

SILVER CROSS 43 ACRES

Silver Cross Blvd.
New Lenox IL 60451

For more information contact:

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



County:	Will
Township:	New Lenox
Gross Land Area:	43 Acres
Property Type:	Vacant Development Land
Possible Uses:	Multi-family Residential or Commercial
Total Investment:	\$3,225,000
Unit Price:	\$75,000 Per Acres
Productivity Index (PI):	110.9
Buildings:	Older set of farm buildings, vacant farm house
Utilities:	Sewer & Water are near the site
Zoning:	Agriculture



Approximately 43 acres are available separately from the original 83 acres. This is the south section of the 83 acre Silver Cross property. Easy access to I-355 and I-80. Utilities are near the site. Some recapture for sewer line is required. Many potential uses for this 43 acre site. Excellent location for a variety of residential uses. High density SF or Multi-Family development. Medical office complex is another potential use. The north 40 has an offer, leaving just the south 43 acres. Great frontage on Silver Cross Boulevard and St. Francis road.
Property Video Available On Website.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: Silver Cross 43 Acres
Tax ID Number/APN: 15-08-08-400-017-0000 (20.48 ac) & 15-08-08-200-003-0000 (23.2 ac)
Possible Uses: Many potential uses: Single family Residential, Multi-family residential, Age restricted single family or multi-family residential.
Zoning: Property is still zoned agriculture in Will County.
Sale Terms: Sellers are looking for a cash sale.

AREA & LOCATION

School District: New Lenox Grade School District 122 & Lincoln-Way High School District 210.
Location Description: Excellent location with easy access to expressway. Next to the new Silver Cross Hospital Campus on Rt. 6. North side of New Lenox, between Joliet, Lockport, Homer Glen, Mokena, and Orland Park.
Site Description: Level to gently rolling farmland, adjacent to Joliet Park District, Higinbotham Woods, Pilcher Park, and Woodruff Golf Course. Will County forest preserves Patawatomi woods preserve & Hadley Valley forest preserve are all nearby. Several golf courses in the immediate area.
Highway Access: Easy access by Rt. 6 to I-355 or I-80.
Road Type: Paved, but road improvements would be part of any development plan.
Property Visibility: Excellent visibility with approximately 1557 feet of frontage along Silver Cross Boulevard and approximately 750 feet of Francis road frontage.
Largest Nearby Street: Route 6 and I-355

LAND RELATED

Lot Frontage (Feet): Approximately 1557 feet of frontage on Silver Cross Boulevard and 750 feet of Francis road frontage.
Buildings: Old set of farm buildings are part of the offering.
Zoning Description: Currently zoned agriculture in Will County.
Flood Plain or Wetlands: Small area of creek with some flood plain. See the Wetlands map for further detail
Topography: This 43 acre parcel is gently rolling. See the Topography, Contours and Hillshade maps in the brochure for greater detail.
Available Utilities: Sewer and Water are available from the Village of New Lenox.

