



**FOR SALE**



# Fairway Lakes Estates

77-Acre Shovel-Ready Subdivision  
60 Fully Platted Estate Lots

Frankfort, IL 60423

Randolph Taylor, CCIM

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www.expcommercial.com

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**FAIRWAY LAKES ESTATES**  
60-Lot Residential Development Opportunity

Frankfort, Illinois

Joliet Technology Center

Green Garden  
Country Club

51-Min to  
Midway Int'l

Approx. 35 Miles  
to Chicago Loop

I-57 / I-80 Corridors

S. 88th Ave

W. Bruns Rd



Section 1

# Property Information

# Property Summary

FOR SALE



## OFFERING SUMMARY

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

## PROPERTY HIGHLIGHTS

- Elite Frankfort 60423 location with a \$640,000 median price and 26-day average sale time.
- Physical infrastructure advantage, including rough grading and paved internal roads.
- 60 individual PINs already assigned, drastically reducing legal and engineering lead times.
- Immediate proximity to the new \$20-billion AI data center campus approved in March 2026.
- Supply-constrained market with regional inventory at just 40 percent of historic norms.
- Directly adjacent to Green Garden Country Club with championship golf and pond frontage.
- Strategic rural buffer status favored by the municipality over industrial solar developments.
- Anchor comps for adjoining finished lots established between \$179,000 and \$182,000.

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# Property Description

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## PROPERTY DESCRIPTION

### THE OPPORTUNITY

Fairway Lakes Estates is a partially developed 77.38-acre residential community located in the high-demand Frankfort 60423 submarket. The property consists of 60 single-family lots that offer a significant speed-to-market advantage over raw agricultural land. Unlike unproven sites, this property features rough grading, partially established internal paved roadways, and 60 individual PINs already assigned by Will County. This existing infrastructure represents millions in previous capital investment, allowing a developer to bypass the typical multi-year "greenfield" entitlement and preparation phase.

### MARKET VELOCITY AND DEMAND

As of March 2026, Frankfort remains one of the Chicago region's premier "Seller's Markets," with a median home price of \$640,000. Market velocity is exceptional, with homes averaging just 26 days on the market before going under contract. This demand is driven by a chronic regional inventory crisis—current housing stock in Illinois remains at roughly 40 percent of pre-pandemic levels—and a demographic profile with median household incomes exceeding \$128,000. For developers, this ensures high absorption rates for upscale custom estate builds.

### REGIONAL ECONOMIC DRIVERS

Future demand is anchored by the March 2026 approval of the \$20-billion Joliet Technology Center. Located just minutes away, this massive AI data center campus is expected to create 10,000 construction jobs and 700 permanent high-paying executive positions. Additionally, the property is positioned as a strategic "residential buffer" following the March 31, 2026, recommendation to deny a 6,100-acre industrial solar project in Green Garden Township. Local municipal goals now favor orderly, low-density residential communities that preserve rural character, making this 60-lot project a welcomed addition to the township's land-use plan.

### DEVELOPMENT STATUS AND PROFIT LOGIC

The property is currently zoned R-2 Residential Single Family, providing the "Estate" character regional buyers are actively seeking. With a land acquisition cost of approximately \$91,666 per lot, the site offers an aggressive equity spread. Adjoining finished lots are currently valued between \$179,000 and \$182,000, and end-product custom homes in this submarket frequently exceed the \$850,000 to \$1M mark. This is a definitive opportunity to capture the peak of the 2026 suburban expansion with a project that is physically prepared for completion.

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# Property Details

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## LOCATION INFORMATION

Building Name	Fairway Lakes Estates
Street Address	NWC S. 88th Avenue & W. Bruns Road
City, State, Zip	Frankfort, IL 60423
County	Will
Market	Chicago
Sub-market	Joliet / Central Will
Cross-Streets	S. 88th Avenue & W. Bruns Road
Township	Green Garden
Range	12E
Section	22
Side of the Street	Northwest
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Highway	I-57 / I-80
Nearest Airport	Chicago Midway International Airport (MDW)

## BUILDING INFORMATION

Number of Lots	60
Best Use	Single-family residential development (Estate style).

