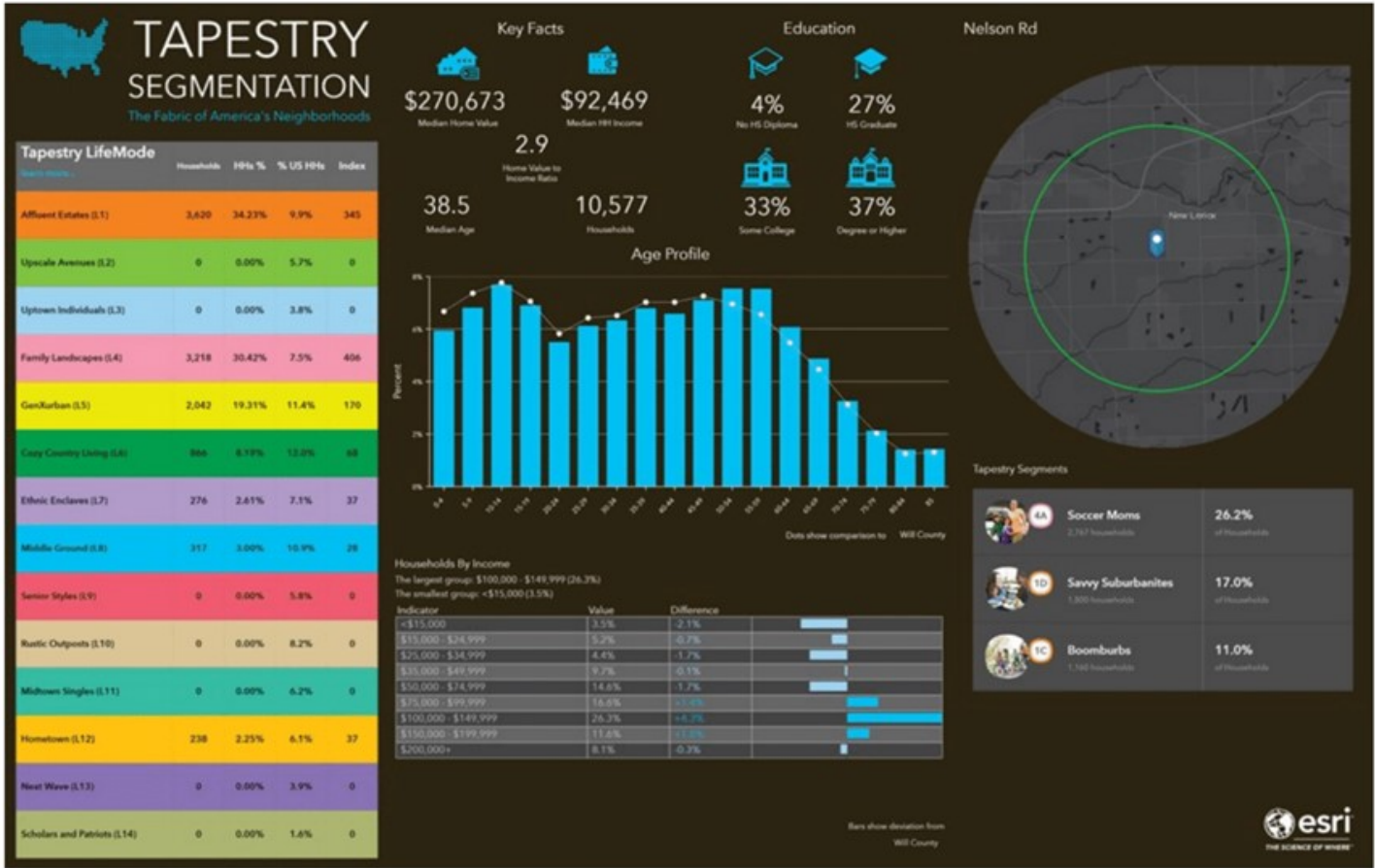


TAPESTRY PROFILE FOR THE VILLAGE OF NEW LENOX, WILL COUNTY

NEW LENOX DEMOGRAPHICS



TAPESTRY PROFILE 3 MILE RADIUS FOR THE VILLAGE OF NEW LENOX, WILL COUNTY



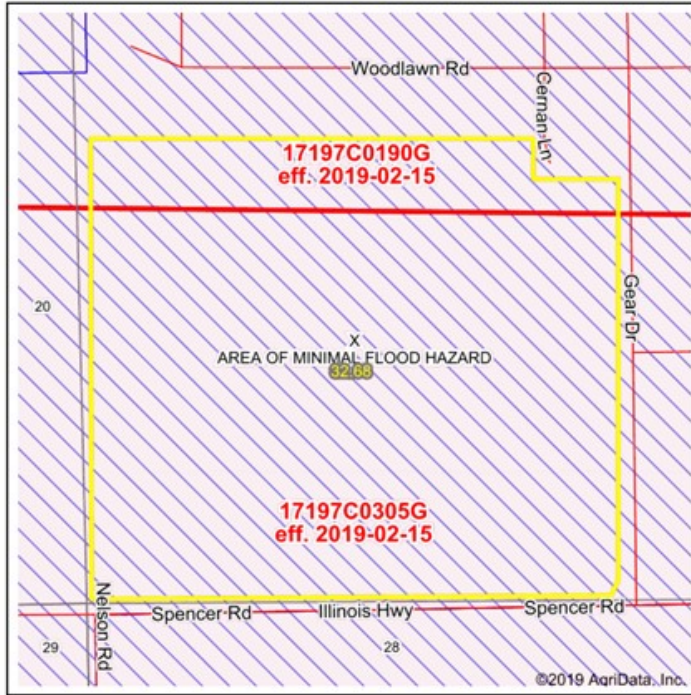
FSA MAP 34 ACRE SYLVAN MEADOWS SUBDIVISION DEVELOPMENT, VILLAGE OF NEW LENOX, WILL COUNTY

Aerial Map



FEMA MAP 34 ACRE SYLVAN MEADOWS SUBDIVISION DEVELOPMENT, VILLAGE OF NEW LENOX, WILL COUNTY

FEMA Report



State: IL Acres: 32.68
 County: Will Date: 2/9/2020
 Location: 21-35N-11E
 Township: New Lenox



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2019 www.AgriDataInc.com



Name	Number	County	NFIP Participation	Acres	Percent
VILLAGE OF NEW LENOX	170706	Will	Regular	32.68	100%
Total				32.68	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	32.68	100%
Total			32.68	100%

Panel	Effective Date	Acres	Percent
17197C0305G	2/15/2019	27.91	85.4%
17197C0190G	2/15/2019	4.77	14.6%
Total		32.68	100%

