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**PARCEL II-B**

1.33 ACRES  
63,308.62 SQ. FT.

**PARCEL II-A**

**PARCEL I-D**

**PARCEL I-A**

STONERIDGE UNIT 1  
S88°36'55"W  
537.28'

E. LINE PER DC

LINCOLN-WAY DEVELOPMENT CORPORATION

**PARCEL II-B**

1.33 ACRES  
63,308.62 SQ. FT.

**PARCEL II-A**

**PARCEL I-D**

**PARCEL I-A**

COUNTRY CREEK INVESTMENT  
LOT 1,  
COUNTRY CREEK COMMONS  
1.58 ACRES  
68,454.50 SQ. FT.

PARCEL I-D

COUNTRY CREEK COMMONS

COMMONS P3022-0322AG

CREEK

Point of Beginning PARCELS

27.5' NORTH 27.5' WEST

40' IN GAS CONDUIT PER DOC. NO. 15-08-001

10' IN GAS CONDUIT PER DOC. NO. 15-08-001

10' IN GAS CONDUIT PER DOC. NO. 15-08-001

S88°24'00"W 236.07'

10' IN GAS CONDUIT PER DOC. NO. 15-08-001

FENCE CORNER 2.5' SOUTH 25.7' WEST

FENCE END 25.7' WEST

SETBACK OF 20' WEST

PARKING LOT

HANGING STAIRS

SIDE OF PAVEMENT

S88°36'55"W 537.28'

SETBACK

FOUND REBAR 8.6' NORTH

FOUND IRON

FOUND IRON

FOUND IRON

FOUND IRON

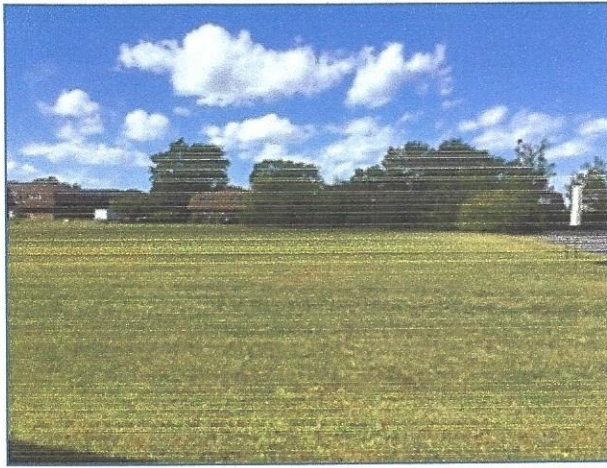
FOUND IRON

**PARCEL II-B** OWNER: LINCOLN-WAY DEVELOPMENT CORPORATION

THE WEST 236.00 FEET (EXCEPT THE SOUTH 404.00 FEET) OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 29, IN TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 22 OF STONEBRIDGE, UNIT 1, RECORDED AS DOCUMENT No. R73-26290 OF WILL COUNTY RECORDS; THENCE NORTH 89 DEGREES 40 MINUTES WEST 587.50 FEET, ALONG PART OF THE SOUTH LINE OF SAID STONEBRIDGE, UNIT 1 TO THE NORTHEAST CORNER OF LOT 30 OF SAID STONEBRIDGE, UNIT 1; THENCE SOUTH 720.58 FEET ALONG PART OF THE EAST LINE OF SAID STONEBRIDGE, UNIT 1, TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29; THENCE SOUTH 89 DEGREES 43 MINUTES 08 SECONDS EAST 587.50 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29 TO A POINT 50.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES, TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29, THENCE NORTH 720.05 FEET ALONG A LINE PARALLEL WITH, AND 50.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 29, TO THE POINT OF BEGINNING, ALL IN NEW LENOX TOWNSHIP, WILL COUNTY, ILLINOIS, EXCEPT THEREFROM THE SOUTHERLY 40.00 FEET THEREOF, AS DEDICATED FOR PUBLIC RIGHT-OF-WAY, AND ALSO EXCEPTING THE NORTH 50.00 FEET OF THE EAST 50.00 FEET THEREOF, ALL IN WILL COUNTY, ILLINOIS.



