

Silver Cross 83 Acres  
Silver Cross Blvd.  
New Lenox IL 60451



# SILVER CROSS 83 ACRES

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New Lenox IL 60451

For more information contact:

Mark Goodwin  
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mgoodwin@bigfarms.com

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



<b>County:</b>	Will
<b>Township:</b>	New Lenox
<b>Gross Land Area:</b>	83 Acres
<b>Property Type:</b>	Vacant Development Land
<b>Possible Uses:</b>	Multi-family Residential or Commercial
<b>Total Investment:</b>	\$6,225,000
<b>Unit Price:</b>	\$75,000 Per Acres
<b>Productivity Index (PI):</b>	115.6
<b>Buildings:</b>	Older set of farm buildings, vacant farm house
<b>Utilities:</b>	Sewer & Water are near the site
<b>Zoning:</b>	Agriculture



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 83 acre site. Excellent location for a variety of residential uses. Assisted Living facility, Nursing home facility, Age restricted high density SF or Multi-Family development. Medical office is another potential use.



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## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** Silver Cross 83 Acres  
**Tax ID Number/APN:** 15-08-08-400-017-0000 (20.48 ac) & 15-08-08-200-003-0000 (63.2 ac)  
**Possible Uses:** Many potential uses: Single family Residential, Multi-family residential, Age restricted single family or multi-family residential, Assisted living development, Nursing home development and Medical office development.  
**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 3300 feet of frontage along Silver Cross Boulevard and approximately 900 feet of Francis road frontage.  
**Largest Nearby Street:** I-355

### LAND RELATED

**Lot Frontage (Feet):** Approximately 3300 feet of frontage on Silver Cross Boulevard and 900 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.  
**Topography:** Gently rolling  
**Available Utilities:** Sewer and Water are available from the Village of New Lenox.

### FINANCIALS

**Real Estate Taxes:** Real-estate taxes for 83 acres & old farm buildings paid in 2014 were \$2,561.  
**Investment Amount:** Owners are asking \$75,000 per acre for a total investment amount of \$6,225,000

