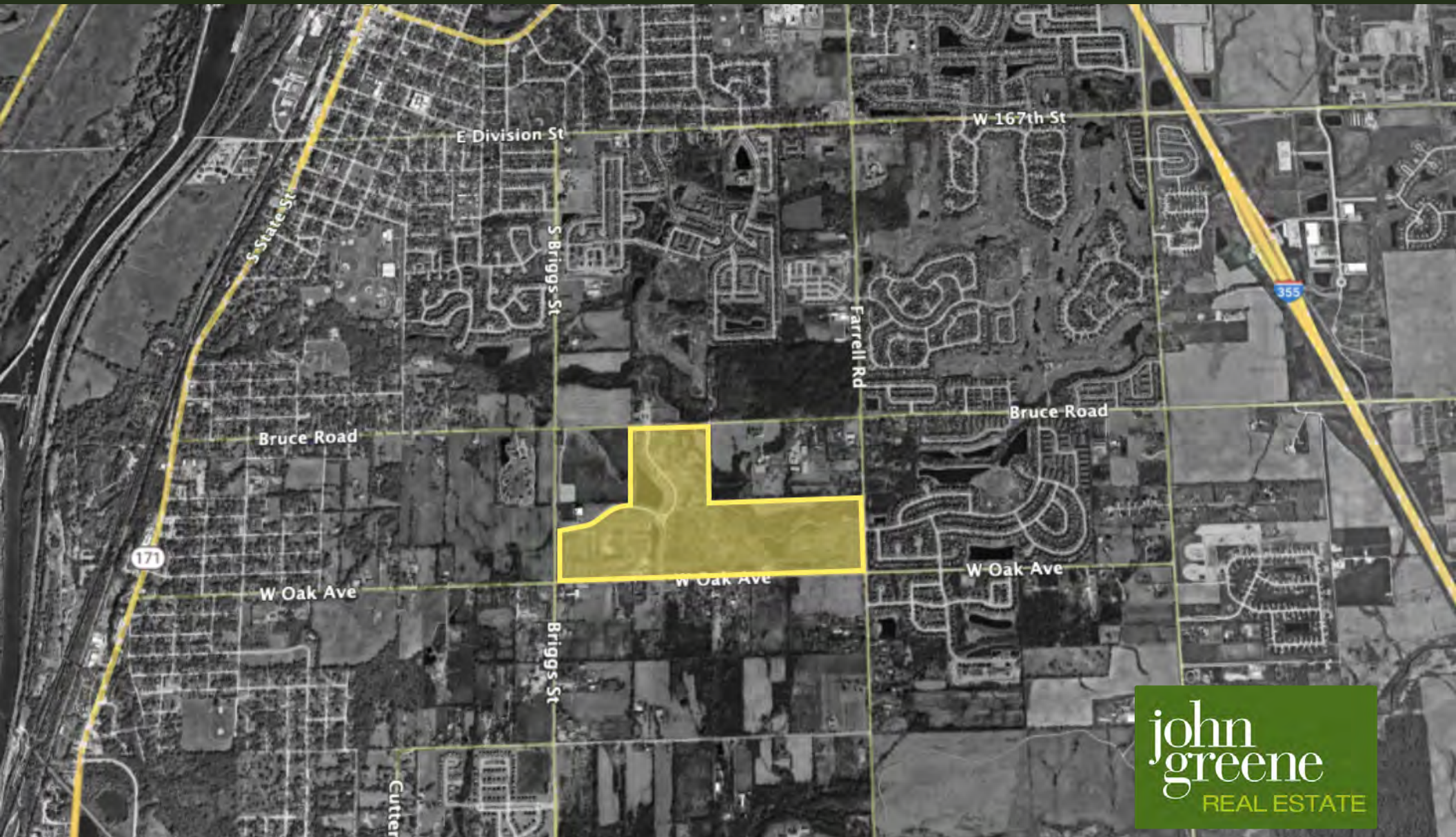


Serenity Landing

180±AC NWC S. Farrel and W. Oak Ave., Lockport, IL 60441

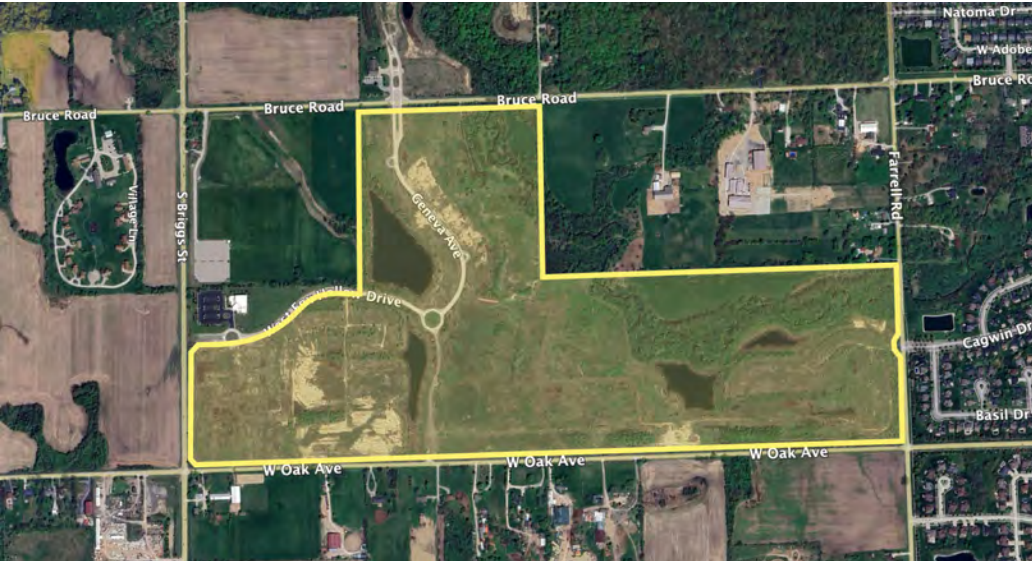
RESIDENTIAL LAND FOR SALE



Serenity Landing | 180±AC NWC S. Farrel and W. Oak Ave., Lockport, IL 60441

RESIDENTIAL LAND FOR SALE

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



OFFERING SUMMARY

Sale Price:	\$16,590,000
Lot Size:	180.0 Acres (Divisible)
PINs:	Multiple
Taxes:	\$84,366
School District:	Fairmont School District 89 (Elementary) Lockport Township High School District 205 (Secondary)
Zoning:	C2, O2, R1, R2, R3
County:	Will

PROPERTY OVERVIEW

180±AC located on the northwest corner of S. Farrel and W. Oak Ave in Lockport. Proposed concept plan features 1.77± AC at the southeast corner of Fox Hollow Drive and South Briggs Street for commercial development, with the remaining site divided into four proposed units, consisting of multifamily, townhomes, and single family homes. Plan includes a clubhouse, dog park, public park, multiple playgrounds and a community pool.

PROPERTY HIGHLIGHTS

- Concept plan approved
- Proposed commercial, multifamily and single family development.
- Divisible
- 7,900 VPD exposure on Briggs Street
- Engineering estimates of land development costs available

