SALE

Cedar Road Agricultural Land

16450 SOUTH CEDAR ROAD

Homer Glen, IL 60491

PRESENTED BY:

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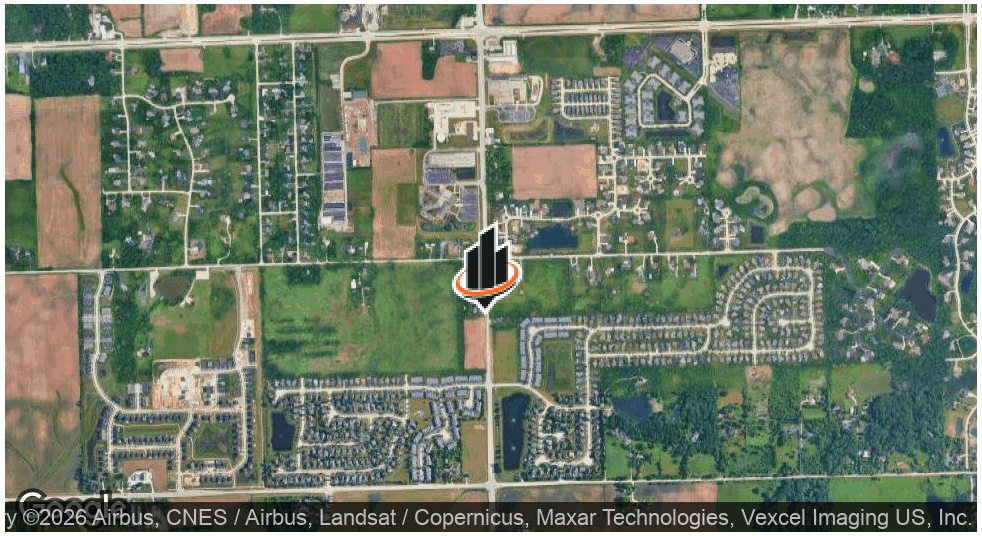
SVN
CHICAGO COMMERCIAL

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	$575,000
LOT SIZE:	204,732 SF
PRICE / ACRE:	$122,340
ZONING:	A1

PROPERTY OVERVIEW

4.7 acres of agriculturally zoned land in Homer Glen. 634 front footage on Cedar Rd. Farms, schools, and outdoor event site nearby. Currently no egress from street to the property. 5000 vehicles per day on Cedar Rd (per IDOT). Bring your ideas and watch them succeed! Currently unincorporated Will County, could potentially be annexed into Lockport Township. The site currently has crops growing for purposes of a tax discount, the farmer does not have a lease with the property owner. The property is surrounded by residential buildings and wooded lots. The current zoning only allows for agricultural purposes, however, the county is open to special use permits, or the property could undergo a zoning change through annexation.

