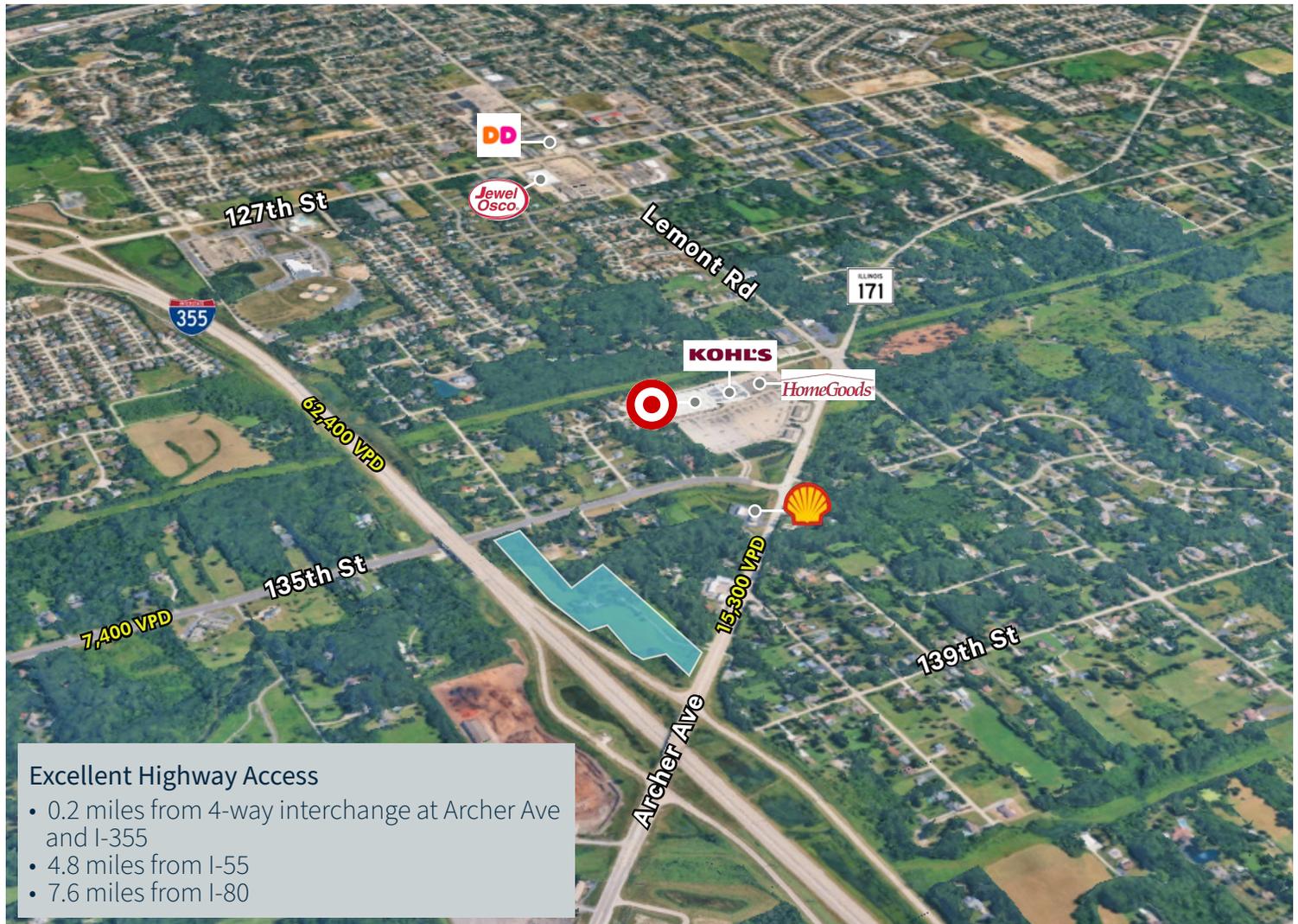


Potential Mixed-Use Development in Unincorporated Will County

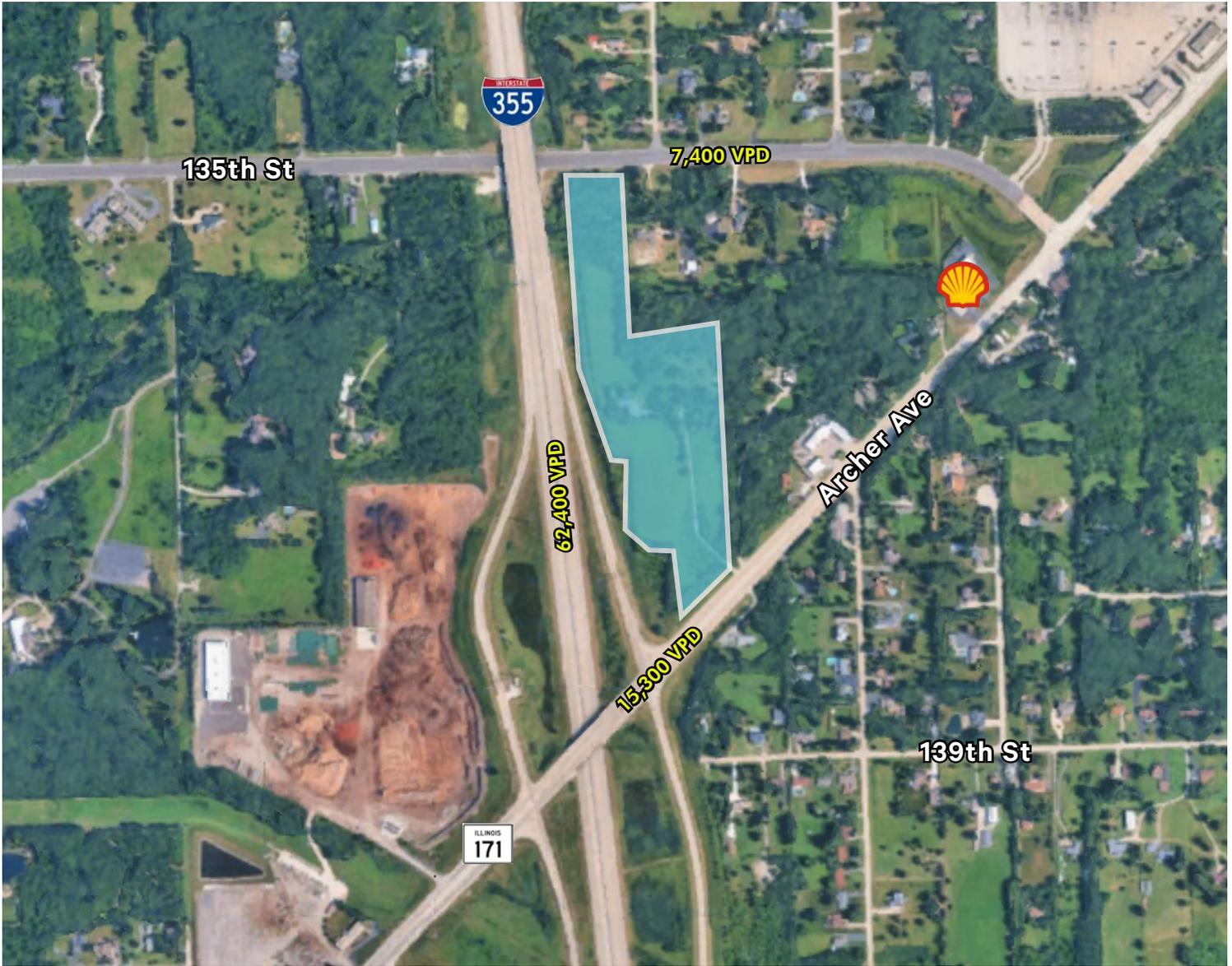
13764 South Archer Avenue, Lemont IL



Property Highlights

- ±16.92 Acres
- Frontage along both Archer Ave & 135th St
- Prime location adjacent to I-355
- Easy access to I-355 via Archer Ave
- Approximately 24 miles to Midway International Airport
- Uses include Multi-family, Residential, Retail, Industrial, Gas & possibly Office
- TIF may be possible
- Low Will County taxes
- Water is at the Shell Station at 135th & Archer Ave
- Will County School District 92, Lockport High School District 205
- Additional Due Diligence is available upon request