Shamus Conneely

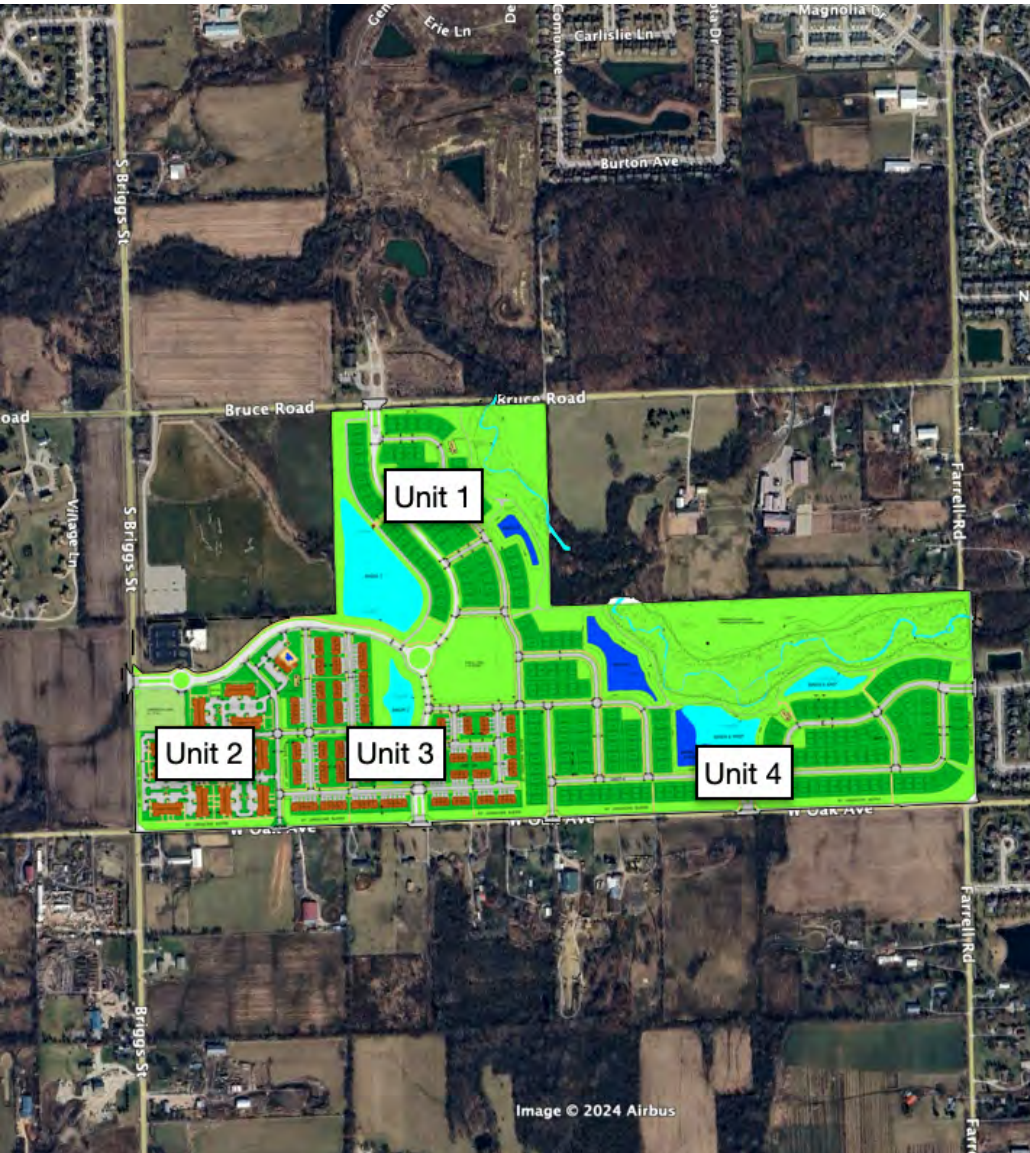
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PROPOSED DEVELOPMENT OVERVIEW

UNIT DETAILS

UNIT 1 | NORTH SINGLE FAMILY

Dwelling Units: 67
Typical Lot Size: 62.5' X 120'

UNIT 2 | MULTIFAMILY

Dwelling Units: 240 (20 apartments per building/ 12 buildings)
Garage Parking Spaces: 96 (8 per building)
Outside Parking Spaces: 264 (12 ADA Accessible Stalls)

UNIT 3 | TOWNHOMES

Units Per Building: 4-6

UNIT 4 | EAST SINGLE FAMILY

Dwelling Units: 145
Typical Lot Size: 62.5' X 120'

DEVELOPMENT AMENITIES

Clubhouse 5+ AC Public Park
Community Pool 3 Playgrounds
Dog Park 1.77± AC Commercial parcel

