

Frankfort 37
8346 W. Lincoln Highway
Frankfort IL 60423

www.bigfarms.com

FRANKFORT 37

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Frankfort IL 60423

For more information contact:

Mark Goodwin
815-741-2226
mgoodwin@bigfarms.com

GOODWIN



County:	Will
Township:	Frankfort Township
Gross Land Area:	37 Acres
Property Type:	Vacant Development Land
Possible Uses:	Residential development potential
Total Investment:	\$1,091,500.00
Unit Price:	\$29,500 per acre
Soil Productivity Index:	The PI Index for this farm 119
Buildings:	No Buildings
Utilities:	Sewer and Water are available from the Village of Frankfort
Zoning:	Zoning change required



37 acres on Rt 30 in Frankfort, IL. with residential development potential. Site is located at the corner of Rt. 30 (Lincoln Highway) and 84th avenue, between La Grange road and Harlem avenue. Excellent traffic count of 18,400 VPD

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LISTING DETAILS

GENERAL INFORMATION

Listing Name: Frankfort 37
Tax ID Number/APN: 19-09-23-100-014-0000 (40.9 Ac)
Possible Uses: Potential residential development site.
Zoning: Currently zoned Agriculture
Sale Terms: Cash at Closing

AREA & LOCATION

School District: Lincoln-Way High School District 210
Summit Hill School District 161
Location Description: Excellent corner location at Rt. 30 (Lincoln Highway) and 84th Ave. Approximately 1.5 miles to Harlem Ave or La Grange Road.
33 miles to Chicago Loop
24 miles to Midway Airport
38 miles O'Hare Airport
4.3 miles to the 80th street Metra Station in Tinley Park
2.5 miles to Prestwick Country Club
Site Description: Long rectangular parcel with frontage on Rt. 30 and North Avenue. Creek and ravines with rolling hills.
Side of Street: NW corner of Rt. 30 & 84th Ave.
Highway Access: Frontage on Rt 30 (Lincoln Highway)
4.6 miles to I-80 & Harlem Ave. Tinley Park
4.8 miles to La Grange Rd & I-80
4 miles to I-57 & Rt. 30
Road Type: Rt. 30 is a newly constructed Concrete road.
Property Visibility: Can be easily seen from Rt. 30 or North Avenue.
Traffic count on Rt 30 of 18,400 VPD

LAND RELATED

Lot Frontage (Feet): Approximately 620 feet of Rt. 30 frontage
Approximately 692 feet of frontage on North Avenue
Tillable Acres: Approximately 45 tillable acres.
Lot Depth: Tax maps shows 2,496 feet deep.
Buildings: No Buildings
Flood Plain or Wetlands: The property does have several acres of flood plain.
Topography: Rolling farmland.
Available Utilities: Sewer and Water are available from the Village of Frankfort.

FINANCIALS

Finance Data Year: 2015
Real Estate Taxes: \$2,372 or \$58 per acre
Investment Amount: This potential residential development parcel is being offered at \$29,500.00 per acre for a total purchase price of \$1,091,500.00

LOCATION

Address: 8346 W. Lincoln Highway
Frankfort, IL 60423
County: Will
MSA: Chicago Joliet

