

# 105AC± BRAIDWOOD

551 W Kennedy Rd | Braidwood, IL

OFFERING MEMORANDUM

103.66+/- AC (Includes 60+/- AC Lake)

Plus a 9,800sf  
Retail Building  
Site on 1.4AC+/-

\*Lot dimensions  
are approximate

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# 105AC± Braidwood

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*Exclusively Marketed by:*



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01 Executive Summary  
Investment Summary

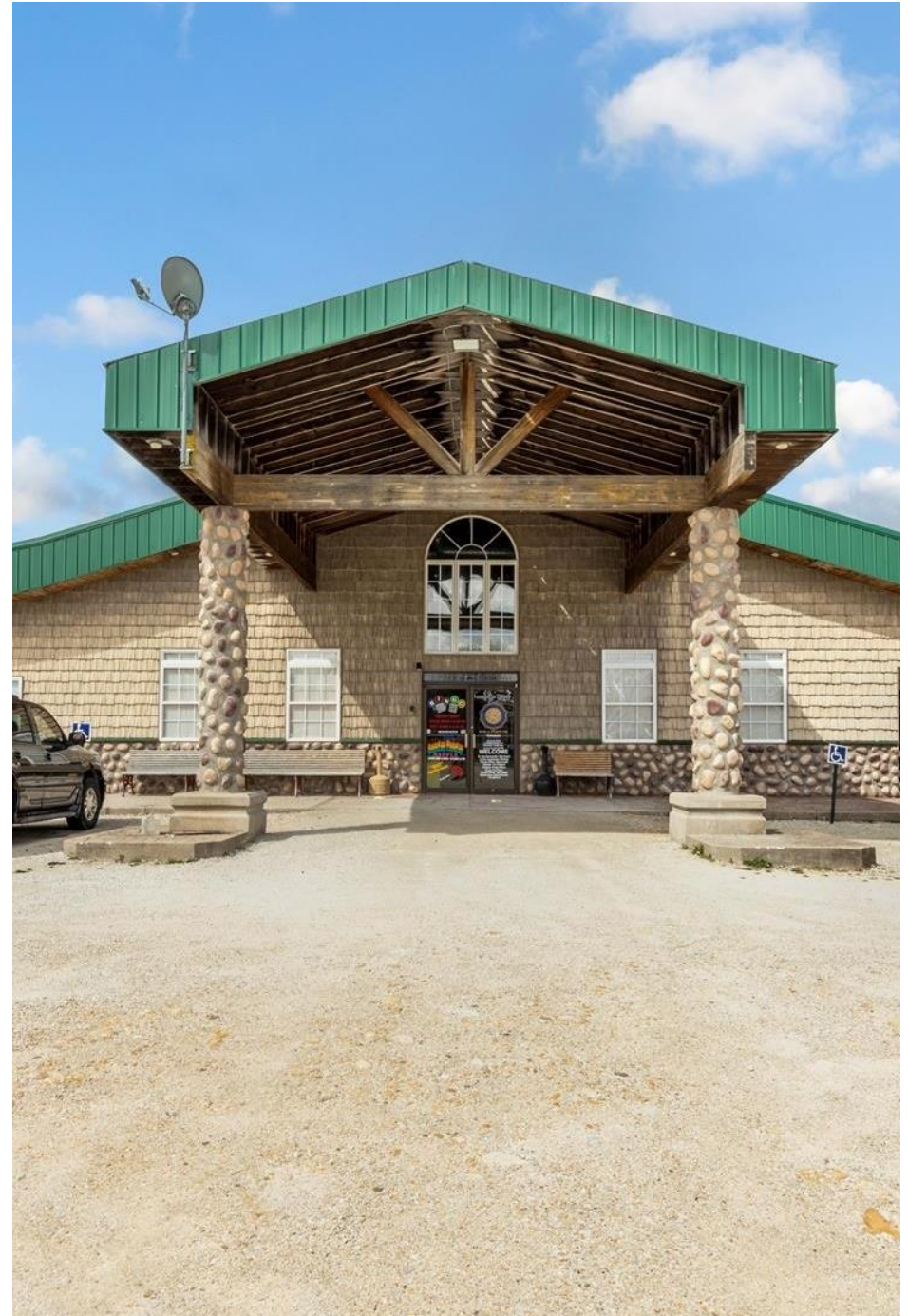
## OFFERING SUMMARY

ADDRESS	551 W Kennedy Rd Braidwood IL 60408
COUNTY	Will
LAND ACRES	105
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	R-1 and B-1
# OF PARCELS	3
APN	0224182000210000

