

For Sale

Fairway Lakes Estates

W Fairway Lakes Dr Frankfort, IL 60423

Randolph Taylor, CCIM

Senior Advisor
630.474.6441
rtaylor@creconsult.net

Table Of Contents

Property Summary	3
Property Description	4
Photos	5
Site	6
PROPERTY INFORMATION	7
Property Details	8
Survey	9
Legal Description	10
Legal Description	11
Zoning	12
Flood Map	13
LOCATION INFORMATION	14
Regional Map	15
Location Map	16
DEMOGRAPHICS	17
Demographics Map & Report	18
Broker Bio	20

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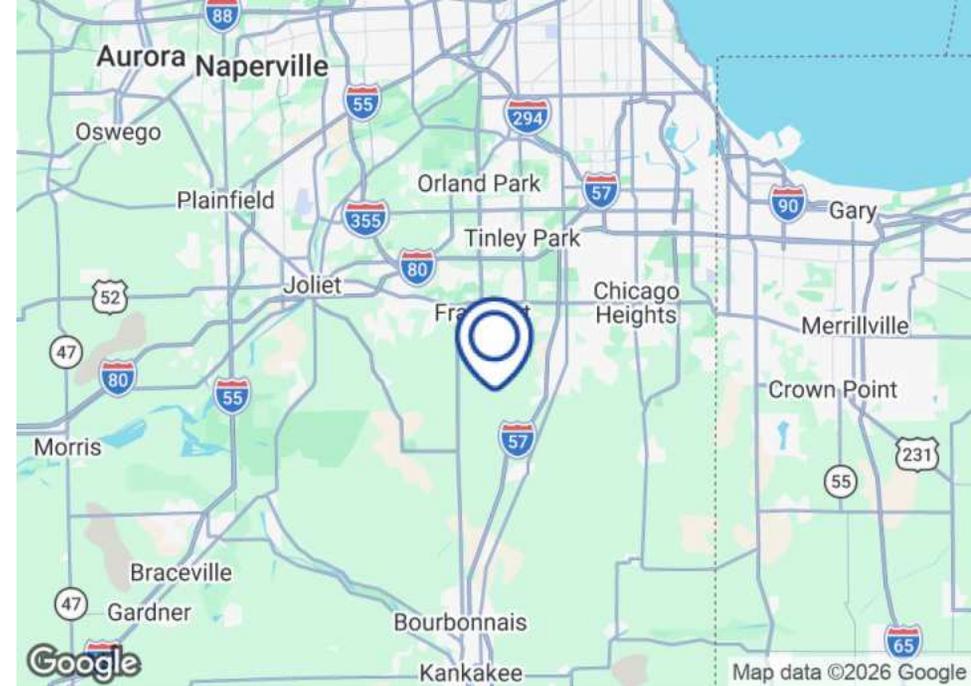
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by eXp Commercial in compliance with all applicable fair housing and equal opportunity laws.

Property Summary



Property Highlights

- 77.38 acres
- 60 single-family lots
- R-2: Residential Single Family
- Golf Course Views
- Public sewer, water, and paved roads

Offering Summary

Sale Price:	\$5,500,000
Lot Size:	77.38 Acres

Demographics	1 Mile	2 Miles	3 Miles
Total Households	157	646	1,279
Total Population	425	1,743	3,488
Average HH Income	\$148,141	\$146,971	\$142,671



Property Description

EXP Commercial is thrilled to present a premier development opportunity with Fairway Lakes Estates, an upscale 60-lot single-family home community located in Frankfort, Will County, Illinois. This prime site spans 77.38 acres and offers public sewer and water services. Strategically positioned at the northwest corner of 88th Avenue and Bruns Road, Fairway Lakes Estates is a golf course community in a desirable southwest suburb of Chicago, just 35 miles from the city. This provides the perfect canvas for creating a vibrant residential neighborhood adjacent to the prestigious Green Garden Country Club and Golf Course.

Fairway Lakes Estates is ideally located to offer convenient access to the Chicago metropolitan area. The area benefits from excellent transportation links, including proximity to major highways like I-57 and I-80 and the Metra SouthWest Service commuter rail line, facilitating easy travel to downtown Chicago.

Adjacent to the prestigious Green Garden Country Club and Golf Course, this development promises scenic golf course views and potential access to exclusive golfing privileges. Green Garden Country Club features two 18-hole courses and a 9-hole course, each providing unique challenges and stunning landscapes. The Blue Course is known for its wooded areas and elevated greens, the Gold Course for its wide fairways and water features, and the Links Course for its rolling mounds and fescue grasses.

The subdivision was partially developed, with some infrastructure complete. 33 lots will be interior lots with typical residential views, 14 lots will have pond views, and 13 lots will have golf course views. The lots will range in size from 22,035 square feet to 33,749 square feet and average 24,679 square feet.

The subject property is previously platted and approved for the Fairway Lakes Estates subdivision, with plans for 60 lots to be developed in two phases. The site improvements include paved roadways, some utility hookups, and assigned individual PINs for each lot. This opportunity presents an attractive proposition for home builders, with Frankfort's vibrant real estate market showing a median sales price of \$504,911 and homes averaging 25 days on the market.

Fairway Lakes Estates offers home builders a rare opportunity to develop in a highly desirable location with strong market demand, excellent transportation access, and proximity to a renowned golf course. This combination of features makes it a compelling investment for residential development, promising a thriving and scenic community for future residents.