AERIAL VIEW OF FRANKFORT 37 ACRES



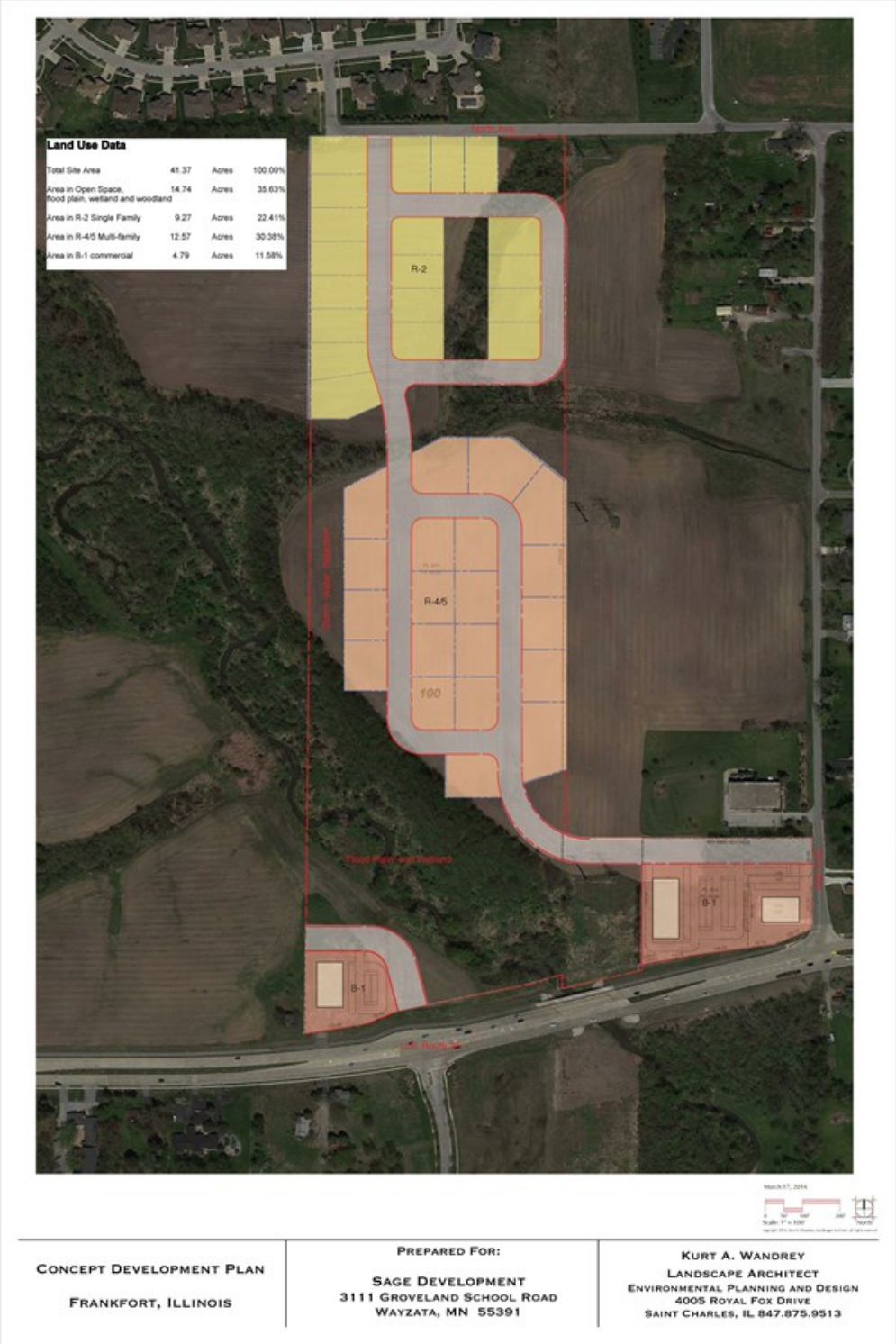
AERIAL MAP OF FRANKFORT 37 ACRES



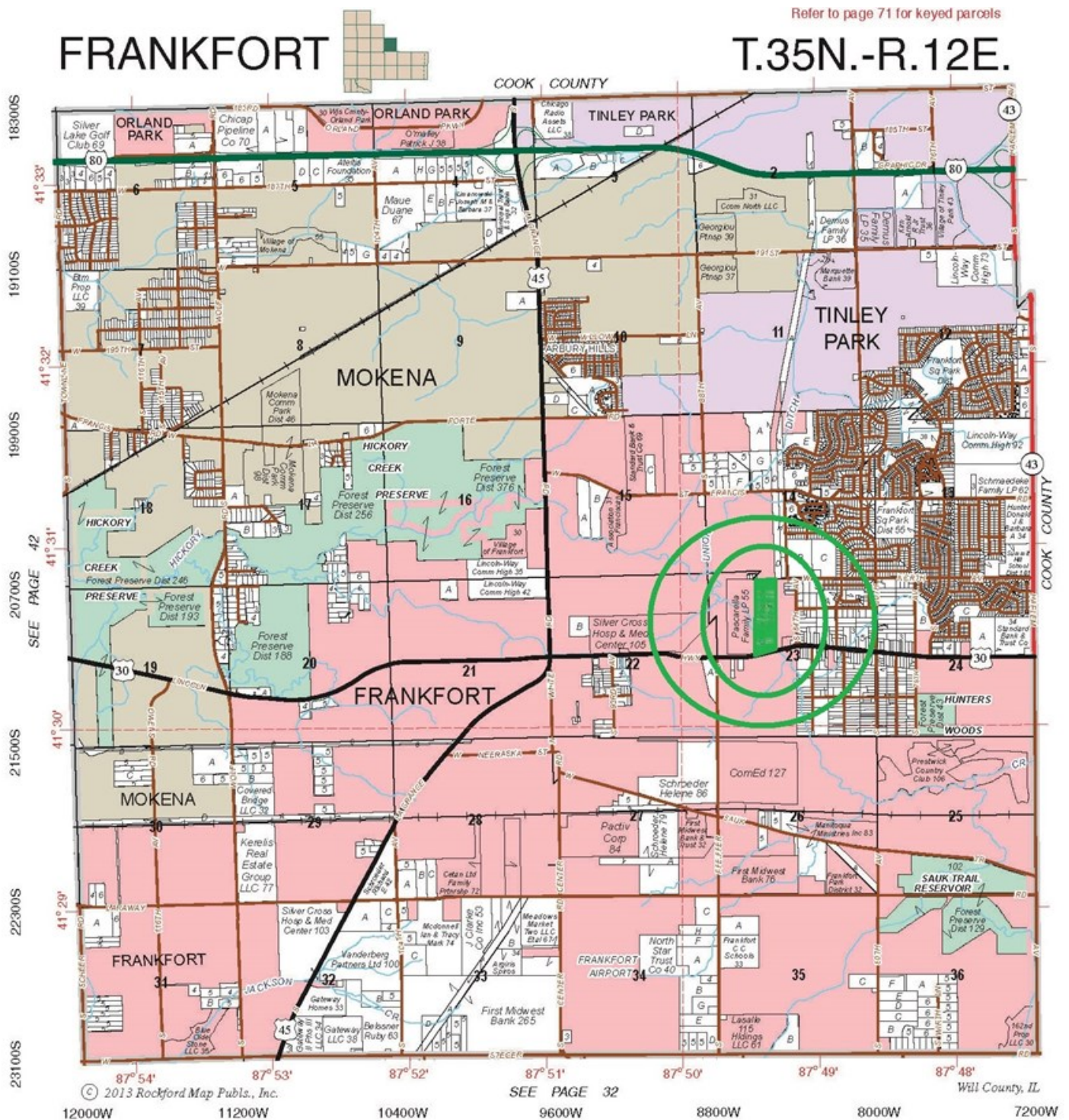
LOCATION MAP OF FRANKFORT 37 ACRES



CONCEPT PLAN

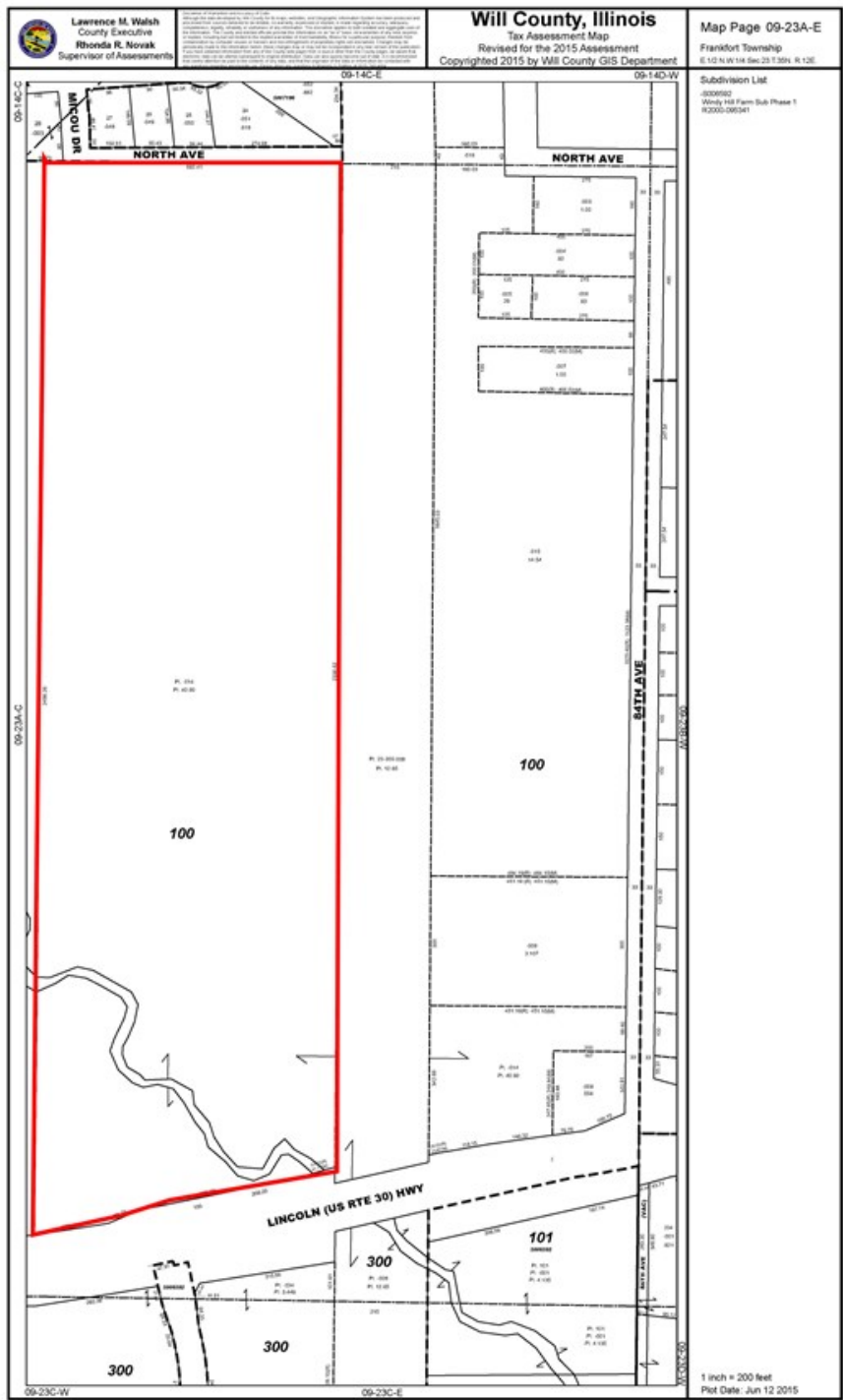


PLAT MAP OF 37 ACRES FRANKFORT TOWNSHIP



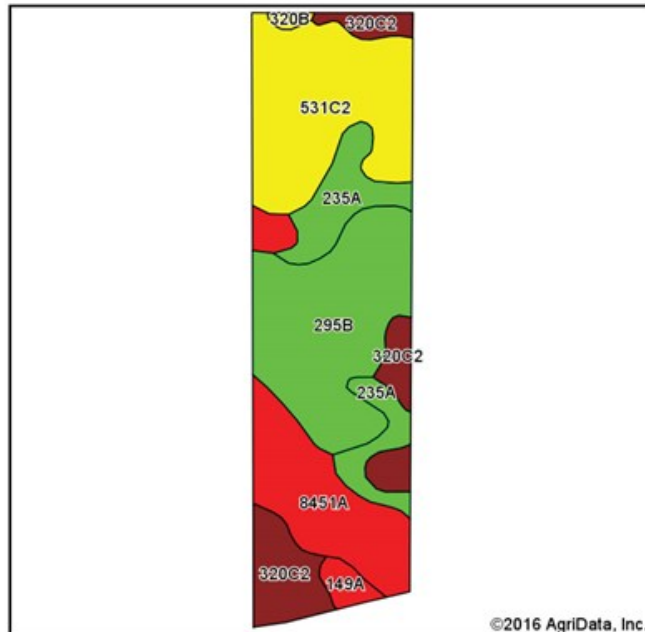
Plat Map reprinted with permission of Rockford Map Publishers, Inc.

