



► Leighlinbridge/ Manhattan, Illinois

The Site:

Leighlinbridge is located in the Village of Manhattan, which is in fast growing Will County, southwest of Chicago. The property is situated just south of U.S. Route 52 at the intersection of Gougar and Brown Roads.

Manhattan provides its residents with a small town charm and an excellent school system. The Village is just 15 minutes from Interstate 80, Interstate 55 and the Interstate 355 extension. In addition, Metra has extended commuter rail service to a new station just one block from the Leighlinbridge site.



The Leighlinbridge property consists of 266 acres of land. Site features included the environmentally sensitive Manhattan Creek with associated wetland and floodplain areas, a future regional trail system adjacent to the site, and unpaved local farm roads.



Value Added:

Working with the Village of Manhattan, environmentalists and other professionals, V3 Realty created a unique 645-unit master planned community with six neighborhoods featuring architectural design controls and recreational amenities.

The Leighlinbridge plan combines single-family lots, townhome and duplex units, a 13-acre school site and 50 acres of open space and parks. V3 Realty provided major infrastructure upgrades in the area, including the updating of Gougar and Brown Roads, the restoration of Manhattan Creek, arterial sanitary and water system

extensions, construction of parks and upgrading of open space through extensive supplemental plantings. V3 Realty delivered the residential lots to the eventual homebuilders on a semi-improved basis with all parcels fully entitled, final platted and engineered as well as fully improved lots ready for permit. ▲