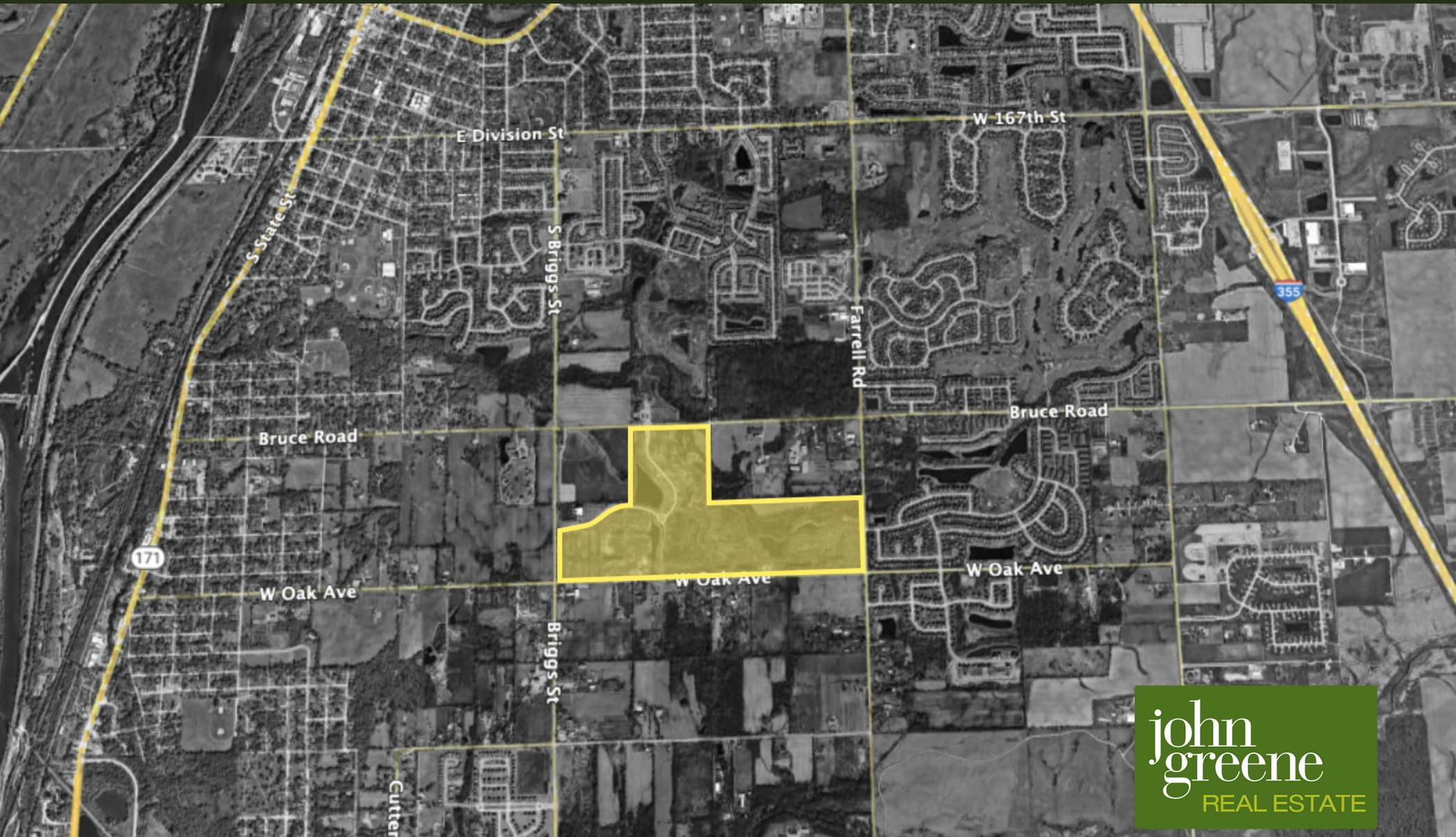


Serenity Landing

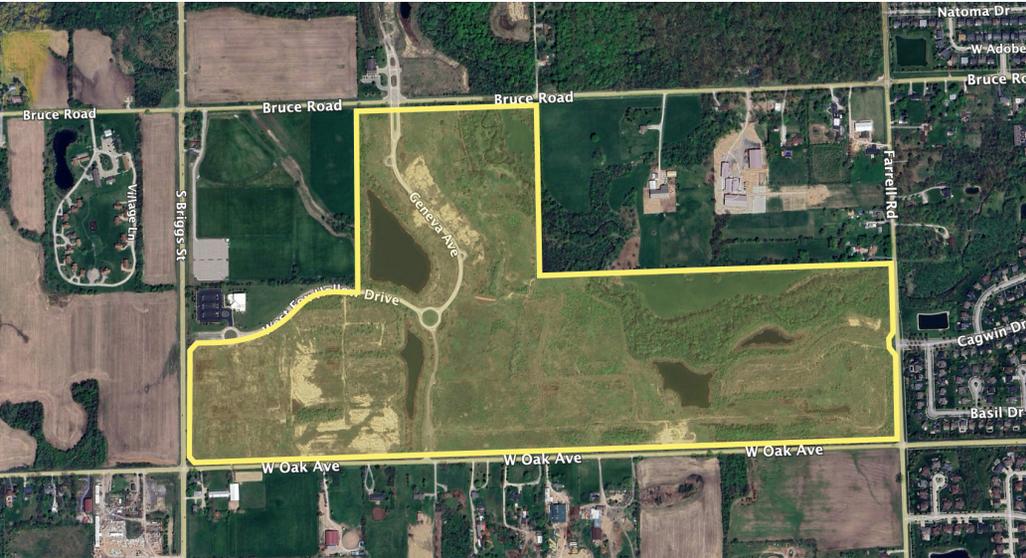
180± AC NWC S. Farrel and W. Oak Ave., Lockport, IL 60441

RESIDENTIAL LAND FOR SALE



john
greene
REAL ESTATE

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PROPERTY OVERVIEW

Serenity Landing is a 183.6± acre parcel with 633 dwelling units proposed, consisting of single-family lots, as well as townhome and apartment buildings. The proposed development is divided into four units or phases (unit details on next page).

In addition to the residential units, the proposed development includes:

- A 5.3± acre public park site
- Over 36 acres of passive open space, which includes the Fraction Run Creek corridor and a proposed meandering multi-use/bike path
- A site for a club house and associated amenities
- A future 1.8± acre commercial area
- Local pocket parks

Final plats of subdivision, final engineering plans and final landscape plans are being provided for each respective residential unit referenced above, which in total will include the entire 183 acre parcel. In addition to plans for the onsite improvements, plans are also being provided for the following:

- Bruce Road improvements, to include a west bound left turn lane into the site at the intersection with Geneva Avenue
- Briggs Street improvements, including a left turn and right turn/deacceleration lane at the Fox Hollow Drive access to the site, as well as left turn lanes for south bound and north bound traffic at the Oak Ave intersection
- A new Oak Avenue pavement widened to 24 feet in width, with adjacent shoulders, along the entire frontage of the parcel

The submittal of documents to governmental agencies for the project review and approval process includes:

- City of Lockport – Final Plat of Subdivision, Development/PUD Plan, Final Engineering and Annexation Agreement approvals
- Will County Division of Transportation – Briggs Street Improvements
- Illinois Department of Natural Resources, Office of Water Resources – review and permit for miscellaneous grading within the Fraction Run Creek flood plain

In addition to the above, permits from the Illinois Environmental Protection Agency will be necessary. These permit applications, which require City of Lockport signatures, will be submitted after receipt of applicable approvals from the City.