### LOCATION

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

LOCATION MAP OF SILVER CROSS 83 ACRES

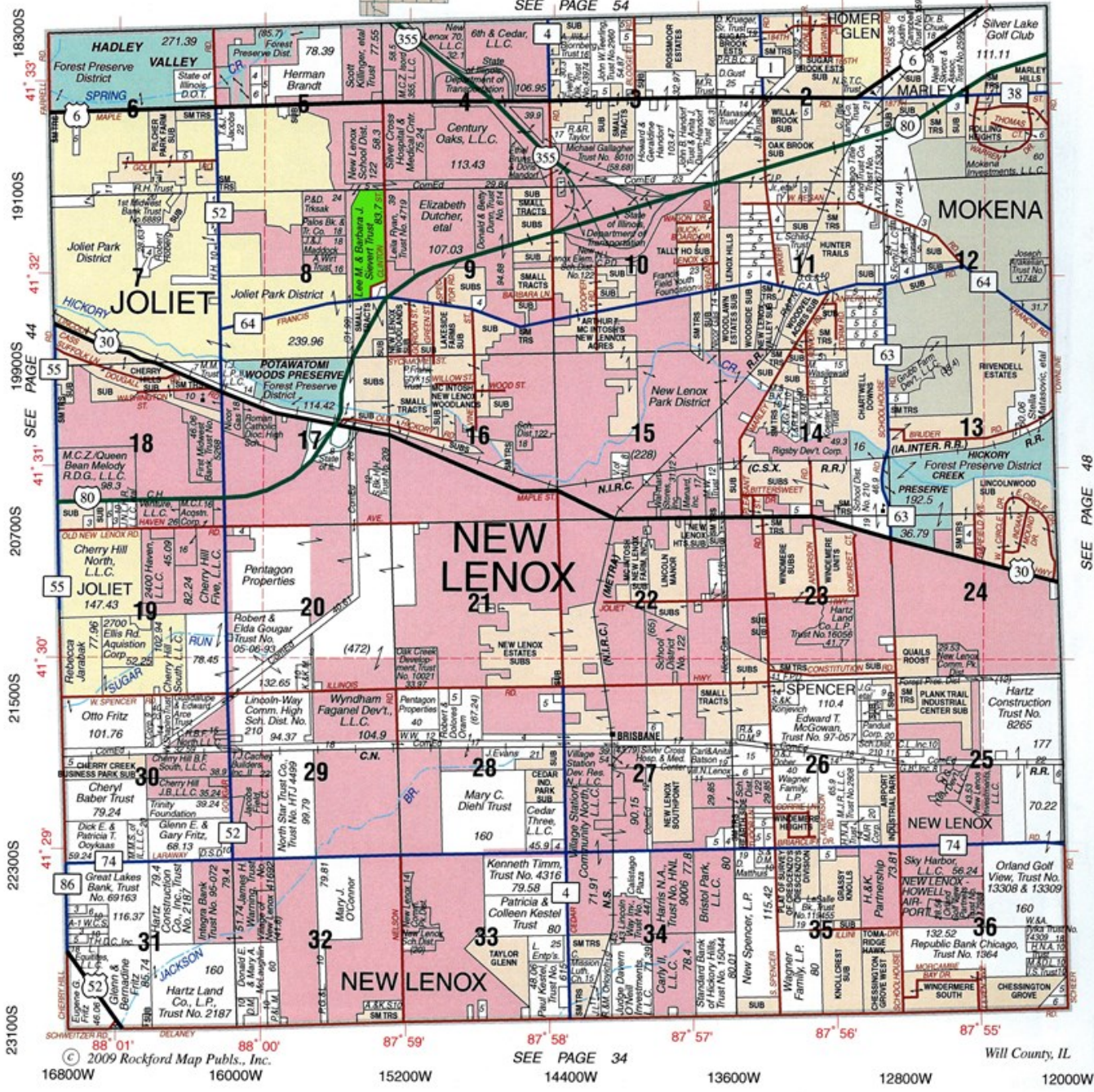


AERIAL MAP OF 83 ACRES



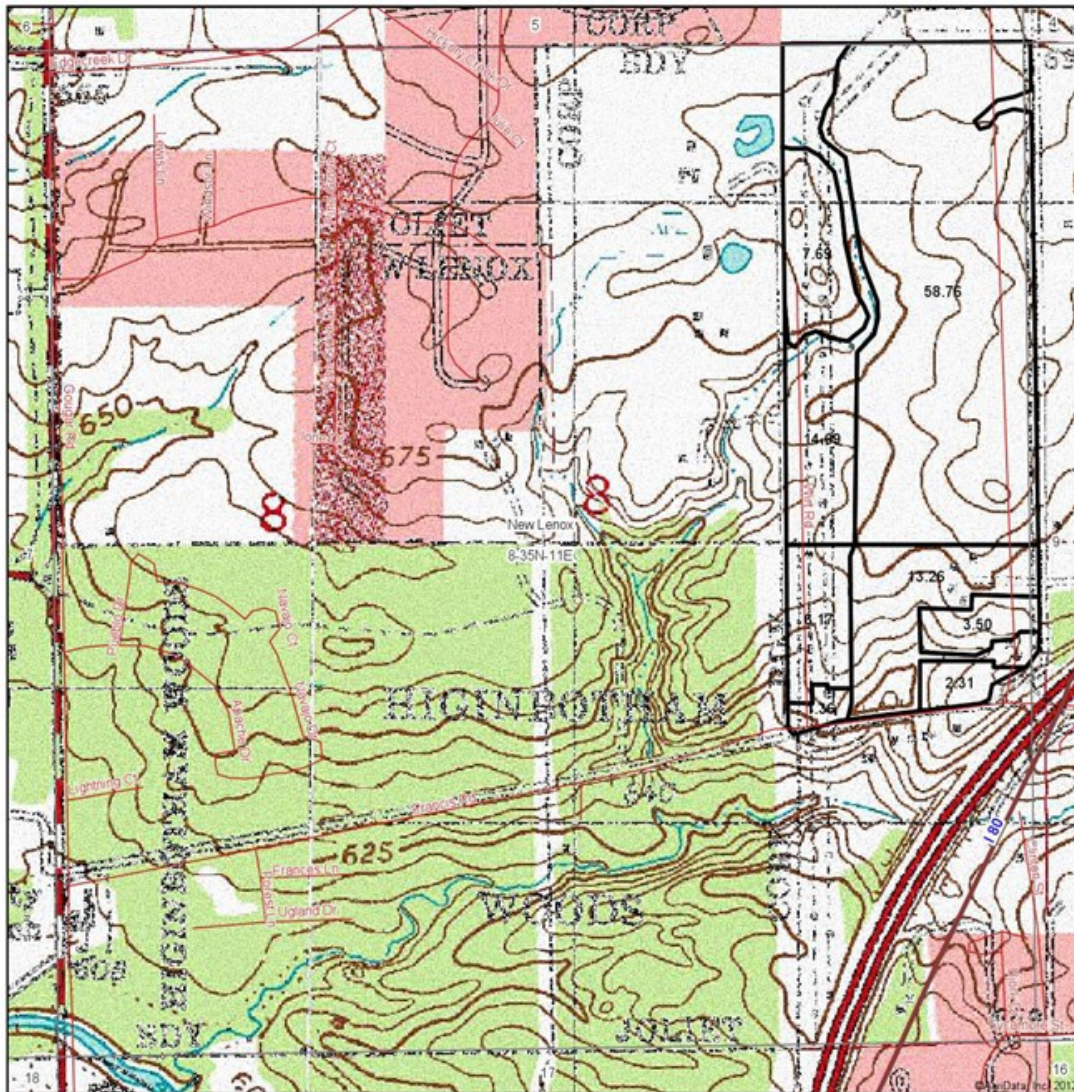
# NEW LENOX

# T.35N.-R.11E.



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

### Topography Map



**GOODWIN**

map center: 41° 31' 59.83, 87° 59' 43.96  
scale: 8689

8-35N-11E  
Will County  
Illinois

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11/10/2012

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

### Aerial Map



**GOODWIN**

Maps provided by:  
