

# 35 ACRE MOKENA DEVELOPMENT PARCEL

**W 187th Street  
Mokena IL 60448**

**For more information contact:**

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



<b>County:</b>	Will
<b>Township:</b>	Frankfort
<b>Gross Land Area:</b>	35 Acres
<b>Property Type:</b>	Vacant Farm Land with Development potential
<b>Possible Uses:</b>	Agricultural Production/Future Development
<b>Total Investment:</b>	\$2,625,000
<b>Unit Price:</b>	\$75,000.00 per acre
<b>Productivity Index (PI):</b>	119.3
<b>Buildings:</b>	There are no buildings on this parcel
<b>Utilities:</b>	Natural Gas, Electric, Water and Sewer are available



This relatively flat 35 acre parcel in the Village of Mokena has a soil PI of 119.3, is currently used for farming. There is approximately 8.6 acres of non useable land on this parcel due to a creek, high line towers and pipeline. The parcel has excellent exposure to the public from I-80. The Mokena Comprehensive plan is calling for offices. This is also an ideal site for townhomes, apartments or duplexes if the Village of Mokena will allow this type of development. Additional 25 acres available to the east. (different ownership)

## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 35 Acre Mokena Development Parcel  
**Tax ID Number/APN:** 19-09-05-200-005-0000  
**Possible Uses:** The village of Mokena would like to see this area developed into office-business uses. This would also be an ideal site for townhomes, apartments or duplexes. These uses will all need Village of Mokena approval.  
**Zoning:** Currently zoned Agriculture

### AREA & LOCATION

**School District:** Mokena School District 159 for elementary  
Lincolnway Community High School District 210  
**Location Description:** The parcel has excellent exposure to the public from I-80. The I-80, Rt 45 interchange is less than 1 mile to the east. Rt 45 goes north and south for access to restaurants, shopping and great communities like Orland Park, Mokena and Frankfort.  
**Site Description:** This site is relatively flat, with a creek running through. Additional 25 acres to the east is available.  
**Side of Street:** This 35 acre parcel is located on the south side of I-80 just west of LaGrange road, along the west side of 104th Ave.  
**Highway Access:** The I-80 - LaGrange road interchange is less than 1 miles to the east.  
**Road Type:** The road is asphalt blacktop.  
**Property Visibility:** The property has high visibility along I-80 which has just under 60,000 cars passing daily. West 187th street on the south of the parcel has 8600 cars daily.  
**Largest Nearby Street:** LaGrange road (Rt. 45) is the closest major road.  
**Transportation:** There are several train stations located through out the area. 187th Street in Orland Park, and on Front Street in Mokena just east of Wolf road. I-80 east takes you to I-57 which provides access to Midway airport, which is 37 miles.

### LAND RELATED

**Lot Frontage (Feet):** This parcel has 1647 feet of frontage along I-80 and 187th Street as well as 834 feet along 104th ave.  
**Tillable Acres:** This parcel has approximately 26 acres of tillable land.  
**Lot Depth:** The parcel is 1647 feet deep east to west and 834 feet from north to south.  
**Buildings:** There are no buildings on this parcel.  
**Flood Plain or Wetlands:** There is a small section of wetland along the creek. More detail can be found in the brochure gallery.  
**Topography:** This 35 acre parcel is relatively flat. Greater detail can be seen on the topography, contours and hillshade maps in the brochure.  
**Available Utilities:** All utilities are available