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RETAILER MAP

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ADDITIONAL PHOTOS

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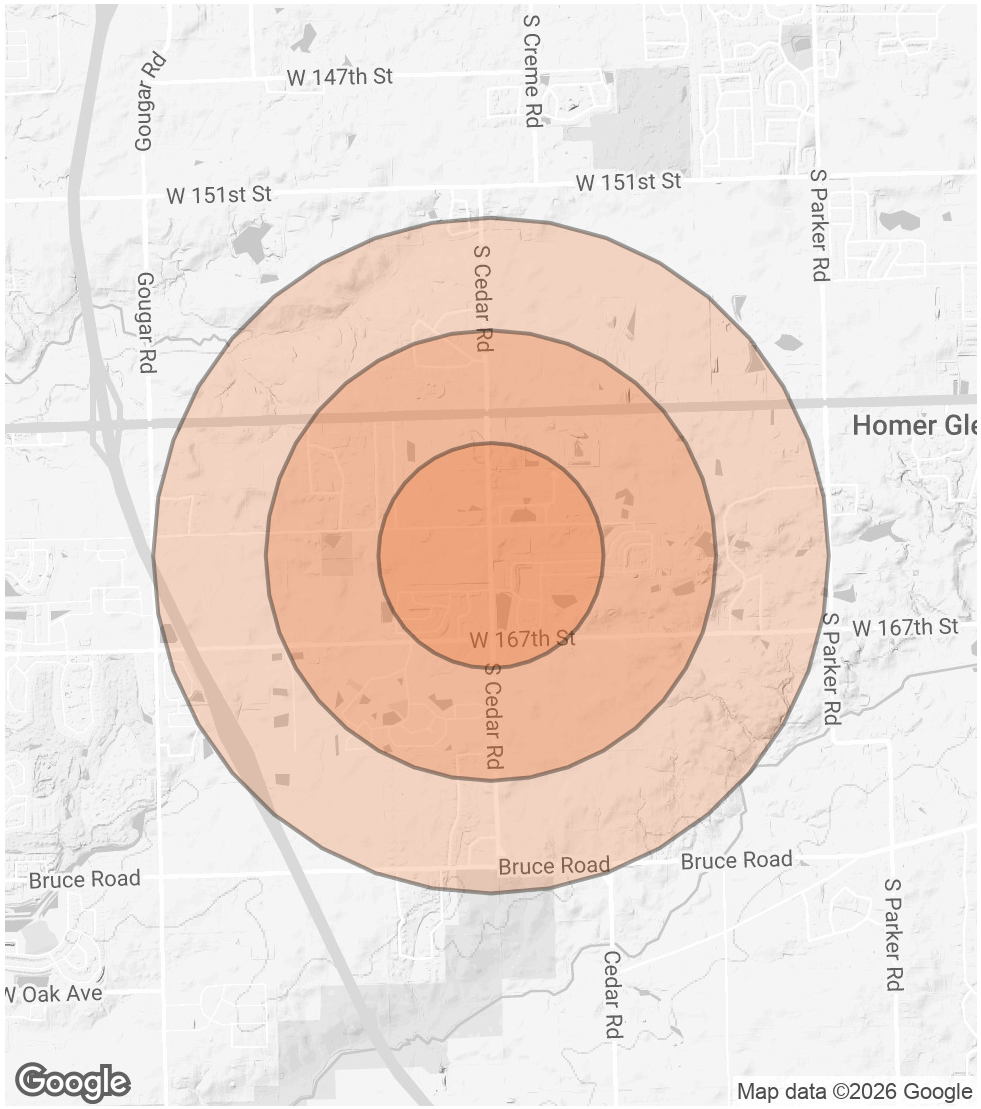
DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	957	3,090	5,627
AVERAGE AGE	38.8	39.3	40.4
AVERAGE AGE (MALE)	34.1	35.0	36.4
AVERAGE AGE (FEMALE)	40.7	41.3	42.4

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	289	972	1,830
# OF PERSONS PER HH	3.3	3.2	3.1
AVERAGE HH INCOME	$133,631	$131,931	$130,002
AVERAGE HOUSE VALUE	$338,911	$344,973	$353,196

2020 American Community Survey (ACS)



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ADVISOR BIO 1

DEREK GONSCH

Senior Advisor

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PROFESSIONAL BACKGROUND

Derek Gonsch is an experienced senior advisor with SVN specializing in sales and leasing for retail, hotel, and investment properties for clients of all sizes. Derek has been a licensed real estate professional since the summer of 2020. He has built an expertise in Chicago's market of the south suburbs where he was born, raised, and currently resides.

Prior to joining SVN, Mr. Gonsch served as a broker with Houbolt Real Estate (HRE) based in Oak Lawn, where he managed a portfolio of over 600 units comprised of a mix of residential, retail, and office units. He also closed on numerous leases and sales during his time at his previous company.

Derek also holds an Accredited Commercial Practitioner Certification, a certification that is held by less than 100 brokers in Illinois. He has also enrolled in various other real estate based classes such as business brokering, and transaction specialist courses. Mr. Gonsch is a member of the Chicago Association of Realtors (CAR) and the National Association of Realtors (NAR), while also being an active member in various south suburban chambers of commerce. During his tenure at SVN Chicago, Derek was awarded the Rookie of the Year Award, and is also a member of the Centurion Club.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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