TAX MAP OF 37 AC. FRANKFORT TOWNSHIP



SOIL MAP OF FRANKFORT 37 ACRES

Soils Map



State: Illinois
County: Will
Location: 23-35N-12E
Township: Frankfort
Acres: 36.46
Date: 2/25/2016

GOODWIN

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IL197, Soil Area Version: 10

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**295B	Mokena silt loam, 2 to 4 percent slopes	10.22	28.0%		**170	**53	**125
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	9.40	25.8%		**147	**48	**108
8451A	Lawson silt loam, 0 to 2 percent slopes, occasionally flooded	6.67	18.3%		190	61	140
**320C2	Frankfort silty clay loam, 4 to 6 percent slopes, eroded	4.79	13.1%		**125	**43	**94
235A	Bryce silty clay, 0 to 2 percent slopes	4.43	12.2%		162	54	121
149A	Brenton silt loam, 0 to 2 percent slopes	0.73	2.0%		195	60	141
**320B	Frankfort silt loam, 2 to 4 percent slopes	0.22	0.6%		**133	**46	**100
Weighted Average					161.1	52.1	119

Area Symbol: IL197, Soil Area Version: 10

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:

[https://www.ideals.illinois.edu/handle/2142/10277/](https://www.ideals.illinois.edu/handle/2142/10277)

