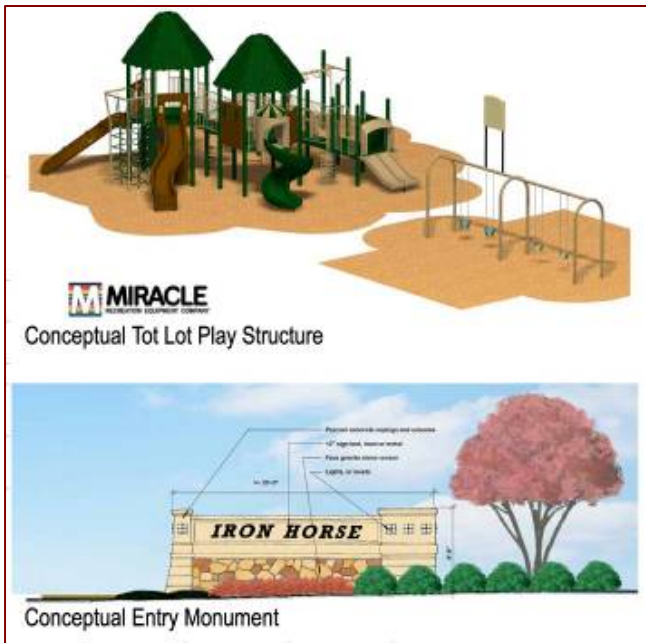




► Iron Horse / Monee, Illinois

The Site:

Iron Horse consists of a total of 194 acres on the north and south sides of Crete-Monee Road on the east side of the Village of Monee. The north parcel contains 75 acres with 119 acres on the south side. Interstate 57 is approximately two miles to the west and Metra commuter rail service to downtown Chicago is available approximately 2.5 miles to the north. There are some wetland and floodplain impacts to the property.



Value Added:

V3 Realty has annexed the property to the Village of Monee subject to a development plan for Iron Horse that creates a mixed use development featuring 462 single family lots and duplex units and a four acre commercial lot. In addition to several parks, the disturbance of wetland and floodplain areas is minimized through the creation of a conservation area and set-asides for open space. ▲