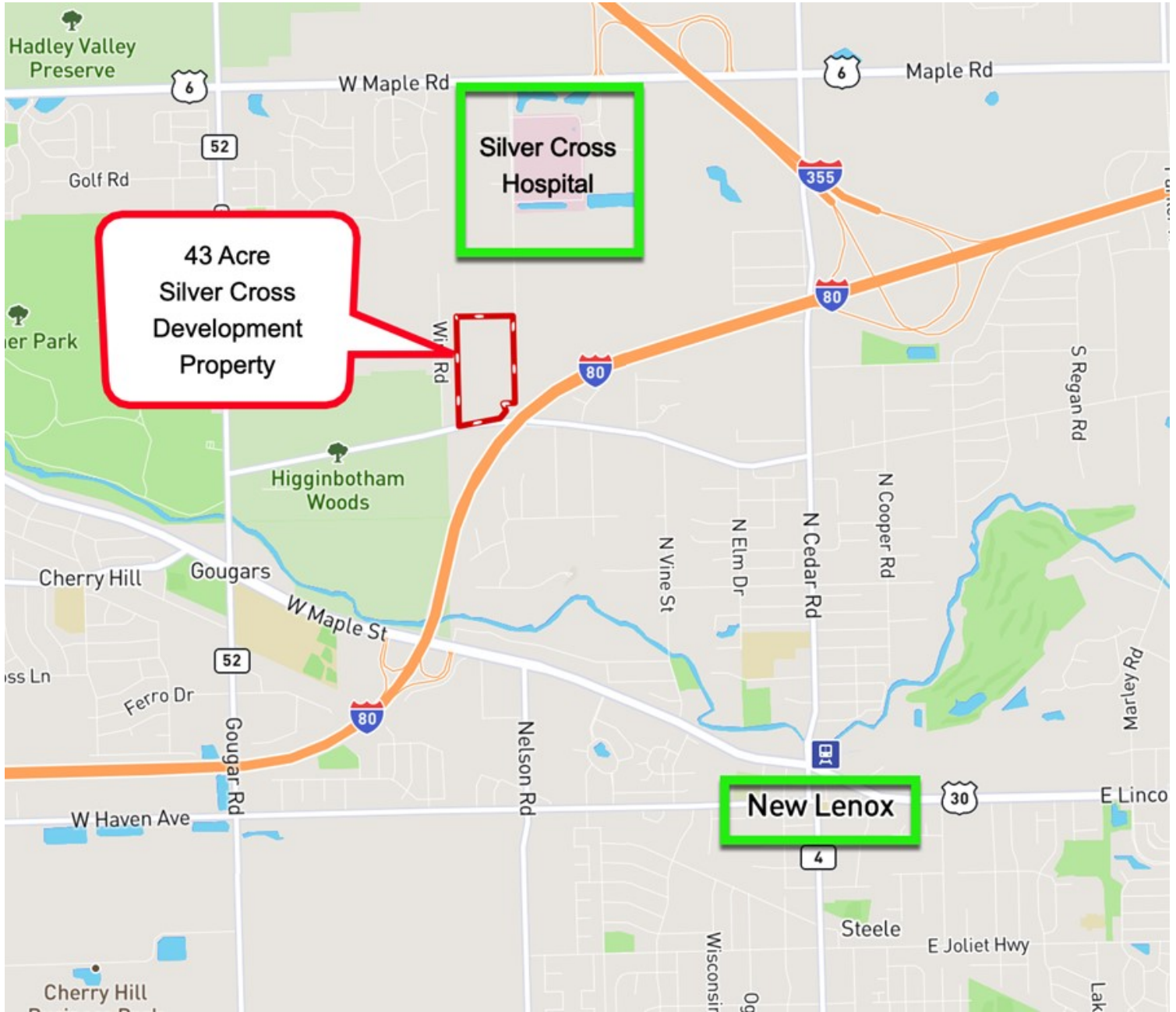
FINANCIALS

Real Estate Taxes: The 2020 Real estate taxes paid in 2021 for 43 acres & the old farm buildings was \$2773.29
Investment Amount: Owners are asking \$75,000 per acre for a total investment amount of \$3,225,000