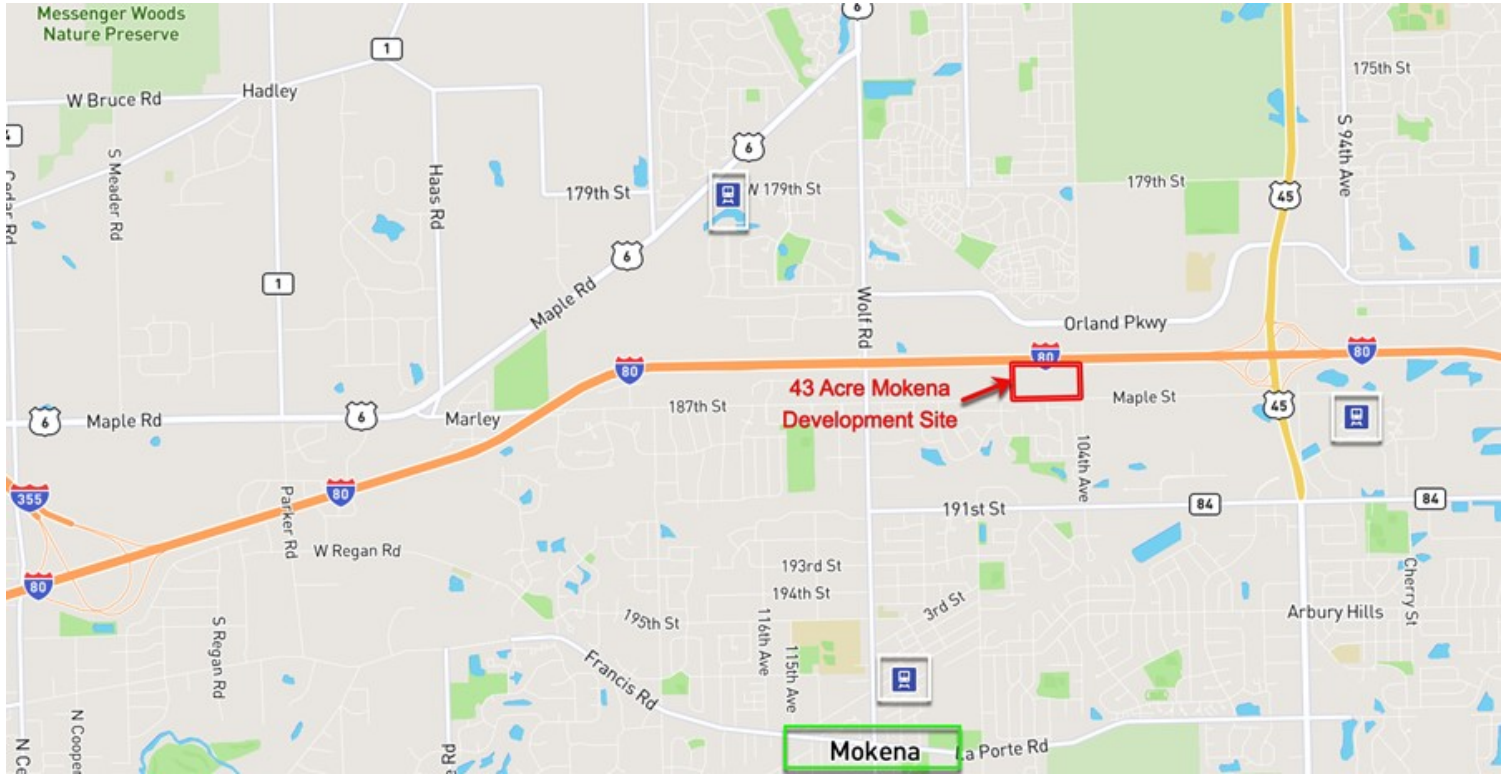
### FINANCIALS

**Finance Data Year:** 2020  
**Real Estate Taxes:** The 2020 taxes were paid in 2021 in the amount of \$803.70 or \$22.96 per acre.  
**Investment Amount:** Sellers are asking \$75,000 per acre for a total investment of \$2,625,000.

