

Frankfort Rt. 30 Commercial Corner
8346 W. Lincoln Highway
Frankfort IL 60423



FRANKFORT RT. 30 COMMERCIAL CORNER

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Frankfort IL 60423

For more information contact:

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County:	Will
Township:	Frankfort Township
Gross Land Area:	3.5 Acres
Property Type:	Vacant Development Land
Possible Uses:	Corner commercial development potential
Total Investment:	\$762,300.00
Unit Price:	\$5.00 per Square Foot
Buildings:	No Buildings
Utilities:	Sewer and Water are available from the Village of Frankfort
Zoning:	Zoning change required



Potential 3.5 acre commercial corner in Frankfort, IL. Site is located at the corner of Rt. 30 (Lincoln Highway) and 84th avenue, between La Grange road and Harlem avenue. Many potential uses,



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LISTING DETAILS

GENERAL INFORMATION

Listing Name: Frankfort Rt. 30 Commercial Corner
Tax ID Number/APN: 19-09-23-100-008-0000 (.56 Ac)
19-09-23-100-014-0000 (40.9 Ac) Part of this Tax ID#
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.
Site Description: Corner parcel, level land with no buildings. Some trees and shrubs on the site.
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.

LAND RELATED

Lot Frontage (Feet): Approximately 440 feet of Rt. 30 frontage
Approximately 241 feet of frontage on 84th Ave.

FINANCIALS

Investment Amount: This commercial corner is being offered at \$5.00 per Sq. Ft. for a total purchase price of \$762,300.00

LOCATION

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

AERIAL MAP OF FRANKFORT 3.5 AC COMMERCIAL CORNER



LOCATION MAP OF FRANKFORT 3.5 AC COMMERCIAL CORNER



AERIAL MAP OF FRANKFORT 3.5 AC COMMERCIAL CORNER



CONCEPT PLAN OF ENTIRE 41 ACRE FRANKFORT PROJECT



PHOTO OF 84TH AVE & RT 30 3.5 AC FRANKFORT COMMERCIAL SITE



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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