

15922 - 16012 S Gougar Rd

Homer Glen, IL 60491

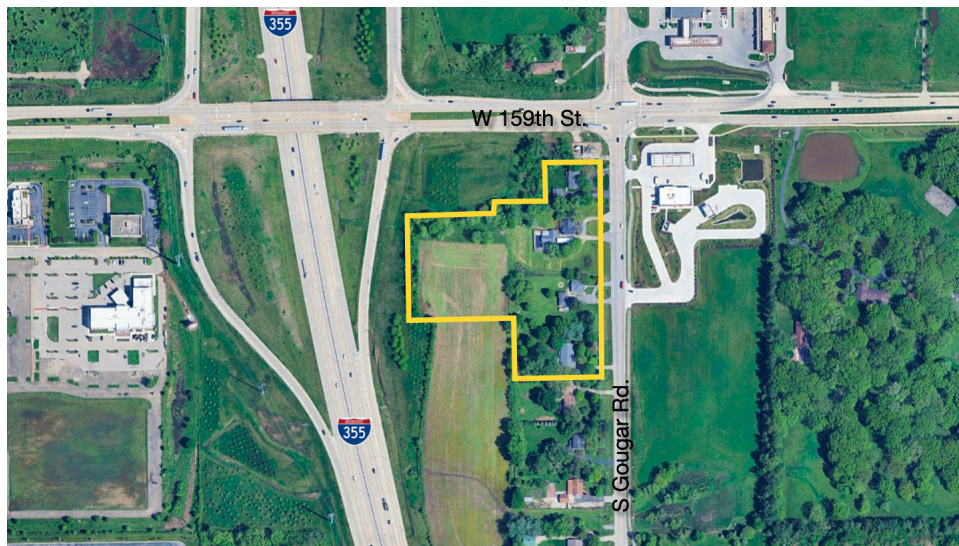
6.39± ACRE I-355 INTERCHANGE DEVELOPMENT SITE



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

6.39± ACRE I-355 INTERCHANGE DEVELOPMENT SITE

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



PROPERTY OVERVIEW

Rare 6.39± acre development assemblage at the southeast corner of the I-355/159th Street interchange. Offering exceptional interstate visibility and immediate access to I-355, the property is positioned within Lockport's I-355 Corridor planning area and provides flexibility for a variety of commercial redevelopment concepts.

Consistent with the city's I-355 Corridor Master plan, the City of Lockport has expressed interest in quality commercial development capable of generating employment and economic activity, including retail as well as certain flex, showroom, service-commercial and warehouse concepts incorporating appropriate employment and sales-tax-producing components. Three parcels are presently located in unincorporated Homer Glen and are positioned for potential annexation into Lockport. One parcel is already within the City of Lockport.

Nearby residential and commercial growth, established national retailers and the property's interstate access create an opportunity for users seeking a highly visible southwest suburban location.

OFFERING SUMMARY

Sale Price:	\$2,900,000
Lot Size:	6.39 Acres
Zoning:	R-2
Traffic Count:	17,900 (W 159th Street)
County:	Will
2025 Taxes:	\$25,310

PROPERTY HIGHLIGHTS

- 6.39± Acres at the I-355 / 159th Street Interchange
- Highly Visible Development Site
- Excellent Regional Access
- Potential Retail, Flex, Showroom & Service-Commercial Uses
- City has expressed openness Receptive to Employment and Sales-Tax-Generating Development
- Surrounded by Expanding Residential & Retail Development
- One Parcel Already Annexed into Lockport
- Three Additional Parcels Positioned for Future Annexation

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 This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice.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