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	180.0 Acres (Divisible)
Total Dwelling Units:	633
PINs:	Multiple
Zoning:	C2, O2, R1, R2, R3
Taxes:	\$84,366
School District:	Fairmont School District 89 (Elementary) Lockport Township High School District 205 (Secondary)
County:	Will

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PROPOSED DEVELOPMENT OVERVIEW

UNIT DETAILS

UNIT 1 | NORTH SINGLE FAMILY

Dwelling Units: 67
Typical Lot Size: 62.5' X 120'

UNIT 2 | MULTIFAMILY

Dwelling Units: 240 (20 apartments per building/ 12 buildings)
Garage Parking Spaces: 96 (8 per building)
Outside Parking Spaces: 252 | 12 ADA Accessible Stalls

UNIT 3 | TOWNHOMES

Dwelling Units: 3A: 64 Units
3B: 117 Units
181 Total Units

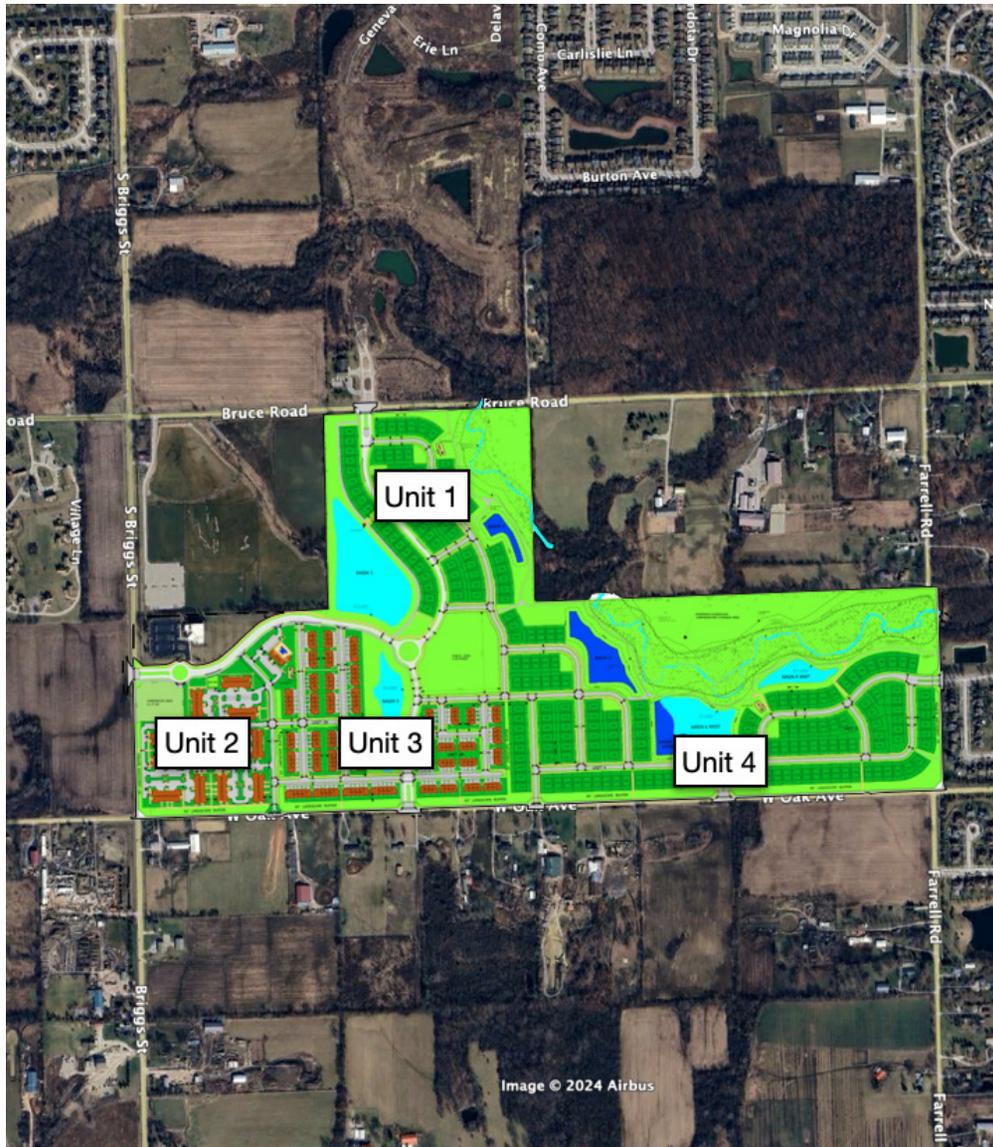
Units Per Building: 4-6

UNIT 4 | EAST SINGLE FAMILY

Dwelling Units: 145
Typical Lot Size: 62.5' X 120'

