



# LAND PARCELS FOR SALE IN MOKENA BUSINESS PARK

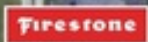
19265-19275 EVERETT LANE  
MOKENA, IL 60448

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**SITE**



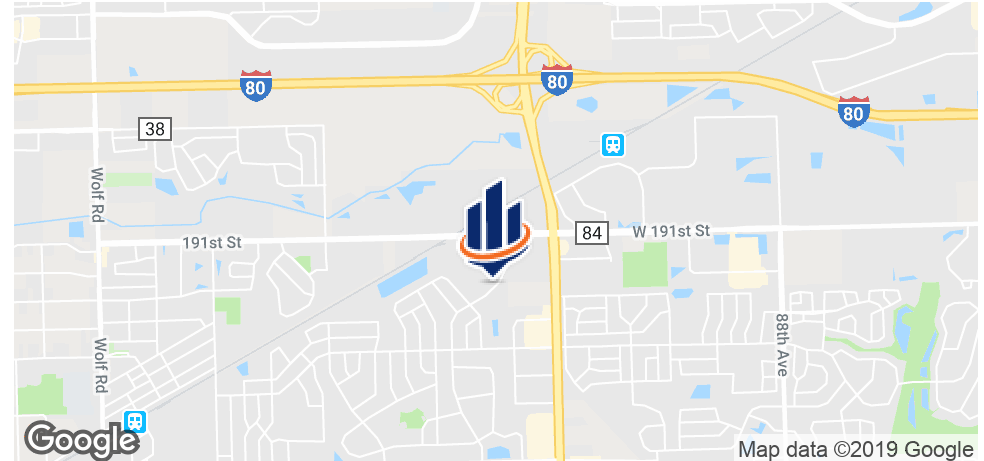
W 191st St



S La Grange Rd 37,300 W



# Property Summary



## OFFERING SUMMARY

Sale Price: \$595,000

Lot Size: 123,287 SF

Zoning: I-1: Limited Industrial

Price / SF: \$4.83

## PROPERTY OVERVIEW

This land site is two contiguous lots totaling 2.75 AC, just four blocks west of LaGrange Rd., and two blocks south of 191st street.

## PROPERTY HIGHLIGHTS

- Two adjacent lots available in Mokena Business Park
- Lot 14 (19265 Everett Lane) is 1.301 AC and Lot 15 (19275 Everett Lane) is 1.449 AC
- Can be purchased together or separately
- Zoned for light industrial; idea for light manufacturing, office, day care, research facility
- Low Will County Taxes

