

Available  
Land For  
Development



**±114 Acres  
(Divisible)**

**Contact**

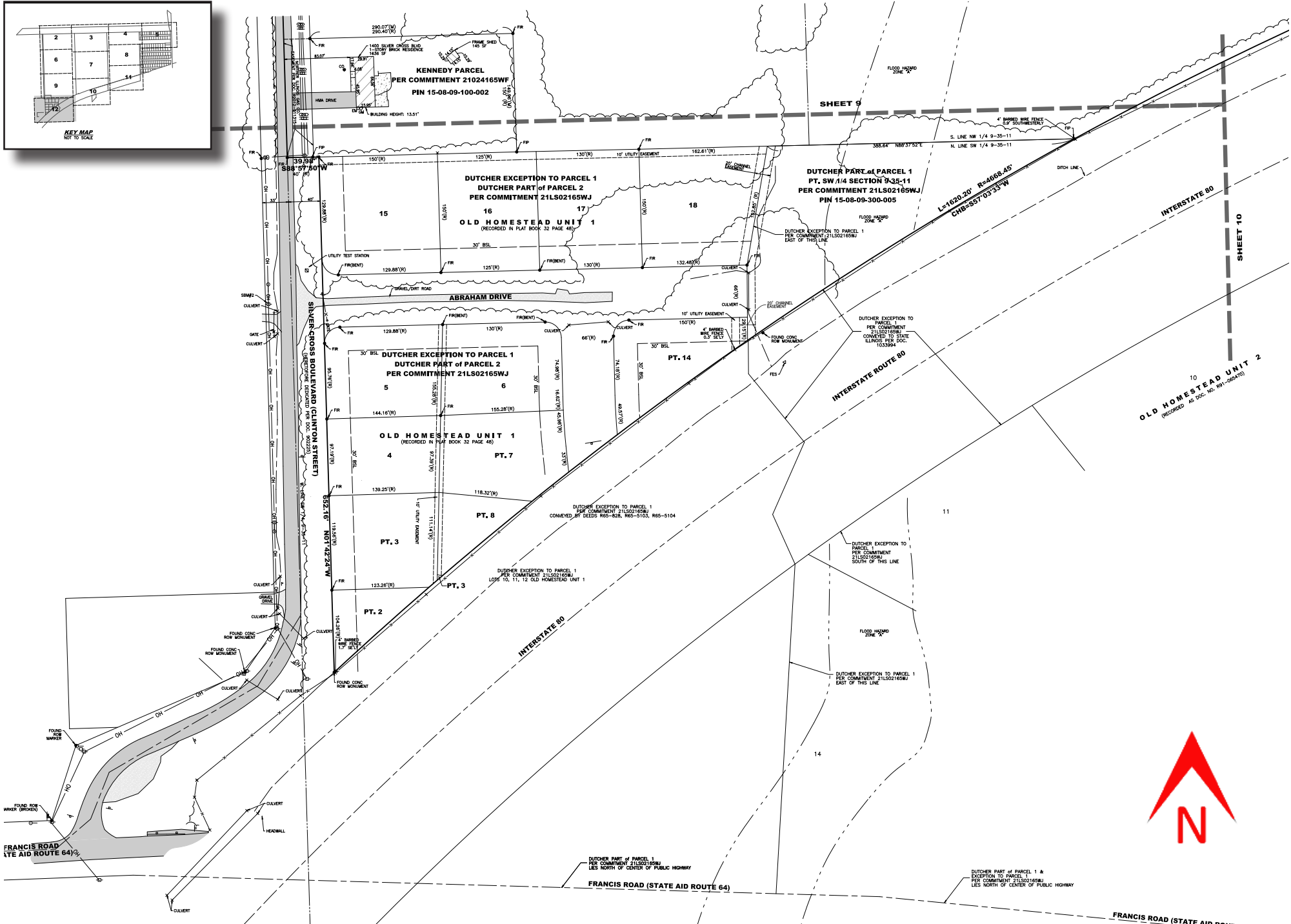
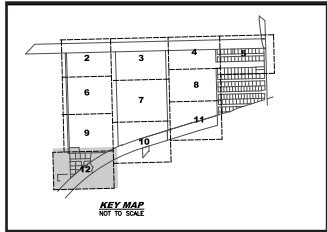
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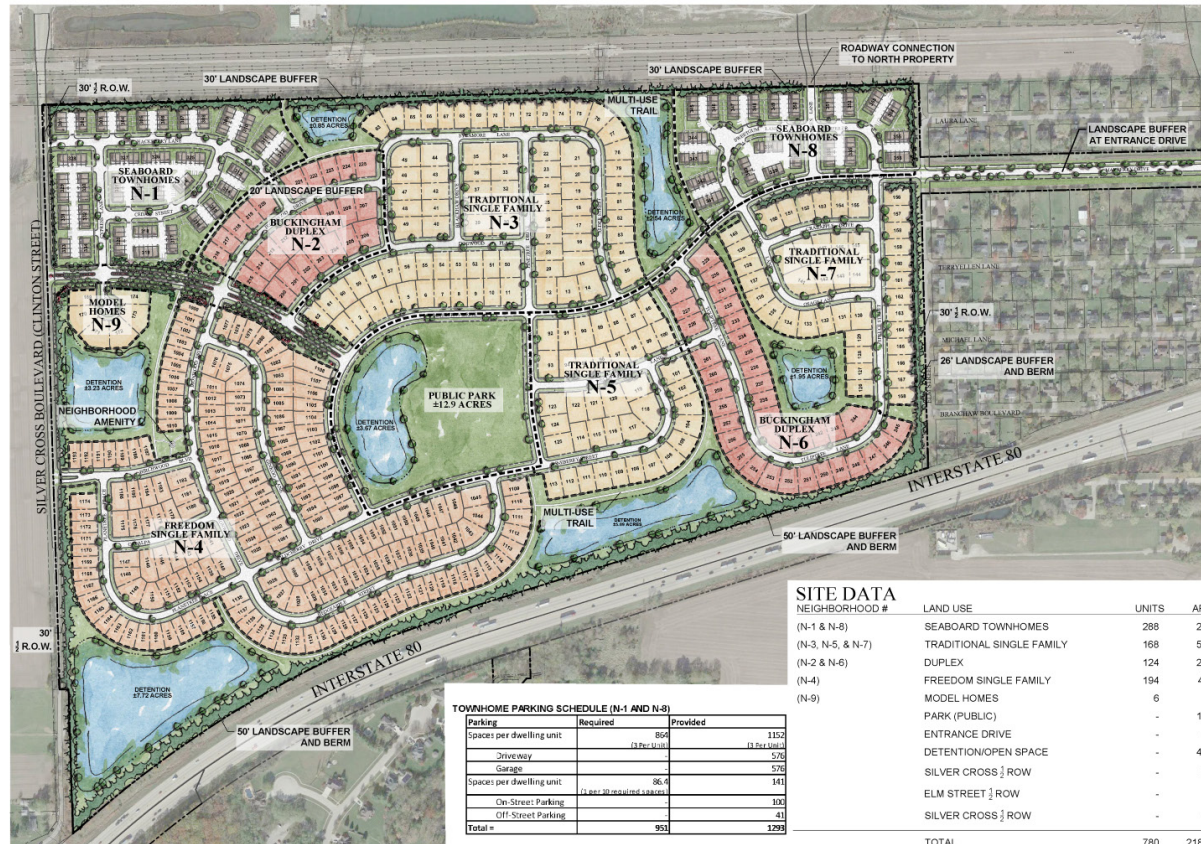
I-80 & Silver Cross Blvd  
New Lenox, Illinois



