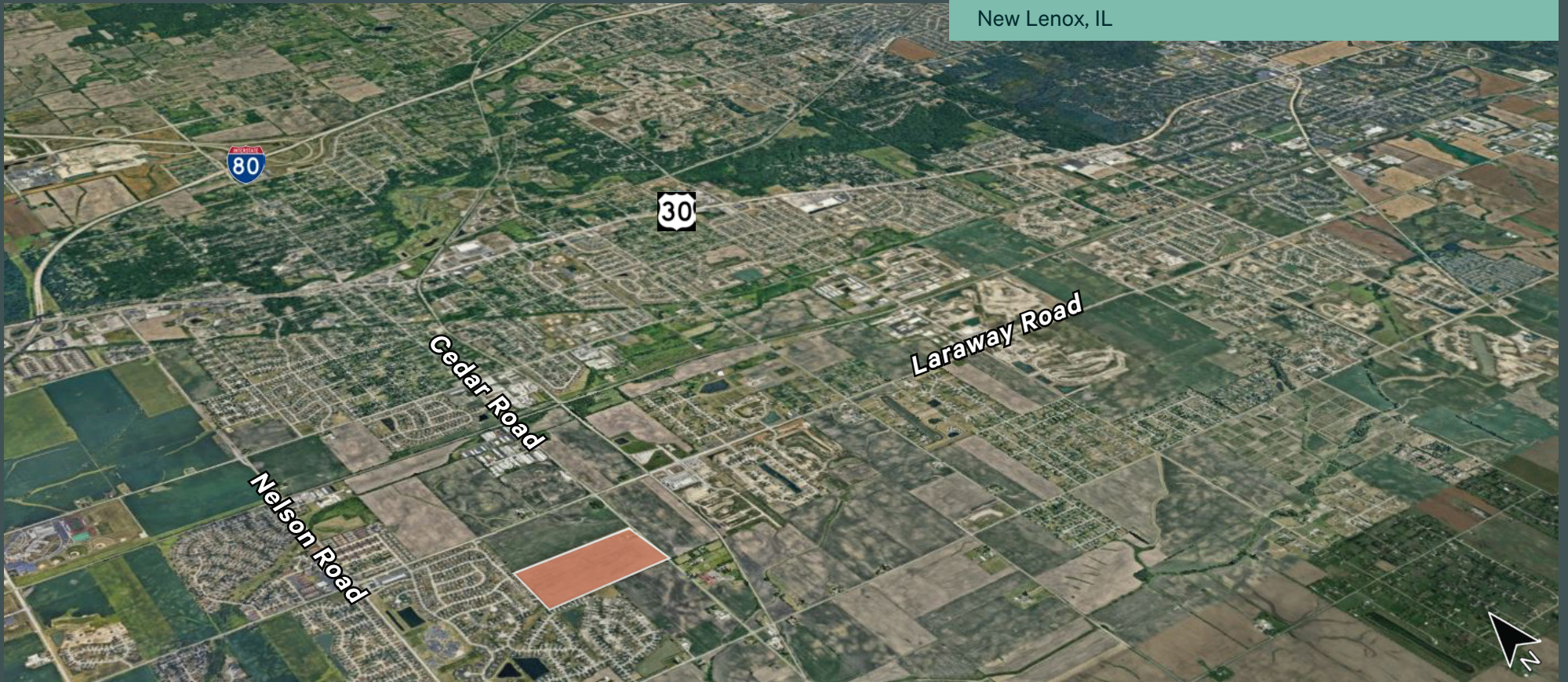


Prime Development Opportunity

22522 S. Cedar Road
New Lenox, IL



Property Highlights

22522 S. Cedar Road
New Lenox, IL

For Sale ±80 Acres

- + Located in Unincorporated New Lenox
 - + In close proximity to the Laraway Road Metra Station with daily service to Chicago
 - + Easy access to I-80 and I-355 via Route 30
 - + Just minutes from Silver Cross Hospital
 - + Within New Lenox School District 122
 - + Traffic Counts:
 - 8,500 vehicles per day on Cedar Road
 - 10,050 vehicles per day on Laraway Road
- + PIN Number: 15-08-33-200-002
 - + Taxes: \$5,757
 - + Asking: \$45,000 Per Acre
 - + Please call for additional Information