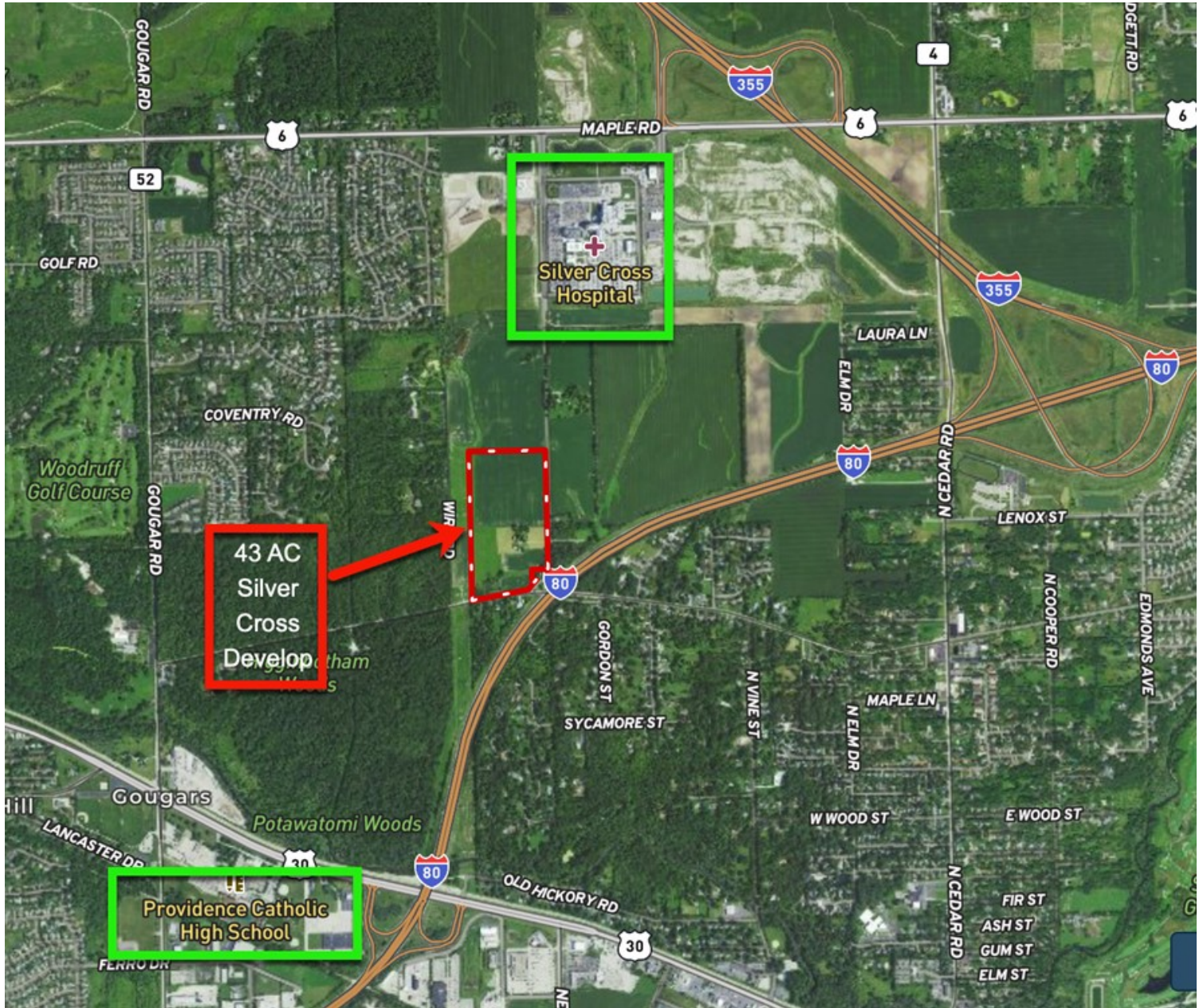
LOCATION

Address: Corner of Francis Road & Silver Cross Boulevard, New Lenox, Illinois
Latitude 41.540289 Longitude -87.986423
County: Will
MSA: Chicago - Joliet