DEVELOPMENT AMENITIES

Clubhouse 5.3± AC Public Park
Community Pool Local pocket parks
Dog Park 1.8± AC commercial parcel
Over 36 AC of open space



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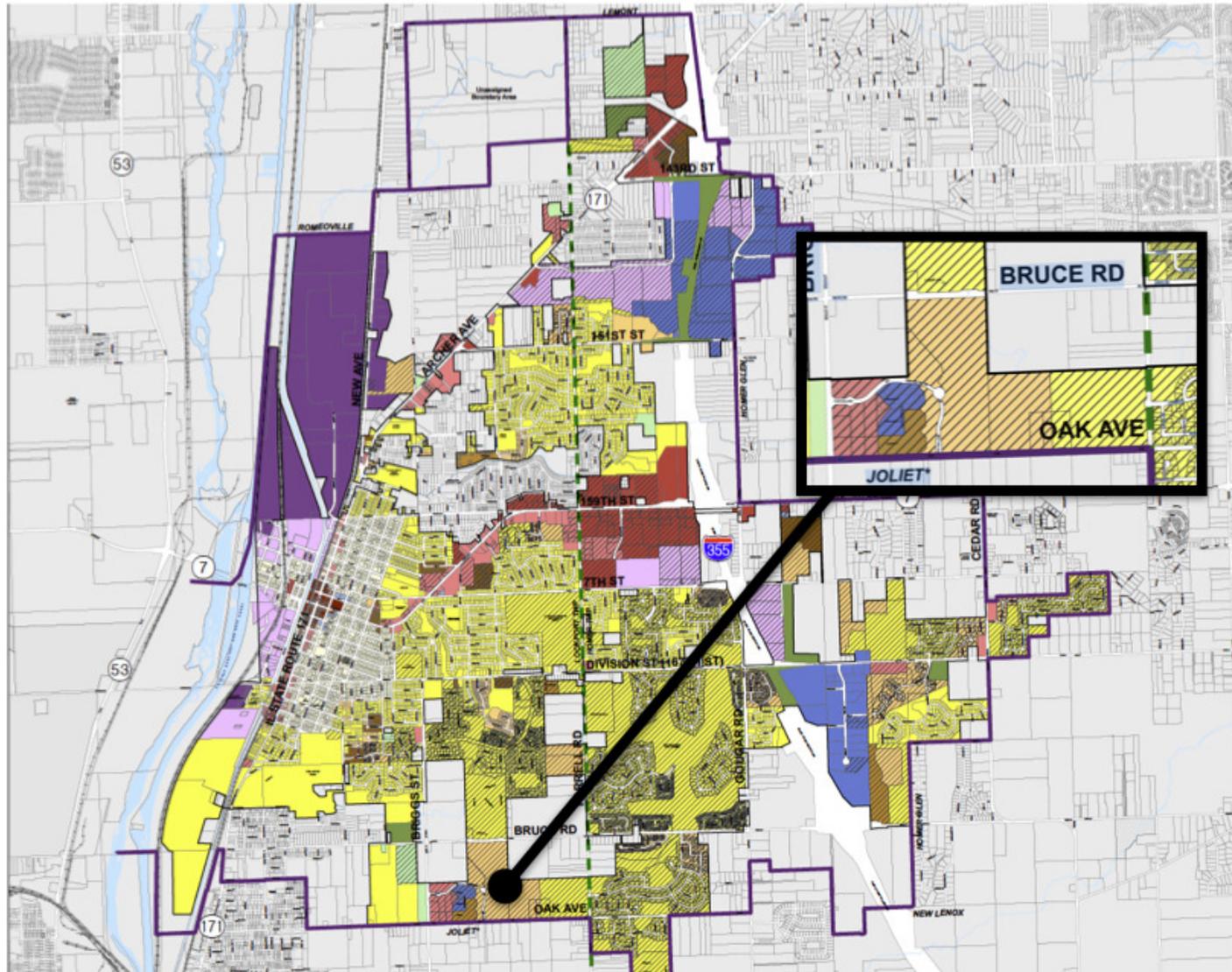
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ZONING MAP