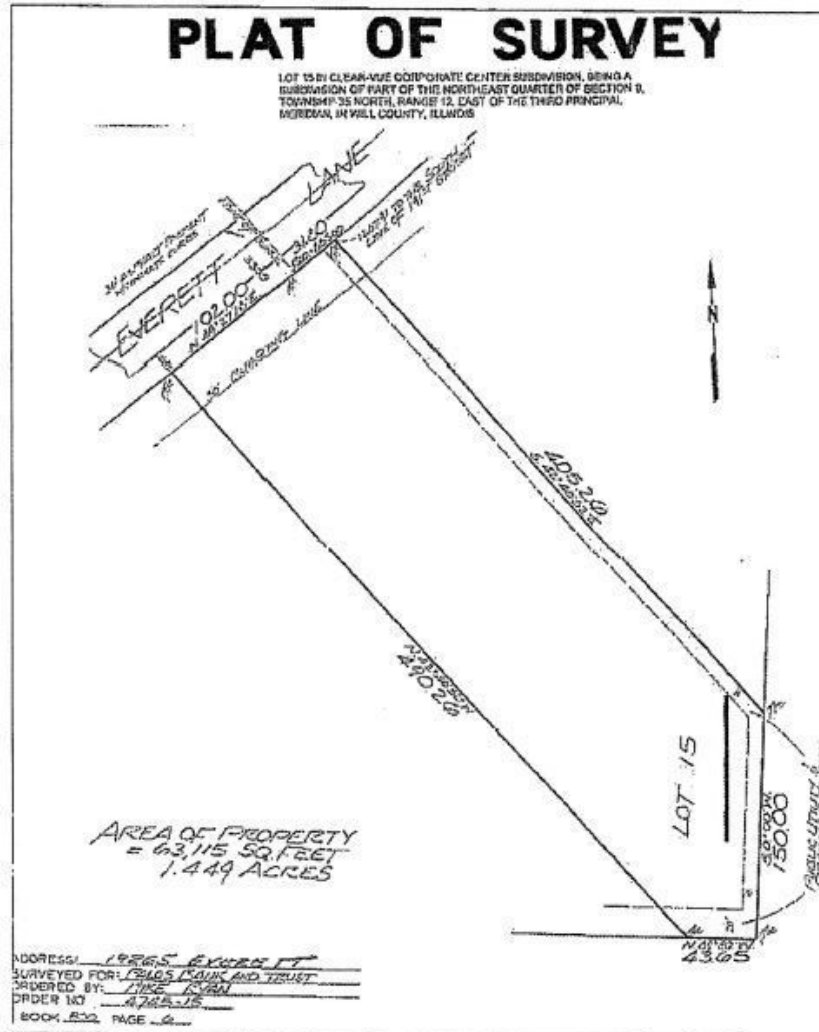


# Additional Photos

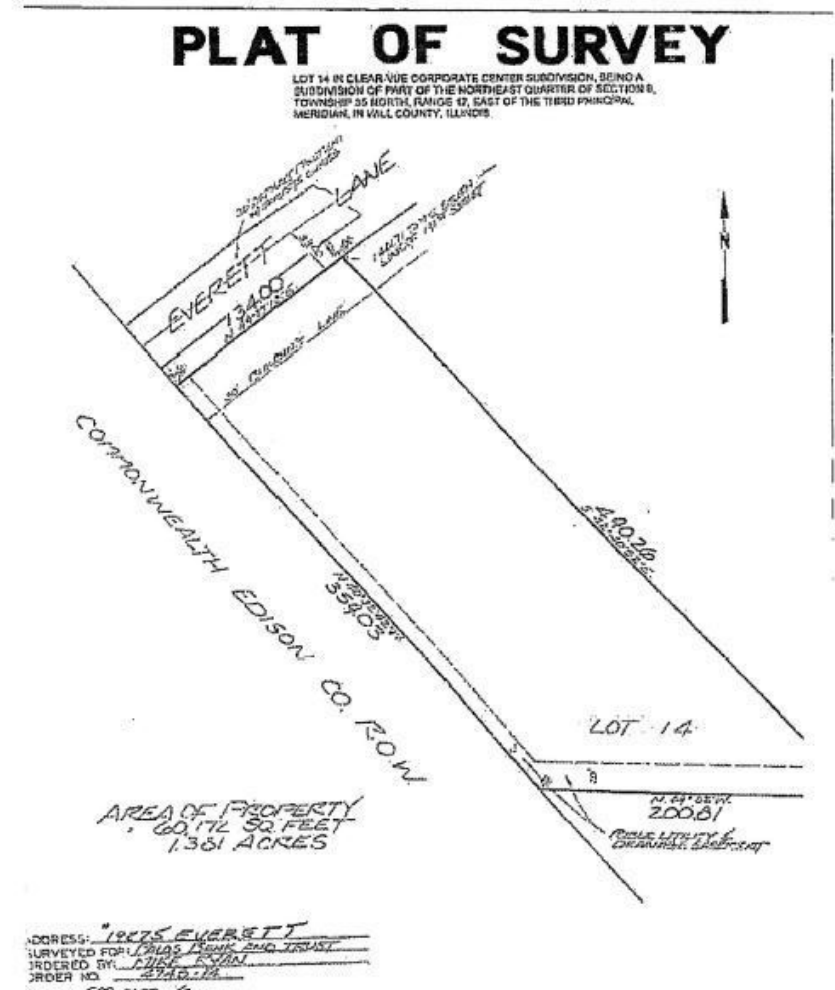


# Surveys

Plat of Survey – Parcel A (19265)