## PROPERTY INFORMATION

Property Type	Land
Property Subtype	Residential
Zoning	R-2 Residential Single Family (Will County)
Lot Size	77.38 Acres
APN #	18-13-22-400-004-0000 18-13-22-400-005-0000
Lot Frontage	2,661 ft
Lot Depth	1,323 ft
Corner Property	Yes
Traffic Count	424
Traffic Count Street	South 88th Avenue
Traffic Count Frontage	1327
Amenities	Scenic golf course views (adjacent to Green Garden Country Club), internal ponds, and 13 lots with direct golf course frontage.
Waterfront	No
Power	Yes
Rail Access	No
Environmental Issues	The eastern portion of the site (estimated 25%) is located in Zone AE / Regulatory Floodway, which is subject to 100-year flooding.
Topography	Level.
Soil Type	Mixed

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# Photos

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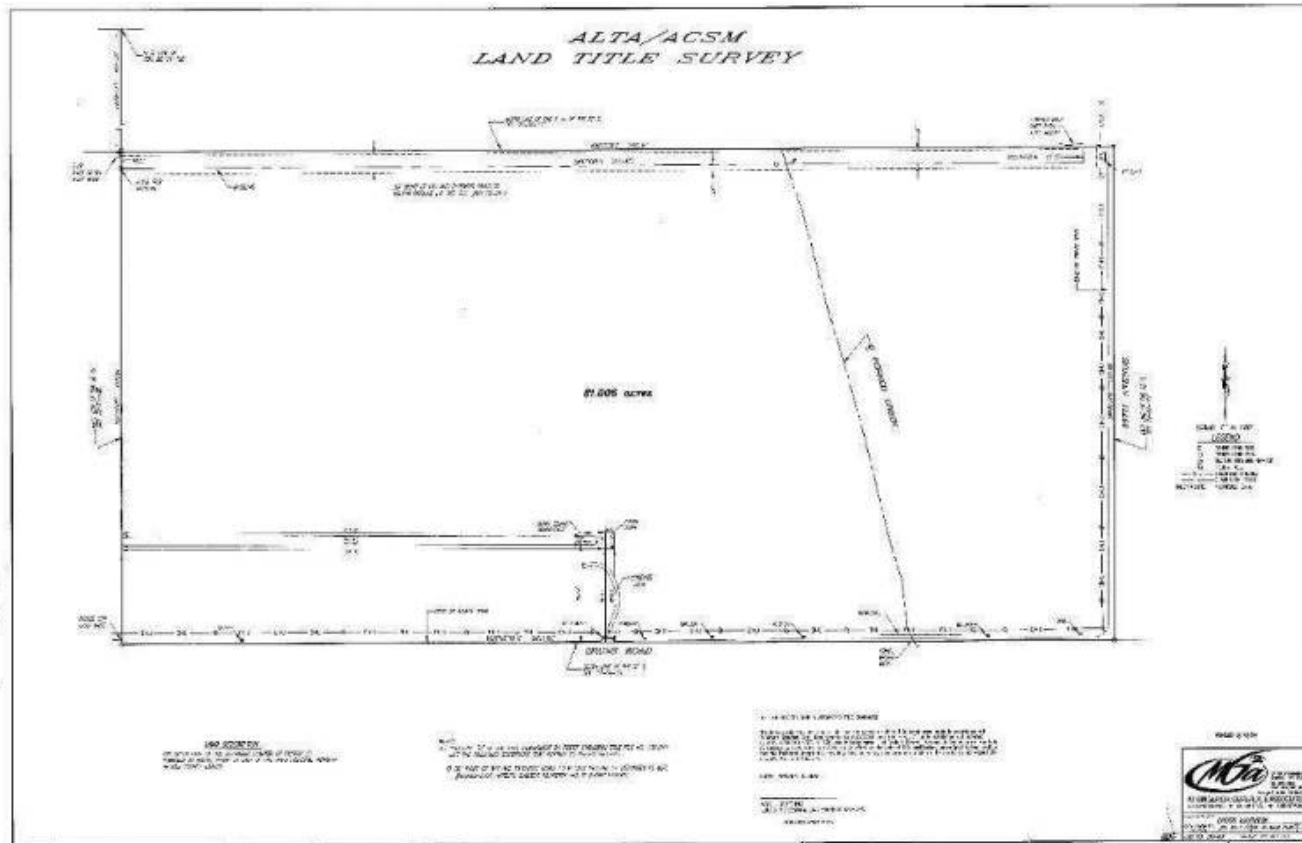
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# Survey

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Section 2

# Location Information



# Location Description

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## LOCATION DESCRIPTION

The property is strategically positioned at the northwest corner of 88th Avenue and Bruns Road in the prestigious Frankfort 60423 zip code. This unincorporated Green Garden Township location is just 35 miles southwest of Chicago and offers exceptional regional access via I-57, I-80, and the Metra SouthWest Service. The site is uniquely bordered by the Green Garden Country Club, which provides future residents with 45 holes of world-class golf and high-value views. Benefiting from top-tier Will County schools and a rapidly expanding tech and infrastructure employment base, this location represents the premier suburban lifestyle destination in the Chicago southwest submarket.