Site Aerial



±80.0
Acres

\$45,000
Per Acre
Asking Price

LARAWAY STATION DISTRICT LAND USE PLAN

MIXED USE BLOCKS

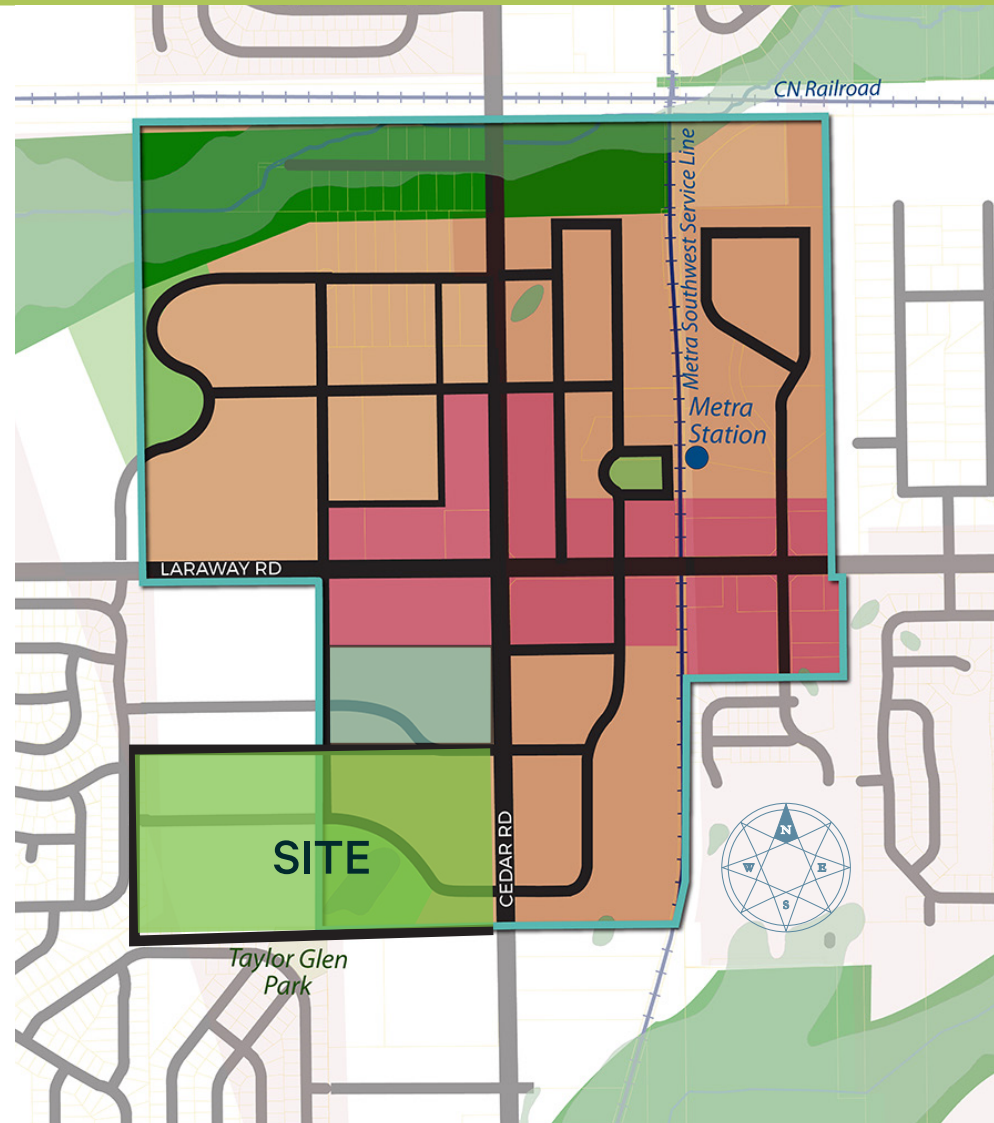
- Allows retail, restaurants, entertainment, office, medical, institutional, civic and public open spaces
- Allows mixed-use, multifamily, row houses and senior housing