FAIRWAY LAKES ESTATES

GREEN GARDEN COUNTRY CLUB & GOLF COURSE



Property Information

For Sale
Fairway Lakes Estates



PROPERTY DESCRIPTION:

Fairway Lake Estates (A Proposed 60-Lot Subdivision) Northwest Corner of South 88th Avenue and West Bruns Road Green Garden Township, Illinois 60449

Assessor's Parcel #:

18-13-22-400-004-0000, 18-13-22-400-005- 0000

Site Size:

Approximately 3,370,673 square feet (77.38 acres) Platted for 60 single-family homes

ZONING:

R-2 Residential Single Family - Will County, Illinois

IMPROVEMENTS:

The subdivision was partially developed with some infrastructure complete. 33 lots will be interior lots with typical residential views, 14 lots will have pond views, and 13 lots will have golf course views. The lots will range in size from 22,035 square feet to 33,749 square feet and average 24,679 square feet.

PRESENT USE:

Vacant land zoned R-2, Residential Single Family

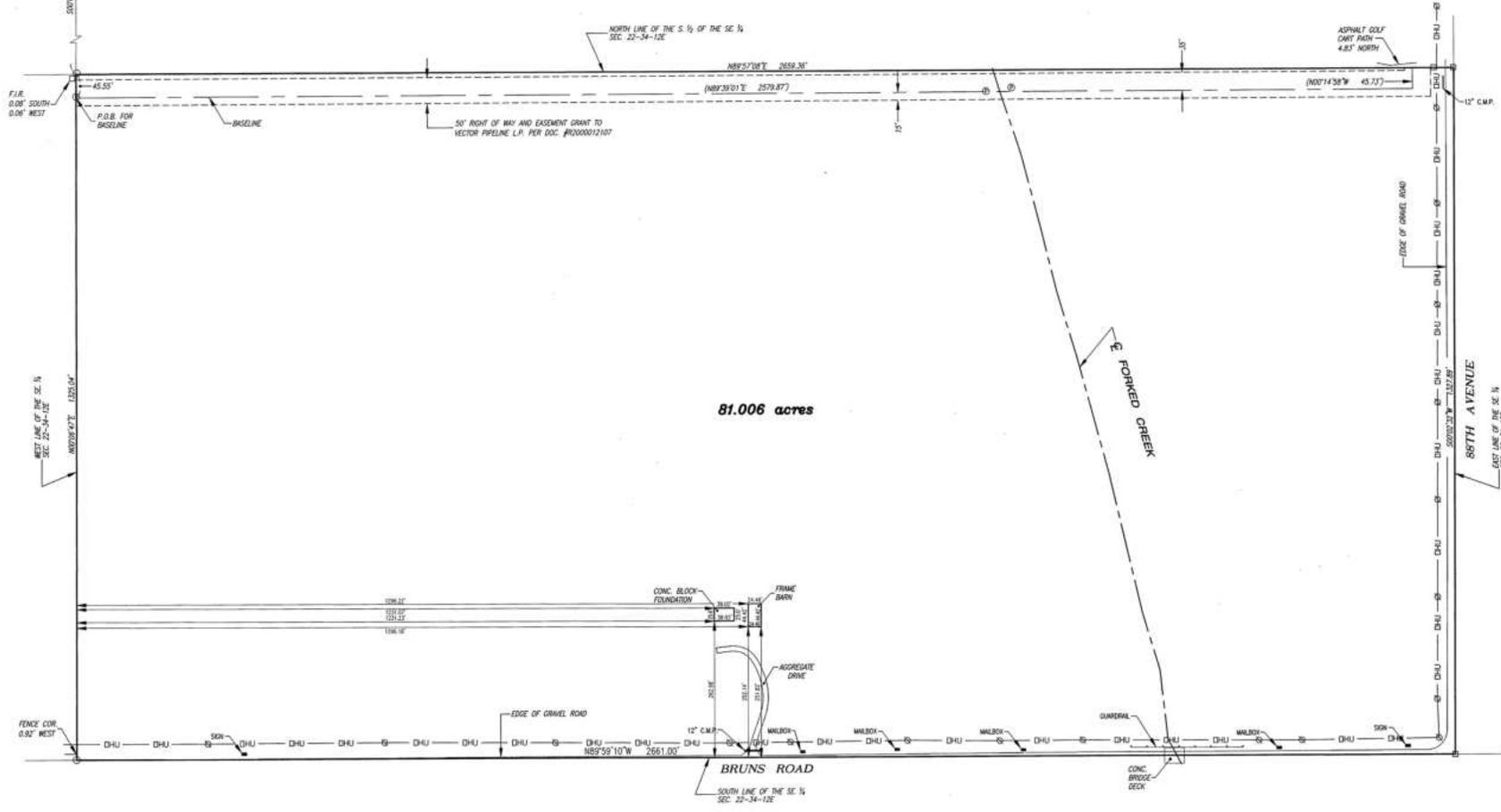
HIGHEST AND BEST USE:

Single family residential development

SITE:

Soil conditions appear typical of the region and suitable for development. The property is located in Zone X, which is not a flood hazard zone. However, an estimated 25% of the eastern portion of the site is located in Zone AE/Regulatory Floodway, which is subject to inundation by 100-year flooding.

ALTA/ACSM LAND TITLE SURVEY



81.006 acres

SCALE: 1" = 100'

LEGEND

- FOUND IRON ROD
- FOUND IRON PIPE
- VECTOR PIPELINE MARKER
- POWER POLE
- OVERHEAD UTILITIES
- CHAIN LINK FENCE
- RECORDED DATA

LAND DESCRIPTION
THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

NOTES:
A) SCHEDULE "B" OF THE TITLE COMMITMENT BY FIRST SUBURBAN TITLE FILE NO. 1301247 LIST THE FOLLOWING EXCEPTIONS THAT PERTAIN TO SURVEY MATTERS:
B) 50' RIGHT OF WAY AND EASEMENT GRANT TO VECTOR PIPELINE LP RECORDED AS DOC. #0200012107, AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON.