 **surety**  
CUSTOMER ONLINE MAPPING

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**8-35N-11E**  
**Will County**  
**Illinois**

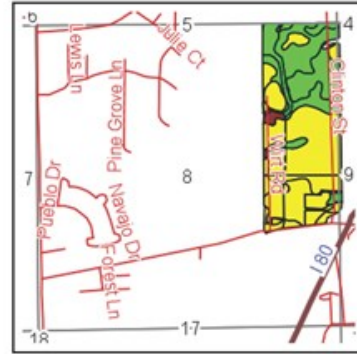
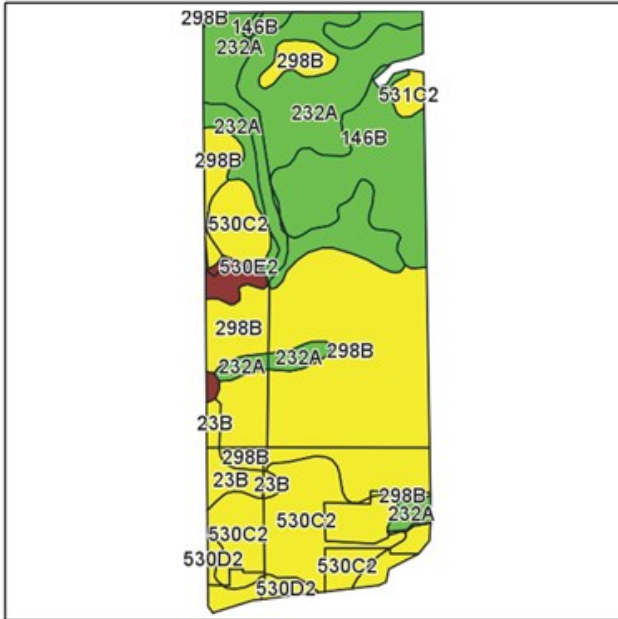
map center: 41° 31' 59.83, 87° 59' 43.96  
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### Soils Map



State: Illinois  
 County: Will  
 Location: 8-35N-11E  
 Township: New Lenox  
 Acres: 107.7  
 Date: 11/10/2012



Field borders provided by Farm Service Agency as of 5/21/2008.  
 Soils data provided by University of Illinois at Champaign-Urbana.