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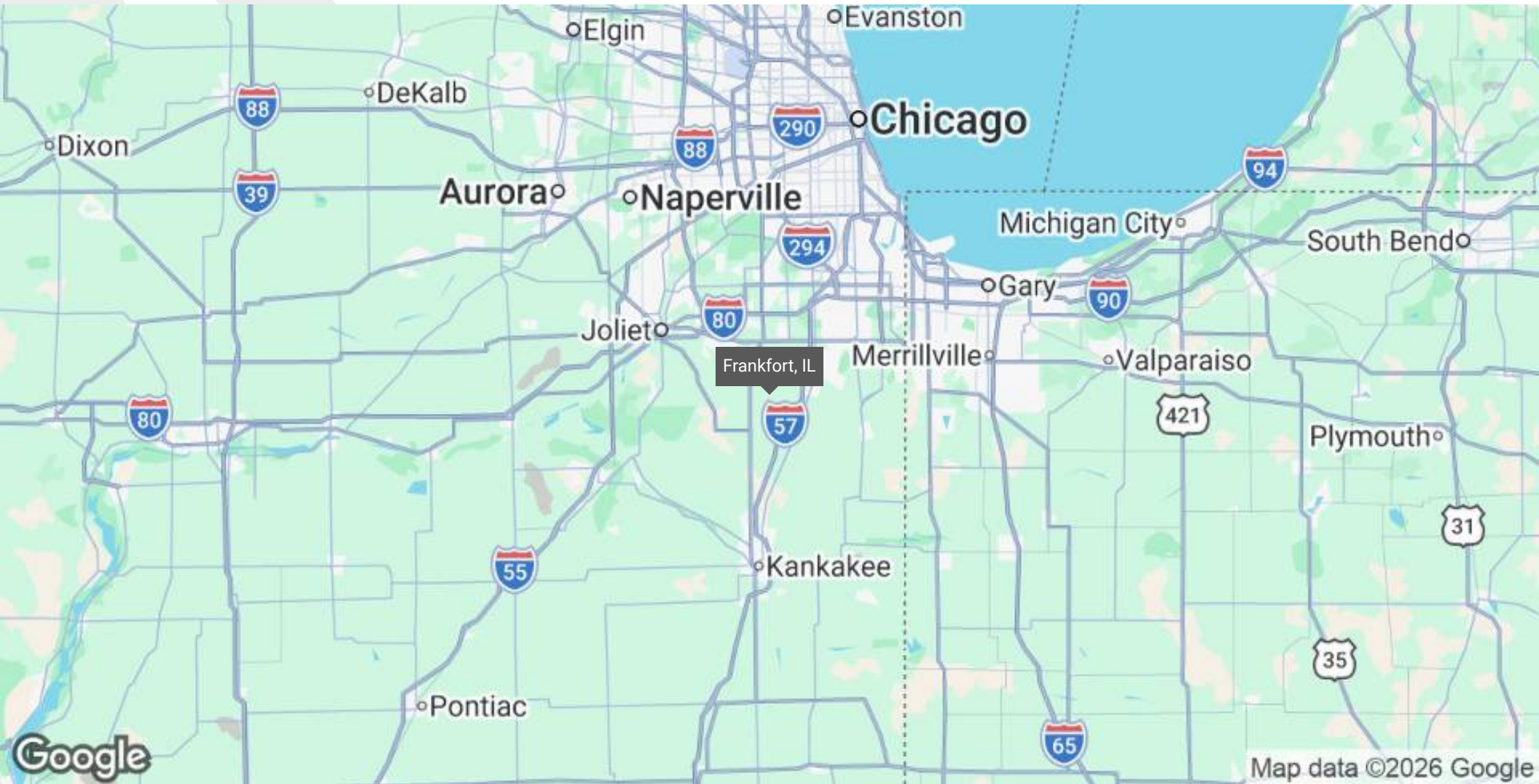
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# Regional Map