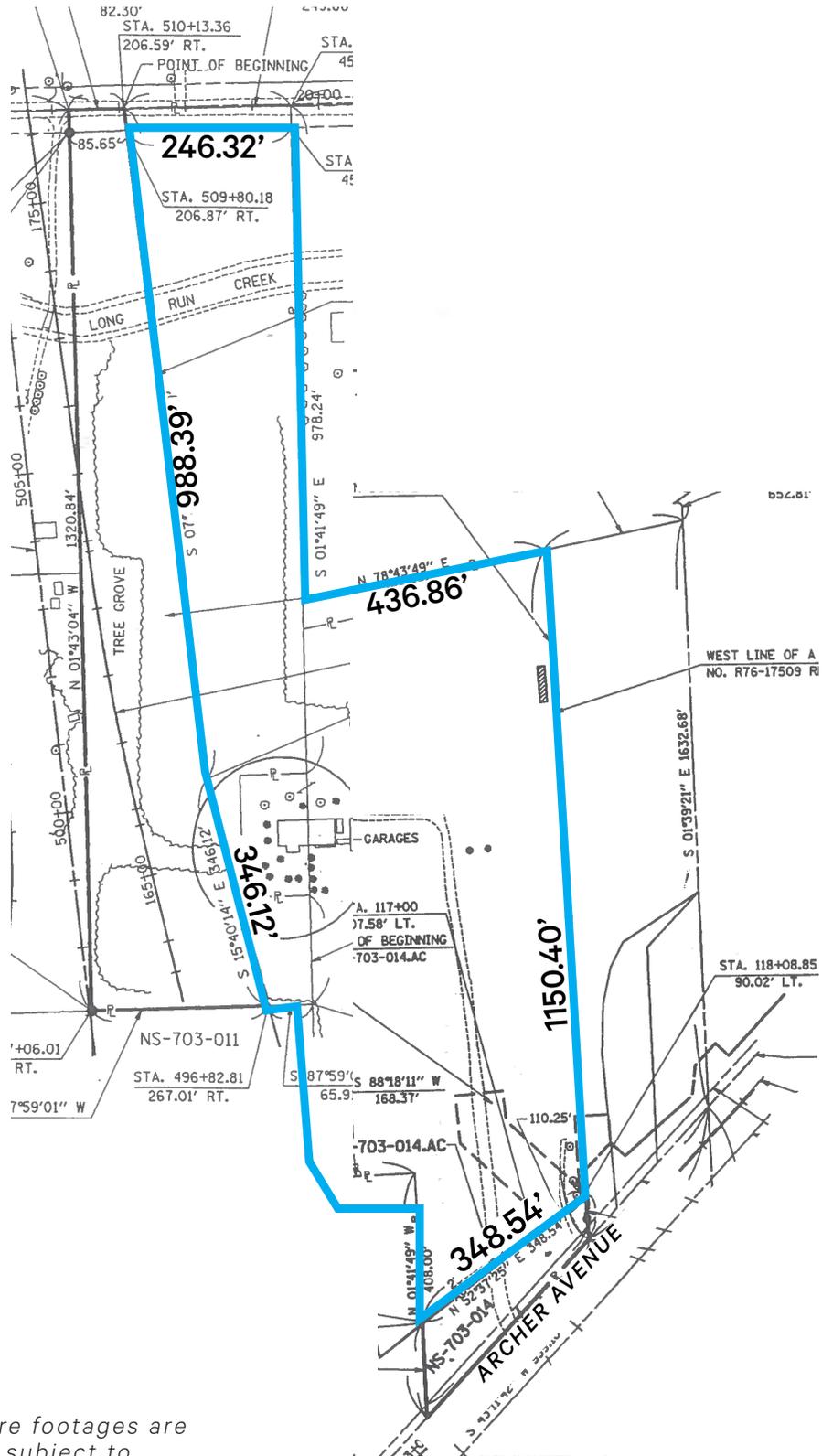
Site Aerial



Demographics	1 Miles	3 Miles	5 Miles
Population	2,618	29,216	98,254
Households	1,028	11,096	36,590
Average Household Income	\$162,176	\$154,102	\$134,026
Average Housing Value	\$577,679	\$475,797	\$411,014