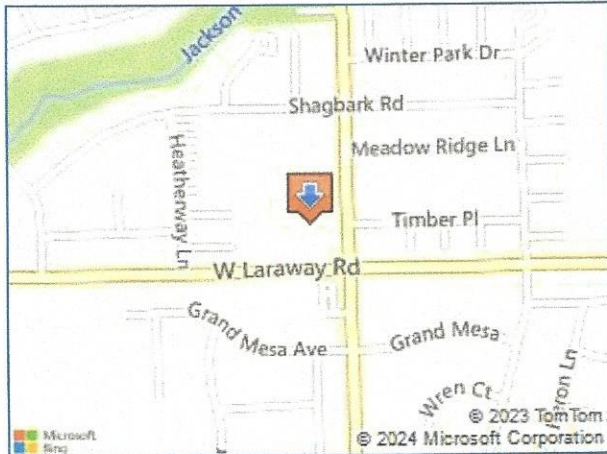


**Land**

MLS #: **11709345** List Price: **\$300,000**  
 Status: **ACTV** List Date: **01/30/2023** Orig List Price: **\$275,000**  
 Area: **451** List Dt Rec: **01/30/2023** Sold Price:  
 Address: **1007 Nelson Rd , New Lenox, IL 60451**  
 Directions: **Laraway rd. to the intersection of Nelson. Lot is a cleared lot on the north side adjacent to the Laraway Lanes Bowling Alley on the westside of the plaza.**

Closed: Contract Date:  
 Off Market: Financing:  
 Dimensions: **277 X 236** Subdivision:  
 Ownership: **Fee Simple** Township: **New Lenox**  
 Corp Limits: **New Lenox**  
 Coordinates: Rooms: Bathrooms / (full/half):  
 Bedrooms: Master Bath:  
 Basement: Bmt Bath: **No**  
 Buyer Ag. Comp.: **2% (Net Sale Price)** Garage Type:  
 Mobility Score: - # Spaces: **0**

Rental Price: **\$0**  
 Rental Unit:  
 Lst. Mkt. Time: **376**  
 Concessions:  
 Contingency:  
 County: **Will**  
 # Fireplaces:  
 Parking:



Remarks: **1.5 Acre Commercial Buildable Lot (277 X 236) in a great location just North of the Laraway Lanes Bowling Alley. Located by a fully rented strip center features a Pub, Spin Taco Restaurant, Nutrition Hub, Kitchen and Bath Showroom, Insurance Company located on the NW corner of Laraway & Nelson. Great location in a busy plaza! Close to transportation and easy access from Laraway which is becoming a 4-lane highway. The average Traffic count for Laraway Rd. is 12,600 vehicles daily. This lot is also listed with 1009 W. Laraway Rd. (MLS#11973446). The use of this lot can provide extra income and would be a great place to expand on the Bowling Alley building for an outside area for throwing cornhole bags, horseshoes, pickleball area or possibly expand on the parking area. Great asset for any investor needing extra space for future development. Additional information can be provided.**

**School Data**

Elementary: **(122)**  
 Junior High: **(122)**  
 High School: **(210)**

Assessments	Tax	Miscellaneous
Special Assessments: <b>No</b> Special Service Area: <b>No</b>	Amount: <b>\$1,786.44</b> PIN: <b>1508294000190000</b> Mult PINs: Tax Year: <b>2022</b> Tax Exmps:	Waterfront: <b>No</b> Acreage: <b>1.56</b> Appx Land SF: Front Footage: <b>277</b> # Lots Avail: Farm: <b>No</b> Bldgs on Land?: <b>No</b>
Zoning Type: <b>Commercial</b> Actual Zoning: <b>C-3</b>		

Laundry Features:	Ownership Type:	Type of House:
Lot Size: <b>1.0-1.99 Acres</b>	Frontage/Access: <b>City Street</b>	Style of House:
Lot Size Source:	Driveway:	Basement Details:
Pasture Acreage:	Road Surface: <b>Asphalt</b>	Construction:
Tillable Acreage:	Rail Availability:	Exterior:
Wooded Acreage:	Tenant Pays:	Air Cond:
Lot Desc:	Min Req/SF (1):	Heating:
Land Desc:	Min Req/SF (2):	Utilities to Site: <b>Electric Nearby, Gas Nearby</b>
Land Amenities:	Other Min Req SF:	General Info: <b>Commuter Train, Interstate Access</b>
Farms Type:	Lease Type:	Backup Package: <b>No</b>
Bldg Improvements:	Loans:	Backup Info:
Current Use: <b>Commercial</b>	Equity:	Possession: <b>Closing</b>
Potential Use:	Relist:	Sale Terms:
Location:	Seller Needs:	Add. Sales Info.: <b>None</b>
Known Liens:	Seller Will:	Broker Owned/Interest: <b>No</b>

Broker: **CRIS Realty (24006) / (815) 485-5050**

List Broker: **Rosemarie Dudeck (267360) / (815) 354-5632 / rdudeck@msn.com**

CoList Broker: **Richard Criscione (235017) / (815) 485-5050**

More Agent Contact Info:

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 NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 11709345

Prepared By: Rosemarie Dudeck | CRIS Realty | 02/09/2024 11:27 AM