### LOCATION

**Address:** W. 187th Street  
Mokena, IL 60448  
**County:** Will

ROADWAYS MAP 35 ACRE MOKENA DEVELOPMENT PARCEL, WILL COUNTY



AREA MAP 35 ACRE MOKENA DEVELOPMENT PARCEL, WILL COUNTY



AERIAL MAP 35 ACRE MOKENA DEVELOPMENT PARCEL



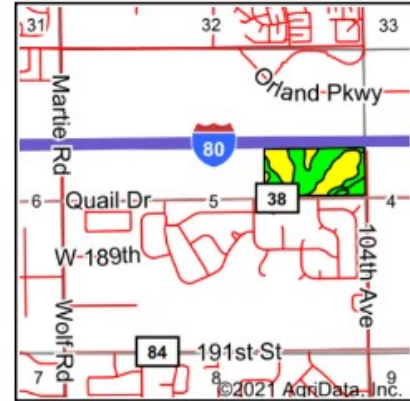
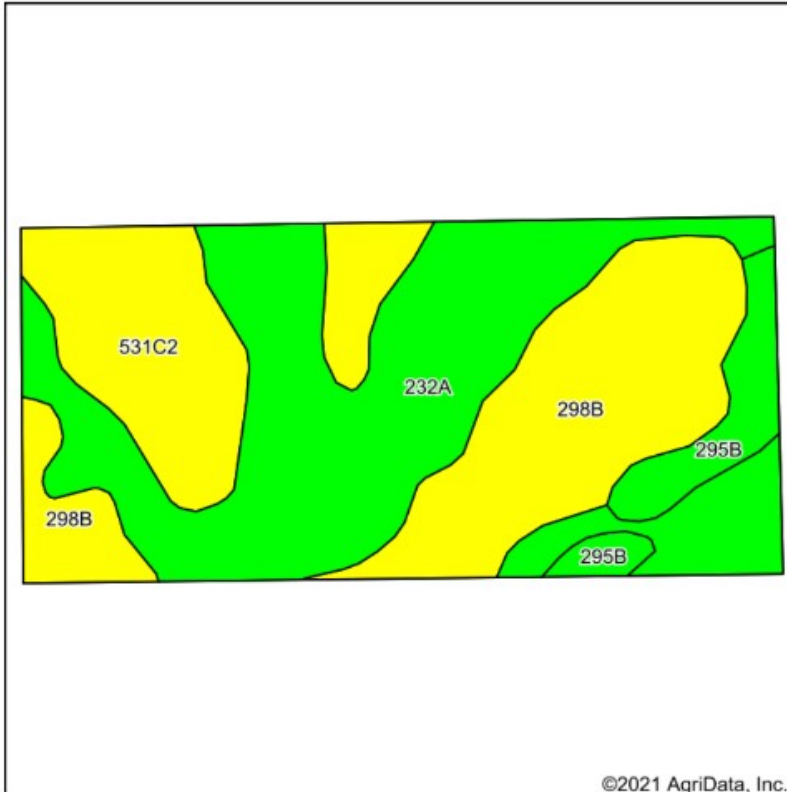
FSA MAP 35 ACRE MOKENA DEVELOPMENT PARCEL, WILL COUNTY

Aerial Map



SOIL MAP 35 ACRE MOKENA DEVELOPMENT PARCEL, WILL COUNTY

Soils Map



State: **Illinois**  
County: **Will**  
Location: **5-35N-12E**  
Township: **Frankfort**  
Acres: **33.9**  
Date: **11/15/2021**



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
232A	Ashkum silty clay loam, 0 to 2 percent slopes	15.52	45.8%		170	56	127
**298B	Beecher silt loam, 2 to 4 percent slopes	9.54	28.1%		**150	**50	**113
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	6.54	19.3%		**147	**48	**108
**295B	Mokena silt loam, 2 to 4 percent slopes	2.30	6.8%		**170	**53	**125
<b>Weighted Average</b>					<b>159.9</b>	<b>52.6</b>	<b>119.3</b>

