

77+/- ACRES - RESIDENTIAL/COMMERCIAL - FRANKFORT

NEC WOLF RD. AND LARAWAY, FRANKFORT, IL 60423

LM
Lagestee-Mulder
Commercial Real Estate

LAND FOR SALE



PROPERTY HIGHLIGHTS

- ± 76.78 acres at the NEC of Laraway and Wolf Roads in Frankfort, IL
- Commercial and residential development opportunity
- The town of Frankfort is open to a wide range of possibilities
- Frankfort is recognized for its strong population growth, award-winning schools and high household incomes
- HH Income - \$150 K in 3-mile radius
- Traffic Counts: 13,600 vehicles per day on W. Laraway Road and 10,000 vehicles per day on Wolf Rd.
- Electric, gas, water accessible
- Real Estate Taxes: \$2,180.58 (payable in 2024)

SALE PRICE

\$8,000,000

OFFERING SUMMARY

Lot Size:	76.78 Acres
County:	Will
Zoning:	Residential, Commercial
APN:	19-09-29-300-004
APN:	19-09-29-300-013
Price / SF:	\$2.39

MARTHA WINTER

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LEXI WELTON

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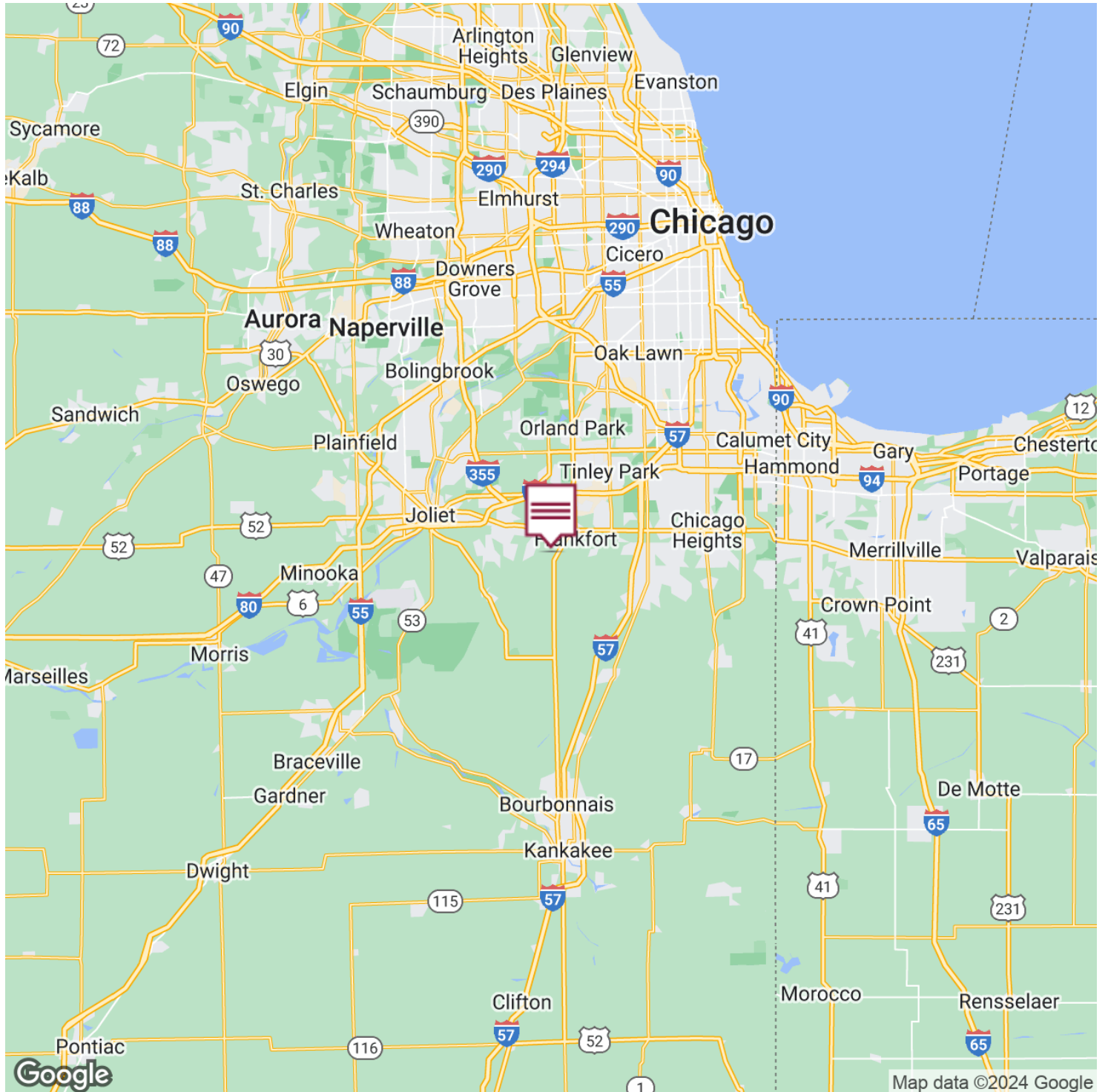
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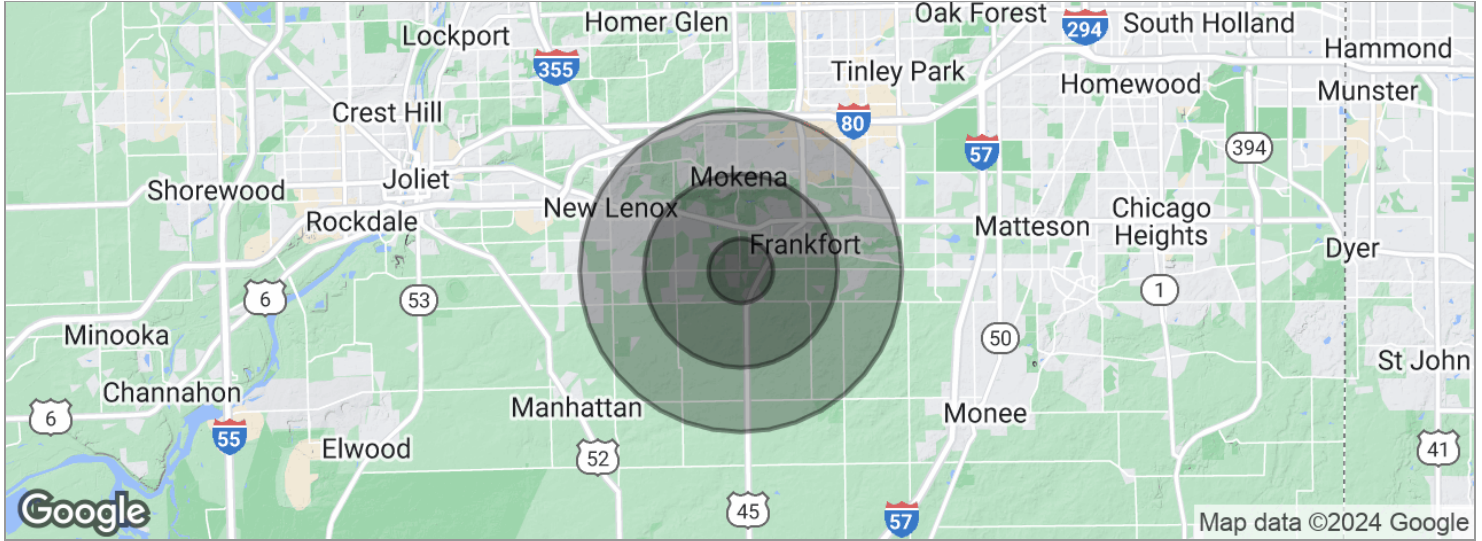
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,261	27,025	83,791
Median age	36.4	38.3	38.1
Median age (male)	34.9	37.3	36.9
Median age (Female)	37.2	39.1	39.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,592	8,966	27,840
# of persons per HH	3.5	3.1	3.1
Average HH income	\$161,024	\$150,780	\$138,143
Average house value	\$463,560	\$397,858	\$355,972

* Demographic data derived from CoStar's 2021 estimates.

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