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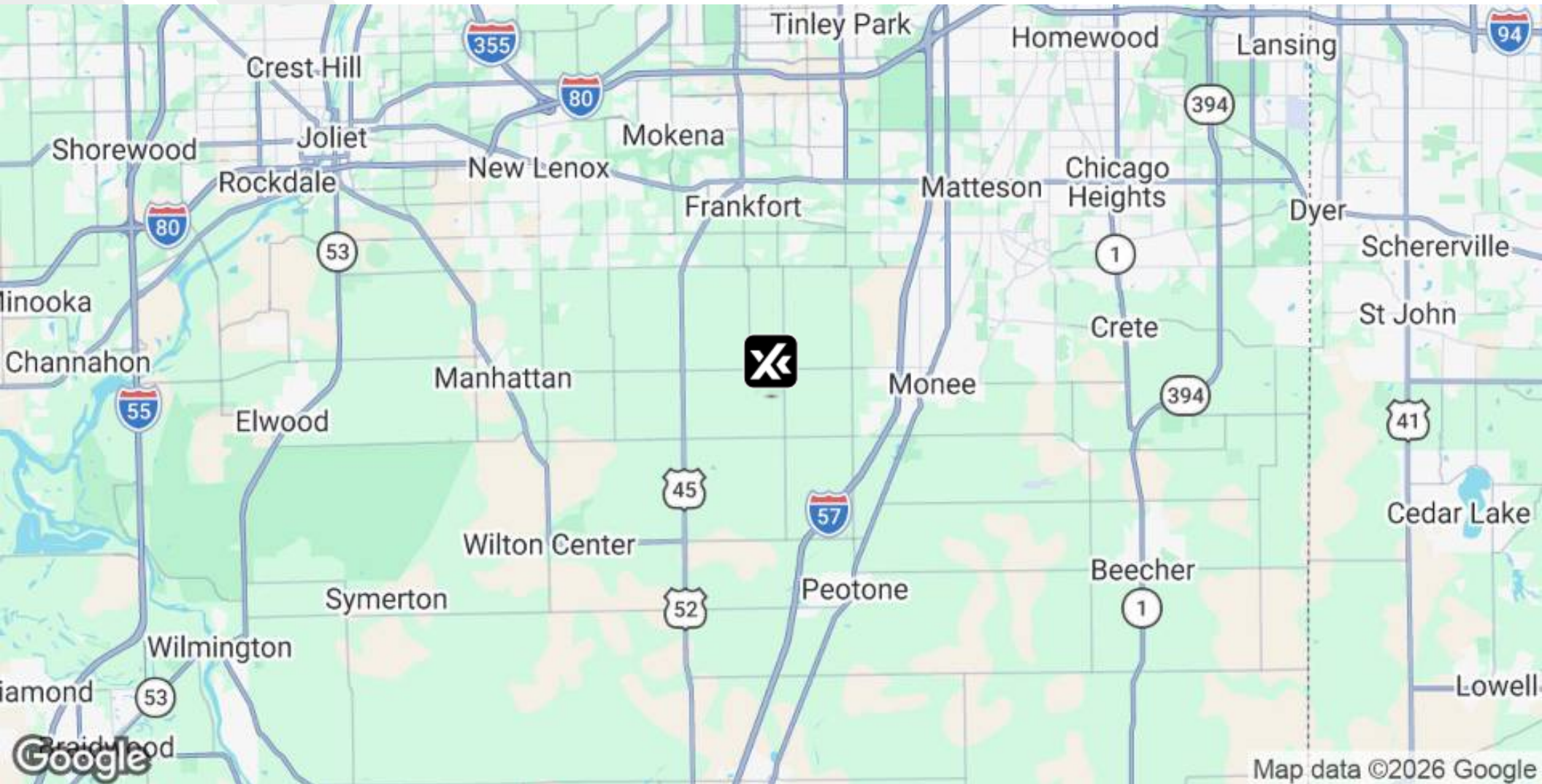
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# Location Map