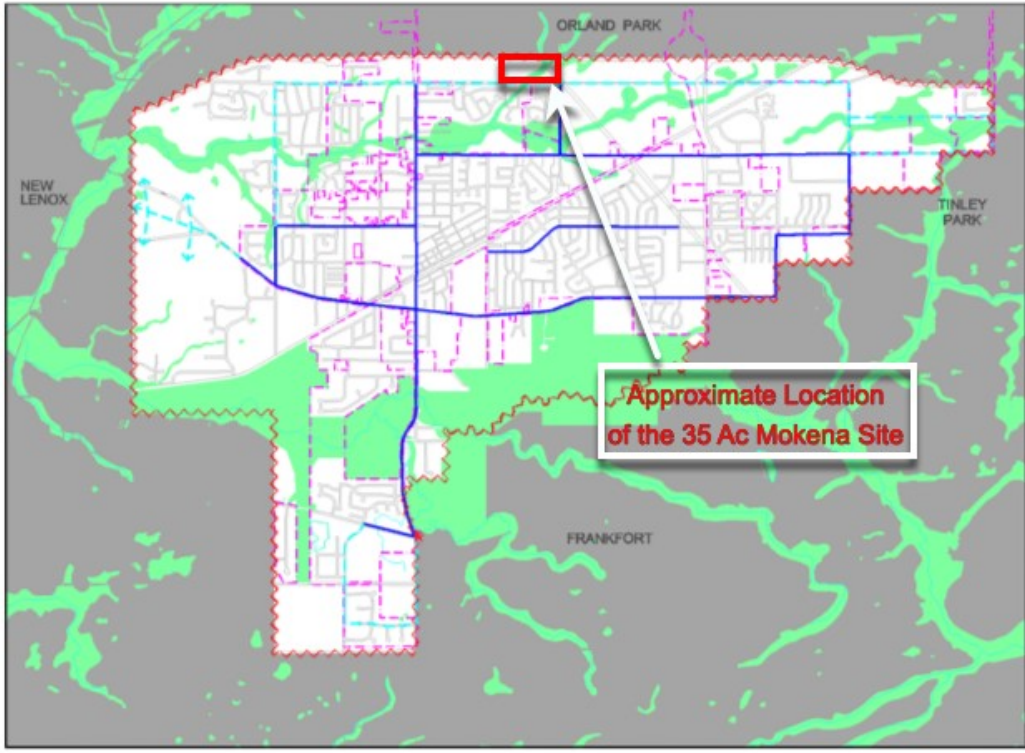
**Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana.** Version: 1/2/2012 Amended Table S2 B811

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

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

# WATER PLAN 35 ACRE MOKENA DEVELOPMENT PARCEL, WILL COUNTY



**WATER SERVICE LEGEND:**

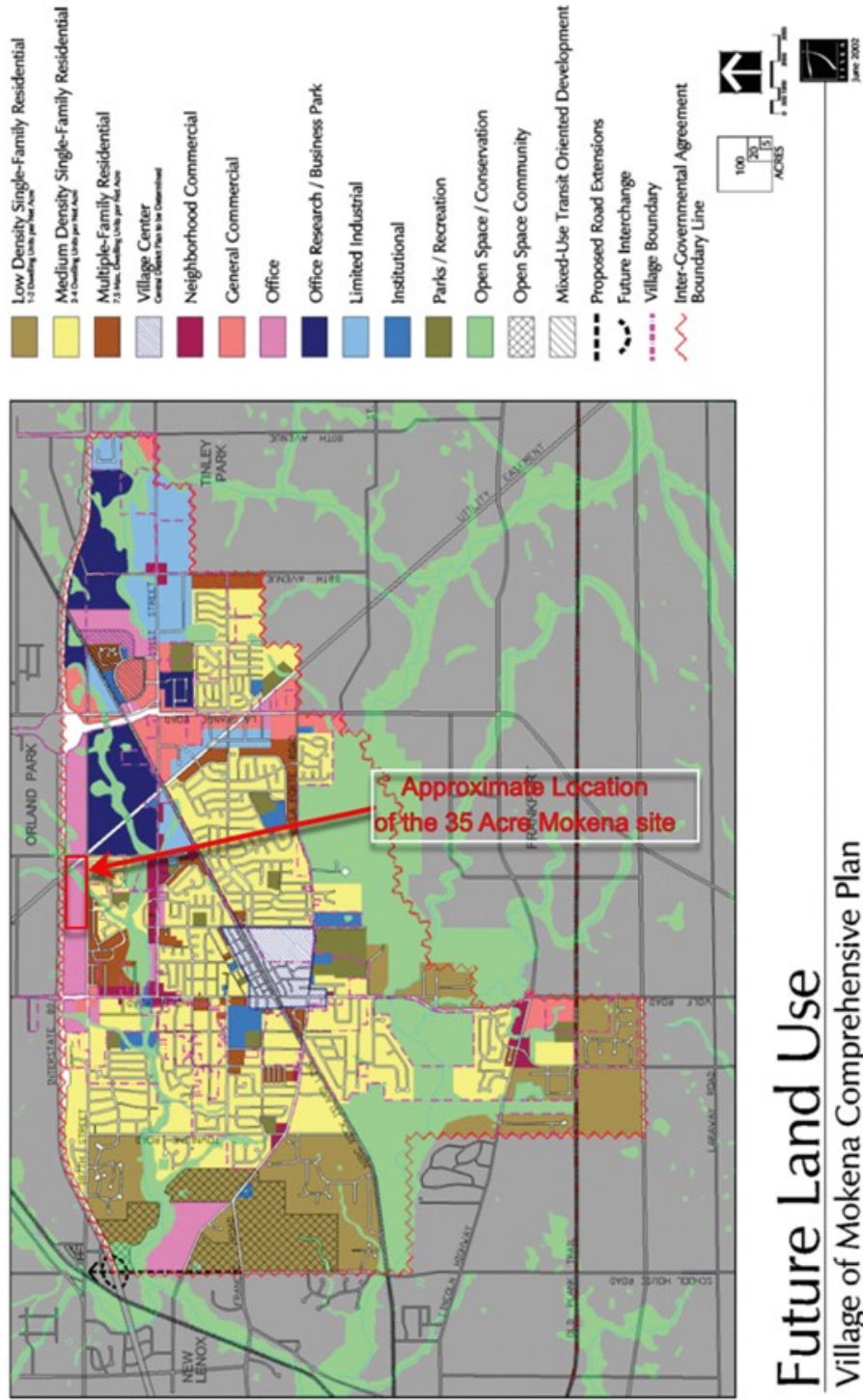
- Existing Water Lines
- Future Water Lines
- Village Boundary
- Inter-Governmental Agreement Boundary Line
- Principal Open Space Corridors