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	3,452	10,625	19,662
2026 Median HH Income	\$97,711	\$85,693	\$82,758
2026 Average HH Income	\$111,407	\$105,119	\$104,914

## Highlights

- Rare 105± acre offering with multiple development and end-user possibilities located in Braidwood, IL. Suitable for investors, developers, owner-users, and recreational or hospitality buyers. Opportunity to market the property for single-family residential development with lake-oriented lot potential. See single family concept plan with 69 lots. Approximate split allows for 1.4± acres with the building and 103.6± acres of remaining land. Separate PINs already in place, allowing for flexible acquisition, disposition, or phased development strategy.
- Approximately 60± acre private lake provides a highly differentiated feature for estate, residential, and destination-oriented uses. Unique combination of scale, water amenity, and existing improvements rarely found in one offering.



- 9,800sf building with second-generation kitchen provides potential for banquet, restaurant, bar, and event uses. This 1.4AC± site can be carved off from the remaining site since PINs are already separated. Subject to offers.
- One of sellers is a licensed real estate broker, not affiliated with Pillar Realty.

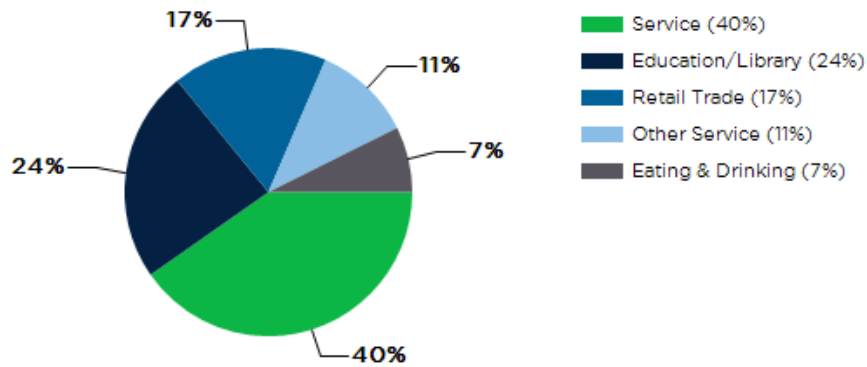


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## 02 Location

Location Summary  
Aerial View Map

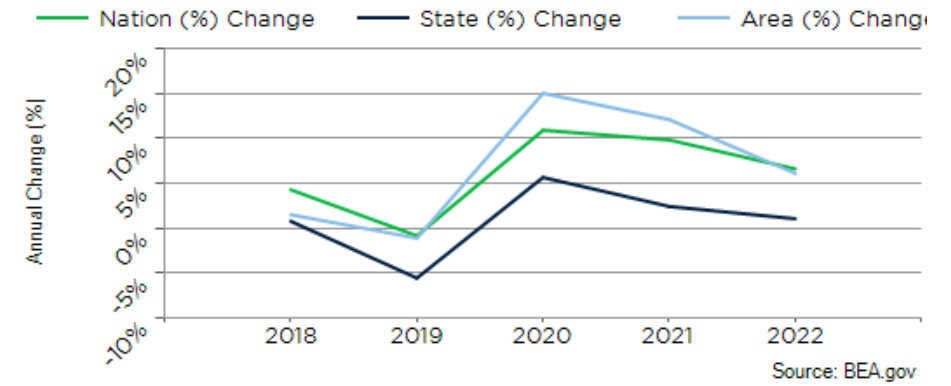
## Major Industries by Employee Count

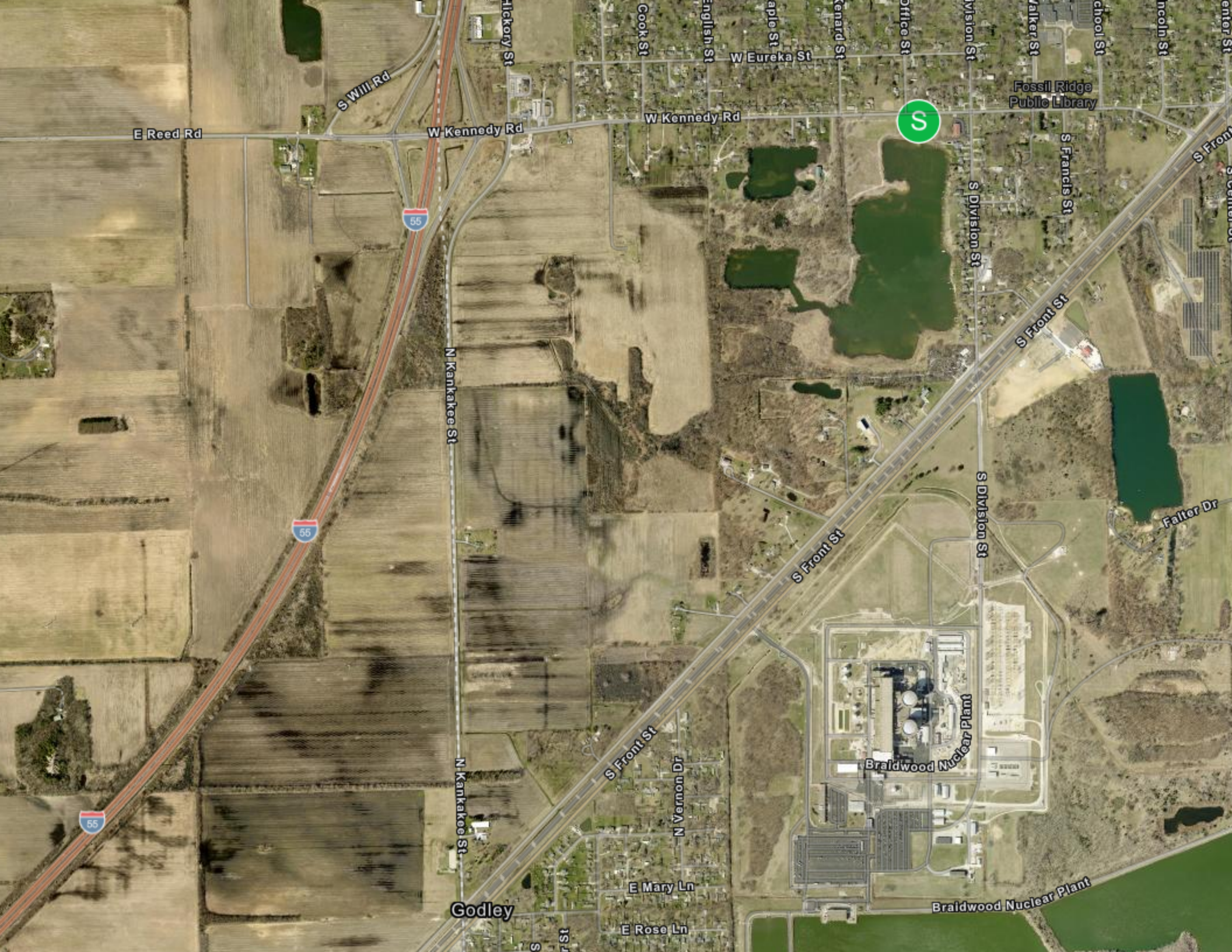


## Largest Employers

Casey's General Stores	2,049
ALDI	2,049
Grainger	2,049
Kennedy Auto Body Inc	2,049
City of Braidwood	2,049
Fossil Ridge Public Library	2,049
Braidwood Fire Protection District	2,049
SPCSL Corp	8