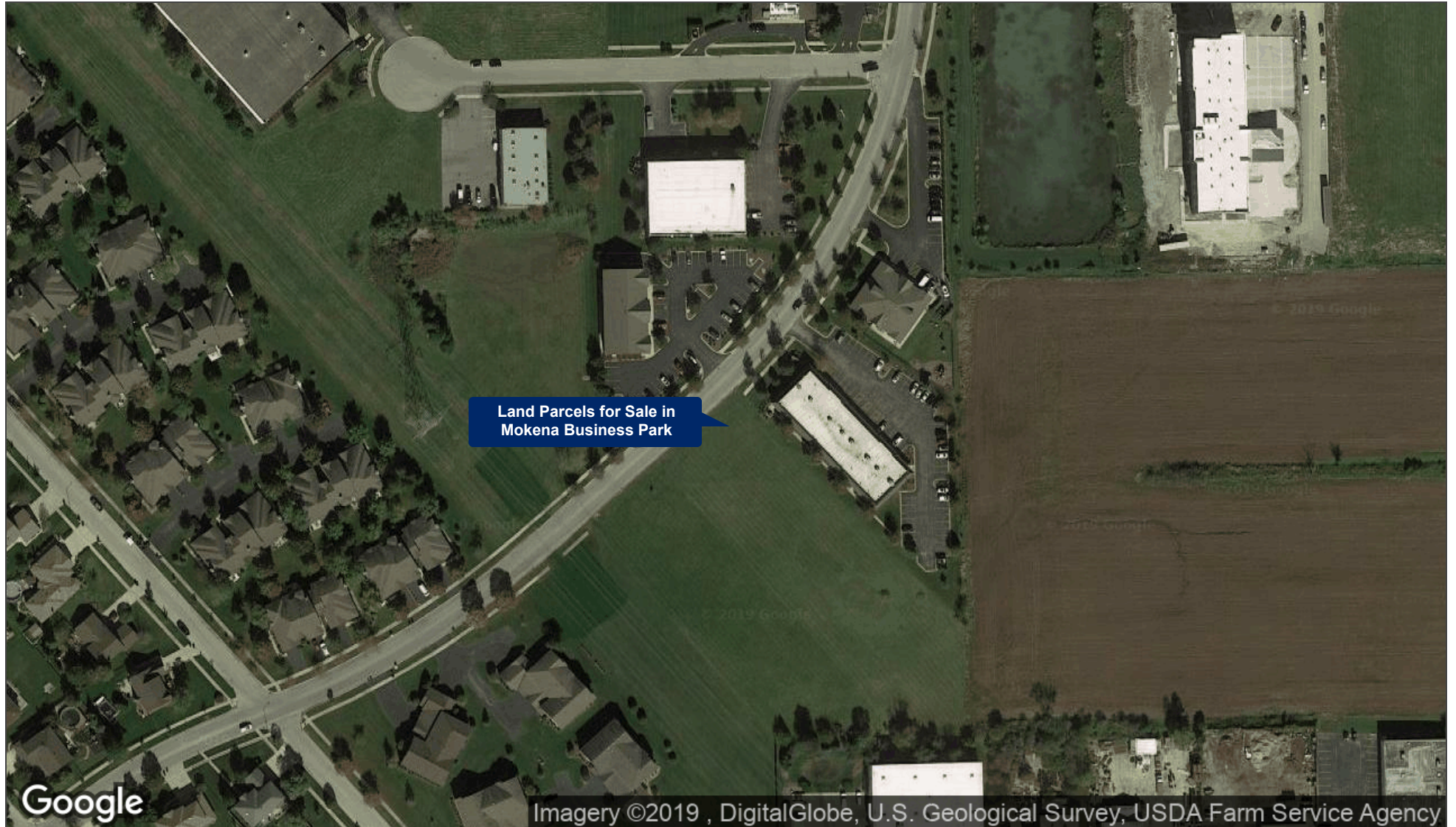


Plat of Survey – Parcel B (19275)



