

5.3AC LOT 13 PRIME BLVD

Lot 13 - Prime Blvd | Lockport, IL

OFFERING MEMORANDUM



5.33AC Site

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Boundary lines are approximate



5.3AC Lot 13 Prime Blvd

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Exclusively Marketed by:



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PILLAR
REALTY

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Boundary lines are approximate

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01 Executive Summary
Investment Summary

OFFERING SUMMARY

ADDRESS	Lot 13 - Prime Blvd Lockport IL 60441
COUNTY	Will
PRICE	\$699,000
LAND ACRES	5.32
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	O-2 General Office
# OF PARCELS	1
APN	16-05-29-401-019-0000

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	4,178	34,363	94,223
2026 Median HH Income	\$132,370	\$122,850	\$112,417
2026 Average HH Income	\$154,527	\$141,288	\$134,463

- 5.32± acre land site for sale at Lot 13 – Prime Blvd in Lockport, IL.
- Located within the City of Lockport in Will County, the property is zoned O-2 General Office and sits near established industrial and recreational uses, including Bo Jackson Elite Sports Dome and Summit Ice Center.
- The site offers visibility from I-355, which has approximately 61,300 AADT, creating strong exposure for future development.
- Potential fit for office, flex, medical, professional, recreational-support, or commercial concepts, subject to zoning and approvals.
- A portion of the property is located within a flood zone; buyers should perform their own due diligence.





02

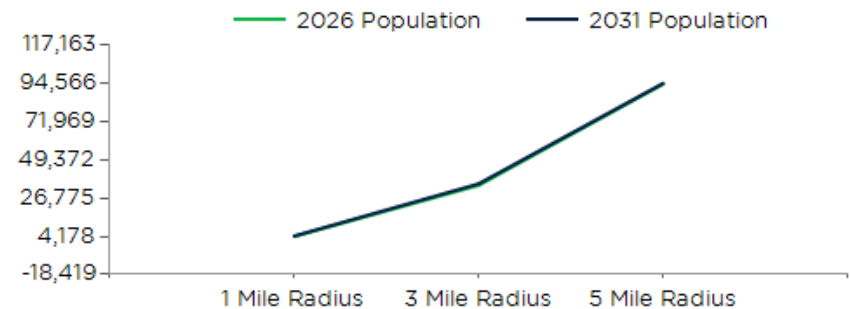
Demographics

General Demographics
Race Demographics

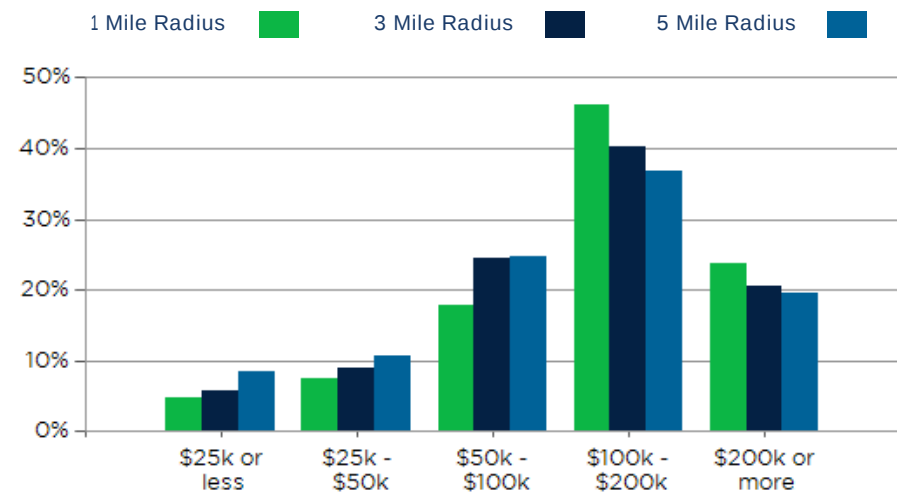
5.3AC LOT 13 PRIME BLVD

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,361	19,487	78,655
2010 Population	3,271	31,946	94,138
2026 Population	4,178	34,363	94,223
2031 Population	4,394	35,262	94,566
2026 African American	47	892	5,026
2026 American Indian	12	111	524
2026 Asian	130	709	1,643
2026 Hispanic	459	4,148	19,758
2026 Other Race	104	1,141	8,301
2026 White	3,524	28,533	68,885
2026 Multiracial	361	2,977	9,837
2026-2031: Population: Growth Rate	5.05%	2.60%	0.35%