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# Aerial Map

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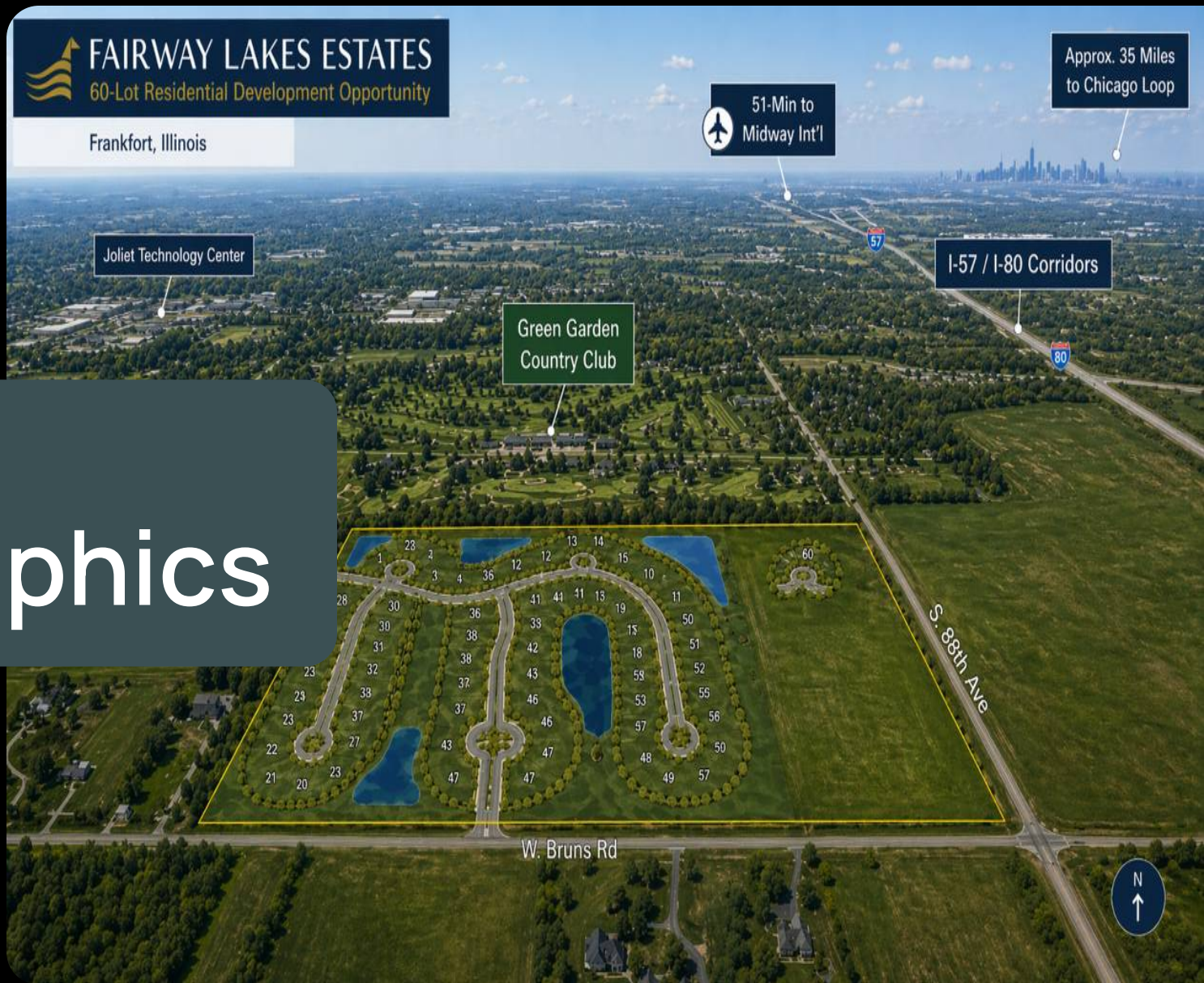
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Section 3

