

15922 - 16012 S Gougar Rd

Homer Glen, IL 60491

LAND - RESIDENTIAL FOR SALE



S Gougar Rd.

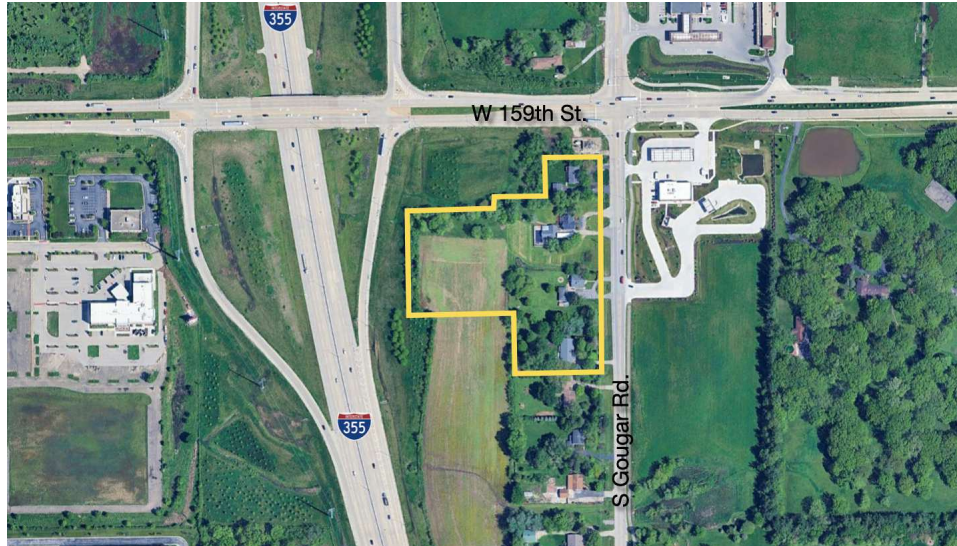
W 159th St.

355

355

john
greene
REAL ESTATE

John Greene Real Estate | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



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± 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± VPD) and 159th St. (17,900± 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.

OFFERING SUMMARY

Sale Price:	Subject to Offer
Lot Size:	6.39 Acres
Zoning:	R-2
Traffic Count:	17,900 (W 159th Street)
County:	Will
2023 Taxes:	\$23,313

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

Shamus Conneely

shamusconneely@johngreenecommercial.com

773.814.3378

Mike Waseen

mikewaseen@johngreenecommercial.com

630.360.1196

The information contained herein is from sources John Greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019



15922 - 16012 S Gougar Rd | Homer Glen, IL 60491

LAND - RESIDENTIAL FOR SALE

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



Shamus Conneely

shamusconneely@johngreenecommercial.com

773.814.3378

Mike Waseen

mikewaseen@johngreenecommercial.com

630.360.1196

The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019

**john
greene**
REAL ESTATE

15922 - 16012 S Gougar Rd | Homer Glen, IL 60491

LAND - RESIDENTIAL FOR SALE

John Greene Real Estate | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



Shamus Conneely

shamusconneely@johngreenecommercial.com

773.814.3378

Mike Waseen

mikewaseen@johngreenecommercial.com

630.360.1196

The information contained herein is from sources John Greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019

**john
greene**
REAL ESTATE