



Highland Ridge South

FRANKFORT, IL



OFFERING MEMORANDUM

KELLER WILLIAMS CHICAGO-O'HARE

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PRESENTED BY:

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FRANKFORT, IL

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Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$550,000
LOT SIZE:	12,500 SF
ZONING:	Residential
MARKET:	Chicago
SUBMARKET:	South West Chicago Suburban
PRICE / SF:	

PROPERTY OVERVIEW

Planned Unit Development -- 11 residential lots for \$550,000
 Very safe subdivision located just South of I-80 and west of Harlem Av available immediately.
 Water & sewer "tap in" paid.
 \$15k estimated permit fees to be fully improved w/utilities to site
 Extra land as only set back 5 feet off street.

PROPERTY HIGHLIGHTS

- Two-Blocks from Island Prairie Park & Community Center & Indian Boundary South Park:
- Nature center, picnic shelters, walking path, bike trails, soccer fields, fishing pond, 2 play grounds, canoe/kayaking,
- Unincorporated Frankfort/Will County:
- Within minutes of Brookside Marketplace--175,000 sf retail center
- Fully improved lots ready to build on now and available Cul-desac lots.
- New subdivision located just South of I-80 and west of Harlem.
- Close to schools, shopping, Metro and expressways.
- Frankfort ranked 36th in the nation's fastest growing suburbs by Forbes Magazine, known as the "Jewel of the South Suburbs."

Property Description



PROPERTY OVERVIEW

Planned Unit Development -- 11 residential lots for \$600,000
New subdivision located just south of I-80 and west of Harlem Av
available immediately.

Water & sewer "tap in" paid.

\$15k estimated permit fees to be fully improved w/utilities to site
Extra land as only set back 5 feet off street.

LOCATION OVERVIEW

Lot 1: 19642 S. Edinburgh with a tax identification #19091240624 -
-12,600 sq. ft.

Lot 2: 19636 S. Edinburgh with a tax identification #19091240623--
12,600 sq. ft.

Lot 3: 19630 S. Edinburgh with a tax identification #19091240622
-12,600 sq. ft.

Lot 4: 19624 S. Edinburgh/ 7311 W. Braemar Lane with a tax
identification #19091240621 - 14,560 sq. ft.

Lot 14: 19608 S. Sophie Court with a tax identification #
190912422025—23,940 sq. ft.

Lot 15: 19603 S. Sophie Court with a tax identification #
190912422030—15,879 sq. ft.

Lot 16: 19067 S. Sophie Court with a tax identification #
190912422020—13,862 sq. ft.

Lot 19: 7318 W. Braemar Lane with a tax identification #
190912422033—15,088 sq. ft.

Lot 20: 7312 W. Braemar Lane/ 19616 S. Edinburgh Court with a
tax identification #190912422037— 15,088 sq. ft.

Lot 21: 19610 S. Edinburgh Court# 190912422036—12,633 sq. ft.

Lot 23 : 19601 S. Edinburgh Court # 190912422038—12,892 sq. ft.

Property Details

SALE PRICE

\$550,000

LOCATION INFORMATION

Building Name	Highland Ridge South
Street Address	19642 S. Edinburgh
City, State, Zip	Frankfort, IL 60423
County/Township	Will
Market	Chicago
Submarket	South West Chicago Suburban
Cross Streets	Benton & Edinburgh