RESIDENTIAL BLOCKS

- Allows mixed-use, multifamily, row houses and senior housing
- Allows attached or detached single family units on small lots, minimum lot size TBD

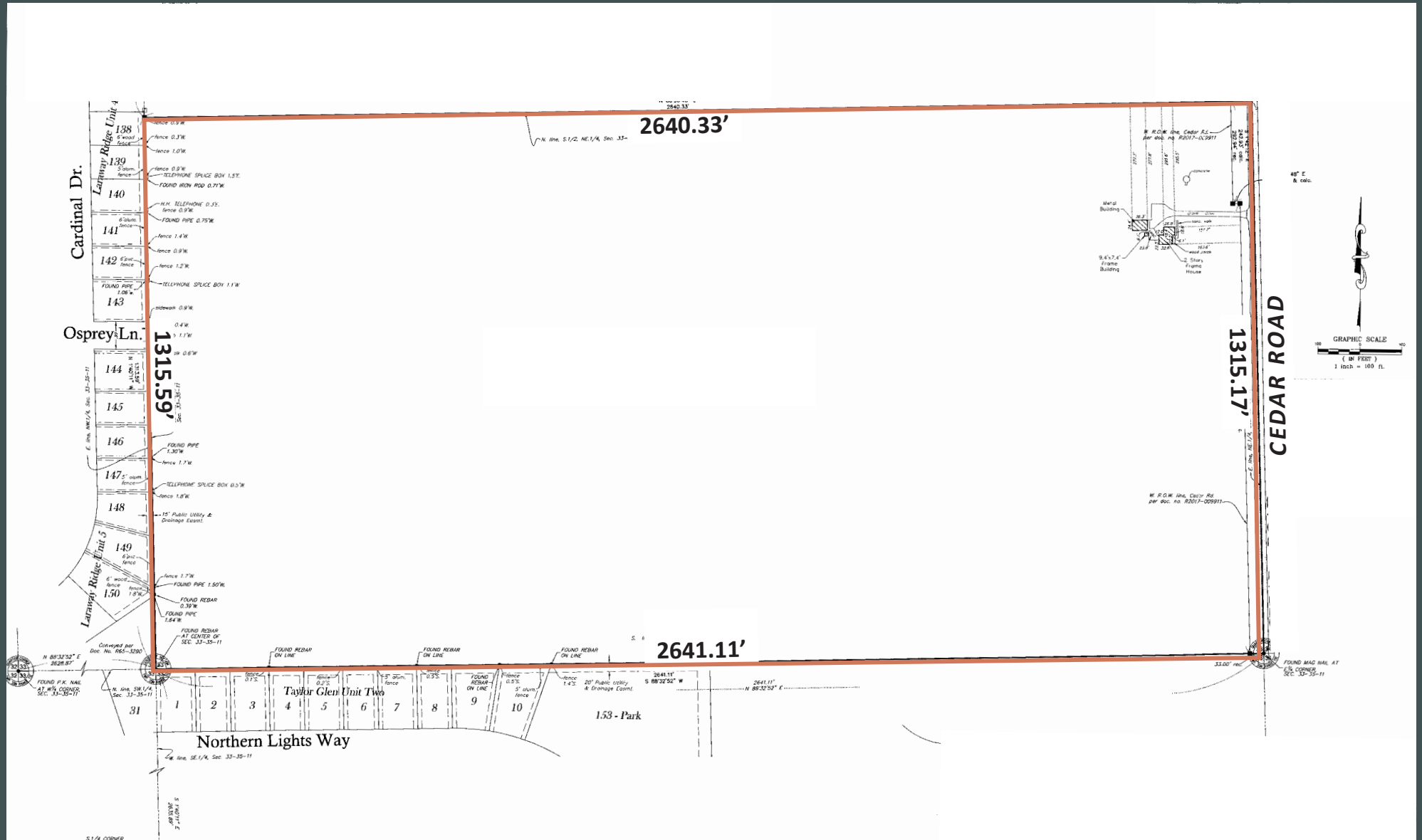
General Restrictions

- Parking in the front of buildings facing streets is strongly discouraged on all blocks and will be considered on a case by case basis by the Village.
- Buildings more than 3 stories when adjacent to or facing an existing single family home