ROADWAYS MAP OF THE 43 ACRE SILVER CROSS DEVELOPMENT SITE IN NEW LENOX



AREA MAP OF THE 43 ACRE SILVER CROSS DEVELOPMENT SITE IN NEW LENOX



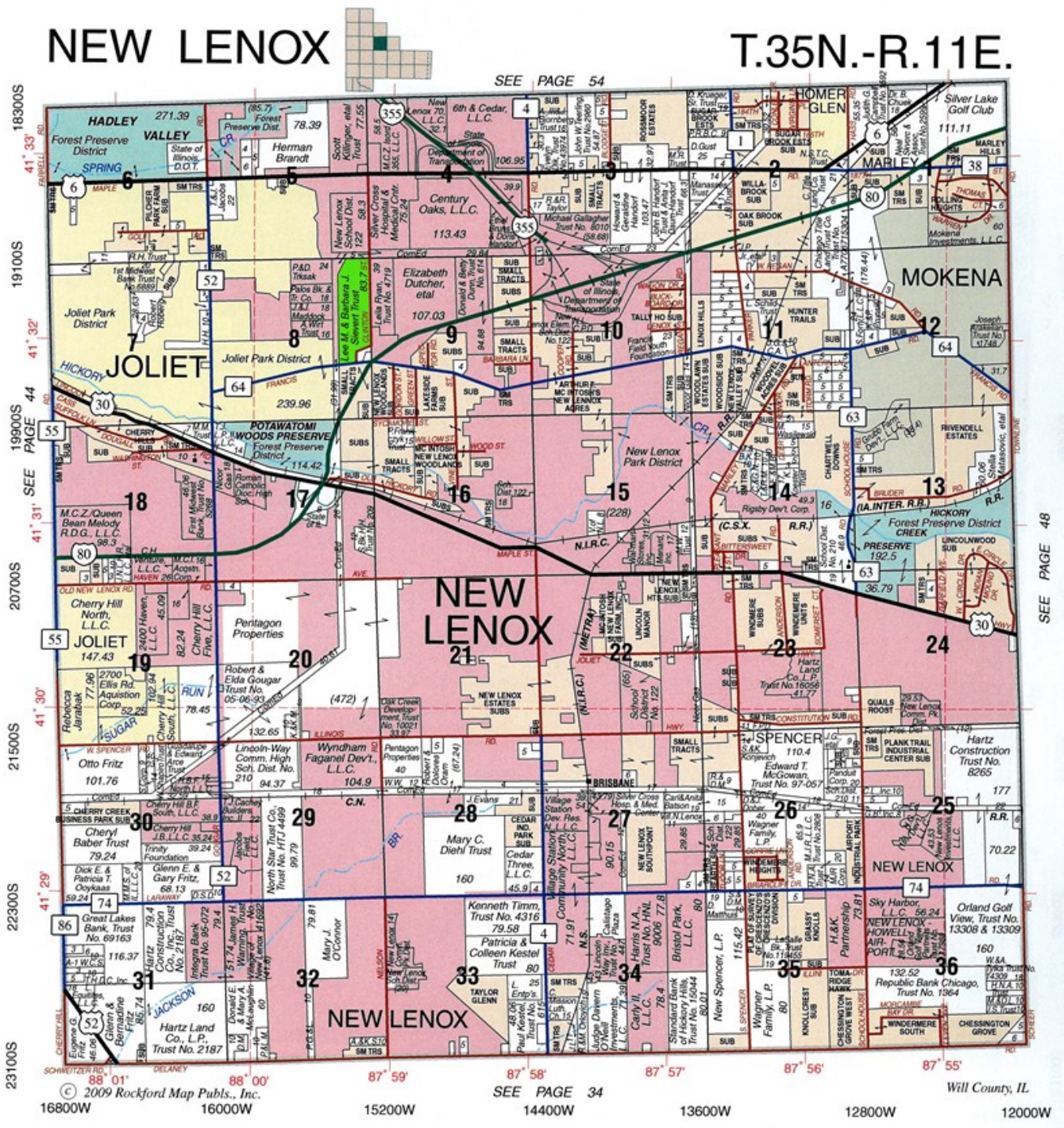
LOCATION MAP OF THE 43 ACRE SILVER CROSS DEVELOPMENT SITE