## Will County GDP Trend





S

Fossil Ridge  
Public Library

Braidwood Nuclear Plant

Braidwood Nuclear Plant

Godley

E Reed Rd

S Will Rd

W Kennedy Rd

W Kennedy Rd

N Kankakee St

N Kankakee St

S Division St

S Francis St

S Front St

S Division St

S Front St

S Front St

N Vernon Dr

E Mary Ln

E Rose Ln

Hickory St

Cook St

English St

W Eureka St

Fenard St

Office St

W Mission St

Walker St

School St

Lincoln St

Center St

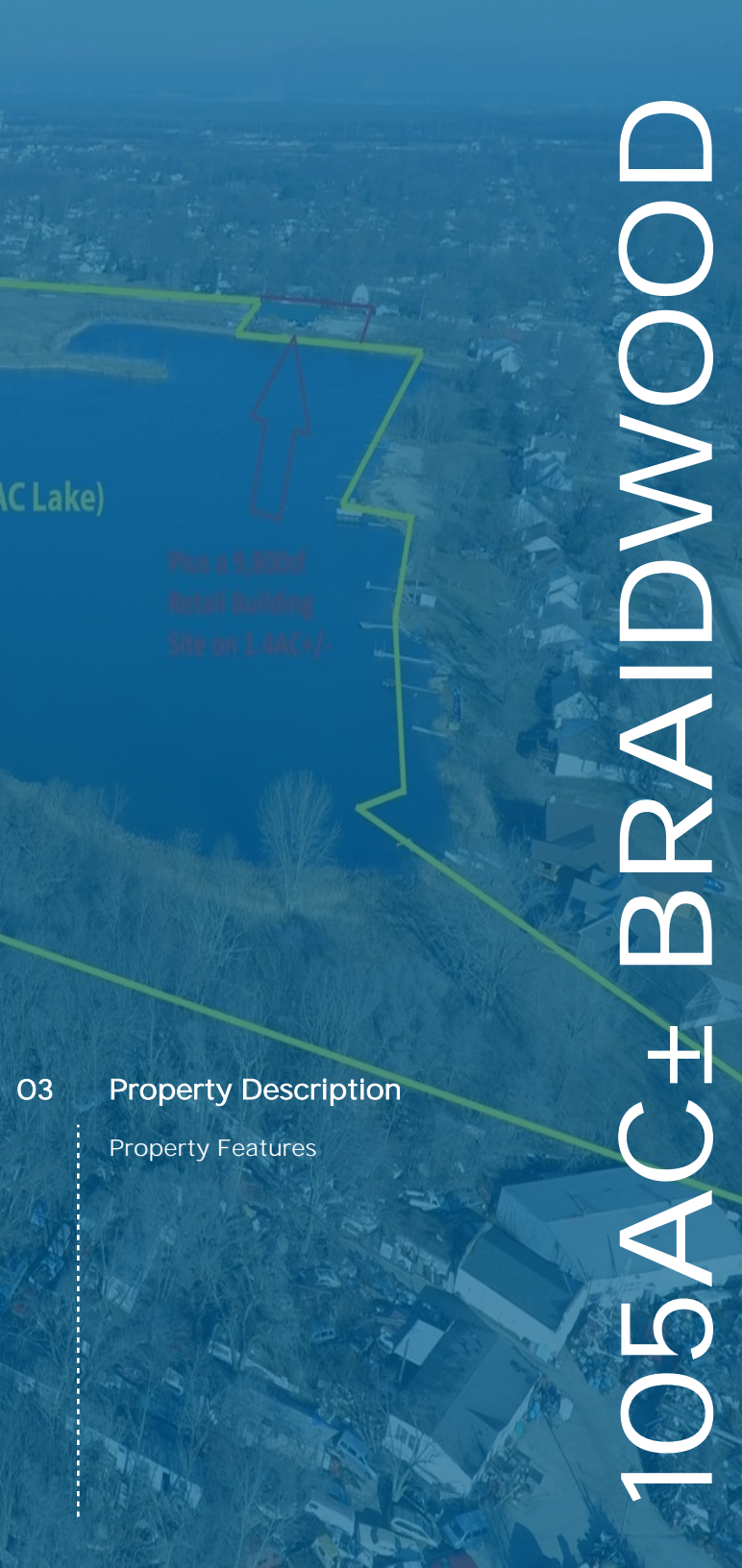
Falter Dr





103.66+/- AC (Includes 60+/- AC Lake)