## Municipal Water Service

Village of Mokena Comprehensive Plan

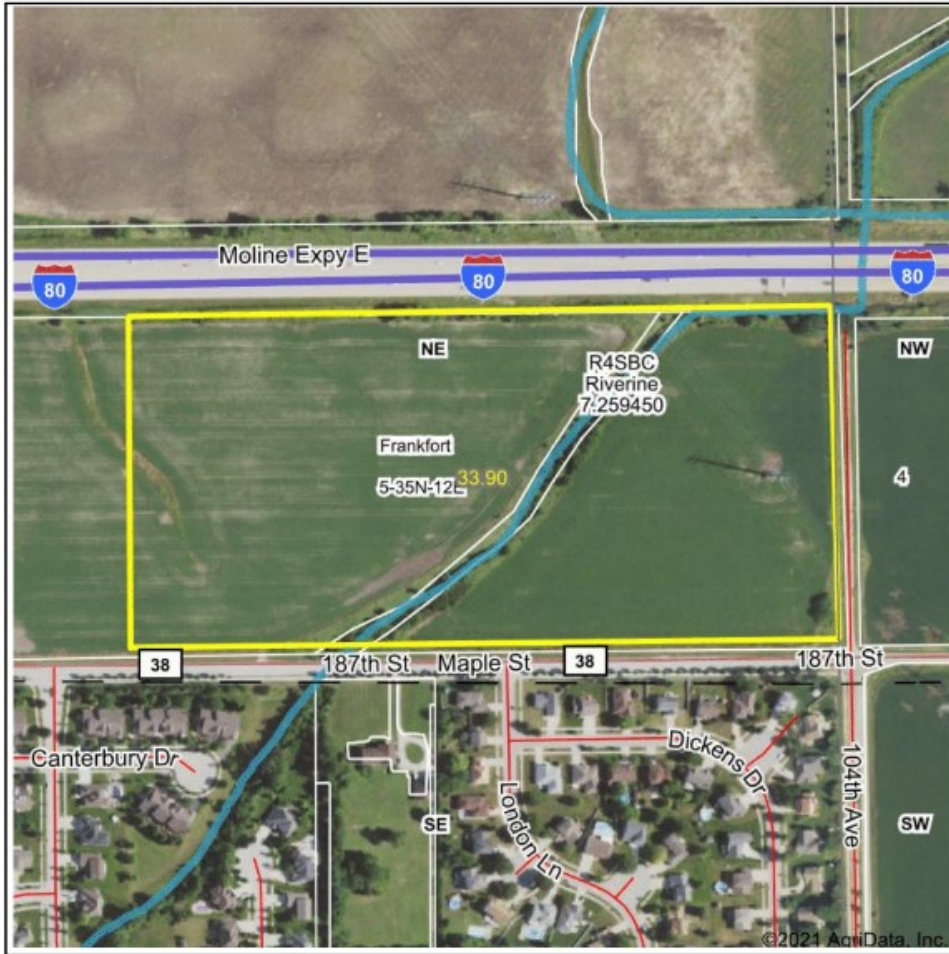


COMPREHENSIVE PLAN 35 ACRE MOKENA DEVELOPMENT PARCEL, WILL COUNTY



WETLANDS MAP 35 ACRE MOKENA DEVELOPMENT PARCEL, WILL COUNTY

Wetlands Map



State: **Illinois**  
Location: **5-35N-12E**  
County: **Will**  
Township: **Frankfort**  
Date: **11/15/2021**