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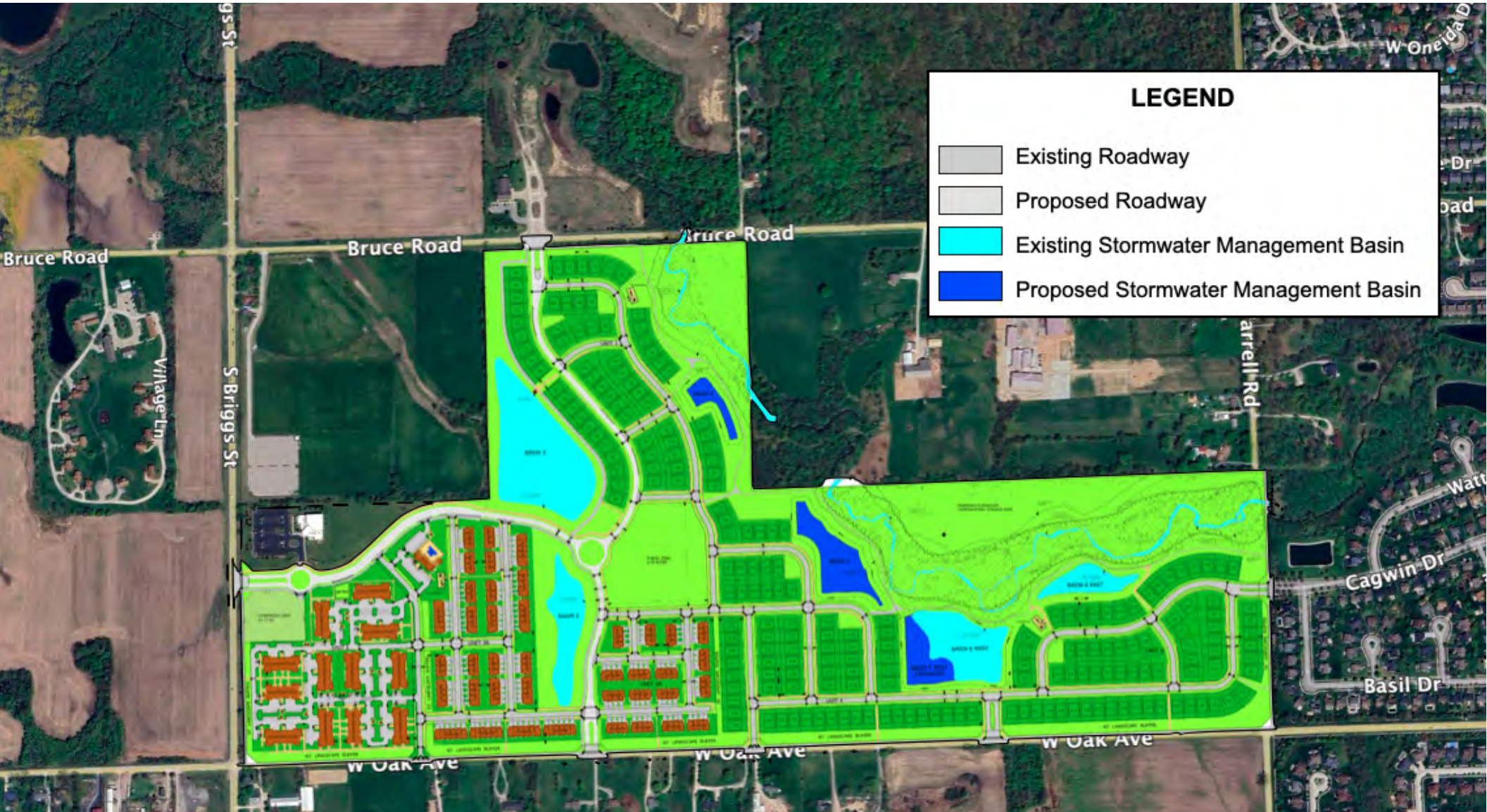
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CONCEPT PLAN