AERIAL MAP OF THE 43 ACRE SILVER CROSS DEVELOPMENT SITE



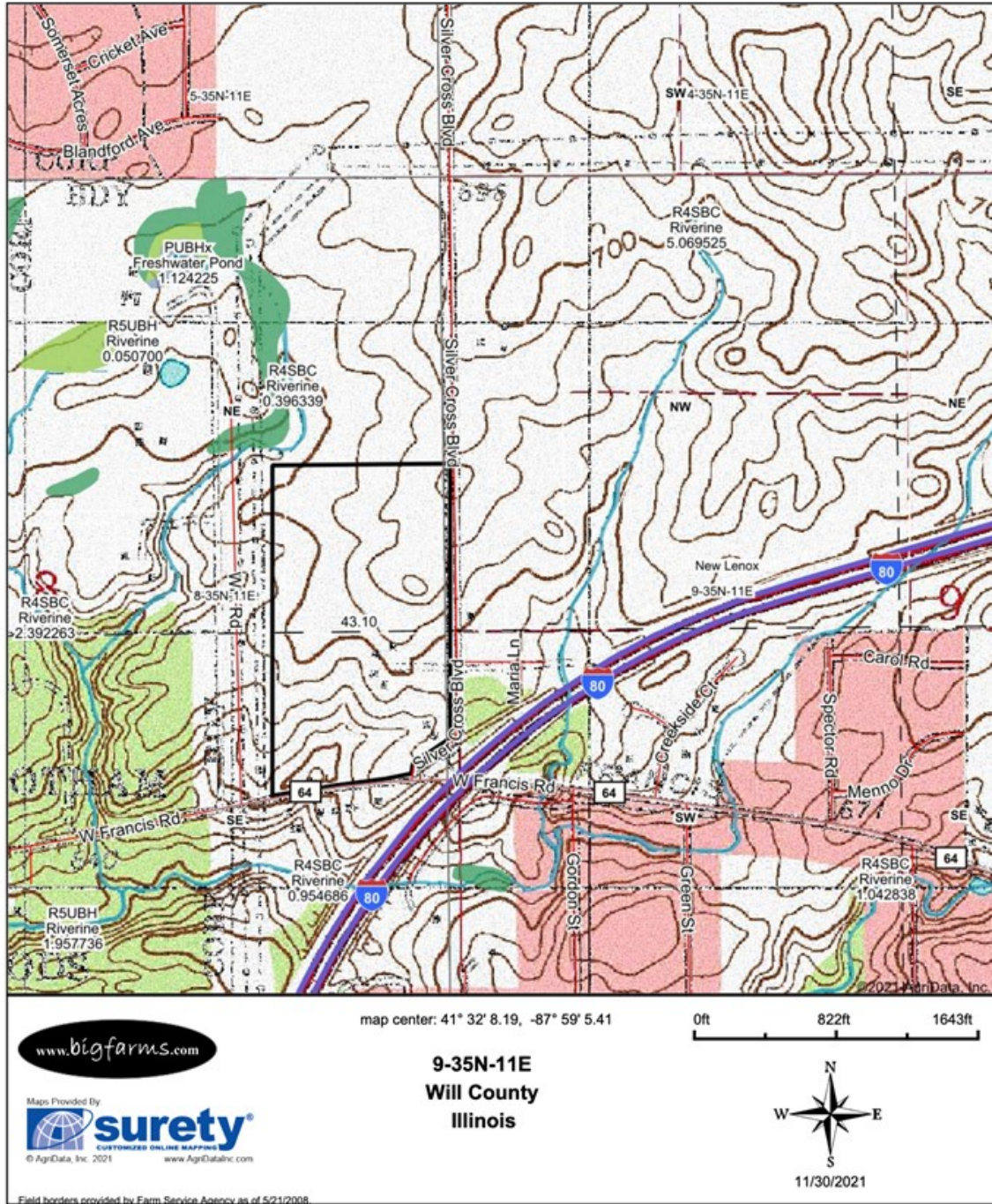
PLAT MAP OF THE 43 ACRE SILVER CROSS DEVELOPMENT SITE



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

TOPOGRAPHICAL MAP OF THE 43 ACRE SILVER CROSS DEVELOPMENT SITE

Topography Map



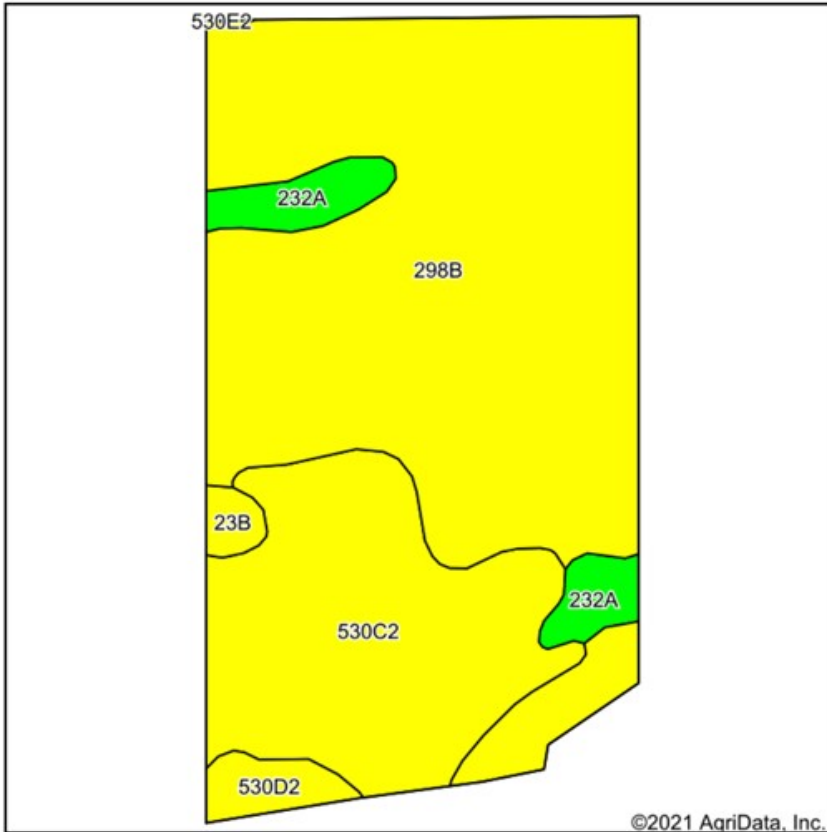
FSA MAP OF THE 43 ACRE SILVER CROSS DEVELOPMENT SITE