TO: THE LEADERS BANK & ATTORNEY'S TITLE COMMITTEE

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACIS and NSPS in 1985, and includes items -- of Title A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACIS and in effect on the date of this certification, undersigned further certifies that the Professional Boundaries resulting from the survey measurements made on the survey do not exceed the allowable Professional Tolerance.

DATE: OCTOBER 14, 2003

MARY J. SCHERVELL
ILLINOIS PROFESSIONAL LAND SURVEYOR #25-3105

REVISED 5/10/04

MGA
M. GINGERICH, GEREALUX & ASSOCIATES
ENGINEERING • PLANNING • SURVEYING

DESIGNED BY: CHUCK ALLENSON
FILED FOR RECORD BY: MARY J. SCHERVELL
JOB NO. 203-003

18-13-22-400-004-0000

Legal Description

THAT PRT OF THE S1/2 OF THE SE1/4 OF SEC. 22, T34N-R12E, DAF: BEG AT THE NW COR OF THE S1/2 OF THE SE1/4 OF SD SEC. 22; THC N 89 DEG 57'08" E, ALG THE N LN OF THE S1/2 OF SD SE1/4, A DIST OF 1776.02 FT; THC S 15 DEG 29'19" E, A DIST OF 320.40 FT (R), 320.31 FT (M) FT; THC S 15 DEG 11'05" E, A DIST OF 150.73 FT; THC S 72 DEG 37'42" W, A DIST OF 437.26 FT (R), 437.21 FT (M) FT TO A PT ON CURVE; THC NW'LY ON A CURVE CONVEX TO THE NE HAVING A RADIUS OF 270 FT, AN ARC LENGTH OF 5.47 FT, & CHORD BEARING N 18 DEG 07'38" W TO A PT; THC S 75 DEG 23'58" W, A DIST OF 226.91 FT (R), 226.86 FT (M) FT; THC S 16 DEG 29'40" E, A DIST OF 77.44 FT; THC S 06 DEG 07'50" E, A DIST OF 136.37 FT; THC S 03 DEG 59'43" E, A DIST OF 266.48 FT; THC S 30 DEG 09'29" E, A DIST OF 247.99 FT (R), 248.08 FT (M) FT TO A PT ON THE S LN OF SD SE1/4; THC N 89 DEG 59'10" W, ALG THE S LN OF SD SE1/4, A DIST OF 677.89 FT (R), 677.93 FT (M); THC N 00 DEG 00'40" E, A DIST OF 93.08 FT (R), 93.11 FT (M); THC N 44 DEG 54'17" E, A DIST OF 118.90 FT; THC N 00 DEG 00'10" W, A DIST OF 147.23 FT; THC NW'LY ON A CURVE CONVEX TO THE SW, HAVING A RADIUS OF 380 FT, AN ARC LENGTH OF 293.43 FT, AND A CHORD BEARING N 04 DEG 33'21" W TO A PT OF TANGENT; THC N 17 DEG 33'55" E, A DIST OF 50 FT TO A PT OF CURVE; THC NW'LY ON A CURVE CONVEX TO THE SE HAVING A RADIUS OF 195 FT, AN ARC LENGTH OF 125.27 FT, AND A CHORD BEARING N 00 DEG 50'18" W TO A PT OF TANGENT; THC N 19 DEG 14'30" W, A DIST OF 127.50 TO A PT ON CURVE; THC SW'LY ON A CURVE CONVEX TO THE NW HAVING A RADIUS OF 670 FT, AN ARC LENGTH OF 10.05 FT, AND A CHORD BEARING S 64 DEG 42'43" W TO A PT OF TANGENT; THC S 64 DEG 16'57" W, A DIST OF 53.82 FT TO A PT OF CURVE; THC SW'LY ON A CURVE CONVEX TO THE SE HAVING A RADIUS OF 255 FT, AN ARC LENGTH OF 123.82 FT, AND A CHORD BEARING S 78 DEG 11'35" W TO A PT OF TANGENT; THC N 87 DEG 53'46" W, A DIST OF 80.73 FT TO A PT OF CURVE; THC NW'LY ON A CURVE CONVEX TO THE SW HAVING A RADIUS OF 280 FT, AN ARC LENGTH OF 116.86 FT, AND A CHORD BEARING OF N 75 DEG 56'23" W TO A PT OF TANGENT; THC N 63 DEG 59'01" W, A DIST OF 104.27 FT TO A PT OF CURVE; THC NW'LY ON CURVE CONVEX TO THE NE HAVING A RADIUS OF 520 FT, AN ARC LENGTH OF 236.55 FT, AND A CHORD BEARING N 77 DEG 00'56" W TO A PT OF TANGENT; THC S 89 DEG 57'06" W, A DIST OF 17.19 FT (R) & 87.28 FT (R), 104.45 FT (M) TO A PT ON THE W LN OF THE SE1/4 OF SD SEC. 22; THC N 00 DEG 06'47" E, ALG THE W LN OF SD SE1/4, A DIST OF 347.54 FT (R), 347.46 FT (M) FT TO THE POB, (EXCEPTING THE S 40 FT THROF FOR ROAD PURPOSES). NEW NUMBER ASSIGNMENT