\*Lot dimensions are approximate

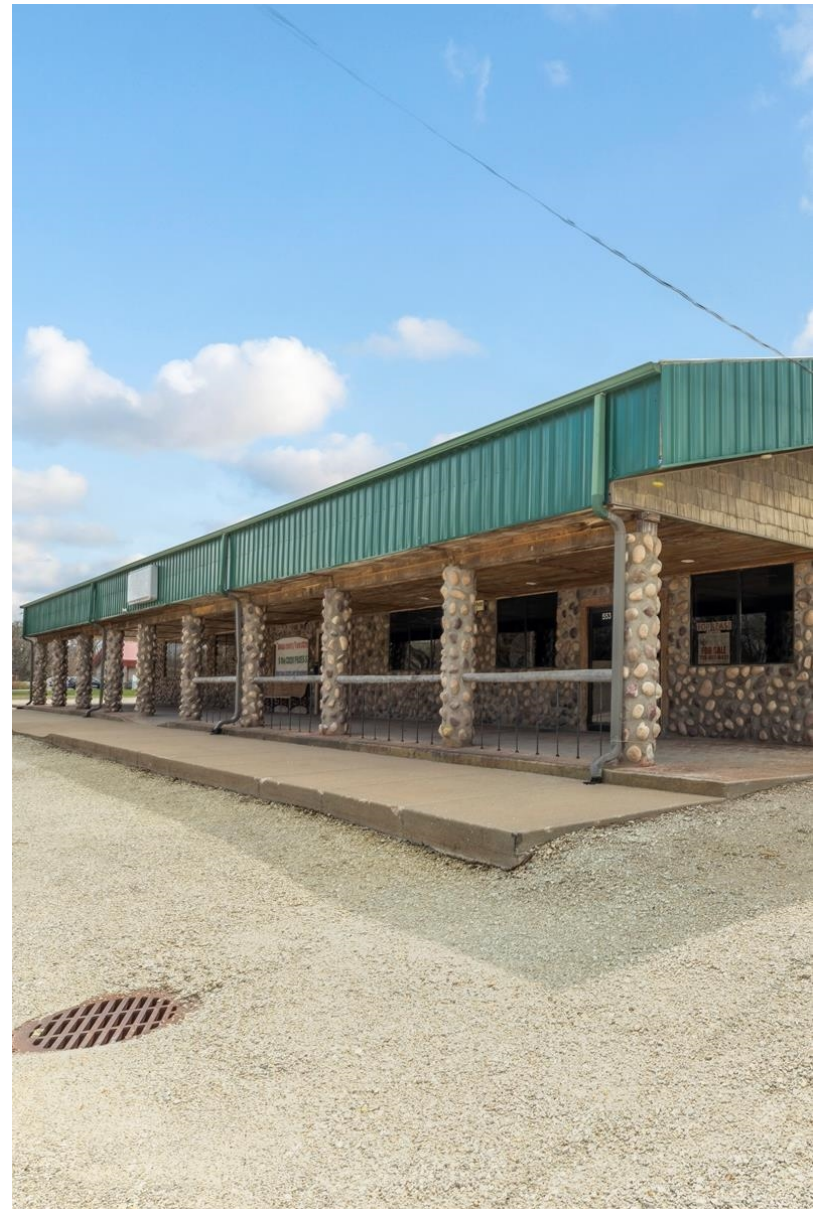


Plus a 9,800sf  
Retail Building  
Site on 1.4AC+/-

03 Property Description  
Property Features

## PROPERTY FEATURES

LAND ACRES	105
# OF PARCELS	3
ZONING TYPE	R-1 and B-1
TOPOGRAPHY	Level
LOT DIMENSION	See Survey
TRAFFIC COUNTS	1,850 VPD on Kennedy Rd