Aerial Map



SOIL MAP OF THE 43 ACRE SILVER CROSS DEVELOPMENT SITE

Soils Map



State: **Illinois**
 County: **Will**
 Location: **9-35N-11E**
 Township: **New Lenox**
 Acres: **43.1**
 Date: **11/30/2021**



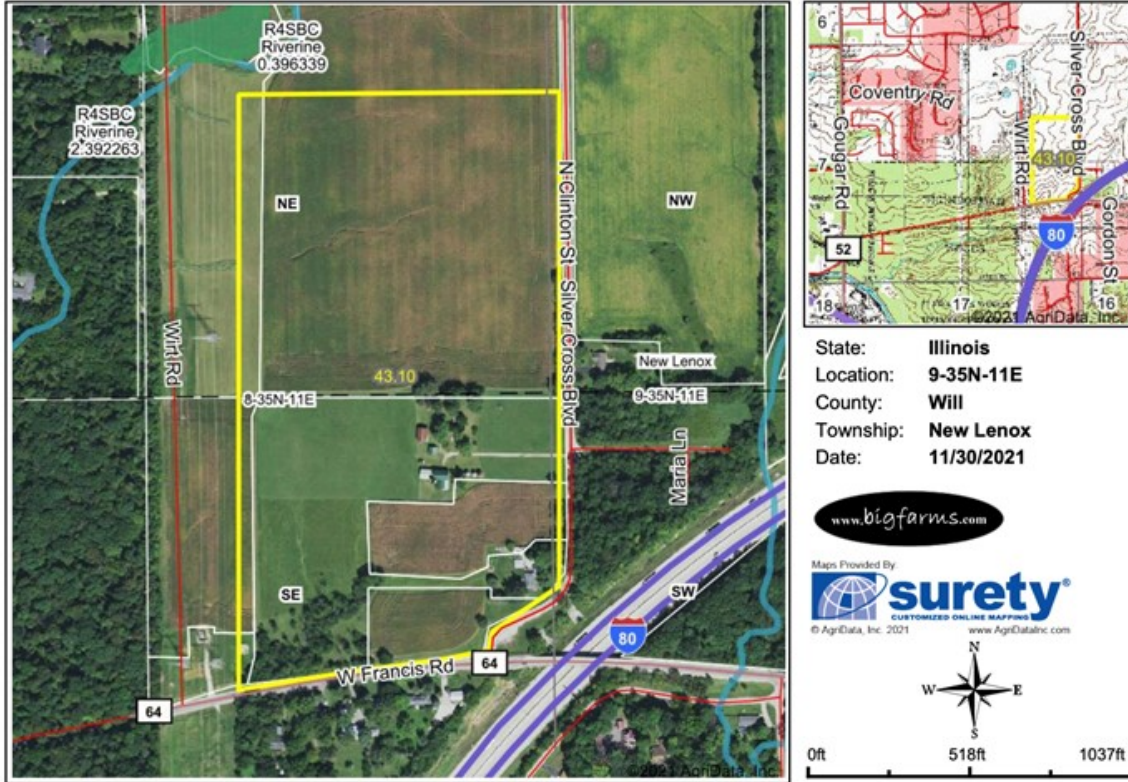
Soils data provided by USDA and NRCS.