18-13-22-400-005-0000

Legal Description

TRACT 1 THAT PRT OF THE S1/2 OF THE SE1/4 OF SEC 22, T34N-R12E, DAF: BEG AT THE SW COR OF THE SE1/4 OF SD SEC 22; THC N 00 DEG 06'47" E ALG THE W LN OF SD SE1/4 ALSO BEING THE E LN OF LINKS EDGE, ACCORDING TO THE PLAT THROF RECORDED SEPTEMBER 6, 2002 AS DOC NO R2002-145283, A DIST OF 977.57 FT; THC N 89 DEG 57'08" E A DIST OF 104.45 FT TO A PT OF CURVE; THC SE'LY ON A CURVE CONVEX TO THE NE HAVING A RADIUS OF 520 FT, AN ARC LENGTH OF 236.55 FT & A CHORD BEARING S 77 DEG 00'56" E TO A PT OF TANGENT; THC S 63 DEG 59'01" E A DIST OF 104.27 FT TO A PT OF CURVE; THC SE'LY ON A CURVE CONVEX TO THE SW HAVING A RADIUS OF 280 FT, AN ARC LENGTH OF 116.86 FT & A CHORD BEARING S 75 DEG 56'23" E TO A PT OF TANGENT; THC S 87 DEG 53'46" E A DIST OF 80.73 FT TO A PT OF CURVE; THC NE'LY ON A CURVE CONVEX TO THE SE HAVING A RADIUS OF 255 FT, AN ARE LENGTH OF 123.82 FT & A CHORD BEARING N 78 DEG 11'35" E TO A PT OF TANGENT; THC N 64 DEG 16'57" E A DIST OF 53.82 FT TO A PT OF CURVE; THC NE'LY ON A CURVE CONVEX TO THE NW HAVING A RADIUS OF 670 FT, AN ARC LENGTH OF 10.05 FT & A CHORD BEARING OF S 64 DEG 42'43" W; THC S 19 DEG 14'30" E A DIST OF 127.50 FT TO A PT OF CURVE; THC SE'LY ON A CURVE CONVEX TO THE NE HAVING A RADIUS OF 195 FT, AN ARC LENGTH OF 125.27 FT & A CHORD BEARING S 00 DEG 50'18" E TO A PT OF TANGENT; THC S 17 DEG 33'55" W A DIST OF 50 FT TO PT OF CURVE; THC SE'LY ON A CURVE CONVEX TO THE SW HAVING A RADIUS OF 380 FT, AN ARC LENGTH OF 293.43 FT & A CHORD BEARING S 04 DEG 33'21" E TO A PT; THC S 00 DEG 00'10" E A DIST OF 147.23 FT; THC S 44 DEG 54'17" W A DIST OF 118.90 FT; THC S 00 DEG 00'03" W A DIST OF 93.11 FT TO A PT ON THE S LN OF SD SE1/4; THC N 89 DEG 59'10" W ALG THE S LN OF SD SE1/4 A DIST OF 766.93 FT TO THE POB, (EXCEPT THE S 40 FT THROF), SD S 40 FT SHALL REMAIN DEDICATED TO THE PUBLIC FOR RD PURPOSES. TRACT 2 THAT PRT OF THE S1/2 OF THE SE1/4 OF SEC 22, T34N-R12E, DAF: BEG AT THE SE COR OF THE SE1/4 OF SD SEC 22; THC N 89 DEG 59'10" W ALG THE S LN OF SD SE1/4 A DIST OF 1216.15 FT; THC N 30 DEG 09'29" W A DIST OF 248.08 FT; THC N 03 DEG 59'43" W DIST OF 266.43 FT; THC N 06 DEG 07'47" W A DIST OF 136.42 FT; THC N 16 DEG 29'40" W A DIST OF 77.44 FT; THC N 75 DEG 23'58" E A DIST OF 226.86 FT TO A PT ON CURVE; THC SE'LY ON A CURVE CONVEX TO THE NE HAVING A RADIUS OF 270 FT, AN ARC LENGTH OF 5.47 FT & A CHORD BEARING S 18 DEG 07'38" E TO A PT; THC N 72 DEG 37'42" E A DIST OF 437.26 FT; THC N 15 DEG 11'05" W DIST OF 150.73 FT; THC N 15 DEG 29'19" W A DIST OF 320.31 FT TO A PT ON THE N LN OF THE S1/2 OF SD SE1/4; THC N 89 DEG 57'08" E ALG SD N LN A DIST OF 883.34 FT TO THE NE COR OF THE S1/2 OF SD SE1/4; THC S 00 DEG 02'32" W ALG THE E LN OF SD SE1/4 A DIST OF 1327.89 FT TO THE POB, (EXCEPTING THE S 40 FT THROF), SD S 40 FT SHALL REMAIN DEDICATED TO THE PUBLIC FOR ROAD PURPOSES, ALSO (EXCEPTING THE E 40 FT THROF), SD E 40 FT SHALL REMAIN DEDICATED TO THE PUBLIC FOR ROAD PURPOSES. NEW NUMBER ASSIGNMENT

Lot and Building Regulations:

Zoning

Legend	Lot and Building Standards	E-1	E-2	R-1	R-2	R-2A	R-3	R-4	R-5	R-6
L1	Minimum Lot Area (square feet)	215,000	105,000	60,000	40,000	30,000	20,000	12,500	10,000	10,000
	Minimum Lot Area Per Unit (sq. ft.)[1]	NA	NA	NA	NA	NA	NA	NA	NA	3,200
L2	Minimum Lot Frontage (feet)	300	180	165	150	120	90	70	70	60
Minimum Setbacks (feet)										
S1a	Street (from CL of non-dedicated road)	100	100	90	80	80	80	80	80	80
S1b	Street (from ROW of dedicated road)	67	67	57	47	47	30	30	30	30
S2	Side	20	20	15	10	10	10	10	5	5/10[2]
S3	Rear	80	80	70	40	40	40	30	25	25
S4	Rear (Accessory Structures)	5	5	5	5	5	5	5	5	5
	Minimum Setbacks for Animal Confinement Buildings (feet)[3]	50	50	50	50	Same as other buildings (above)				
B1	Maximum Building Coverage (%) [5]	20	20	20	20	25	30	40	45	45
B2	Maximum Acc. Building Area (sq. ft.) [5]	3,000[4]	3,000[4]	1,800	1,800	1,800	1,500	1,200	1,200	1,200
Maximum Building Height (feet)										
	Accessory Buildings [6]	25	25	25	25	25	25	25	25	25
	All Other	As regulated by Will County Building Ordinance							35	40

[1] This minimum lot area per unit standard applies only to multi-unit buildings

[2] Minimum side setback is 5 feet for buildings up to 30 feet in height; 10 feet for buildings above 30 feet in height.