# 105AC± BRAIDWOOD

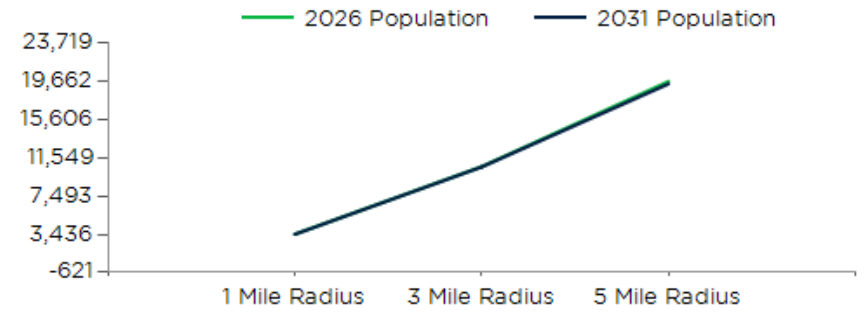
## 04 Demographics

General Demographics

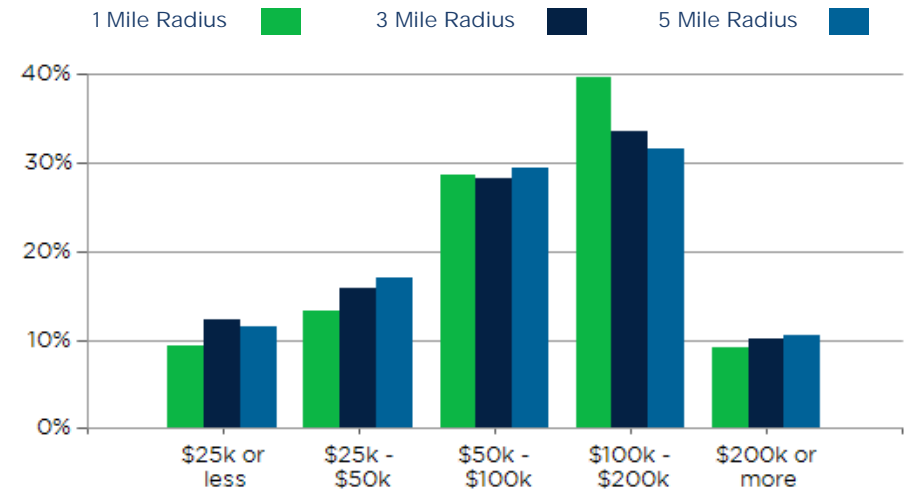
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,331	8,539	17,307
2010 Population	3,733	10,668	20,230
2026 Population	3,452	10,625	19,662
2031 Population	3,436	10,592	19,412
2026 African American	45	121	216
2026 American Indian	11	38	73
2026 Asian	11	43	85
2026 Hispanic	310	858	1,499
2026 Other Race	73	215	358
2026 White	3,020	9,292	17,419
2026 Multiracial	293	914	1,506
2026-2031: Population: Growth Rate	-0.45%	-0.30%	-1.30%

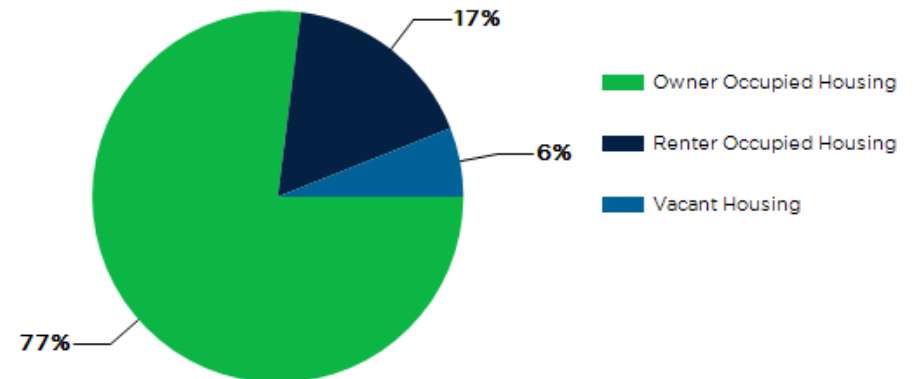
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	86	295	533
\$15,000-\$24,999	42	234	393
\$25,000-\$34,999	69	336	557
\$35,000-\$49,999	114	353	819
\$50,000-\$74,999	190	684	1,355
\$75,000-\$99,999	204	538	1,020
\$100,000-\$149,999	393	980	1,627
\$150,000-\$199,999	155	471	923
\$200,000 or greater	127	443	847
Median HH Income	\$97,711	\$85,693	\$82,758
Average HH Income	\$111,407	\$105,119	\$104,914