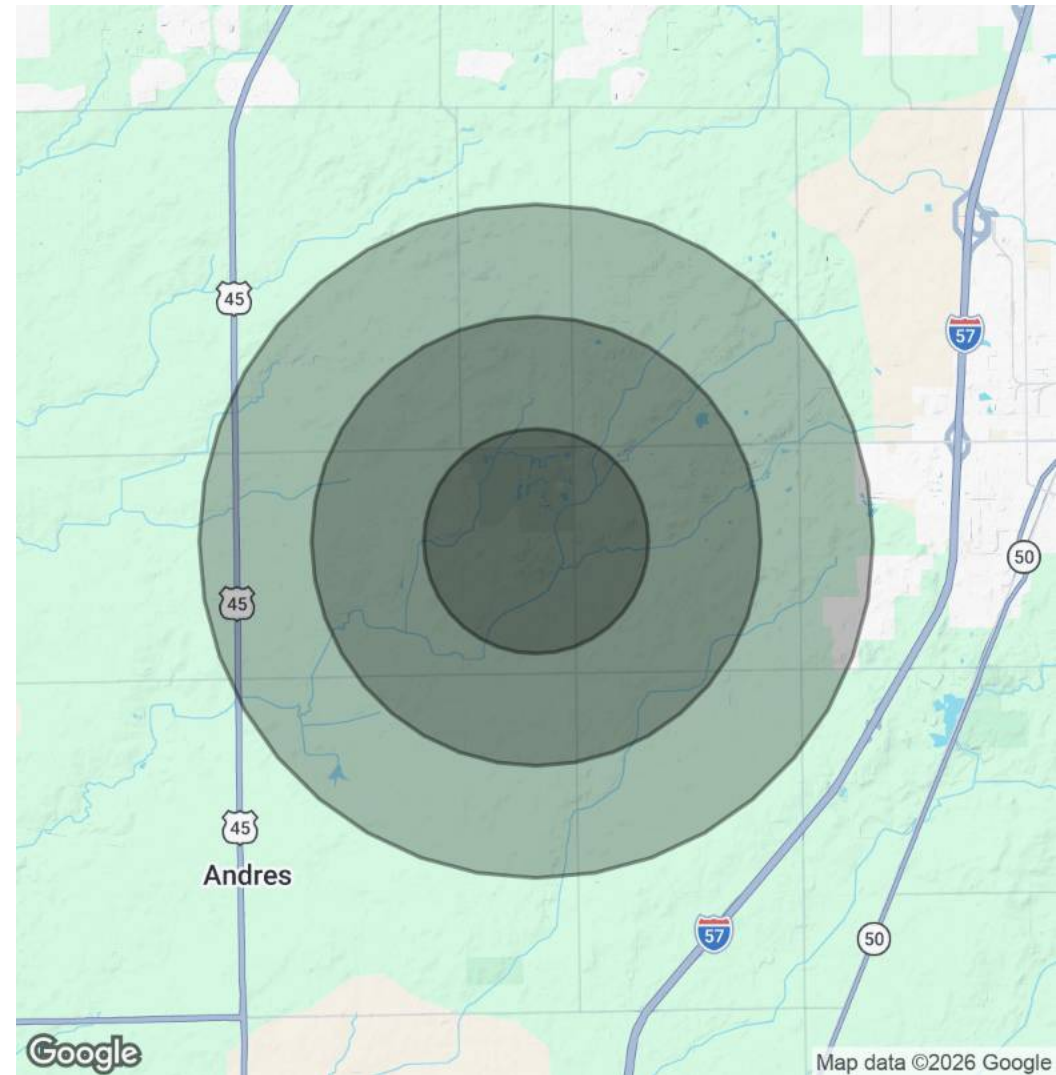
# Demographics



# Demographics Map & Report

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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%
Total Population - Hawaiian	0	0	0



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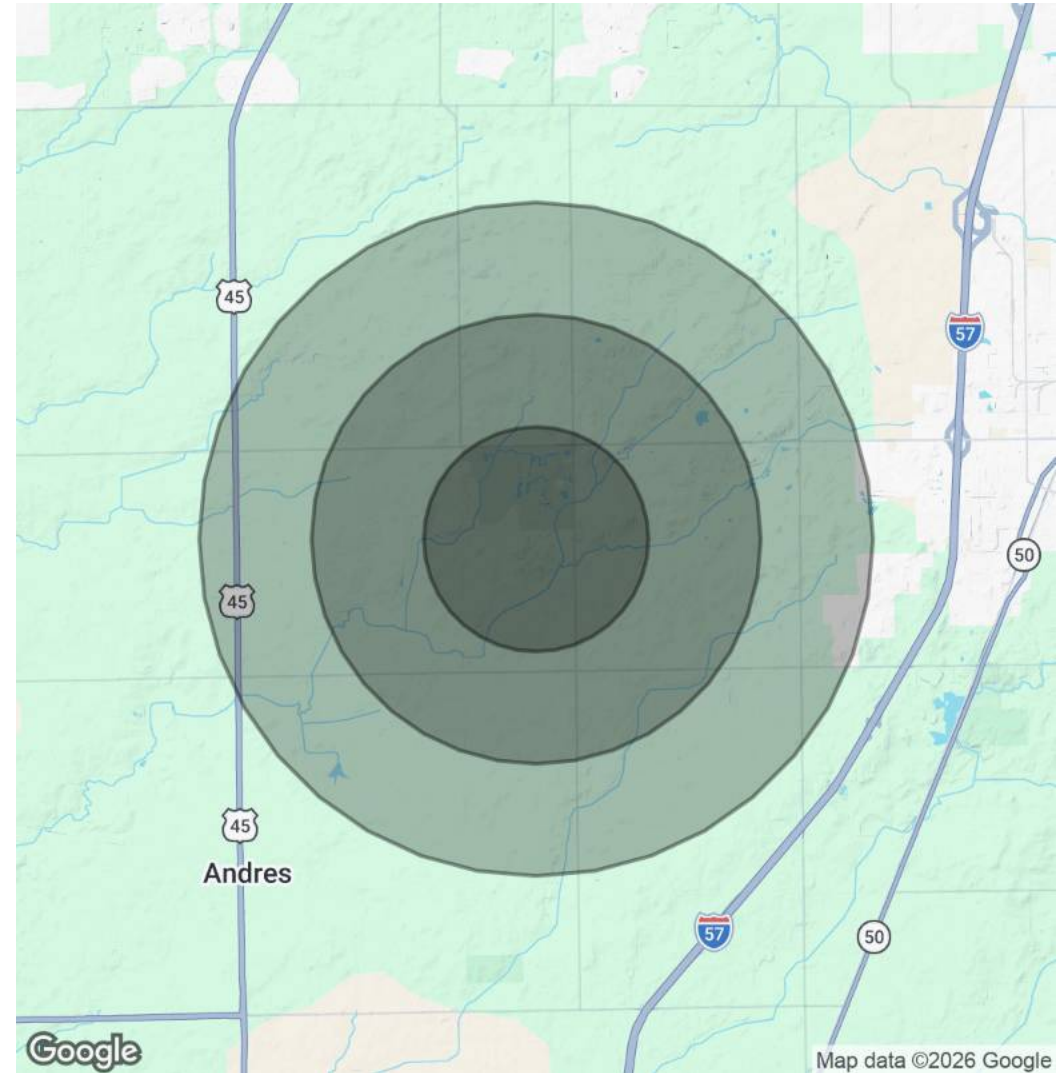
# Demographics Map & Report