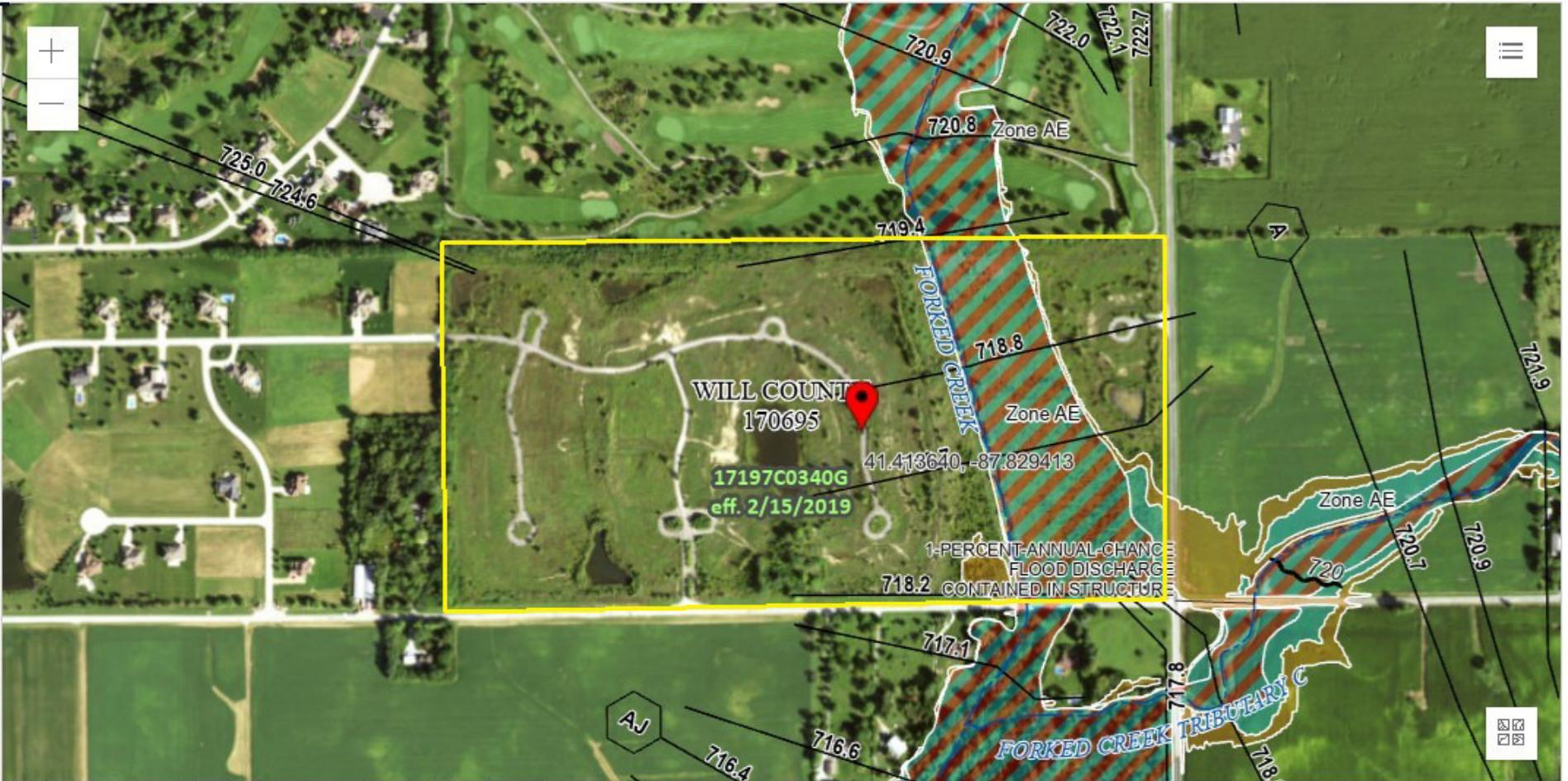
[3] Setback required from all lot lines. See also § 155-10.10(B)(2).

[4] Does not apply to stables.

[5] Area of accessory, ground-mounted solar energy systems for personal household use and beehives are not included in building coverage limits.

[6] Does not apply to attached garages.





USGS The National Map: Orthoimagery. Data refreshed December, 2021.