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

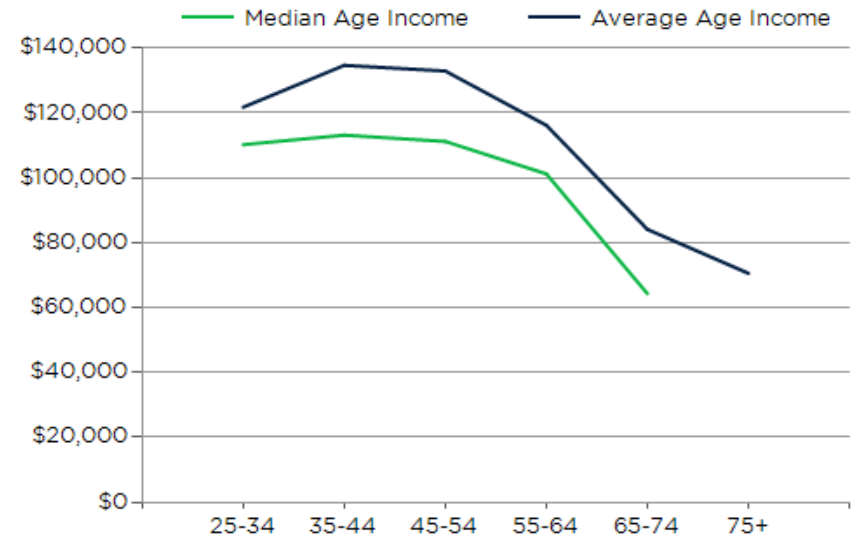
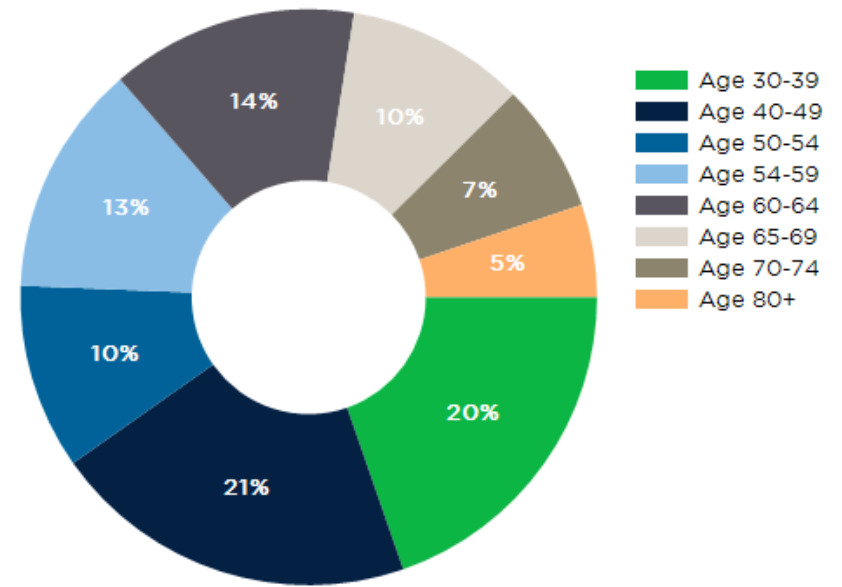


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	227	717	1,291
2026 Population Age 35-39	189	617	1,211
2026 Population Age 40-44	206	653	1,230
2026 Population Age 45-49	228	677	1,257
2026 Population Age 50-54	220	703	1,300
2026 Population Age 55-59	275	807	1,396
2026 Population Age 60-64	293	794	1,458
2026 Population Age 65-69	212	649	1,239
2026 Population Age 70-74	153	517	985
2026 Population Age 75-79	110	349	682
2026 Population Age 80-84	69	237	436
2026 Population Age 85+	38	139	311
2026 Population Age 18+	2,753	8,397	15,643
2026 Median Age	42	42	42
2031 Median Age	42	42	43