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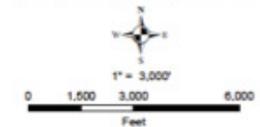
City of Lockport Illinois



Official Zoning Map

Legend

- City Boundary
 - Boundary Agreements
 - Township Line
 - Water
- #### Zoning
- Special Use Permit
 - A1 Agricultural
 - C1 Neighborhood Commercial
 - C2 Community Commercial
 - C3 Highway Commercial
 - C4 Downtown Commercial
 - M1 Limited Manufacturing
 - M2 General Manufacturing
 - O1 Limited Office
 - O2 General Office
 - ER Estate Residential
 - R0 Heritage Residential
 - R1 Single Family Residential
 - R2 Single Family Residential
 - R3 Multiple Family Residential
 - R4 Multiple Family Residential



This official Zoning Map is adopted by reference in Section 151.004(b) of the City of Lockport Municipal Code. (Original Map adopted April 2, 1960, Ordinance #60-1940. In accordance with Chapter 65, paragraph 5-11-13-19 of the Illinois Compiled Statutes, 1994, this map reflects all zoning uses, divisions, and classifications in effect on and prior to Jan 01, 2022.

Prepared for:
City of Lockport Community Development Department
Prepared by:
Ruettiger, Tonelli & Associates, Inc.

Last Revised 3/10/2022

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NEARBY SUBDIVISION MAP

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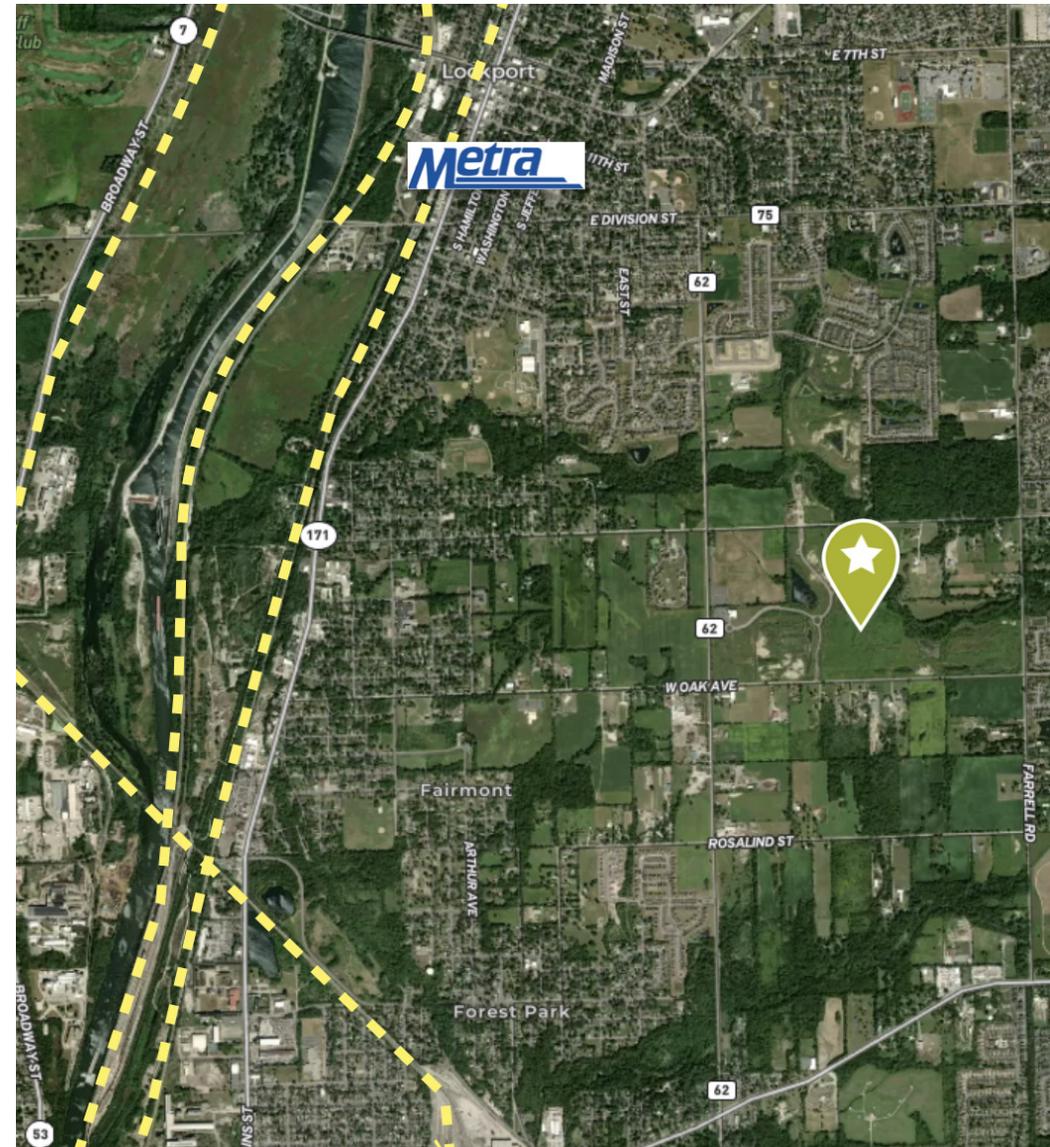
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LOCAL TRAVEL DISTANCES & COMMUTER RAIL