Traffic Counts	
Archer Avenue	15,300 VPD
I-355	62,400 VPD
135th Street	7,400 VPD

Site Dimensions

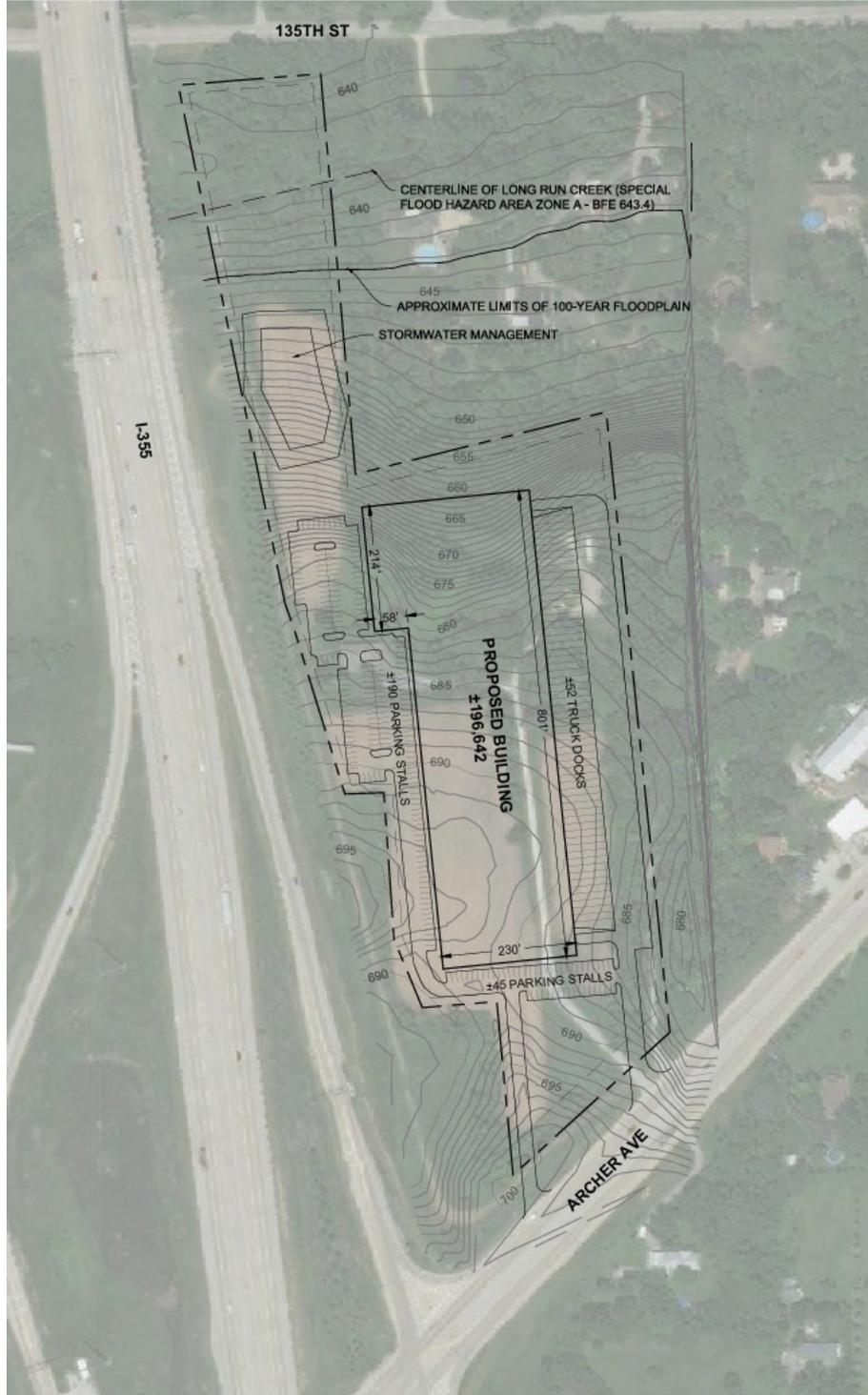


Dimensions and square footages are approximate and subject to refinement after field verification