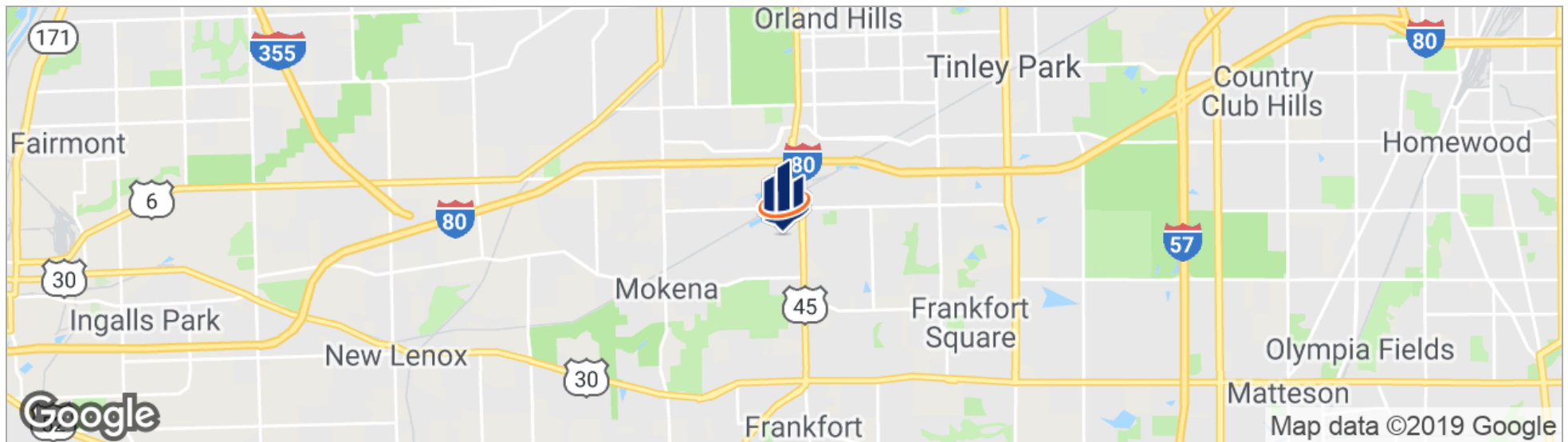
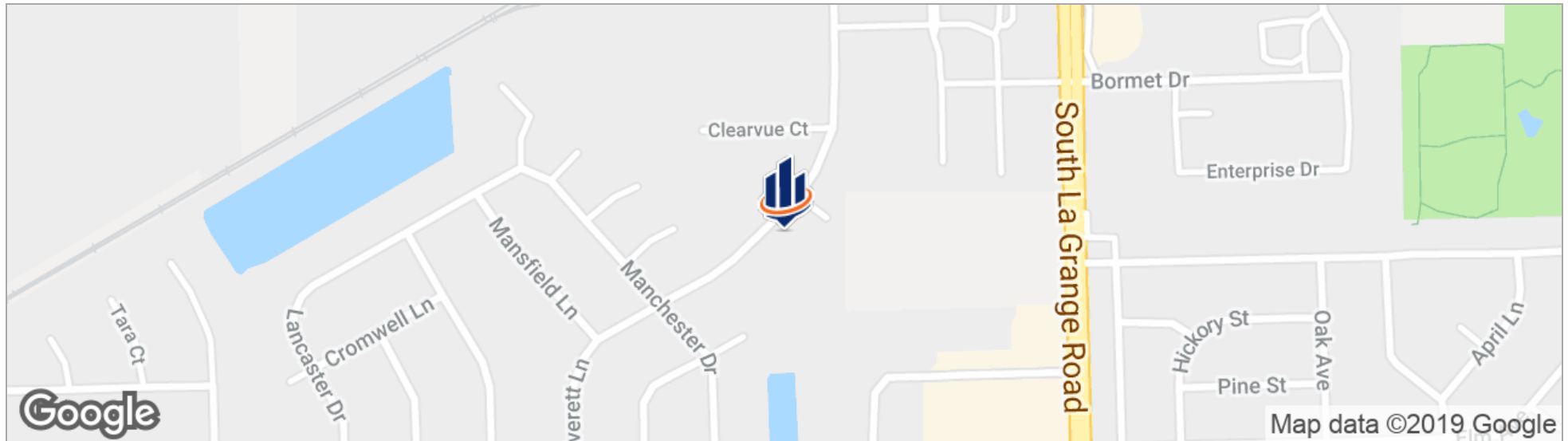