Plat of Survey

22522 S. Cedar Road
New Lenox, IL

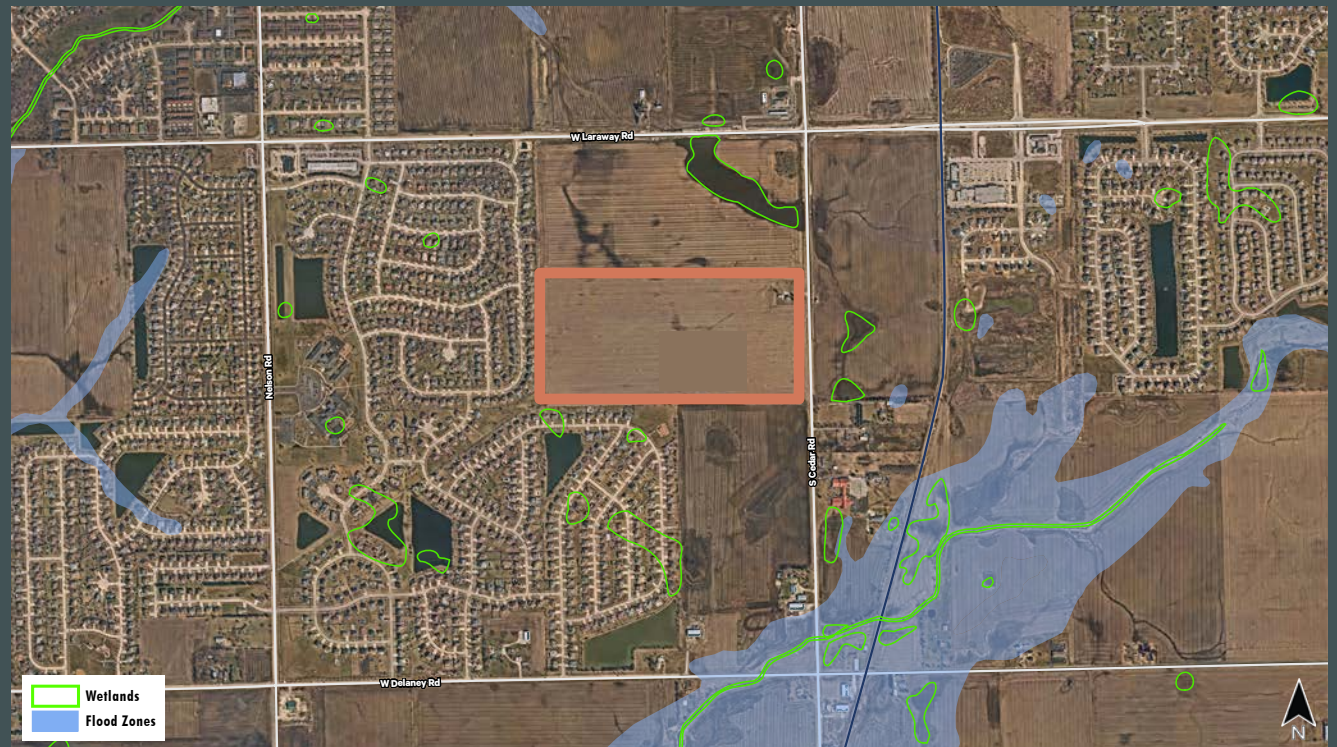


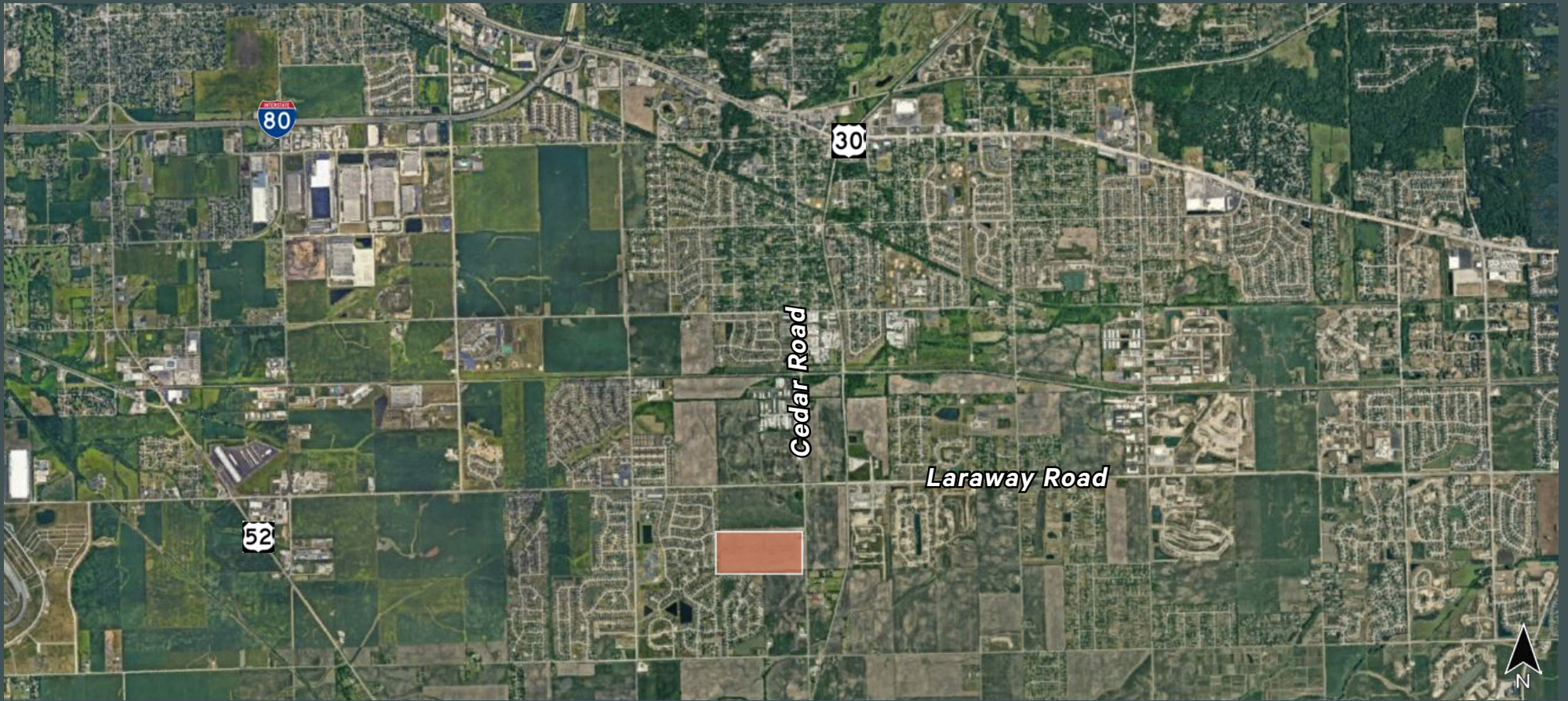
Demographic Snapshot

22522 S. Cedar Road
New Lenox, IL

	1 MILE	3 MILES	5 MILES
Population	3,669	28,568	67,716
Households	1,088	9,521	22,740
Average Household Income	\$132,592	\$127,173	\$127,001
Average Housing Value	\$328,769	\$317,050	\$326,845

Site Aerial





Contact Us

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