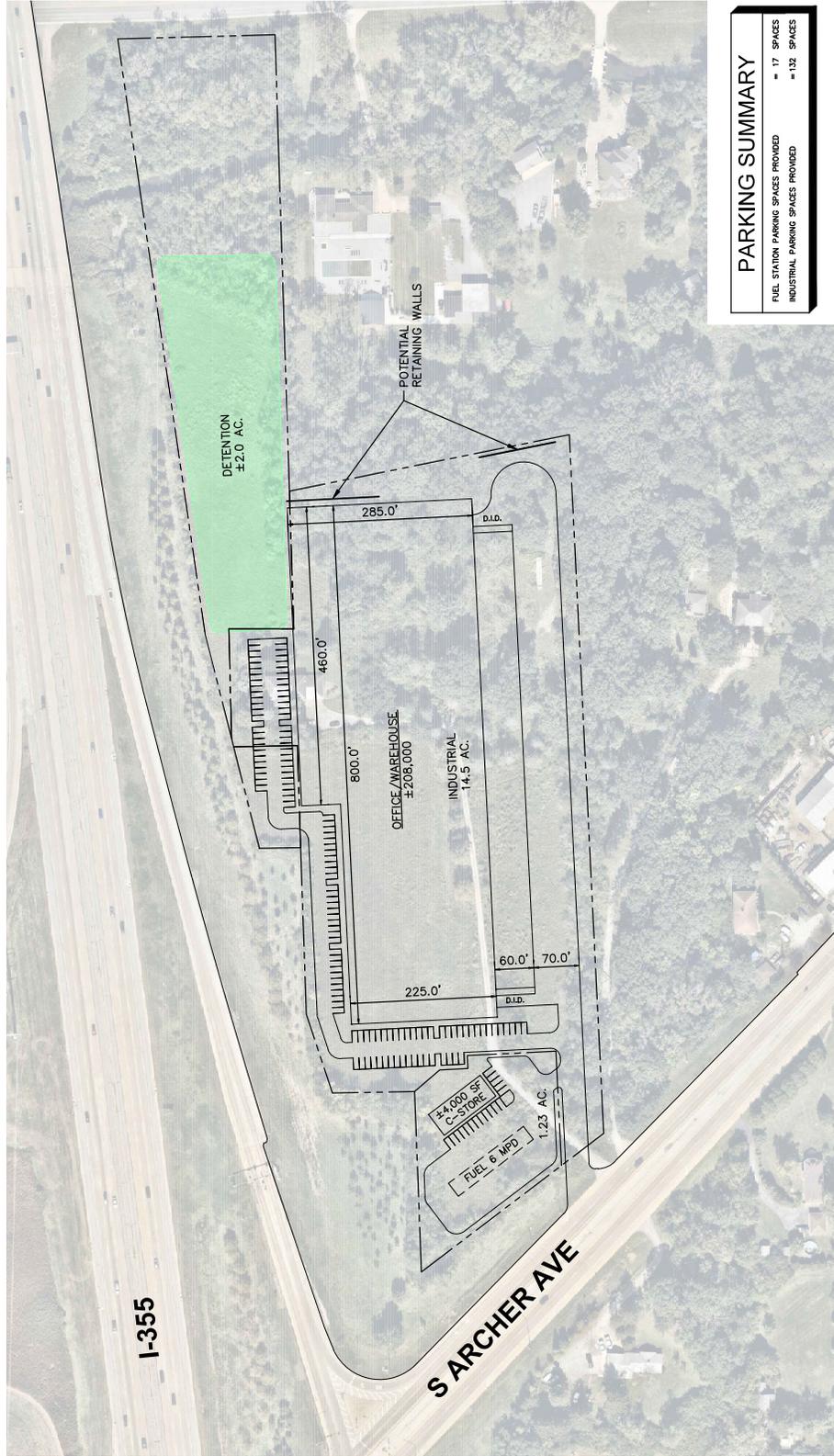
Concept Plan



Concept Plan



Concept Plan

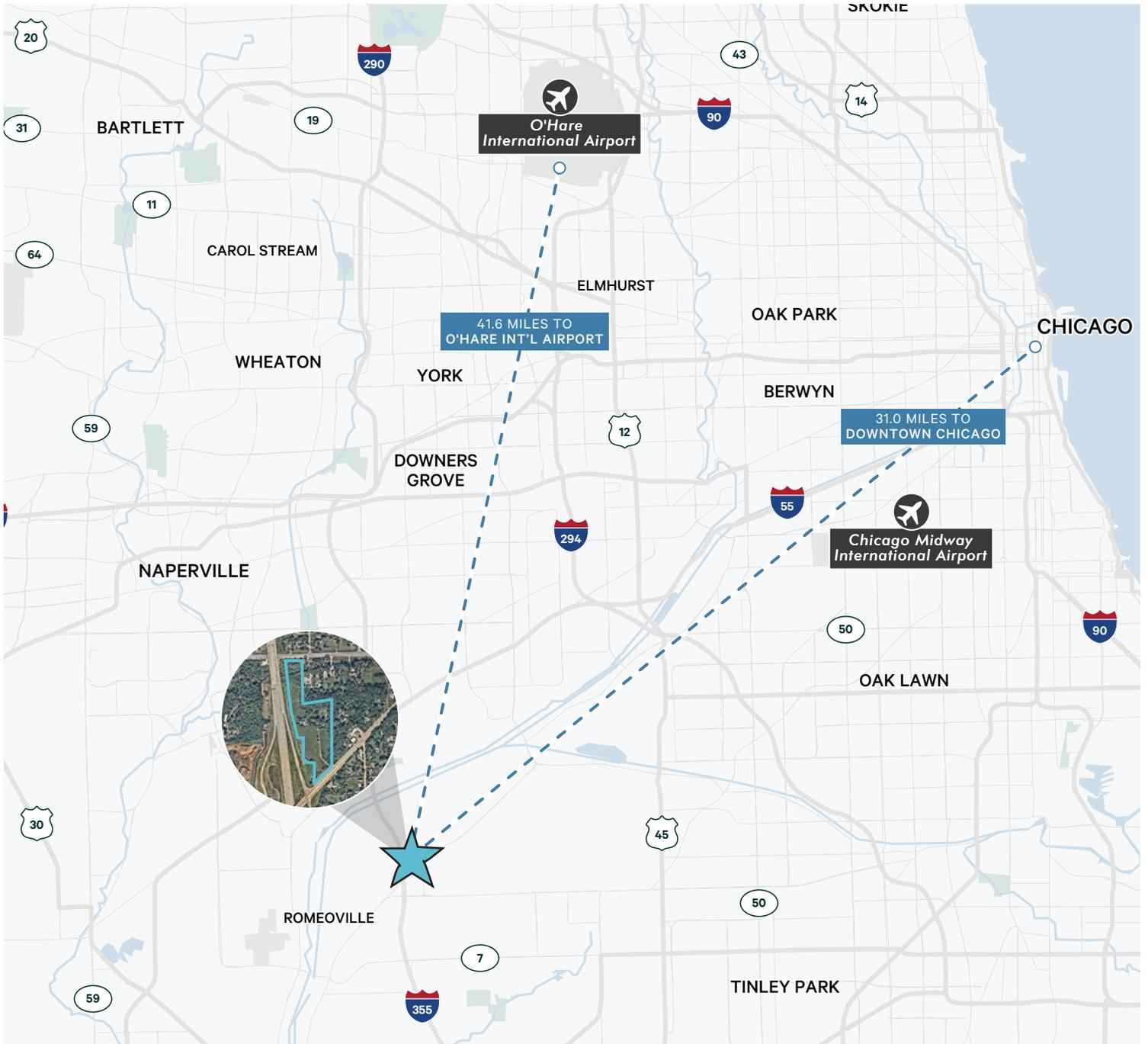


PARKING SUMMARY	
