

**SALE**

# Cedar Road Agricultural Land

**16450 SOUTH CEDAR ROAD**

Homer Glen, IL 60491

**PRESENTED BY:**

**DEREK GONSCH**

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## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$699,000
<b>LOT SIZE:</b>	204,732 SF
<b>PRICE / ACRE:</b>	\$148,723
<b>ZONING:</b>	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

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# RETAILER MAP



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**ADDITIONAL PHOTOS**



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

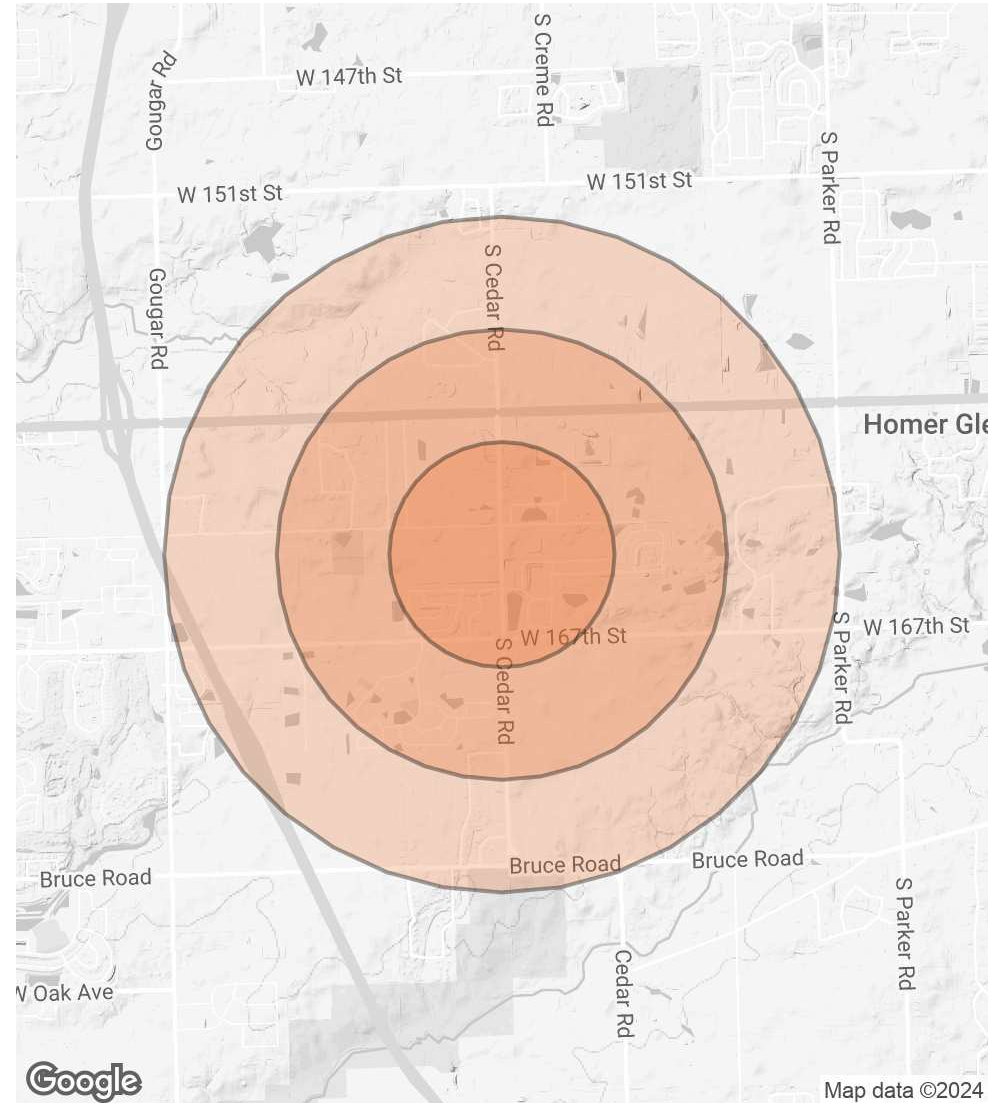
0.5 MILES 1 MILE 1.5 MILES

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

## HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

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

2020 American Community Survey (ACS)



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The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

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**\$21.1B**

Total value of sales & lease transactions

**8**

Countries & expanding

**7+7**

Core services & speciality practice areas

**57M+**

SF in properties managed

We believe in the power of collective strength to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, colleagues, and communities. Our unique business model is built on the power of collaboration and transparency and supported by our open, inclusive culture. By proactively promoting properties and sharing fees with the entire industry, we build lasting connections, create superior wealth for our clients, and prosper together.

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# The 9.6% report

A REPORT ON THE PRICING ADVANTAGE OF COOPERATION

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**SVN® ADVISORS SHARE FEES BECAUSE IT CREATES MORE DEMAND AND SUPERIOR VALUE FOR OUR CLIENTS.**

SVN® economists analyzed 15,000 records of sales between \$2.5 and \$20 million in the four core building types- industrial, multifamily, office and retail.\*

## The Result?

The average price per square foot was higher in every asset class for transactions involving two separate brokerage firms. In aggregate, **the average selling price was 9.6% higher with brokerage cooperation.**

## Think About it.

When a broker says they know all the buyers for a property, do they really? With 65% of buyers coming from out of market, how could they?

250 years ago, Adam Smith wrote down the basic laws of supply and demand: The higher the demand for a product, the higher the sales price.

\*Peter Froberg and Viroj Jienwatcharamongkhol, Cooperation in Commercial

## It's common sense

Marketing a property to the widest possible audience increases the price for an owner. This is how SVN Advisors operate - we share fees and build trust, driving outsized success for our clients and our colleagues.

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## ADVISOR BIO 1



### DEREK GONSCH

Associate Advisor

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### PROFESSIONAL BACKGROUND

Derek Gonsch is an experienced associate advisor with SVN specializing in sales and leasing for retail, office, 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.

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