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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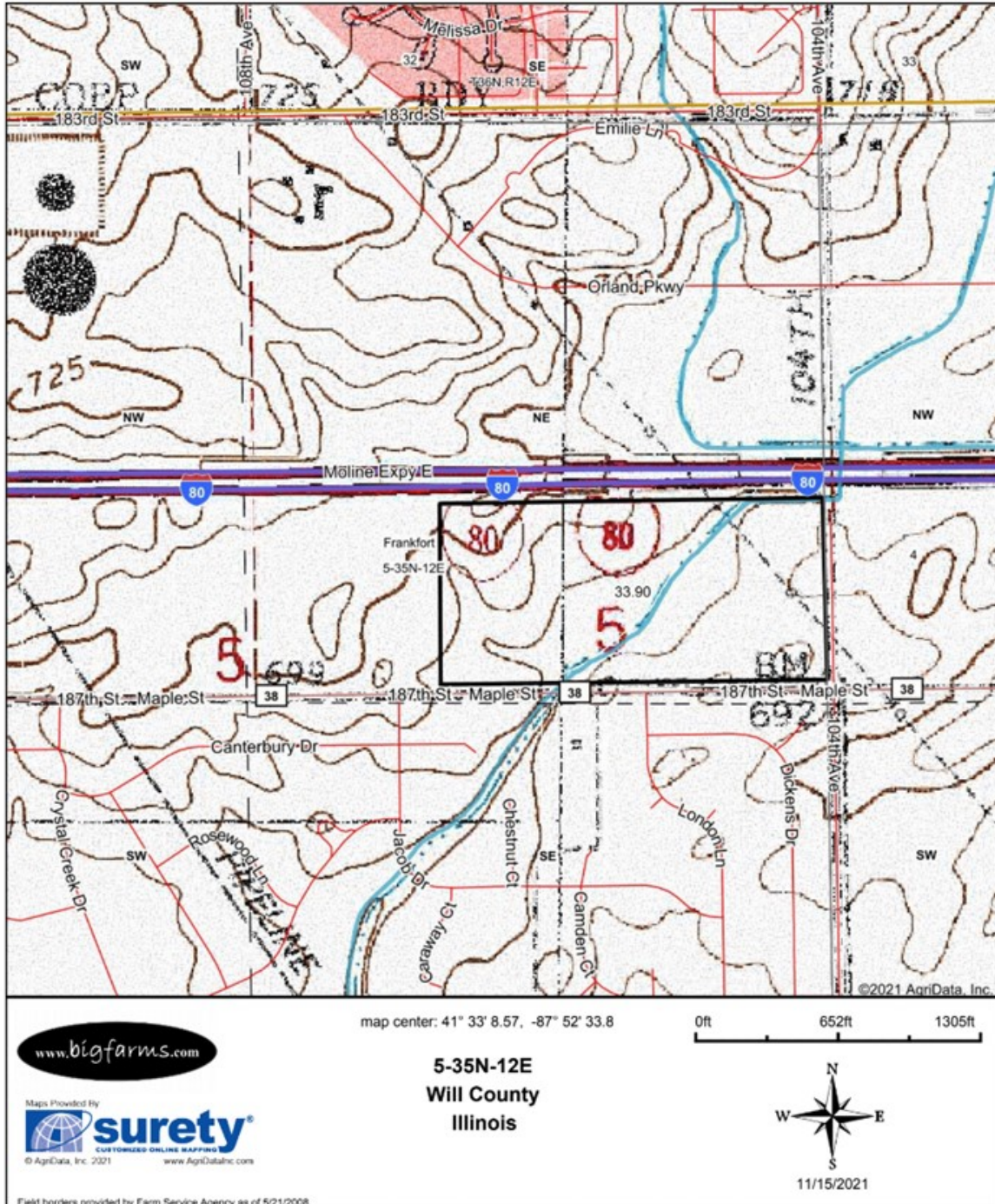
0ft 492ft 983ft