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% 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%

<b>TRAFFIC COUNTS</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
S. 88th Avenue & W. Bruns Road	424/day		

*2020 American Community Survey (ACS)*



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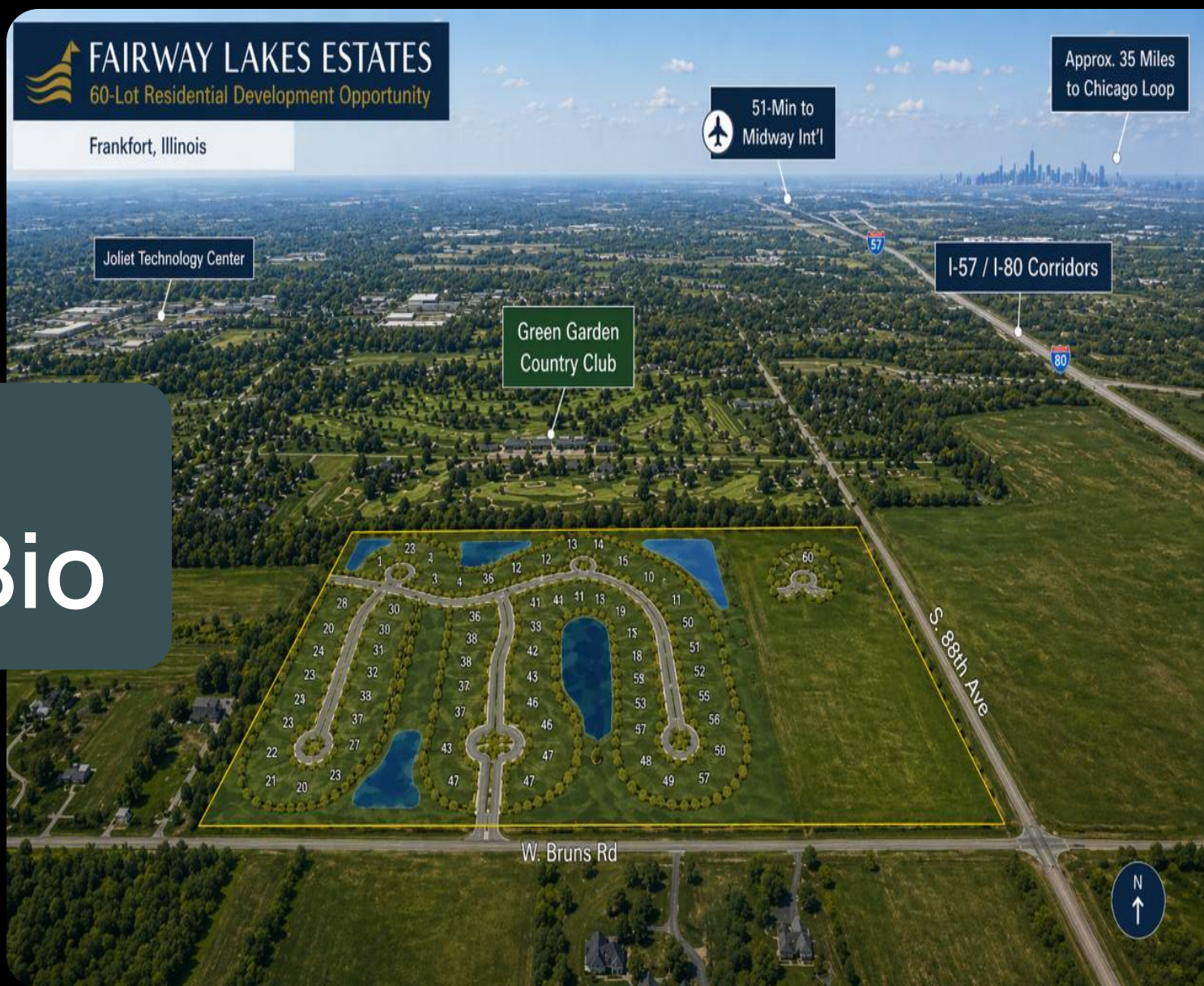
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Section 4