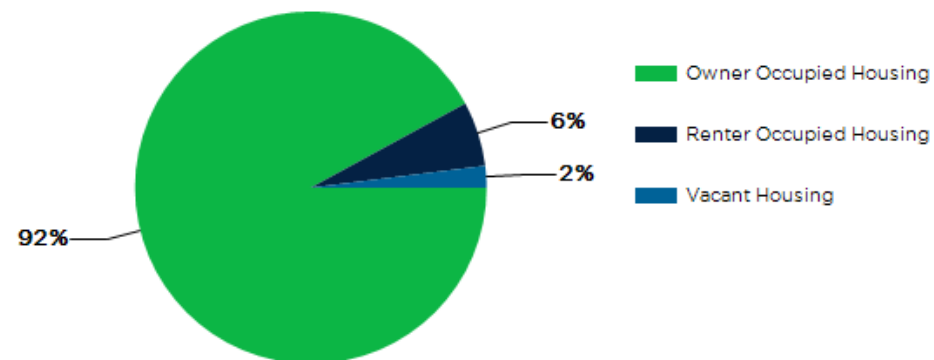
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	53	448	1,574
\$15,000-\$24,999	18	318	1,335
\$25,000-\$34,999	35	456	1,456
\$35,000-\$49,999	78	706	2,233
\$50,000-\$74,999	159	1,681	4,817
\$75,000-\$99,999	108	1,518	3,817
\$100,000-\$149,999	450	3,059	7,410
\$150,000-\$199,999	242	2,220	5,339
\$200,000 or greater	357	2,705	6,776
Median HH Income	\$132,370	\$122,850	\$112,417
Average HH Income	\$154,527	\$141,288	\$134,463



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

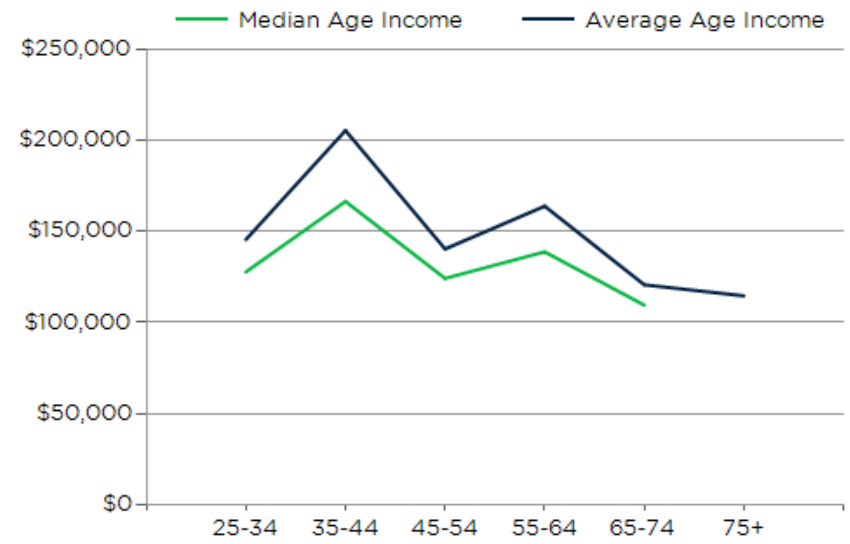
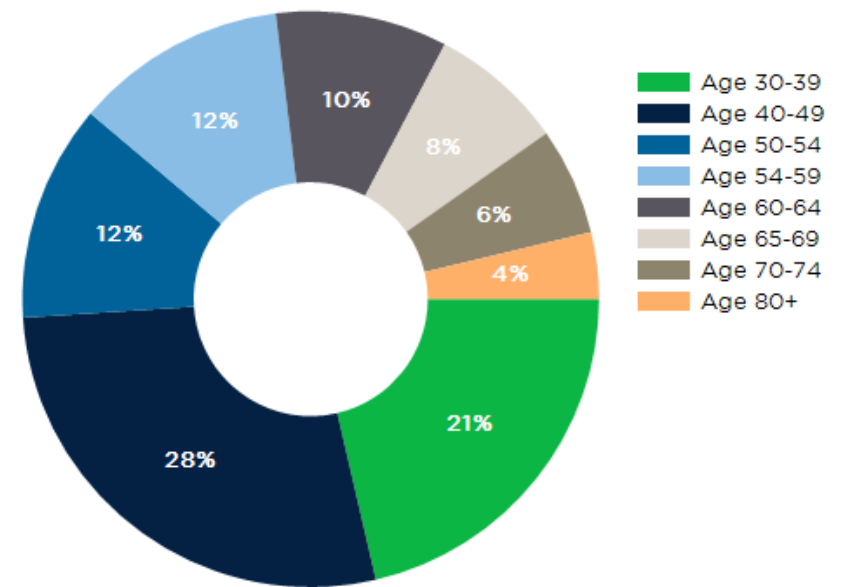


