

\$2,160,000

72 Acres-Divisible
Park Forest, IL 60466



HIDDEN MEADOWS



FEATURES

- At the north east corner of Stuenkel Road and Crawford Road, Park Forest
- Adjacent to Governors State University (GSU)
- Easy access to new interchange at Stuenkel and I-57
- Nearby University Park Metra Commuter Rail Station with 1,243 outgoing daily users
- Located in Will County
- Enterprise Zone benefit eligible—100% sales tax savings on construction materials purchased in Illinois, 50% permit fee savings, and 50% property tax reduction for 5 years
- Nearby Balmoral Park/HITS see www.hitsshows.com

DEMOGRAPHICS

2019	3 mile radius	5 mile radius
Population	43,916	108,025
Households	17,103	39,977
Average Household Income	\$69,103	\$75,346
Median Disposable Income	\$43,665	\$45,918
Daytime Population	36,907	99,943

Data sources: Esri and Illinois Department of Transportation

MUNICIPAL CONTACT INFORMATION

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Hidden Meadows

CONTEXT MAP

- Site is divisible and seller will consider phased development
- Frontage: Crawford Avenue — 1,315 feet
Stuenkel Road — 1,325 feet
- Crawford Ave /University Way 7,100 ADT
- Stuenkel Rd 8,450 ADT
- Possible multi-family residential (apartments), retail, restaurant, hotel, R&D, and office uses
- Infrastructure: 3 Million gal water stand pipe
8 inch storm sewer line
12 inch water line
- Less than one mile from new student residence halls at Governors State University
- Less than one mile from University Park Metra Station
- Less than two miles from new interchange on I-57 and Stuenkel Road; Stuenkel Road will be improved to three lanes, curb and gutter to site
- Within 1/4 mile of dark fiber—www.csfn.us



Existing Conditions