# Advisor Bio



# Randolph Taylor

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**RANDOLPH TAYLOR, CCIM**

Advisor, Vice President

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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

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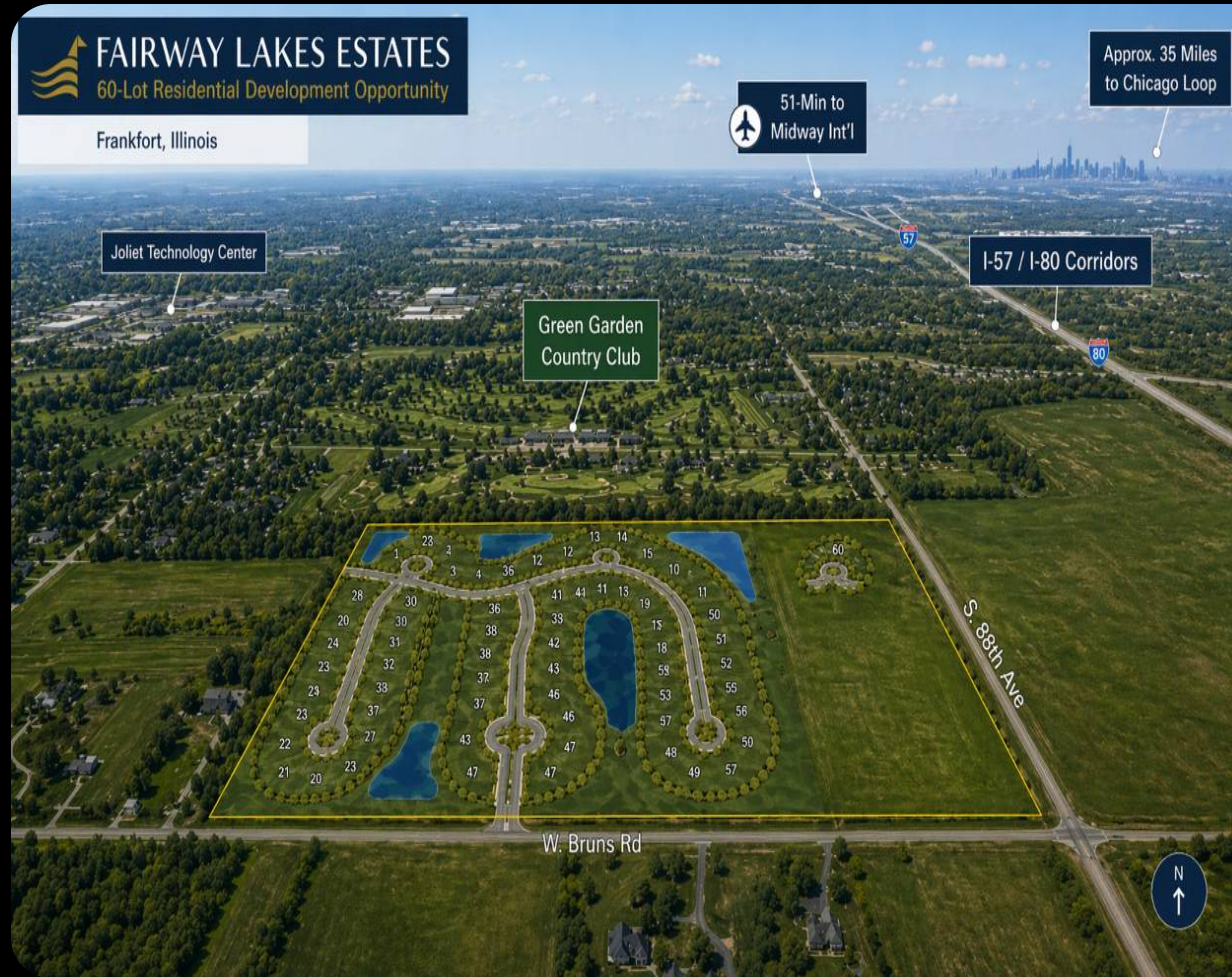
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# Thank you!

Capitalize on Frankfort's high-end residential demand with a project already well underway. The existing roadways and infrastructure provide a clear, streamlined path forward to deliver a premium 60-lot estate community.



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