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LOCKPORT



26,070

Residents



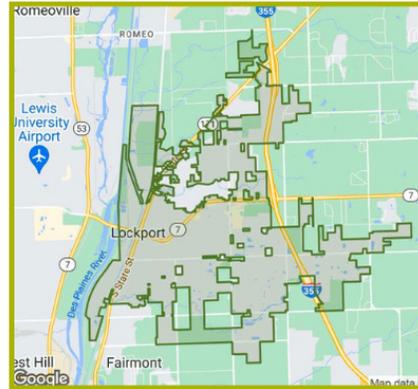
\$96,481

Median Household
Income



2.71

Average
Household Size



EVENTS

The City of Lockport is proud to offer many community events through out the year, including World War II Day, Crusin' into Lockport, Downtown Lockport Cookie Walk, Fridays in the Park, Movie Nights, Old Canal Days, and many more!

EXPLORE

Downtown Lockport has much to explore, including multiple museums, historic sites, and visual arts options to explore, all within walking distance from each other.

Lockport's unique outdoor museum, Lincoln Landing, features a number of historical markers to explore, follow the I&M Canal path to the south to explore Lock #1 and #2, and to the north you will find the Isle A La Cache Museum.

SHOP

Lockport has something to offer everyone! The Downtown area has many specialty shops, including quaint candy stores, featuring candies from across the generations, comic book stores, and gift shops with candles, knitting supplies, and more.

LIVE + LEARN

Lockport Township HSD 205: ★★★★★
SchoolDigger.com rating

The subject property is served by Fairmount School District 89 for PK - 8, and Lockport Township High School District 205 for high school. The high school is a standout institution, ranking in the top 18% of Illinois high schools and maintaining a 4-star rating from SchoolDigger.com for the past three years.

Top 18%

of Illinois high schools

92.5%

four-year graduation rate

21.8

average ACT ccore

PLAY

The Lockport Park District maintains 38 parks, totaling almost 950 acres. Recreational activities include champion designed golf courses, indoor and outdoor tennis and racquetball courts, several fitness and aquatic facilities, skate park and disc golf course.

EAT

Lockport features many dining options, including:

Lock & Mule by Tangled Roots Brewing Company: offering a variety of dishes, from familiar favorites to the chef's more adventurous creations.

Mamma Onesta: an authentic family-owned Italian restaurant with indoor and outdoor seating.
Paradise Bay: a family owned and operated bar and grill with a low-key vibe.

