

FRANKFORT RT. 30 COMMERCIAL CORNER

8346 W. Lincoln Highway Frankfort IL 60423

For more information contact:

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





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,



Mark Goodwin Phone: 815-741-2226

Frankfort Rt. 30 Commercial Corner 8346 W. Lincoln Highway

Frankfort IL 60423



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



Mark Goodwin Phone: 815-741-2226



AERIAL MAP OF FRANKFORT 3.5 AC COMMERCIAL CORNER

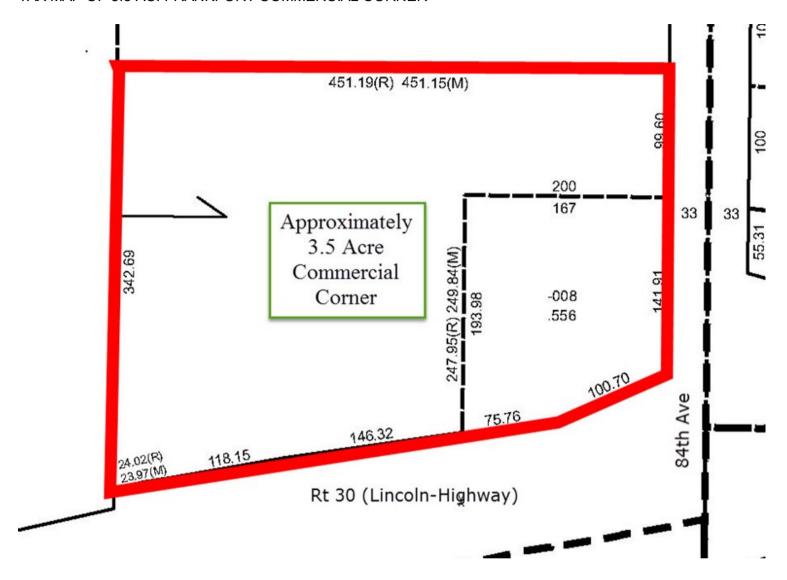




Mark Goodwin Phone: 815-741-2226



TAX MAP OF 3.5 AC. FRANKFORT COMMERCIAL CORNER

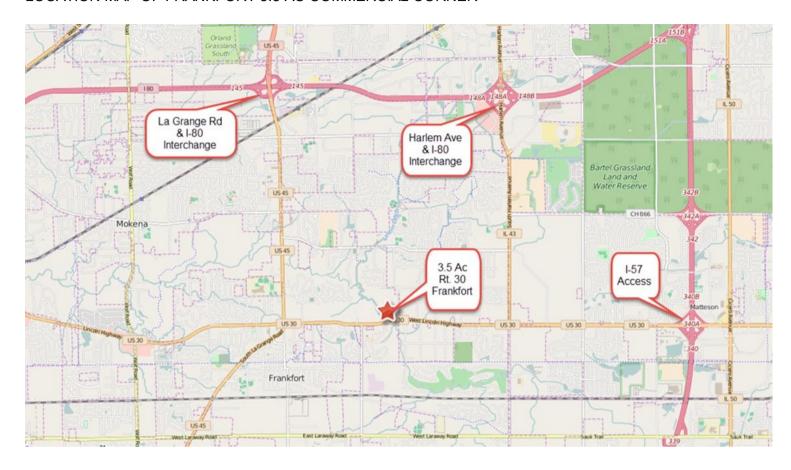




Mark Goodwin Phone: 815-741-2226



LOCATION MAP OF FRANKFORT 3.5 AC COMMERCIAL CORNER





Mark Goodwin Phone: 815-741-2226



AERIAL MAP OF FRANKFORT 3.5 AC COMMERCIAL CORNER





Mark Goodwin Phone: 815-741-2226



CONCEPT PLAN OF ENTIRE 41 ACRE FRANKFORT PROJECT





Mark Goodwin Phone: 815-741-2226



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





Mark Goodwin Phone: 815-741-2226



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.

DISCLAIMER

These materials were prepared by Goodwin & Associates Real Estate, and contain selected information pertaining to the Property, and do not purport to be all-inclusive or to contain all of the information which prospective investors or users may desire. Additional information and an opportunity to inspect the Property will be made available upon request. Neither the Owner nor Goodwin & Associates Real Estate, nor any of their respective directors, officers, employees, shareholders or affiliates have made any representation or warranty, express or implied, as to the accuracy or completeness of this Presentation of any of its contents, and no legal commitment or obligation shall arise by reason of the Presentation or its contents. While we obtained the information above from sources we believe to be reliable, we have not verified the occupancy and make no guaranty, warranty or representation about it. It is submitted subject to the possibility of errors, corrections, change of price, or withdrawal without notice. If we have included projections, opinions, assumptions, or estimates they are for the purpose of example only, and may not represent current or future performance of the property. You, your tax, and legal advisers should conduct your own investigations of the property and the transaction.



Mark Goodwin Phone: 815-741-2226