Flood related information provided by FEMA

CONTOURS MAP 34 ACRE SYLVAN MEADOWS SUBDIVISION DEVELOPMENT, VILLAGE OF NEW LENOX, WILL COUNTY

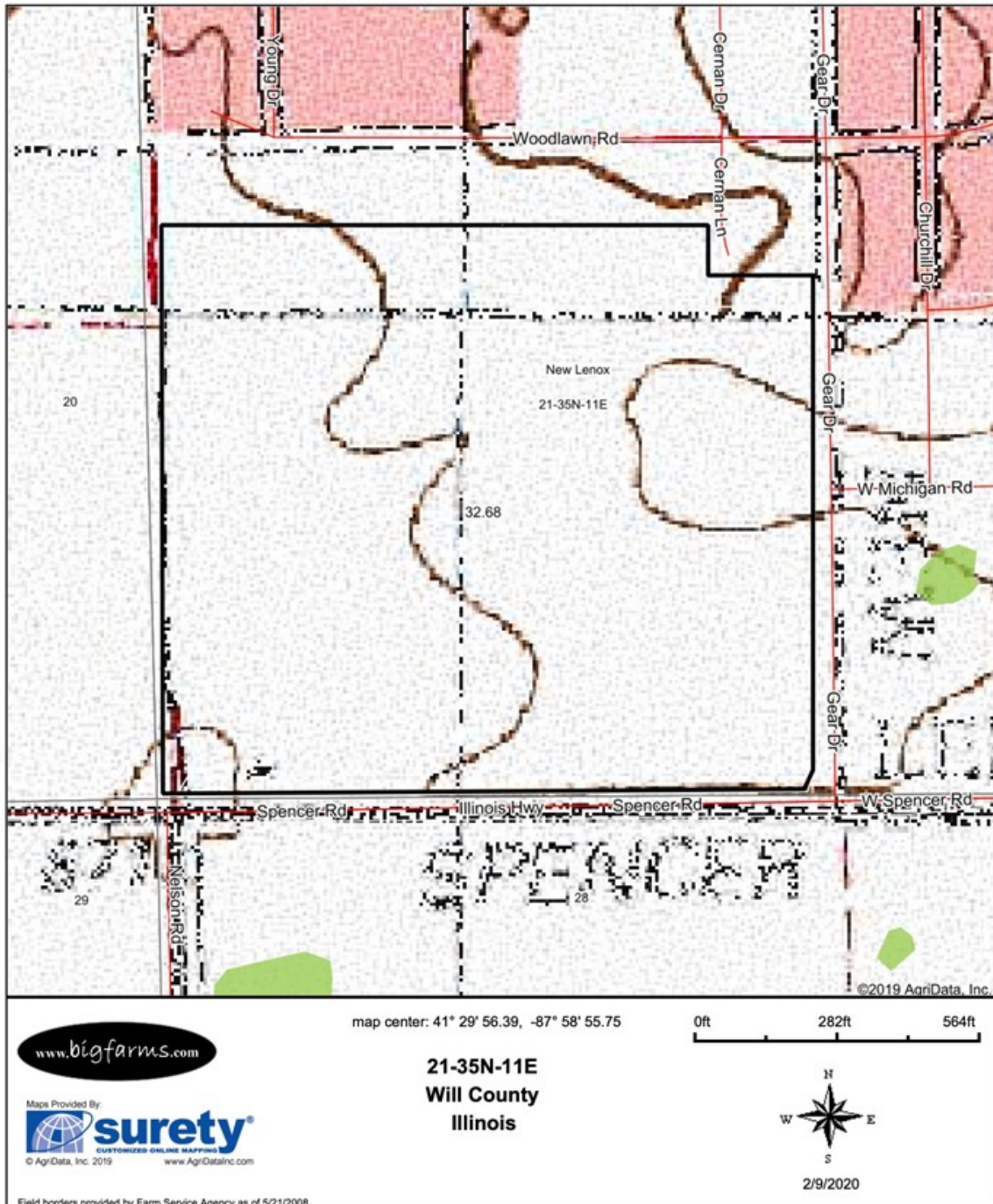
Topography Contours



 Maps Provided By: <small>© AgriData, Inc. 2019 www.AgrIDataInc.com</small> <small>Field borders provided by Farm Service Agency as of 5/21/2008.</small>	Source: USGS 3 meter dem Interval: 2.0 Min: 665.2 Max: 686.7 Range: 21.5 Average: 670.1 Standard Deviation: 2.43	0ft 653ft 1306ft 2/9/2020 Map Center: 41° 29' 56.39, -87° 58' 55.74
	21-35N-11E Will County Illinois	