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
**298B	Beecher silt loam, 2 to 4 percent slopes	28.23	65.5%		**150	**50	**113
**530C2	Ozaukee silt loam, 4 to 6 percent slopes, eroded	11.42	26.5%		**143	**45	**104
232A	Ashkum silty clay loam, 0 to 2 percent slopes	2.03	4.7%		170	56	127
**530D2	Ozaukee silt loam, 6 to 12 percent slopes, eroded	0.95	2.2%		**140	**44	**101
**23B	Blount silt loam, Lake Michigan Lobe, 2 to 4 percent slopes	0.47	1.1%		**138	**47	**104
Weighted Average					148.7	48.8	110.9

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

WETLAND MAP OF THE 43 ACRE SILVER CROSS DEVELOPMENT SITE IN NEW LENOX

Wetlands Map



State: **Illinois**
 Location: **9-35N-11E**
 County: **Will**
 Township: **New Lenox**
 Date: **11/30/2021**

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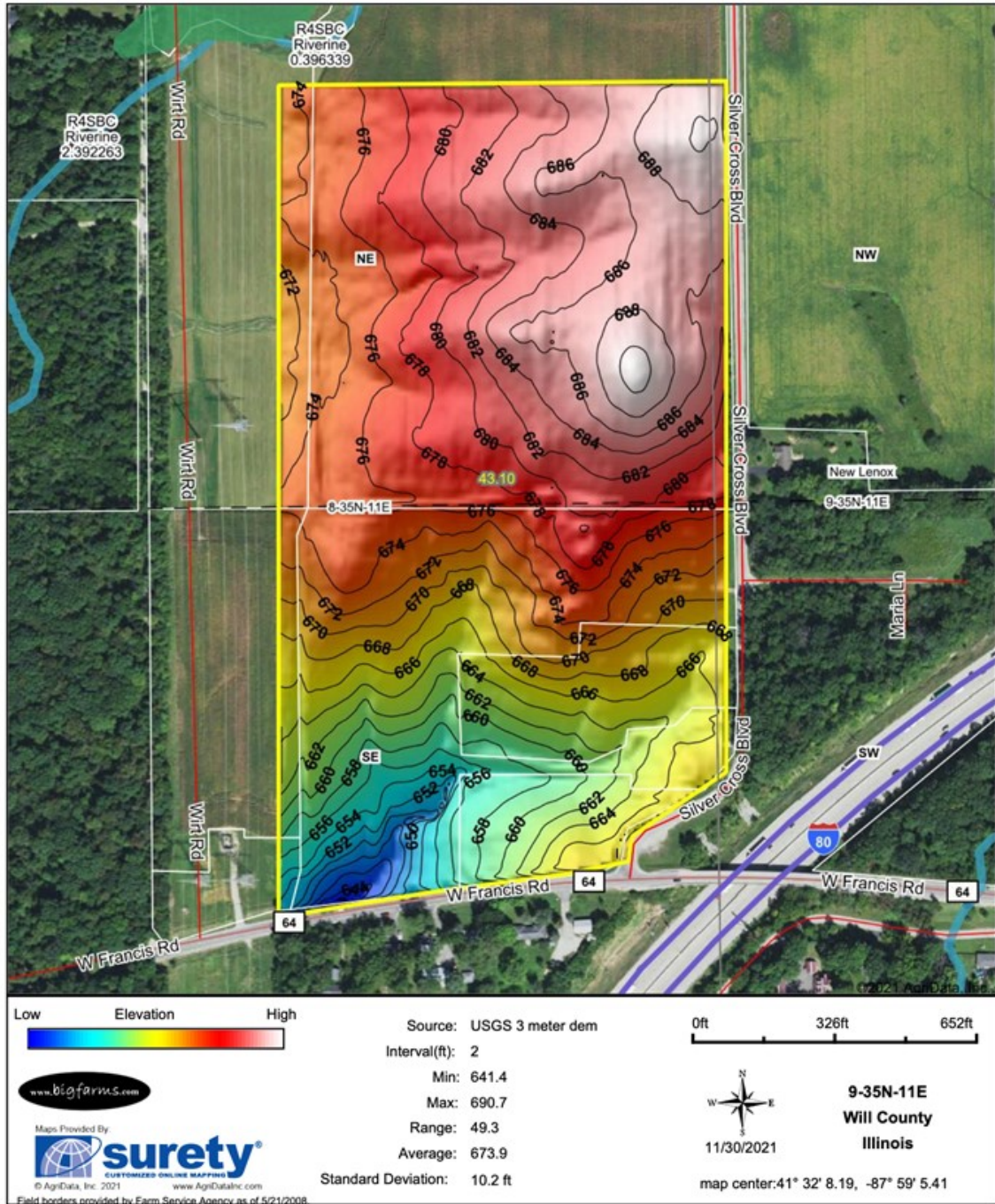
Classification Code	Type	Acres
		Total Acres
		0.00