LAND

Number Of Lots	11
Best Use	Residential

PROPERTY DETAILS

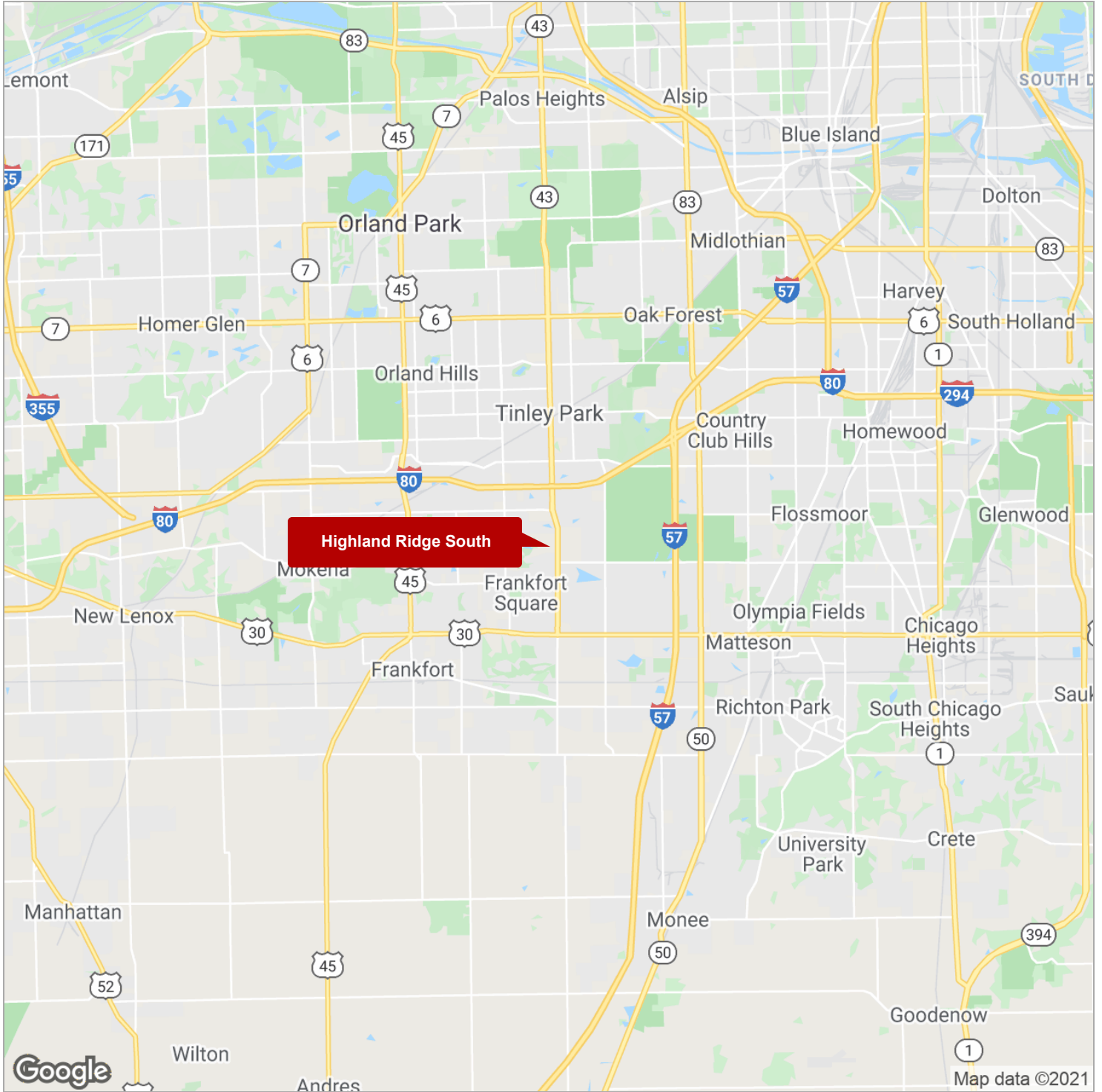
Property Type	Land
Property Subtype	Residential
Zoning	Residential
Lot Size	12,500 SF