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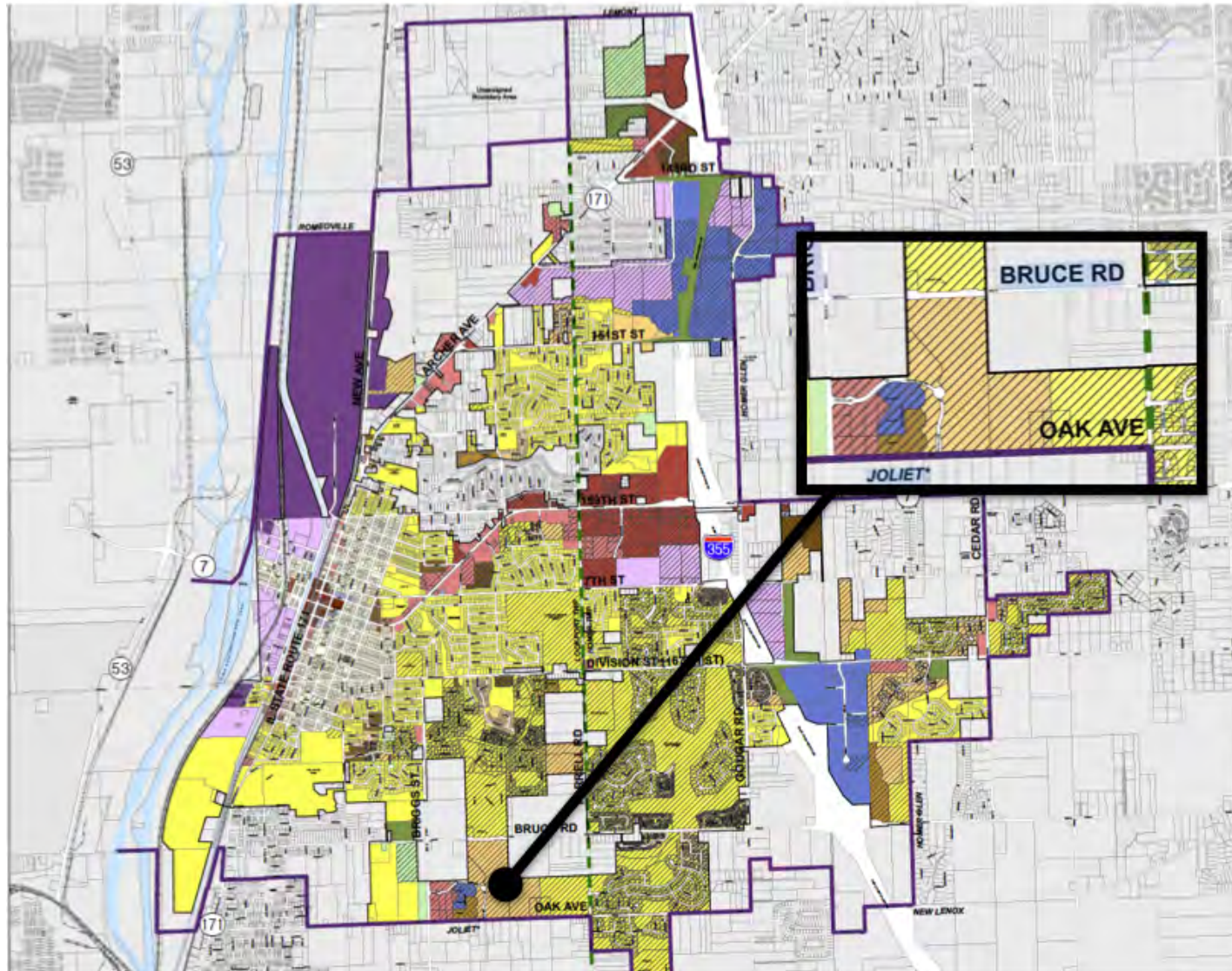
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ZONING MAP