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

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

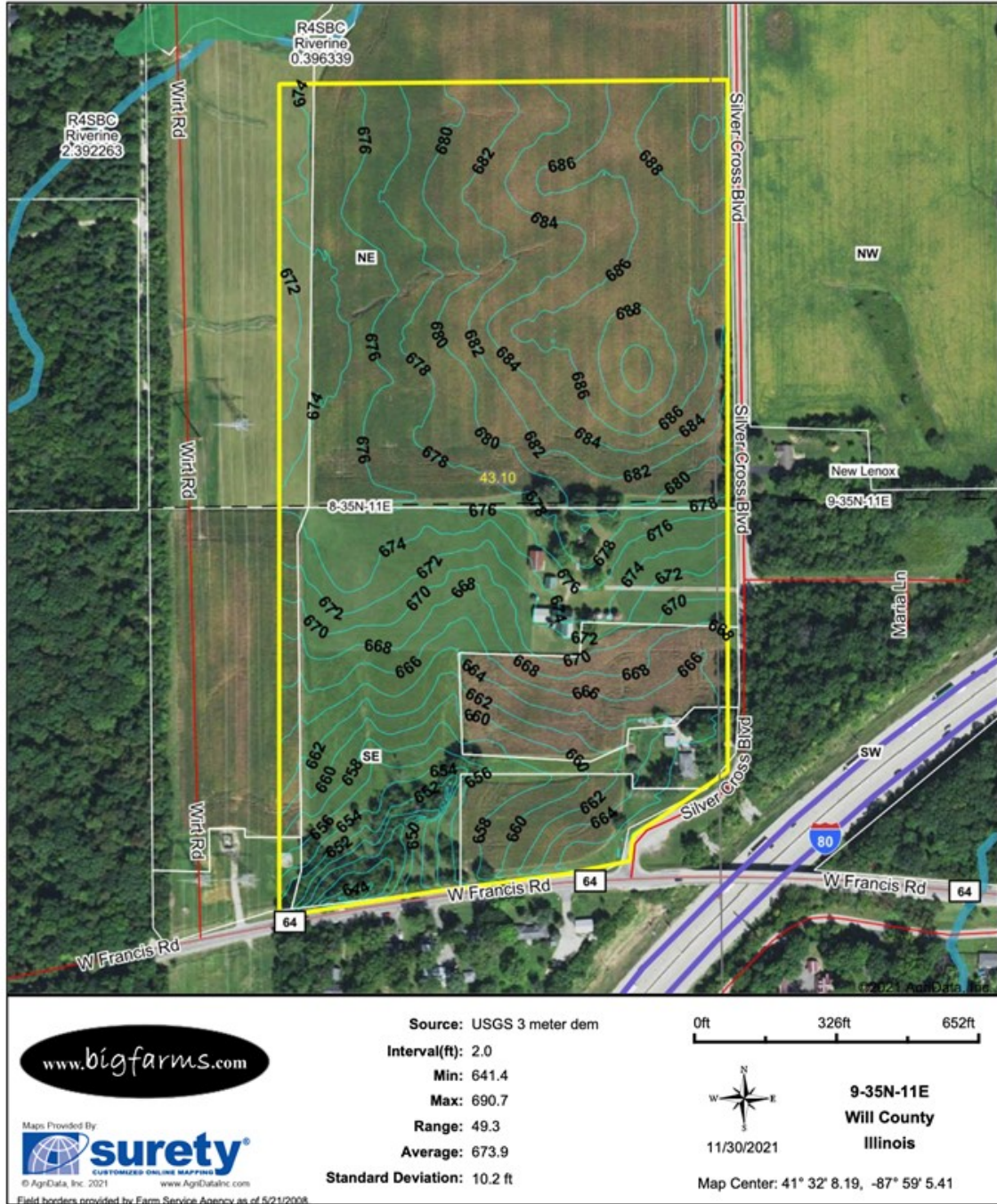
HILLSHADE MAP OF THE 43 ACRE SILVER CROSS DEVELOPMENT SITE IN NEW LENOX

Topography Hillshade



CONTOURS MAP OF THE 43 ACRE SILVER CROSS DEVELOPMENT SITE IN NEW LENOX

Topography Contours



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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