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	237	2,057	5,761
2026 Population Age 35-39	277	2,297	5,836
2026 Population Age 40-44	348	2,401	6,447
2026 Population Age 45-49	316	2,465	6,246
2026 Population Age 50-54	293	2,441	6,002
2026 Population Age 55-59	286	2,332	6,041
2026 Population Age 60-64	232	2,038	6,061
2026 Population Age 65-69	181	1,700	5,517
2026 Population Age 70-74	145	1,363	4,423
2026 Population Age 75-79	90	1,125	3,207
2026 Population Age 80-84	46	688	2,034
2026 Population Age 85+	35	543	1,562
2026 Population Age 18+	3,140	26,630	73,111
2026 Median Age	38	40	40
2031 Median Age	38	41	41

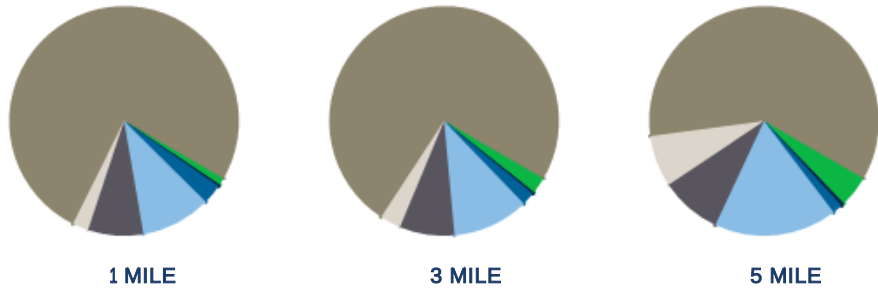
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$127,853	\$116,392	\$101,474
Average Household Income 25-34	\$145,665	\$128,009	\$116,782
Median Household Income 35-44	\$166,688	\$149,602	\$133,766
Average Household Income 35-44	\$205,743	\$174,775	\$154,051
Median Household Income 45-54	\$124,309	\$152,779	\$141,302
Average Household Income 45-54	\$140,524	\$164,185	\$156,321
Median Household Income 55-64	\$138,925	\$140,120	\$139,447
Average Household Income 55-64	\$164,064	\$157,530	\$158,321
Median Household Income 65-74	\$109,572	\$86,635	\$91,799
Average Household Income 65-74	\$120,799	\$105,879	\$112,696
Average Household Income 75+	\$114,705	\$88,754	\$90,319

Population By Age



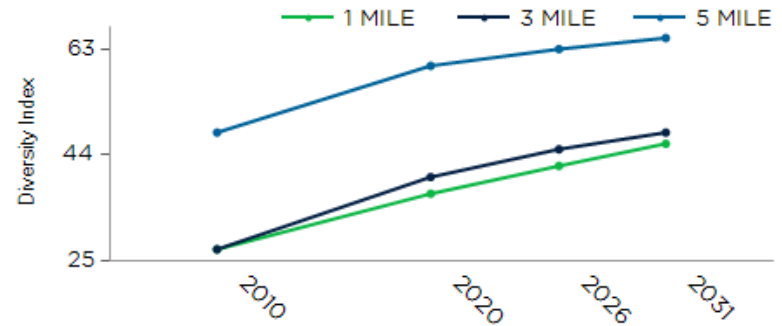
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	46	48	65
Diversity Index (current year)	42	45	63
Diversity Index (2020)	37	40	60
Diversity Index (2010)	27	27	48

POPULATION BY RACE



2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	1%	2%	4%
American Indian	0%	0%	0%
Asian	3%	2%	1%
Hispanic	10%	11%	17%
Multiracial	8%	8%	9%
Other Race	2%	3%	7%
White	76%	74%	60%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	38	30	32
Median Asian Age	32	39	42
Median Black Age	34	41	38
Median Hispanic Age	26	28	30
Median Multiple Races Age	25	27	29
Median Other Race Age	33	36	31
Median Pacific Islander Age	0	0	68
Median White Age	40	41	43

2026 MEDIAN AGE BY RACE