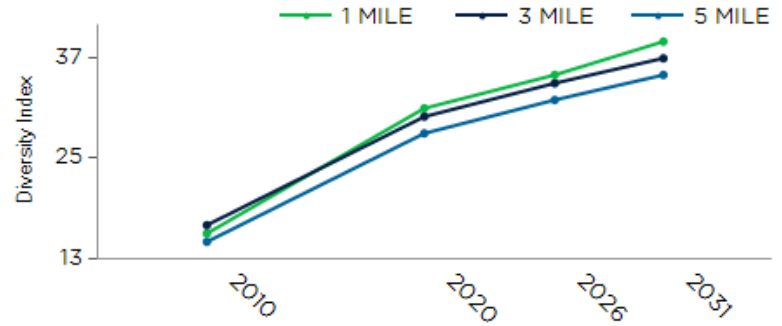
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$110,238	\$106,558	\$105,995
Average Household Income 25-34	\$121,792	\$120,014	\$121,575
Median Household Income 35-44	\$113,178	\$109,836	\$107,049
Average Household Income 35-44	\$134,710	\$129,117	\$128,875
Median Household Income 45-54	\$111,228	\$109,829	\$106,480
Average Household Income 45-54	\$132,938	\$130,827	\$128,407
Median Household Income 55-64	\$101,225	\$91,644	\$90,090
Average Household Income 55-64	\$116,218	\$107,835	\$108,538
Median Household Income 65-74	\$64,296	\$56,593	\$56,225
Average Household Income 65-74	\$84,123	\$75,338	\$75,373
Average Household Income 75+	\$70,549	\$62,705	\$64,411

Population By Age

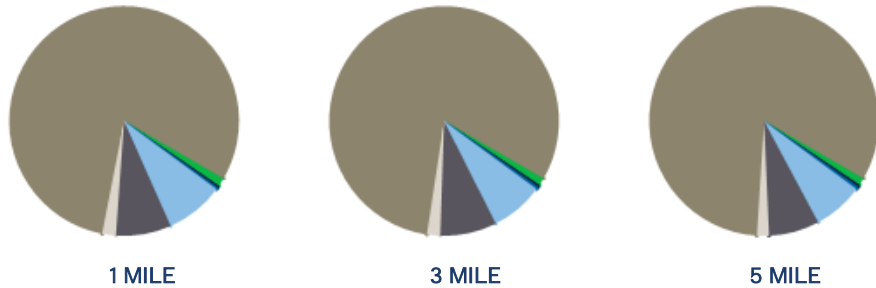


DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	39	37	35
Diversity Index (current year)	35	34	32
Diversity Index (2020)	31	30	28
Diversity Index (2010)	16	17	15

POPULATION DIVERSITY



POPULATION BY RACE

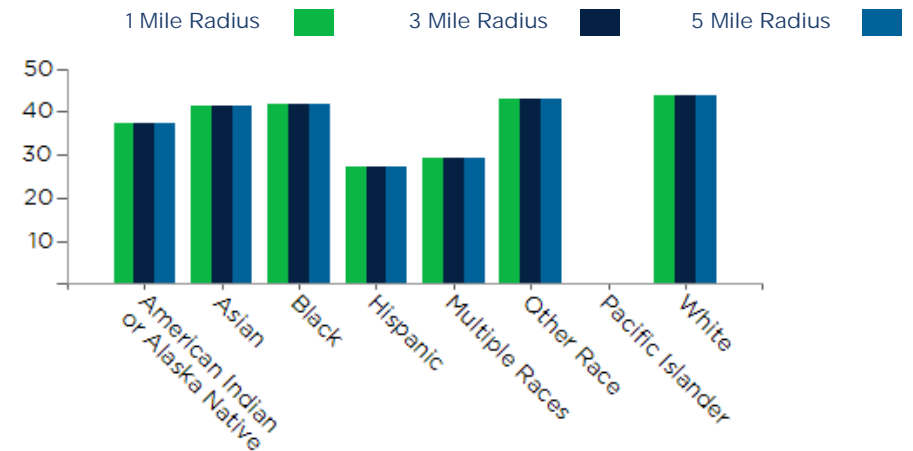


2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	1%	1%	1%
American Indian	0%	0%	0%
Asian	0%	0%	0%
Hispanic	8%	7%	7%
Multiracial	8%	8%	7%
Other Race	2%	2%	2%
White	80%	81%	82%

2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	38	43	47
Median Asian Age	41	48	43
Median Black Age	42	38	39
Median Hispanic Age	27	27	27
Median Multiple Races Age	29	27	28
Median Other Race Age	43	40	38
Median Pacific Islander Age	0	59	59
Median White Age	44	43	43

2026 MEDIAN AGE BY RACE



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