6.39± ACRE I-355 INTERCHANGE DEVELOPMENT SITE

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

6.39± ACRE I-355 INTERCHANGE DEVELOPMENT SITE

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

DEVELOPMENT - OTHER FOR SALE

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

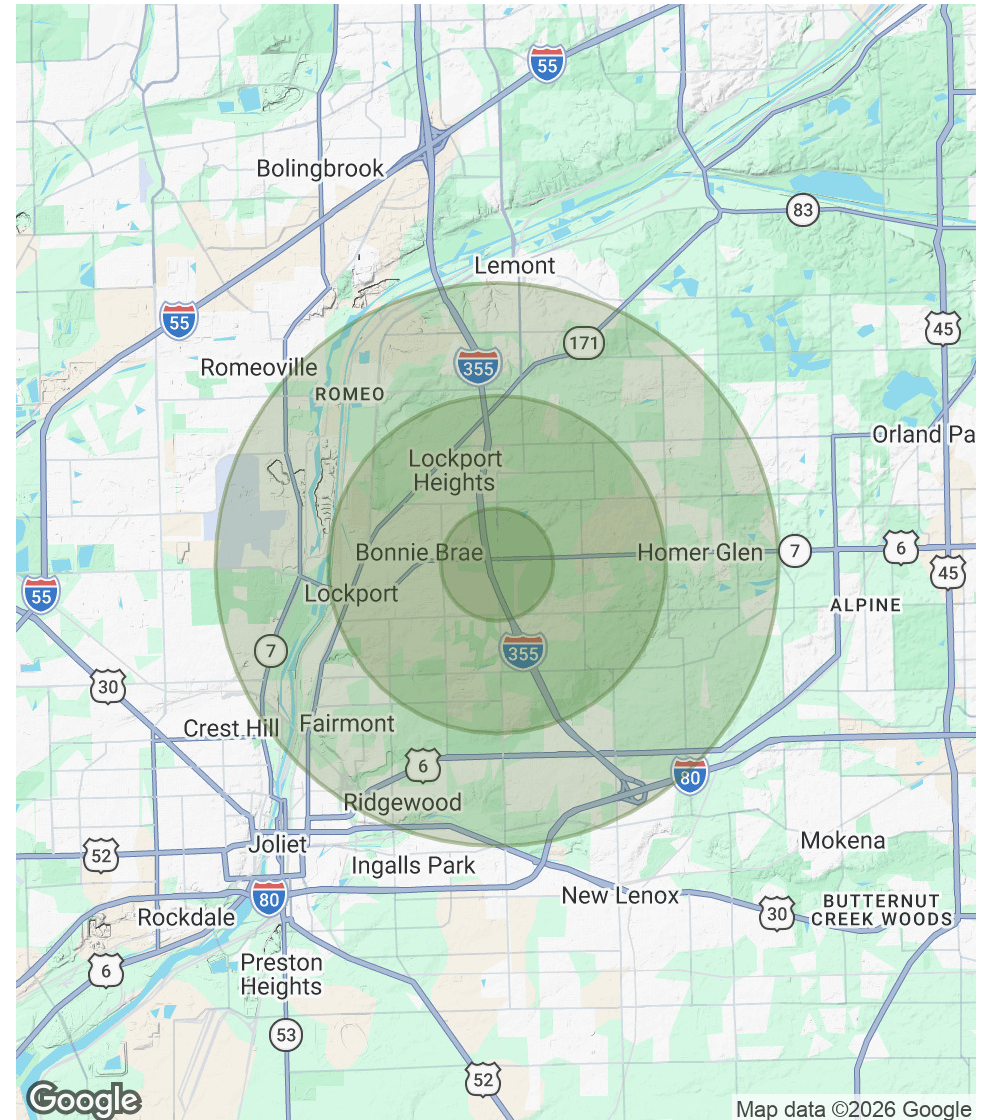
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,969	35,832	87,991
Average Age	36	40	41
Average Age (Male)	36	39	40
Average Age (Female)	37	41	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	946	13,449	30,821
# of Persons per HH	3.1	2.7	2.9
Average HH Income	\$166,581	\$128,992	\$133,191
Average House Value	\$446,887	\$373,256	\$381,922

2020 American Community Survey (ACS)



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