Classification Code	Type	Acres
R4SBC	Riverine	0.70
Total Acres		0.70

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

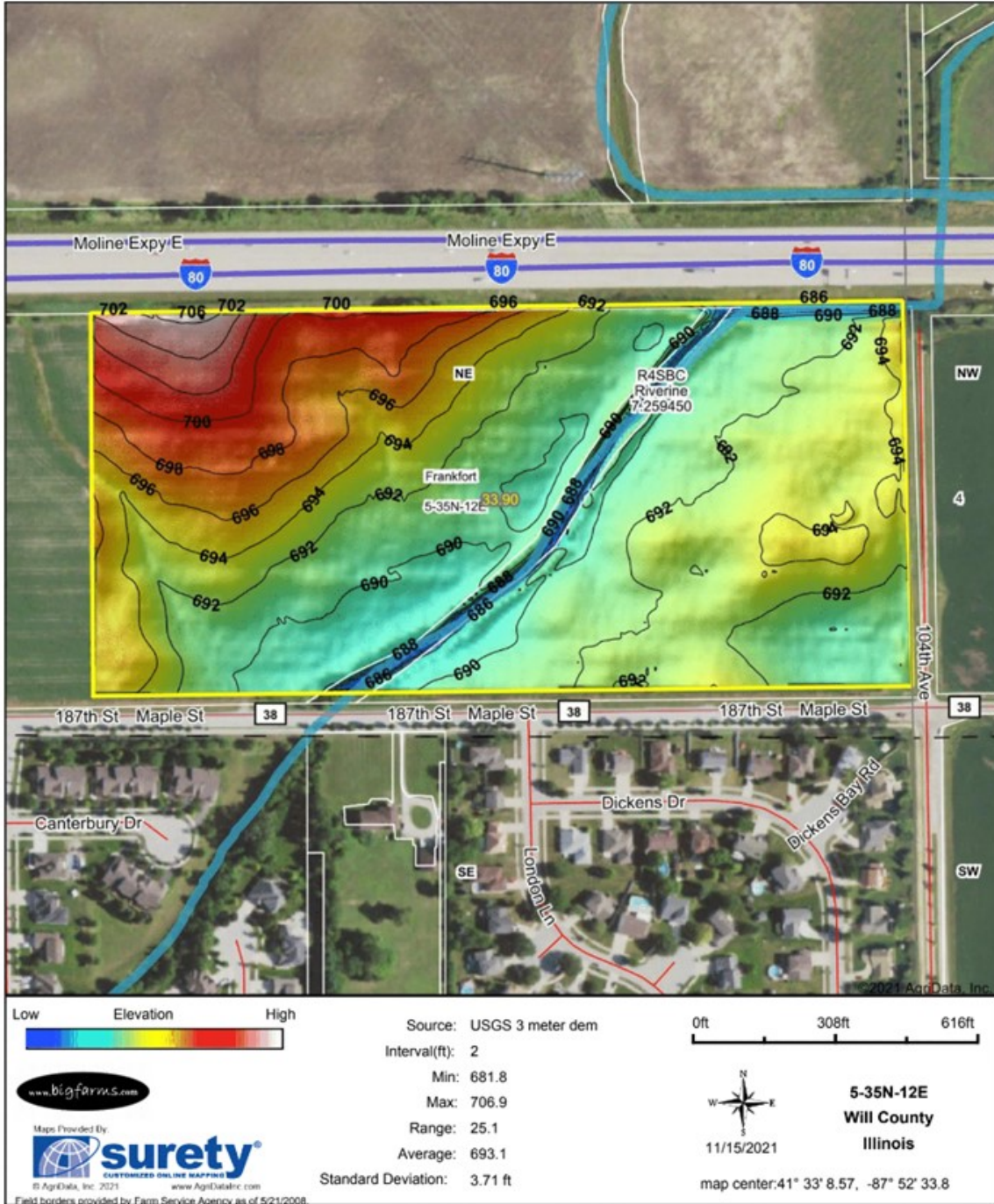
TOPOGRAPHY MAP 35 ACRE MOKENA DEVELOPMENT PARCEL, WILL COUNTY