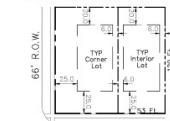
SHEET 9

SHEET 10

# Conceptual Siteplan

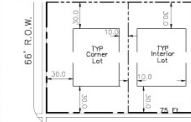


AGE-RESTRICTED TYPICAL LOT DETAILS



Typical Freedom Single Family Home Detail Scale: 1"=100'

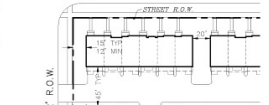
TRADITIONAL TYPICAL LOT DETAILS



Typical Traditional Single Family Home Detail Scale: 1"=100'



Typical Duplex Detail Scale: 1"=100'



Typical Seaboard Townhome Detail Scale: 1"=100'

## SITE DATA

NEIGHBORHOOD #	LAND USE	UNITS	AREA
(N-1 & N-8)	SEABOARD TOWNHOMES	289	27.8
(N-3, N-5, & N-7)	TRADITIONAL SINGLE FAMILY	168	55.3
(N-2 & N-6)	DUPLEX	124	20.0
(N-4)	FREEDOM SINGLE FAMILY	194	45.1
(N-9)	MODEL HOMES	6	2.1
	PARK (PUBLIC)	-	12.9
	ENTRANCE DRIVE	-	4.6
	DETENTION/OPEN SPACE	-	47.3
	SILVER CROSS 1/2 ROW	-	2.0
	ELM STREET 1/2 ROW	-	1.2
	SILVER CROSS 1/2 ROW	-	0.2
	<b>TOTAL</b>	<b>780</b>	<b>218.5 AC.</b>

## TOWNHOME PARKING SCHEDULE (N-1 AND N-9)

Parking	Required	Provided
Spaces per dwelling unit	86.4	115.2
Driveway	13 Per Unit	13 Per Unit
Garage	-	576
Spaces per dwelling unit	86.4	141
On-Street Parking	(At least 30 required spaces)	100
Off-Street Parking	-	41
<b>Total =</b>	<b>951</b>	<b>1299</b>

- Low, Will County taxes
- Adjacent to Silver Cross Hospital Campus - named to the Fortune/IBM Watson Health 100 Top Hospitals List
- Zoning: Residential
- South of the upcoming New Lenox Multi-Sports Complex, consisting of 8 full-size baseball fields, 5 soccer fields, 2 multi-sport fields, a 50,000 sq. ft. field house (basketball/ volleyball/pickleball), and a main pool with 10 lap lanes, a space for open swimming, splash pad and 10,000 sq. ft. clubhouse. The site plan for this location has over 10 acres of prime real estate dedicated for restaurant/retail/hotel use. (Coming 1Q 2025)
- Minutes to the full interchange at I-355 & I-80

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	2,804	32,530	112,646
Households	956	11,094	36,944
Avg Income	\$130,592	\$120,175	\$113,867

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