# Aerial Map

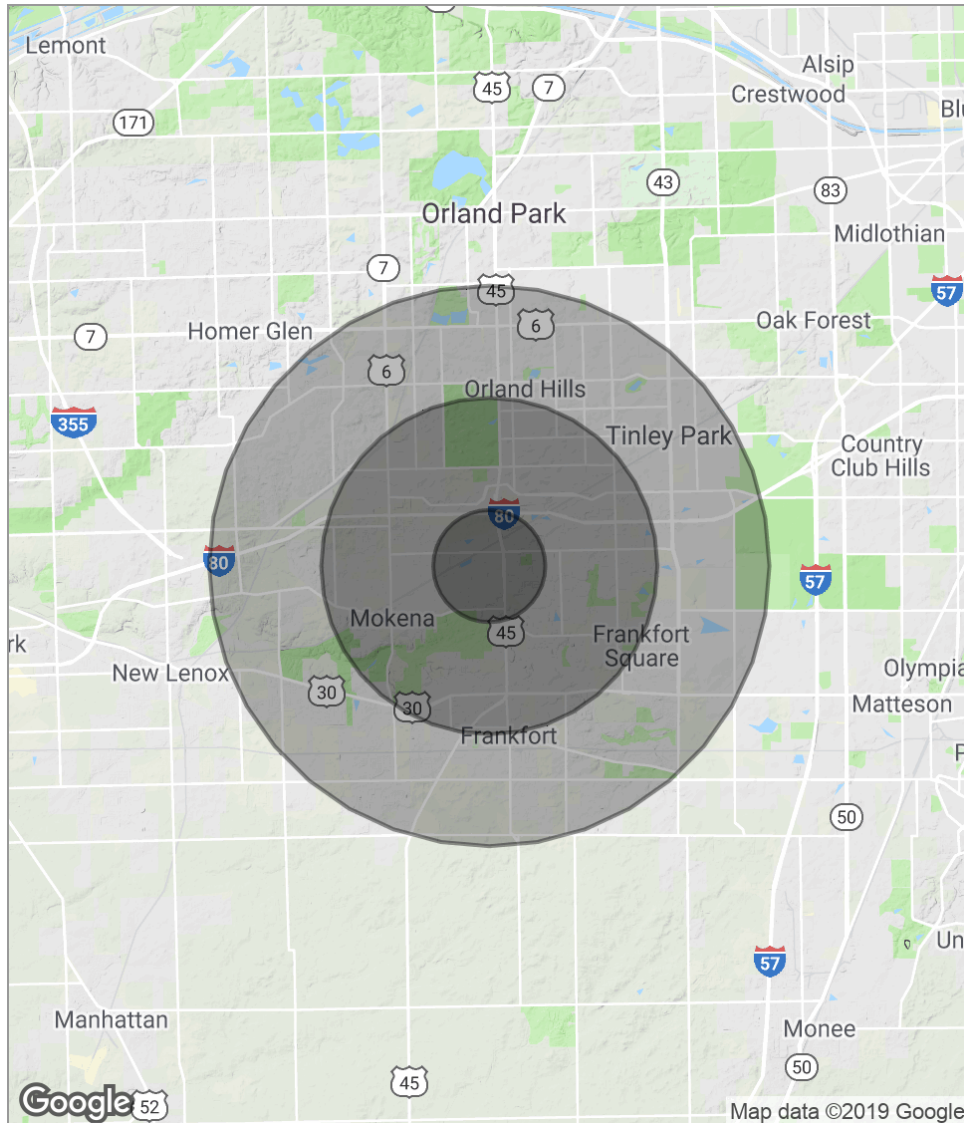




# Location Maps



# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,243	51,142	147,511
Median age	39.7	40.0	39.8
Median age [Male]	37.5	38.2	38.0
Median age [Female]	40.6	41.1	40.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,365	17,286	50,761
# of persons per HH	3.1	3.0	2.9
Average HH income	\$99,615	\$105,036	\$100,924
Average house value	\$323,582	\$343,630	\$345,088

\* Demographic data derived from 2010 US Census



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