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City of Lockport
Illinois



Official Zoning Map

Legend

- City Boundary
- Boundary Agreements
- Township Line
- Water
- Special Use Permit
- A1 Agricultural
- C1 Neighborhood Commercial
- C2 Community Commercial
- C3 Highway Commercial
- C4 Downtown Commercial
- M1 Limited Manufacturing
- M2 General Manufacturing
- O1 Limited Office
- O2 General Office
- ER Estate Residential
- R0 Heritage Residential
- R1 Single Family Residential
- R2 Single Family Residential
- R3 Multiple Family Residential
- R4 Multiple Family Residential



1" = 3,000'
0 1,500 3,000 6,000
Feet

This official Zoning Map is adopted by reference in Section 151.004(b) of the City of Lockport Municipal Code. (Original Map adopted April 2, 1990, Ordinance #90-1942. In accordance with Chapter 65, paragraph 5(11), 13-19 of the Illinois Compiled Statutes, 1994, this map reflects all zoning uses, divisions, and classifications in effect on and prior to Jan 01, 2022.

Prepared for:
City of Lockport Community Development Department
Prepared by:
Ruettiger, Tonelli & Associates, Inc.

Last Revised 3/10/2022

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NEARBY SUBDIVISION MAP

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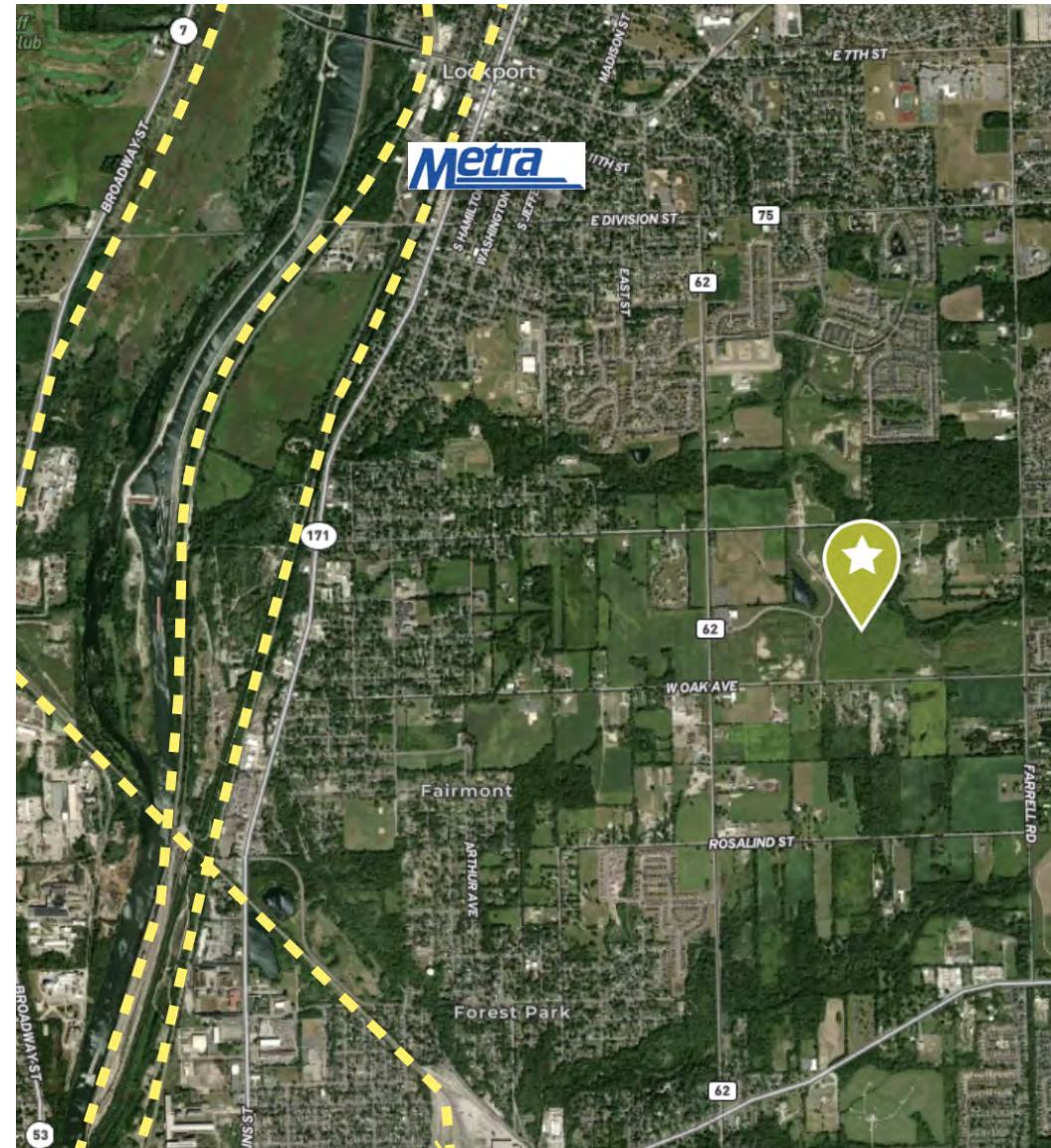
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LOCAL TRAVEL DISTANCES & COMMUTER RAIL