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

*c: Using Capabilities Class Dominant Condition Aggregation Method

TOPOGRAPHICAL MAP OF 37 AC. FRANKFORT

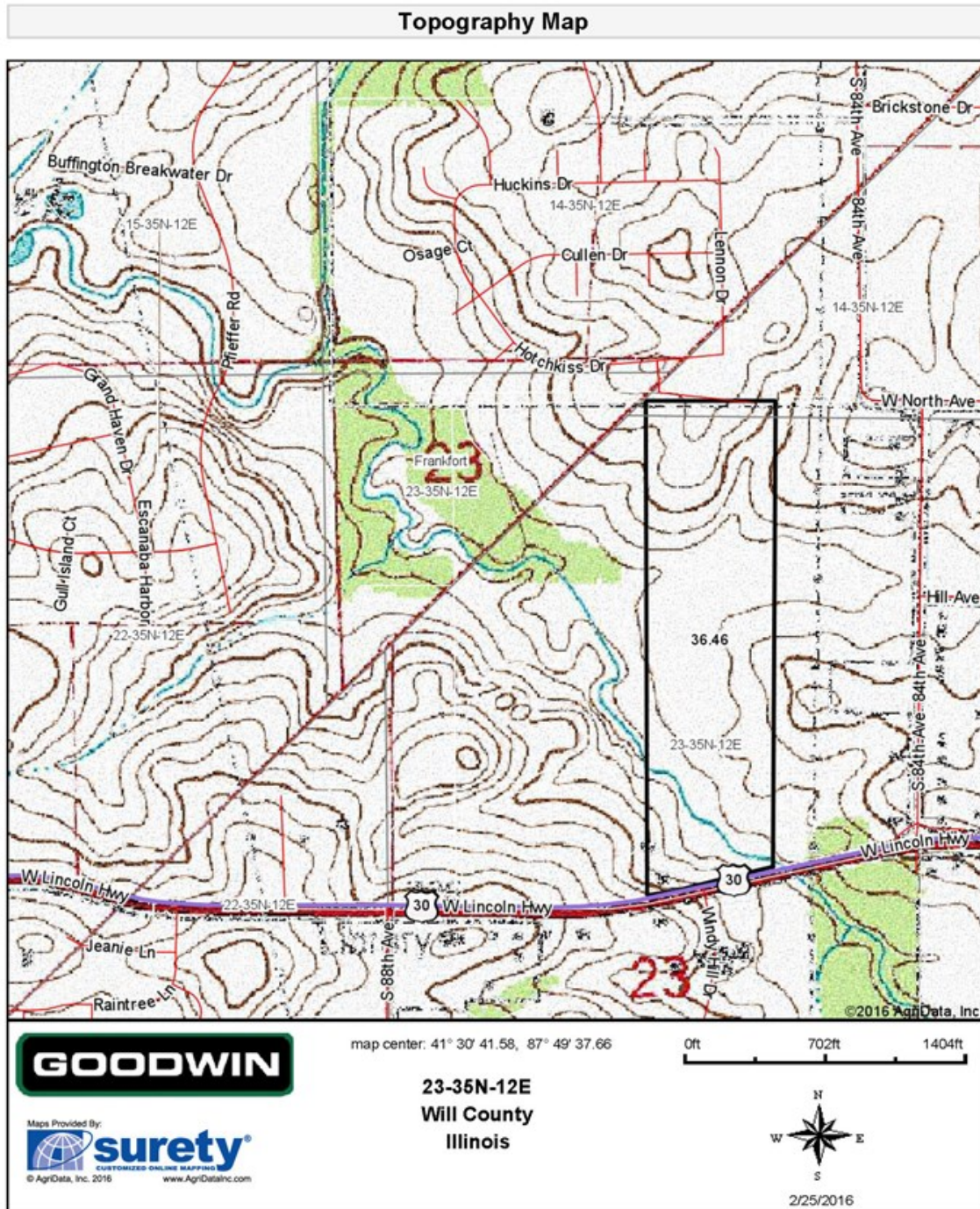


PHOTO FROM NORTH AVE LOOKING SOUTH ON TO 37 ACRES RESIDENTIAL PROJECT IN FRANKFORT, IL



PROFESSIONAL BIOGRAPHY

Goodwin & Associates Real Estate, L.L.C. is an experienced Illinois land brokerage firm located in Shorewood, Illinois. We specialize in vacant land sales including farmland and commercial/residential development land. Managing Illinois Land Broker and owner, Mark Goodwin, has extensive background in both agriculture and Real Estate, which provides him the knowledge to effectively negotiate and close transactions.

Since 1996, Mark Goodwin has successfully provided brokerage services to landowners throughout the Midwest earning him the title of Accredited Land Consultant, (ALC) designated by the Realtors Land Institute. Throughout his life experiences Mark has acquired a unique background of understanding both the agricultural side of land sales as well as the development side and has made numerous valuable contacts with land owners, brokers and developers. Mark was awarded Illinois Land Broker of the Year in 2011 by the Illinois RLI Chapter.



AGENCY DISCLOSURE

Goodwin & Associates Real-estate, LLC has previously entered into an agreement with a client to provide certain real estate Illinois brokerage services through a Broker Associate who acts as that client's designated agent. As a result, Broker Associate will not be acting as your agent but as agent of the seller.

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