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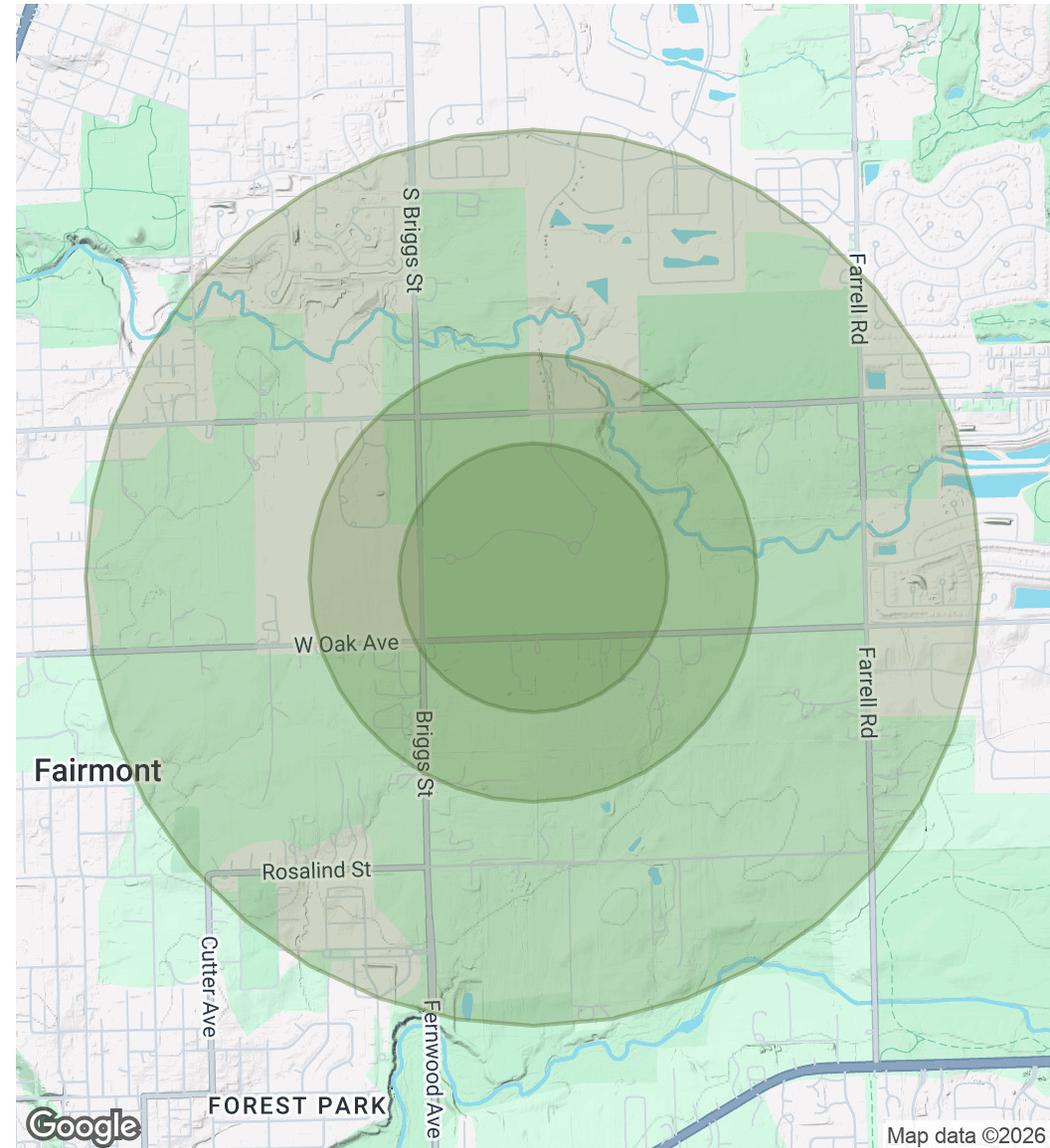
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	6	45	2,436
Average Age	36	36	36
Average Age (Male)	35	35	35
Average Age (Female)	37	37	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2	13	841
# of Persons per HH	3	3.5	2.9
Average HH Income	\$87,795	\$79,174	\$124,350
Average House Value	\$181,680	\$182,906	\$297,106

Demographics data derived from AlphaMap



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