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LOCKPORT



26,070

Residents



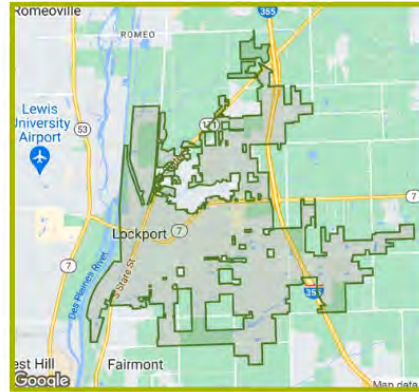
\$96,481

Median Household
Income



2.71

Average
Household Size



EVENTS

The City of Lockport is proud to offer many community events through out the year, including World War II Day, Crusin' into Lockport, Downtown Lockport Cookie Walk, Fridays in the Park, Movie Nights, Old Canal Days, and many more!

EXPLORE

Downtown Lockport has much to explore, including multiple museums, historic sites, and visual arts options to explore, all within walking distance from each other.

Lockport's unique outdoor museum, Lincoln Landing, features a number of historical markers to explore, follow the I&M Canal path to the south to explore Lock #1 and #2, and to the north you will find the Isle A La Cache Museum.

SHOP

Lockport has something to offer everyone! The Downtown area has many specialty shops, including quaint candy stores, featuring candies from across the generations, comic book stores, and gift shops with candles, knitting supplies, and more.

LIVE + LEARN

Lockport Township HSD 205: ★★★★★
SchoolDigger.com rating

The subject property is served by Fairmount School District 89 for PK - 8, and Lockport Township High School District 205 for high school. The high school is a standout institution, ranking in the top 18% of Illinois high schools and maintaining a 4-star rating from SchoolDigger.com for the past three years.

Top 18%

of Illinois high schools

92.5%

four-year graduation rate

21.8

average ACT ccore

PLAY

The Lockport Park District maintains 38 parks, totaling almost 950 acres. Recreational activities include champion designed golf courses, indoor and outdoor tennis and racquetball courts, several fitness and aquatic facilities, skate park and disc golf course.

EAT

Lockport features many dining options, including:

Lock & Mule by Tangled Roots Brewing Company: offering a variety of dishes, from familiar favorites to the chef's more adventurous creations.

Mamma Onesta: an authentic family-owned Italian restaurant with indoor and outdoor seating.
Paradise Bay: a family owned and operated bar and grill with a low-key vibe.