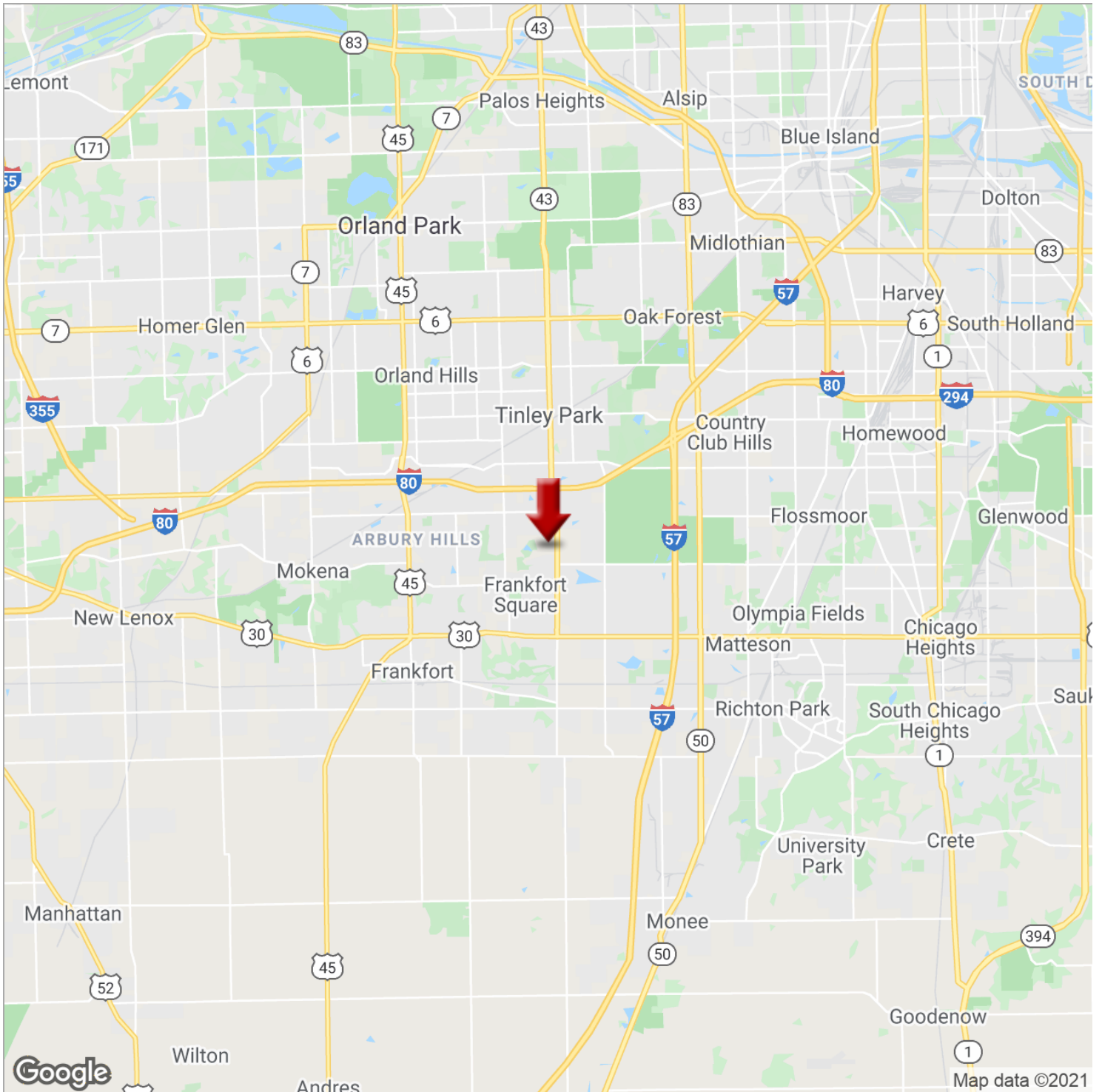
Additional Photos



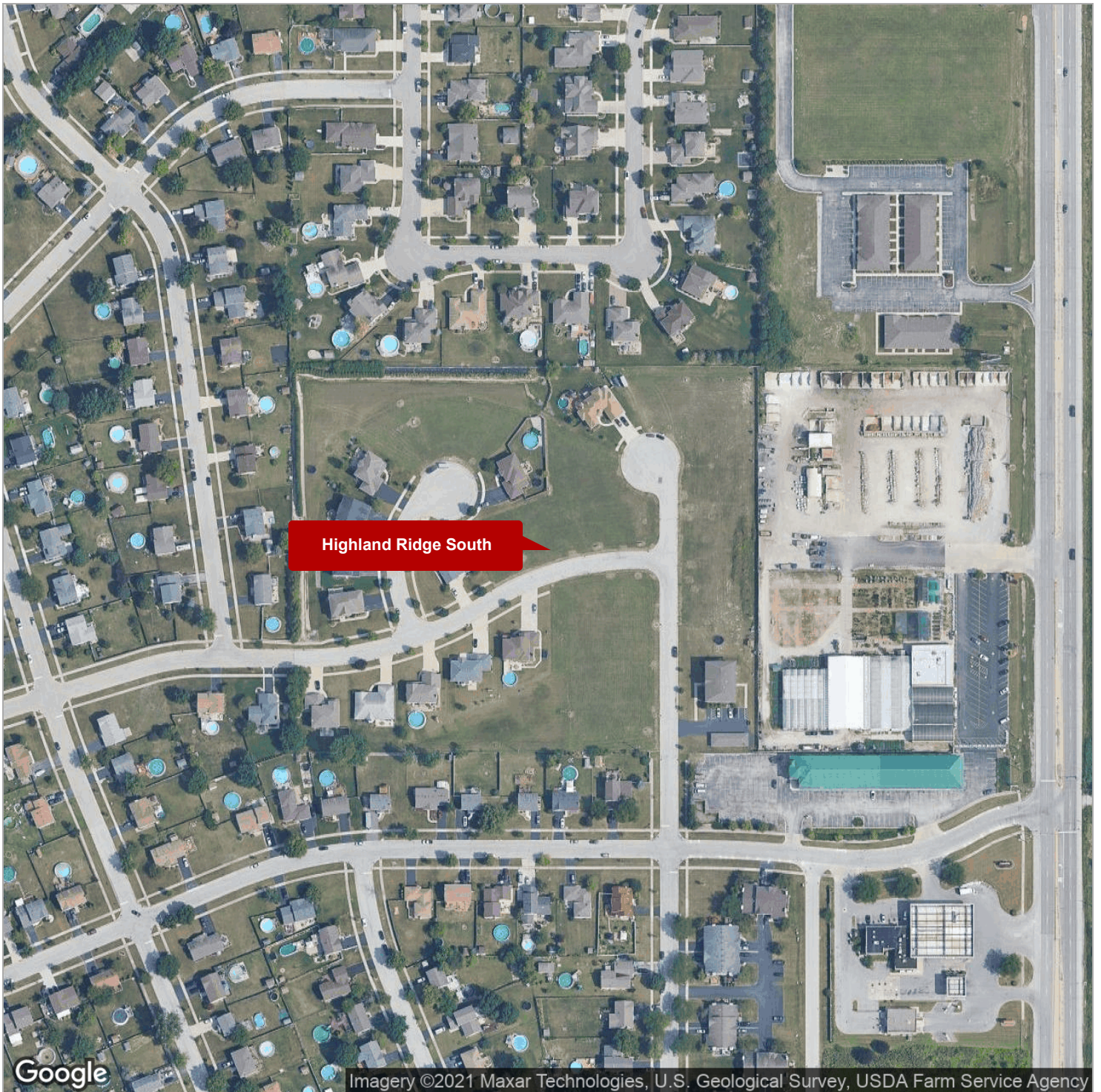
Regional Map



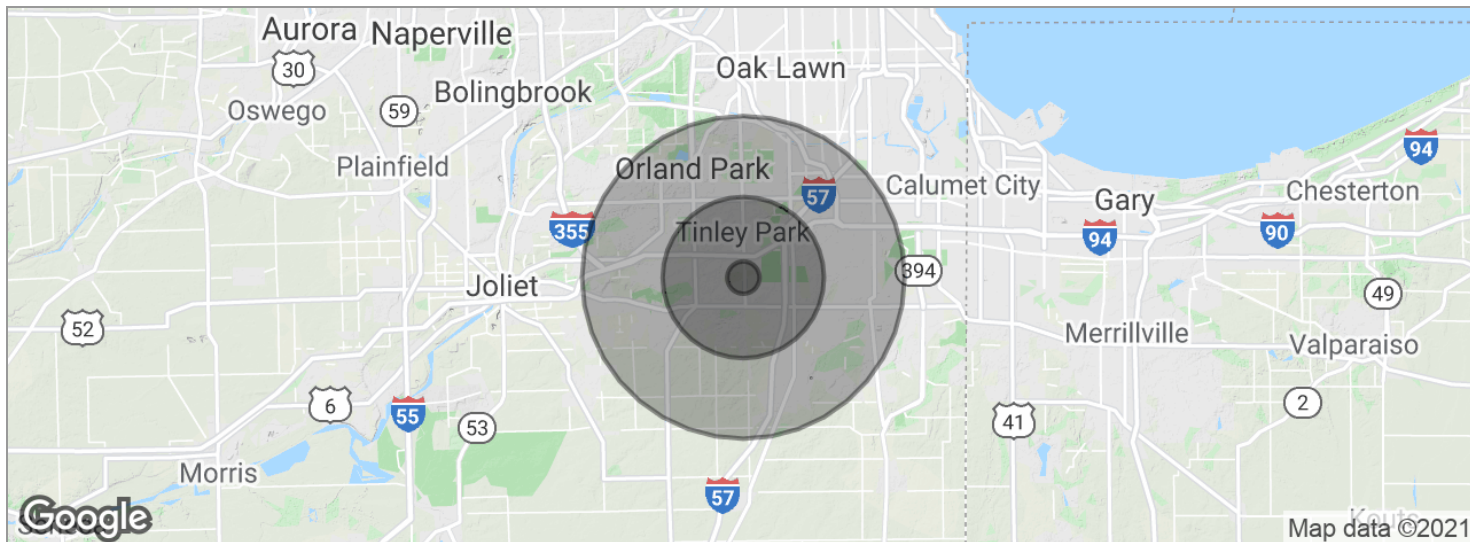
Location Maps



Aerial Map



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,531	72,205	345,873
Median age	44.2	38.5	39.4
Median age (male)	41.9	36.8	37.8
Median age (Female)	45.7	39.7	40.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	912	24,045	123,167
# of persons per HH	2.8	3.0	2.8
Average HH income	\$118,226	\$103,384	\$89,164
Average house value	\$336,872	\$360,274	\$323,180

* Demographic data derived from 2010 US Census