Topography Map



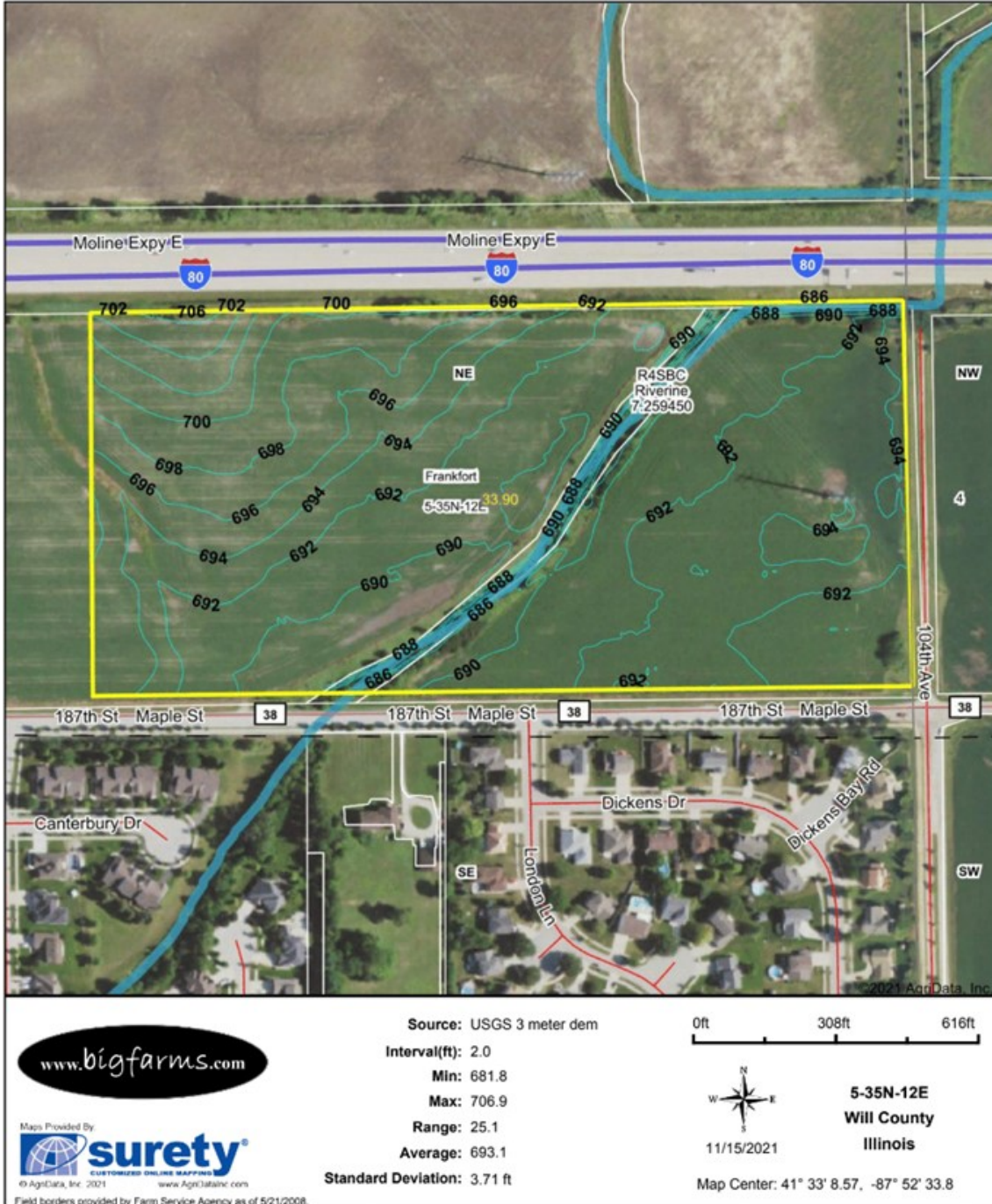
HILLSHADE MAP 35 ACRE MOKENA DEVELOPMENT PARCEL, WILL COUNTY

Topography Hillshade



CONTOURS MAP 35 ACRE MOKENA DEVELOPMENT PARCEL, WILL COUNTY

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.



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