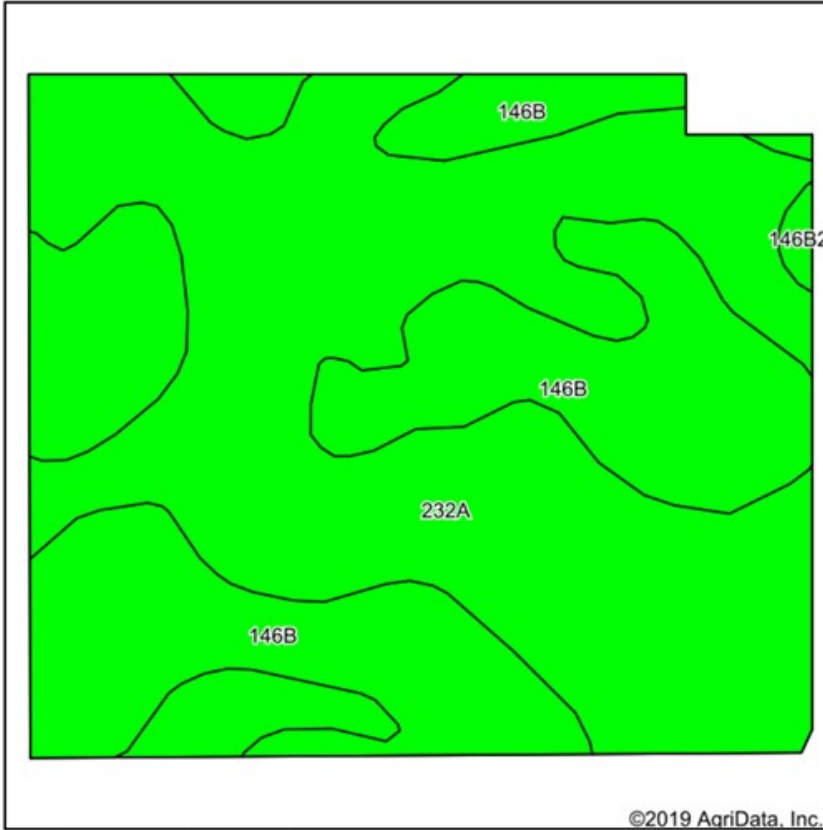
TOPOGRAPHY MAP 34 ACRE SYLVAN MEADOWS SUBDIVISION DEVELOPMENT, VILLAGE OF NEW LENOX, WILL COUNTY

Topography Map



SOIL MAP FOR SYLVAN MEADOWS SUBDIVISION VILLAGE OF NEW LENOX, WILL COUNTY, IL

Soils Map



Soils data provided by USDA and NRCS.