Powered by Esri

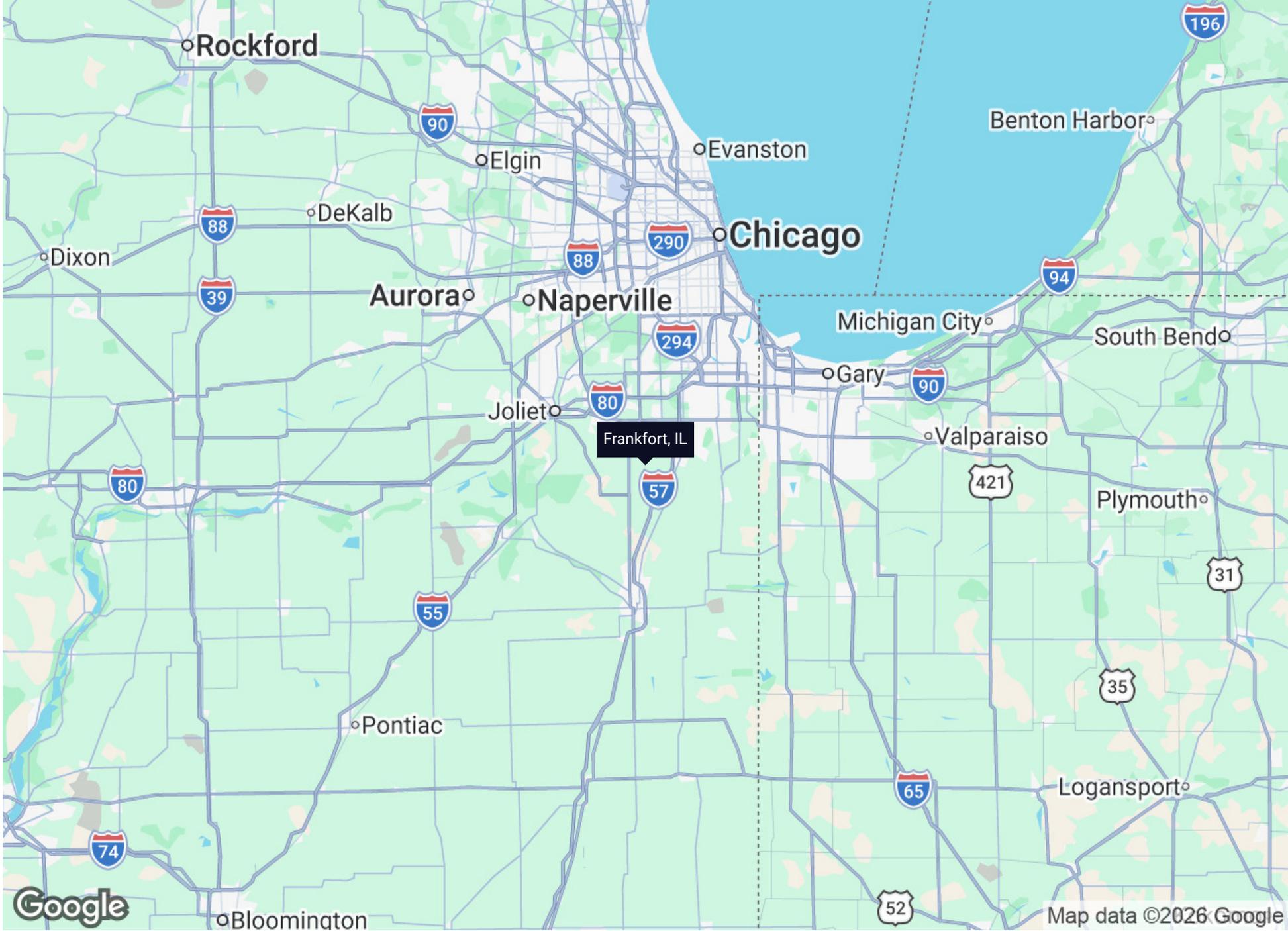
<p>PIN</p> <ul style="list-style-type: none"> Approximate location based on user input and does not represent an authoritative property location <p>MAP PANELS</p> <ul style="list-style-type: none"> Selected FloodMap Boundary Digital Data Available No Digital Data Available Unmapped <p>OTHER AREAS</p> <ul style="list-style-type: none"> Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone D Otherwise Protected Area Coastal Barrier Resource System Area 	<p>SPECIAL FLOOD HAZARD AREAS</p> <ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Regulatory Floodway Zone AE, AO, AH, VE, AR <p>OTHER AREAS OF FLOOD HAZARD</p> <ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes. Zone X Area with Flood Risk due to Levee Zone D 	<p>OTHER FEATURES</p> <ul style="list-style-type: none"> 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation 17.5 Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature <p>GENERAL STRUCTURES</p> <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
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Location Information

