

15922 - 16012 S Gougar Rd

Homer Glen, IL 60491

LAND - RESIDENTIAL FOR SALE



john
greene
REAL ESTATE

john green Real Estate | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



OFFERING SUMMARY

Sale Price:	\$3,620,000
Lot Size:	6.39 Acres
Zoning:	R-2
Traffic Count:	17,900 (W 159th Street)
County:	Will
2024 Taxes:	\$24,367

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PROPERTY OVERVIEW

Prime land assemblage located at the SEC of the 159th St interchange and I-355 in Lockport, IL. This site features four residential parcels totaling $6.39\pm$ acres, ideal for commercial redevelopment. Three parcels are in unincorporated Homer Glen, ready for annexation to Lockport as part of the I-355 Corridor Master Plan. One parcel is already annexed into Lockport providing continuity for future annexation. An electric substation on 0.23 acres could be relocated for redevelopment per the I-355 Corridor master plan.

The assemblage offers great access and visibility to I-355 (66,000 \pm VPD) and 159th St. (17,900 \pm VPD). Nearby retailers include Thornton's, Gas N Wash, Starbucks, Holiday Inn Express, Culvers, Jewel, Walmart, and Panera and more desirable retailers. Please do not disturb residents - call for details or to schedule a visit.

PROPERTY HIGHLIGHTS

- Unincorporated Homer Glen
- Outstanding visibility
- Easy access to I-355
- Parcels part of Lockport's I-355 Corridor Master Plan

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	946	13,449	30,821
Total Population	2,969	35,832	87,991
Average HH Income	\$166,581	\$128,992	\$133,191

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