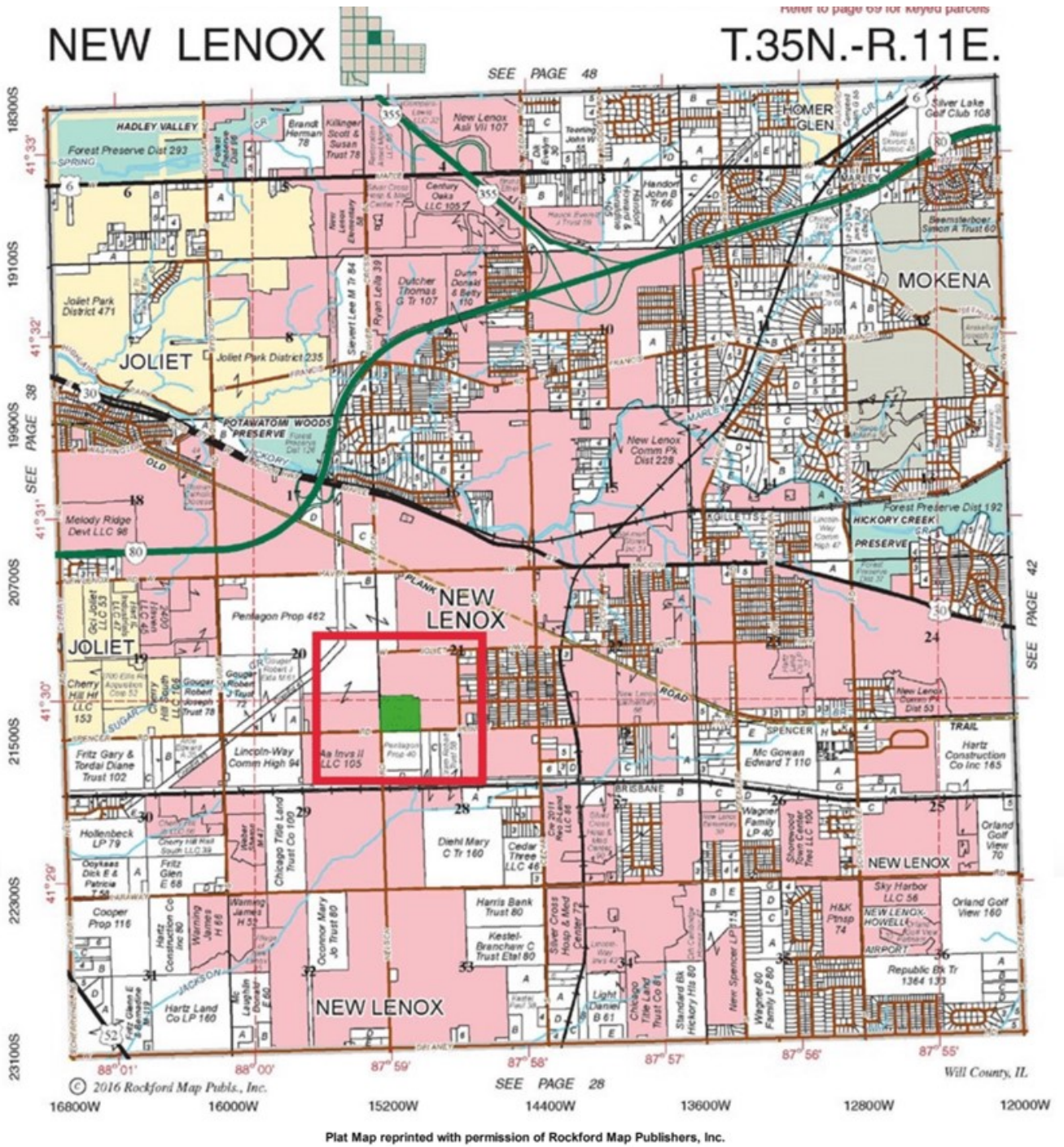
State: **Illinois**
 County: **Will**
 Location: **21-35N-11E**
 Township: **New Lenox**
 Acres: **32.68**
 Date: **2/9/2020**



Area Symbol: IL 197, Soil Area Version: 14							
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	19.31	59.1%		170	56	127
**146B	Elliott silt loam, 2 to 4 percent slopes	13.21	40.4%		**166	**54	**124
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	0.16	0.5%		**160	**52	**119
Weighted Average					168.3	55.2	125.7

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
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

PLAT MAP 34 ACRE RESIDENTIAL DEVELOPMENT SITE, NEW LENOX TOWNSHIP, WILL COUNTY, IL



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

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

These materials were prepared by Goodwin & Associates Real Estate, LLC, and contain selected information pertaining to the Property, and do not purport to be all-inclusive or to contain all of the information which prospective investors or users may desire. Additional information and an opportunity to inspect the Property will be made available upon request. Neither the Owner nor Goodwin & Associates Real Estate, LLC, nor any of their respective directors, officers, employees, shareholders or affiliates have made any representation or warranty, express or implied, as to the accuracy or completeness of this Presentation of any of its contents, and no legal commitment or obligation shall arise by reason of the Presentation or its contents. While we obtained the information above from sources we believe to be reliable, we have not verified the occupancy and make no guaranty, warranty or representation about it. It is submitted subject to the possibility of errors, corrections, change of price, or withdrawal without notice. If we have included projections, opinions, assumptions, or estimates they are for the purpose of example only, and may not represent current or future performance of the property. You, your tax, and legal advisers should conduct your own investigations of the property and the transaction.