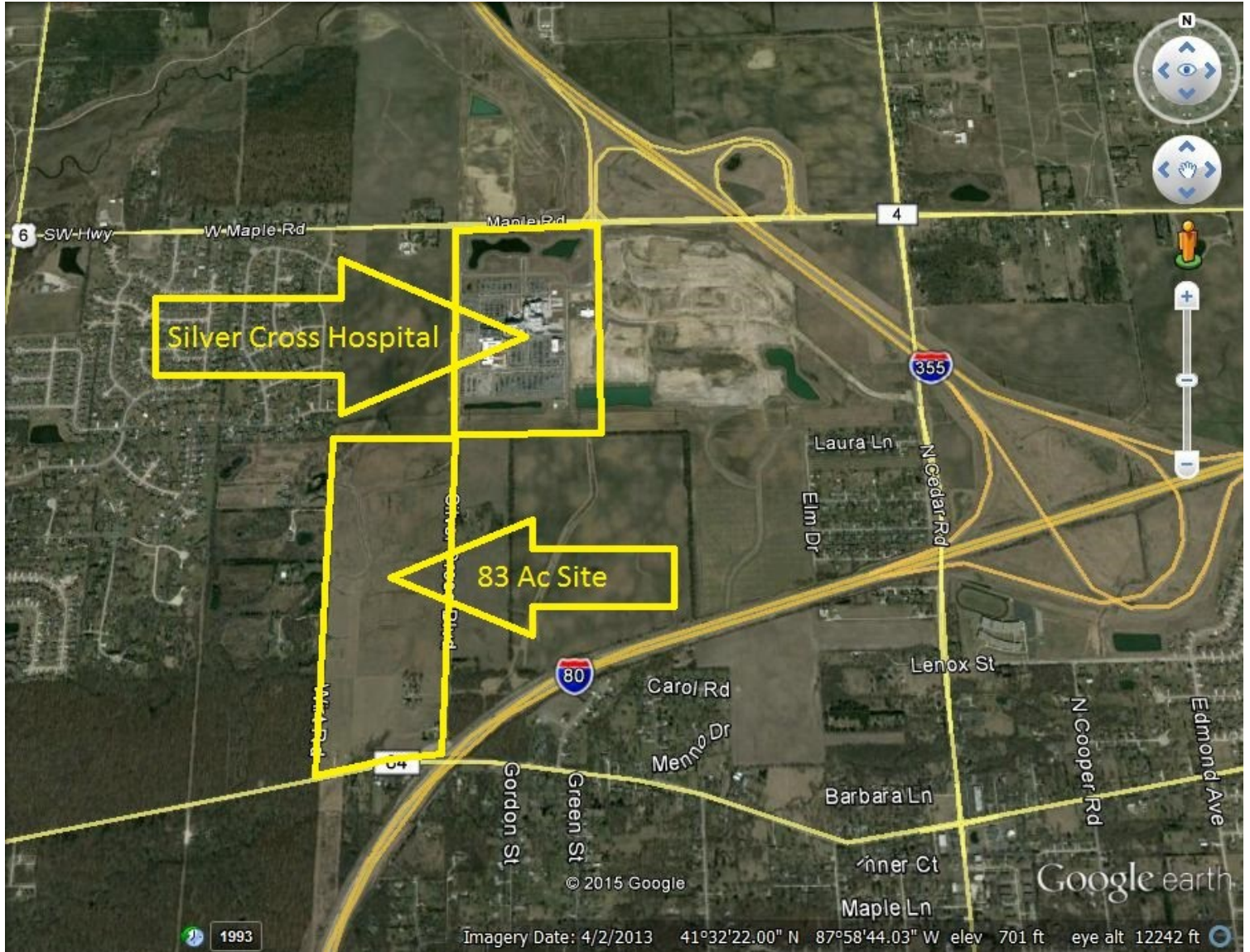
Maps provided by:



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	41.4	38.4%		**150	**50	**113
232A	Ashkum silty clay loam, 0 to 2 percent slopes	25.7	23.9%		170	56	127
**530C2	Ozaukee silt loam, 4 to 6 percent slopes, eroded	18	16.7%		**143	**45	**104
**146B	Elliott silt loam, 2 to 4 percent slopes	15.2	14.1%		**166	**54	**124
**23B	Blount silt loam, 2 to 4 percent slopes	2.4	2.3%		**138	**47	**104
**530D2	Ozaukee silt loam, 6 to 12 percent slopes, eroded	2.1	2.0%		**140	**44	**101
**530E2	Ozaukee silt loam, 12 to 20 percent slopes, eroded	1.9	1.7%		**123	**39	**89
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	1	1.0%		**147	**48	**108
<b>Weighted Average</b>					<b>155.1</b>	<b>50.8</b>	<b>115.6</b>

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: 10/2012 Amended Table 52 B811 (Updated 1/10/2012)  
 Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>  
 \*\* indices adjusted for slope and erosion according to Bulletin 611 Table 53





## 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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