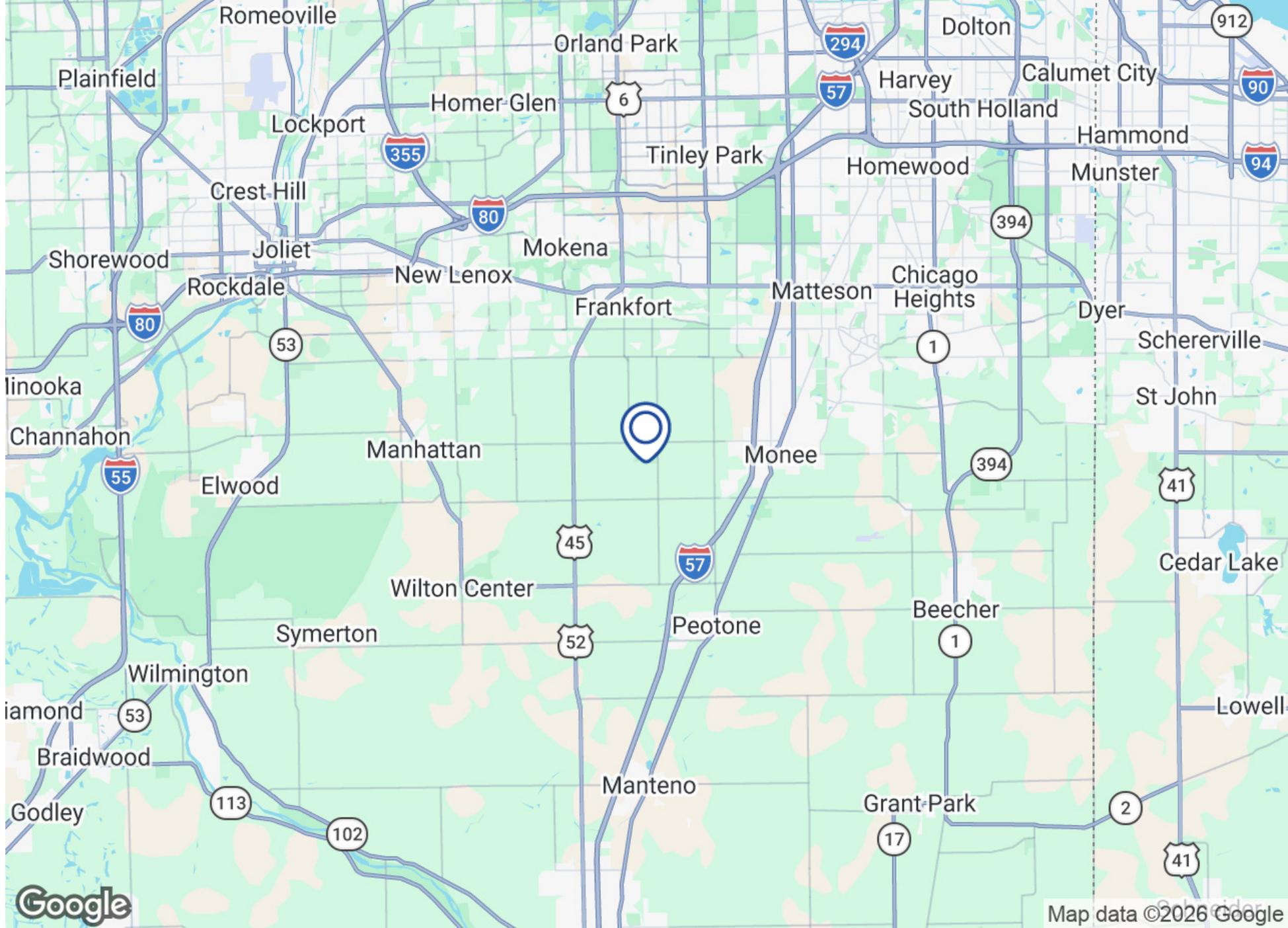
For Sale
Fairway Lakes Estates



Regional Map



Location Map



Demographics

For Sale
Fairway Lakes Estates



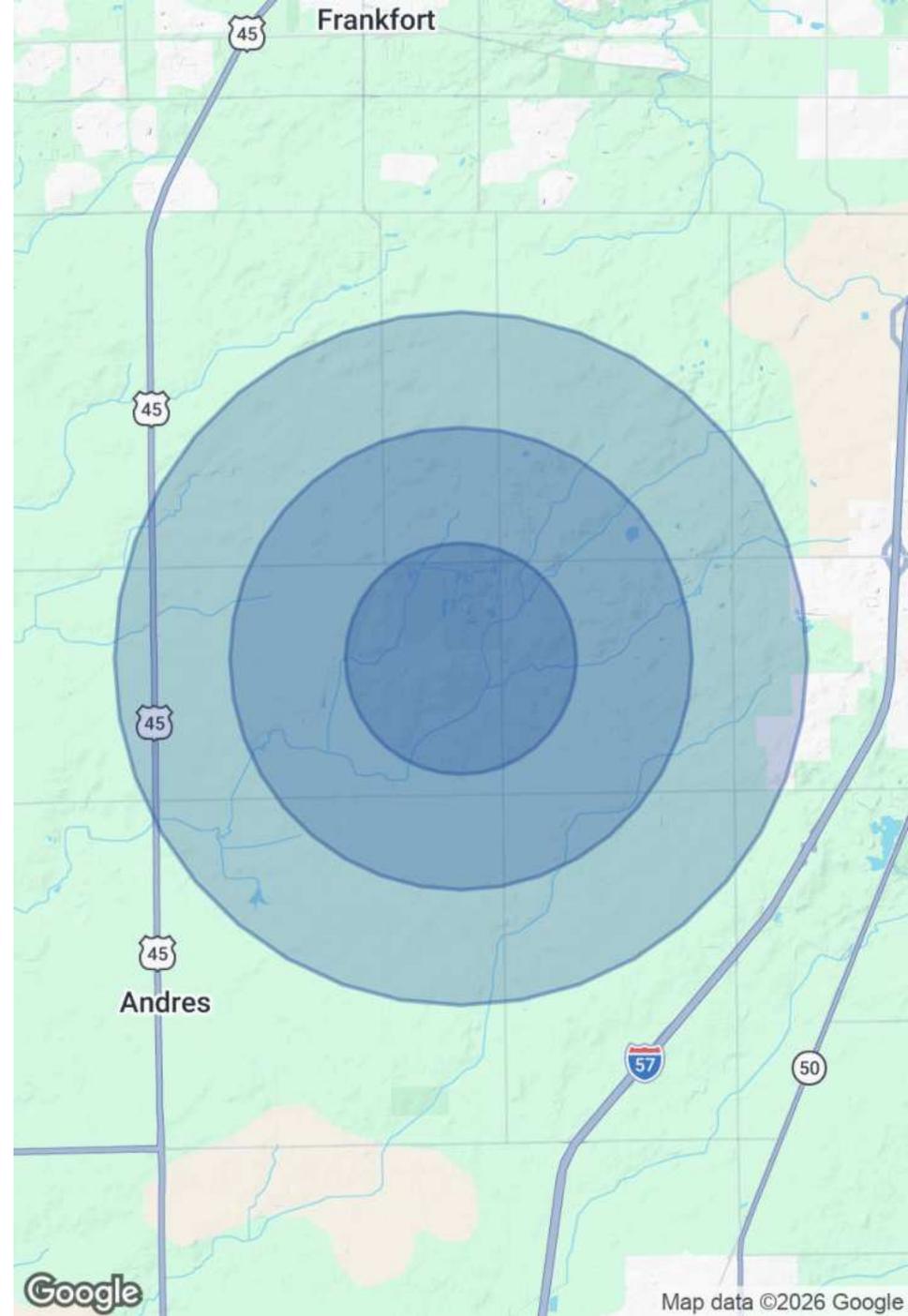
Demographics Map & Report

Population	1 Mile	2 Miles	3 Miles
Total Population	425	1,743	3,488
Average Age	44	45	45
Average Age (Male)	43	44	45
Average Age (Female)	45	46	46