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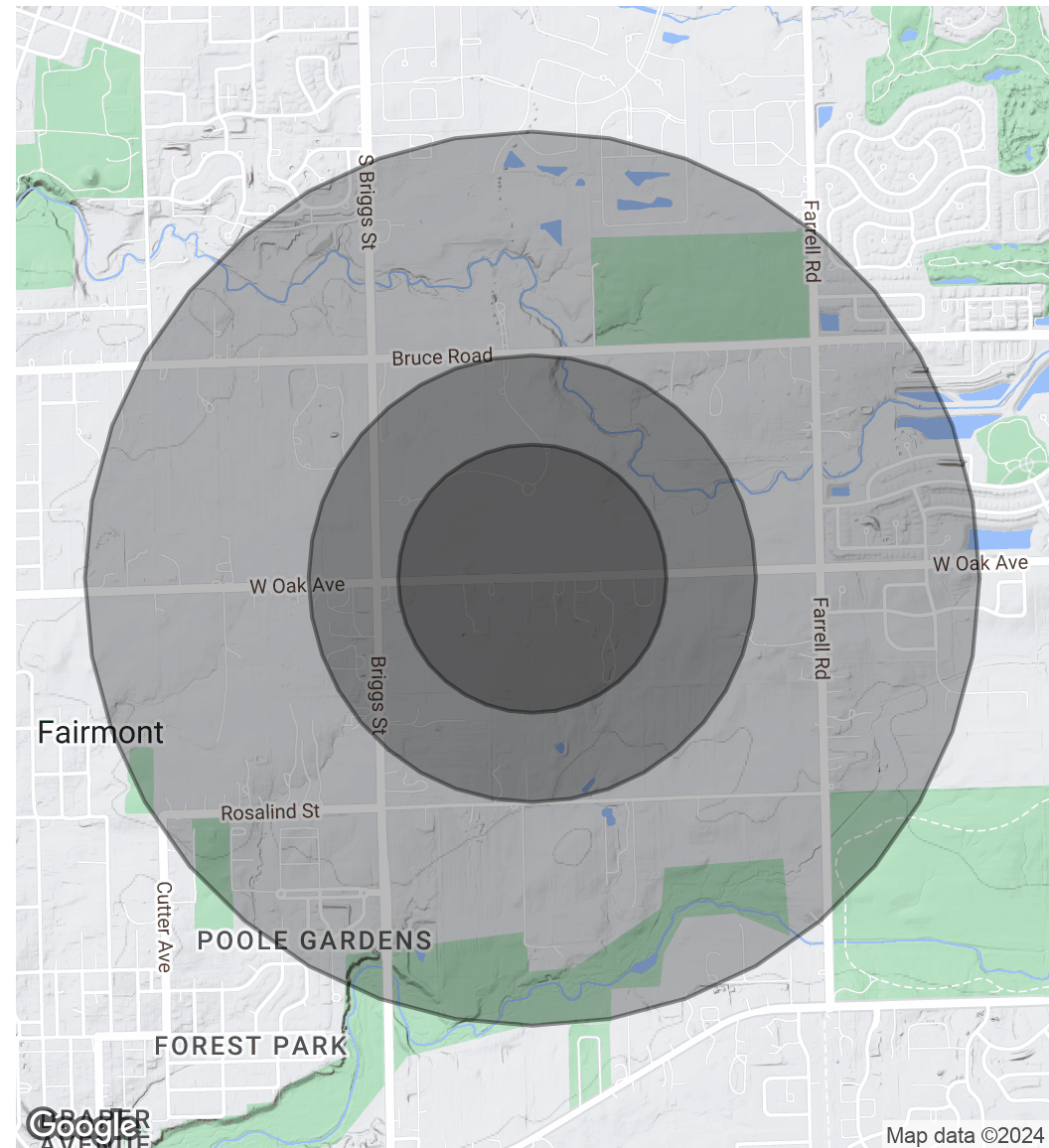
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	6	45	2,436
Average Age	36	36	36
Average Age (Male)	35	35	35
Average Age (Female)	37	37	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2	13	841
# of Persons per HH	3	3.5	2.9
Average HH Income	\$87,795	\$79,174	\$124,350
Average House Value	\$181,680	\$182,906	\$297,106

Demographics data derived from AlphaMap



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