FUEL STATION PARKING SPACES PROVIDED	= 17 SPACES
INDUSTRIAL PARKING SPACES PROVIDED	= 132 SPACES

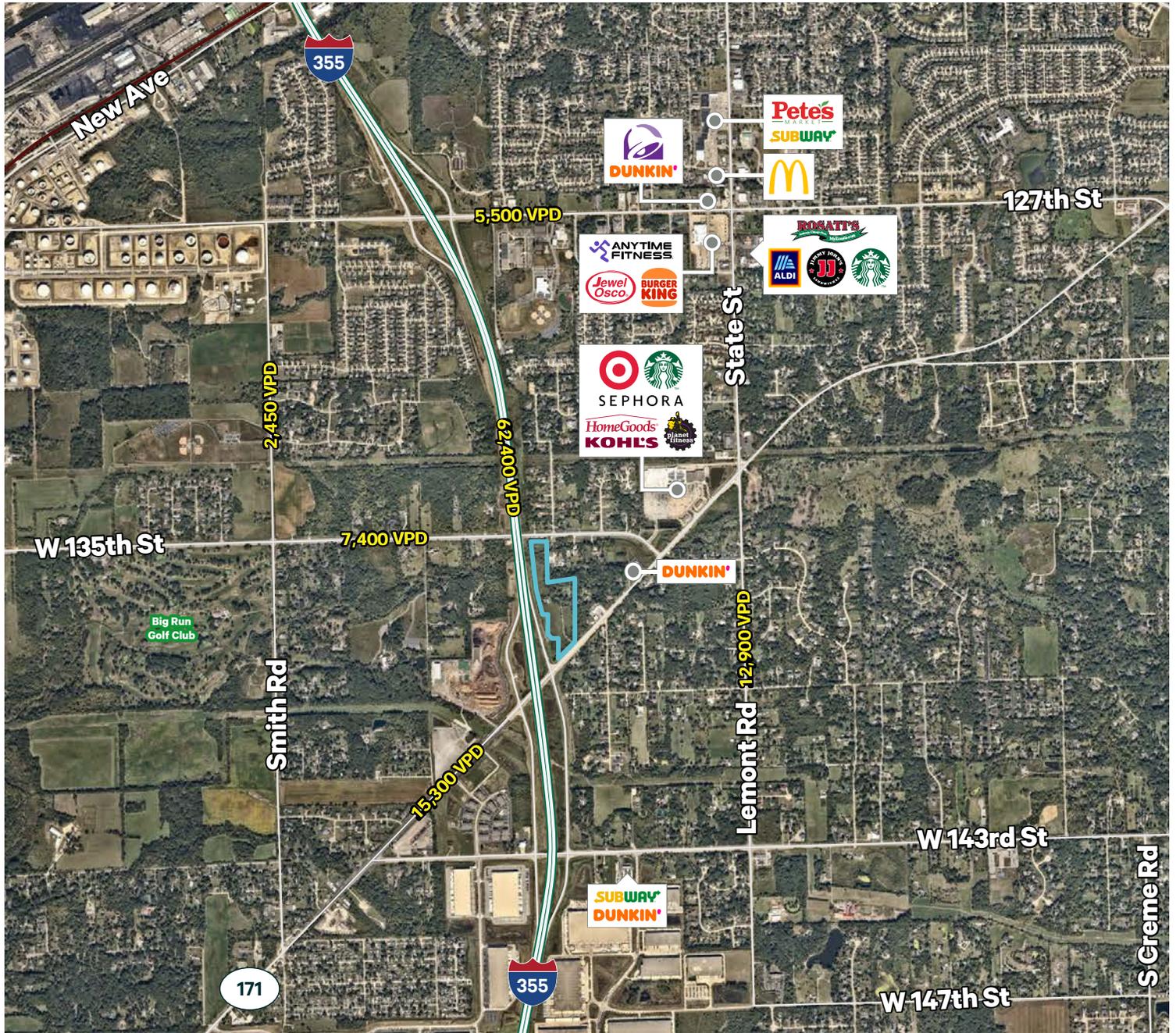
Sewer Plan



Location Map



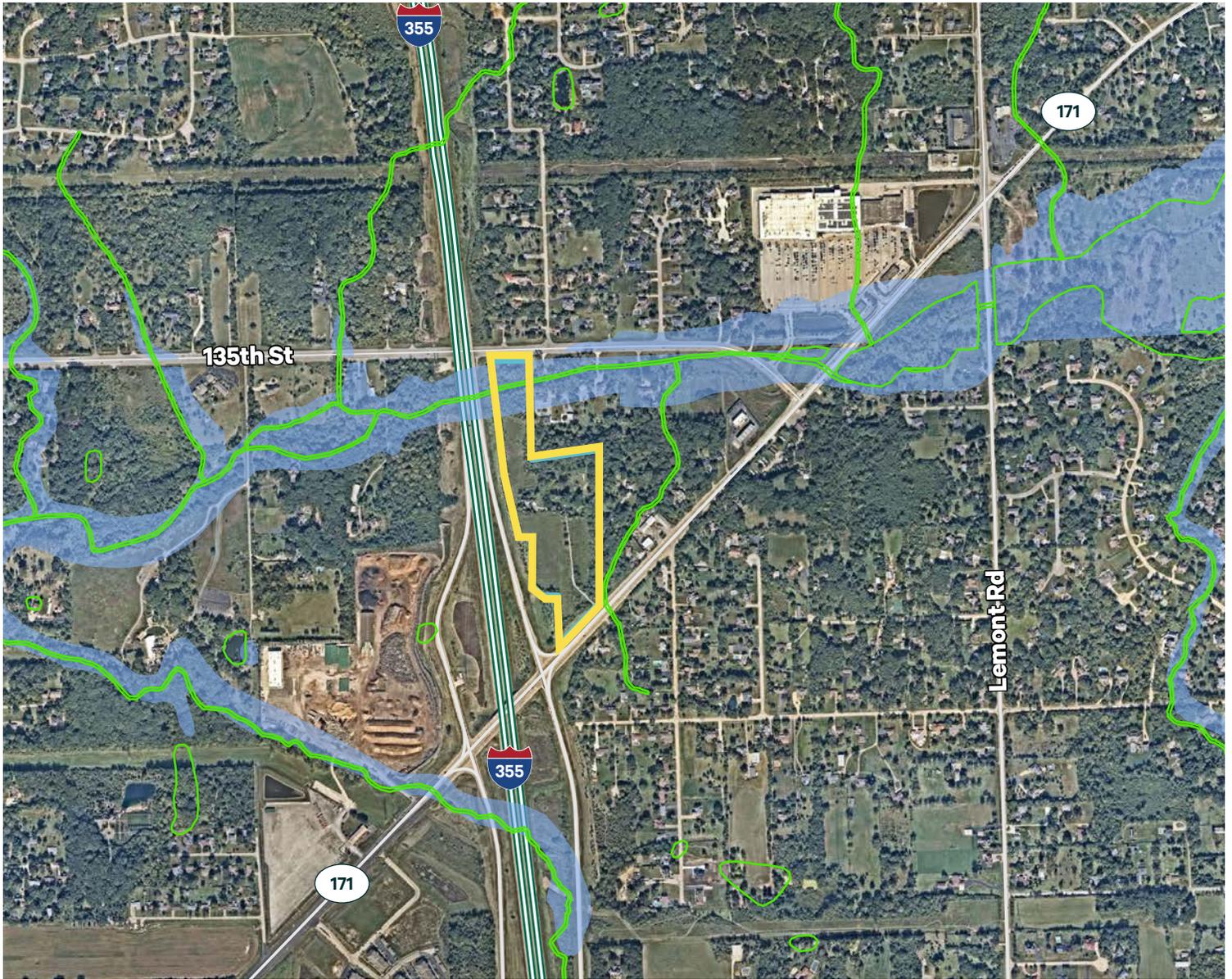
Amenities & Transportation



Excellent Accessibility

- 0.2 miles to I-355
- 4.8 miles to I-55
- 7.6 miles to I-80
- 24.4 7.6 miles to Midway International Airport

Floodplains / Wetlands



Contact Us

Matthew Ishikawa
Senior Vice President
+1 630 573 7068
matt.ishikawa@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.