Households & Income	1 Mile	2 Miles	3 Miles
Total Households	157	646	1,279
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$148,141	\$146,971	\$142,671
Average House Value	\$532,045	\$520,270	\$496,732

Ethnicity (%)	1 Mile	2 Miles	3 Miles
Hispanic	5.2%	5.2%	5.6%

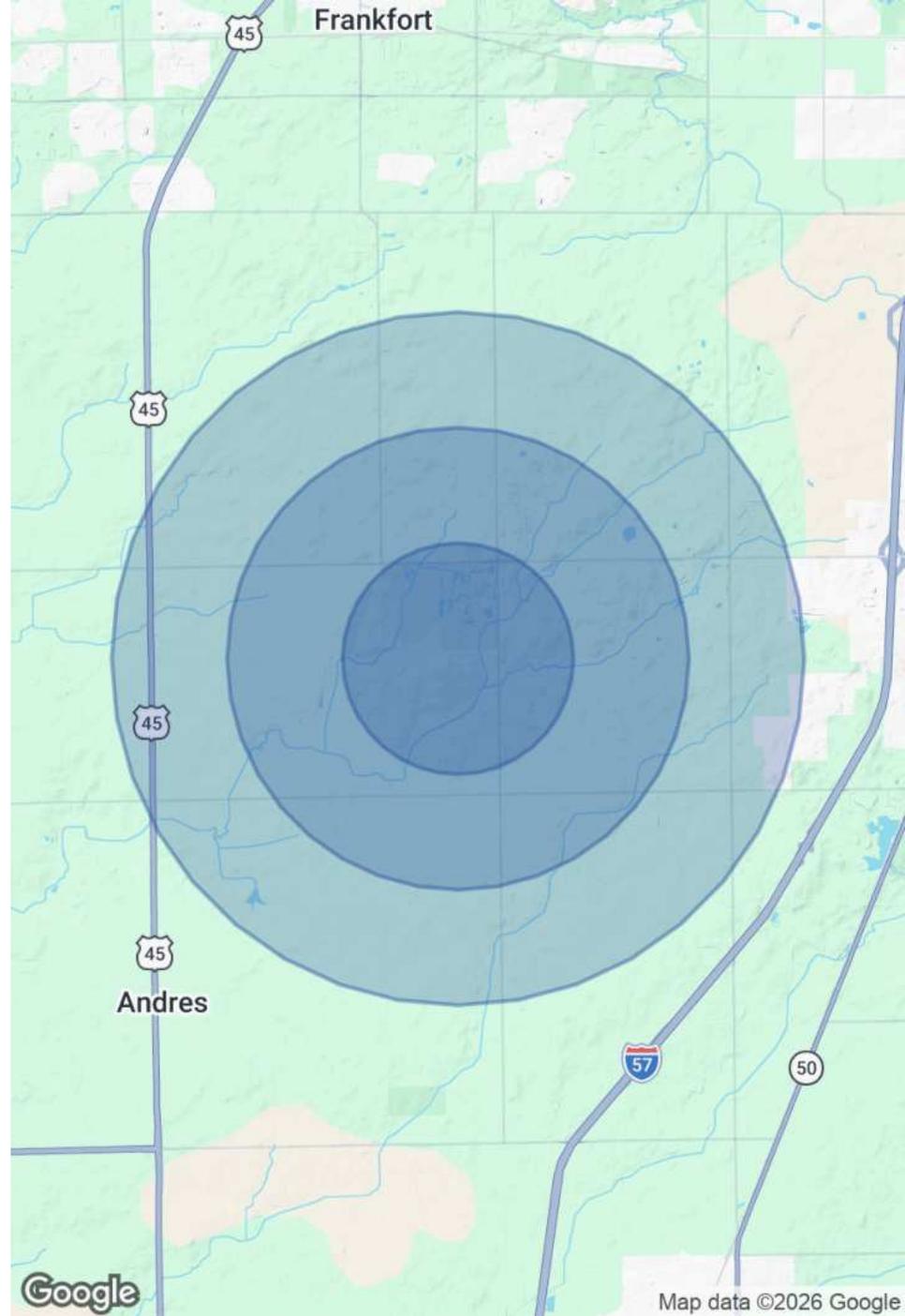
Race	1 Mile	2 Miles	3 Miles
Total Population - White	362	1,501	2,911
% White	85.2%	86.1%	83.5%
Total Population - Black	7	10	108
% Black	1.6%	0.6%	3.1%
Total Population - Asian	0	0	0
% Asian	0.0%	0.0%	0.0%



Demographics Map & Report

Total Population - Hawaiian	0	0	0
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	0	0	0
% American Indian	0.0%	0.0%	0.0%
Total Population - Other	2	2	17
% Other	0.5%	0.1%	0.5%

Demographics data derived from AlphaMap



Broker Bio

For Sale
Fairway Lakes Estates

exp[®]



Randolph Taylor, CCIM

Senior Advisor

rtaylor@creconsult.net

Direct: **630.474.6441**

IL #475.142701

Professional Background

Randolph Taylor is a Vice President and Multifamily Investment Sales Broker at eXp Commercial, specializing in the listing and sale of multifamily properties in the Greater Chicago area and suburbs. With over 26 years of experience in Commercial Real Estate Investment Sales, Randolph creates a competitive market for listings, driving maximum value for property owners.

Education

MBA - Finance/Real Estate

CCIM - Certified Commercial Real Estate Investment Member

MiCP - Masters in Commercial Property

Memberships

CCIM, NICAR

eXp Commercial
939 W North Ave #750
Chicago, IL 60642

