

## MANTENO COMMERCIAL LOTS

**Eagles Landing Drive  
Manteno IL 60950**

**For more information contact:**

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**GOODWIN**



<b>County:</b>	Kankakee
<b>Township:</b>	Manteno Township, Kankakee County
<b>Gross Land Area:</b>	Lot 1, 4.11 Acres Lot 2, 1.96 Acres
<b>Property Type:</b>	Vacant Commercial Lot
<b>Possible Uses:</b>	Currently farmland
<b>Total Investment:</b>	Lot 1 \$537,095 Lot 2 \$256,133
<b>Unit Price:</b>	Asking \$3.00 per SF
<b>Buildings:</b>	No Buildings
<b>Utilities:</b>	Sewer and water are at the site
<b>Zoning:</b>	Commercial



Two great lots at the corner of Eagles Landing Drive and County Hwy 9. Less than half a mile west of I-57. Level land with all utilities in place. Great exposure, zoned C-2 with many potential uses. Lot one is 4.11 acres and Lot 2 is 1.96 acres.

## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** Manteno Commercial Lots  
**Tax ID Number/APN:** 03-02-17-400-016 has 4.11 Acres or 179,032 Square feet  
03-02-17-400-017 has 2.01 Acres or 87,556 Square feet  
**Zoning:** C-2 by the Village of Manteno  
**Sale Terms:** Sellers are looking for a cash sale or land lease.

### AREA & LOCATION

**School District:** Manteno Unit School District 5  
**Market Type:** Tapestry Segmentation Area Profile shows the following Profiles:  
Middleburg (4C) Rustbelt Traditions (5D) Soccer Moms (4A)  
Call broker for details on each of these Segments.  
**Location Description:** Less than half a mile west of I-57. Manteno is the first village south of Will County and north of Kankakee, IL.  
**Site Description:** Level parcel ready for development. All zoning and utilities are in place.  
**Side of Street:** North side of County Highway 9, west of Interstate I-57  
**Highway Access:** Less than a half mile to I-57  
**Road Type:** County Highway with Asphalt pavement.  
**Property Visibility:** Excellent visibility on County Hwy 9  
**Largest Nearby Street:** Less than half a mile to I-57

### LAND RELATED

**Lot Frontage (Feet):** Lot 1 has 503 feet of frontage on Co. Hwy 9 and 350 feet of frontage on Eagles Landing Drive  
Lot 2 has 239 feet of frontage on Co. Hwy 9 and 350 feet of frontage on Eagles Landing Drive  
**Lot Depth:** Lot 1 350 feet deep with 503 feet of frontage on County Hwy 9  
Lot 2 350 feet deep with 239 feet of frontage on County Hwy 9  
**Buildings:** No Buildings  
**Flood Plain or Wetlands:** No flood plain or wetland on the site.  
**Topography:** Flat level land  
**Available Utilities:** All utilities are available at the site.

### FINANCIALS

**Finance Data Year:** For the tax year 2015, paid in 2016.  
**Real Estate Taxes:** 03-02-17-400-016 has 4.11 Acres with Real-estate tax of \$50.00  
03-02-17-400-017 has 2.01 Acres with Real-estate tax of \$117.00  
**Investment Amount:** Asking price of \$3.00 per Square foot.  
Lot 1 \$537,095  
Lot 2 \$256,133

### LOCATION

**Address:** Eagle Landing Drive and E. Co. Hwy 9  
**County:** Kankakee  
**MSA:** Kankakee

## An aerial photograph of a suburban area in Manteno, Illinois. Two rectangular plots of land are highlighted with yellow borders. The surrounding area includes residential neighborhoods with houses and trees, a large dark pond, and a highway interchange for I-57. A green box with the text "Manteno Commercial Lots" is overlaid on the left side of the image. Street names visible include White, Willow, Lincoln, and I-57. A green box with the text "Manteno Commercial Lots" is overlaid on the left side of the image.



## LOCATION MAP FOR MANTENO COMMERCIAL LOTS



AERIAL MAP OF 4 ACRE COMMERCIAL LOT, MANTENO, IL



## AERIAL MAP OF 2 ACRE COMMERCIAL LOT

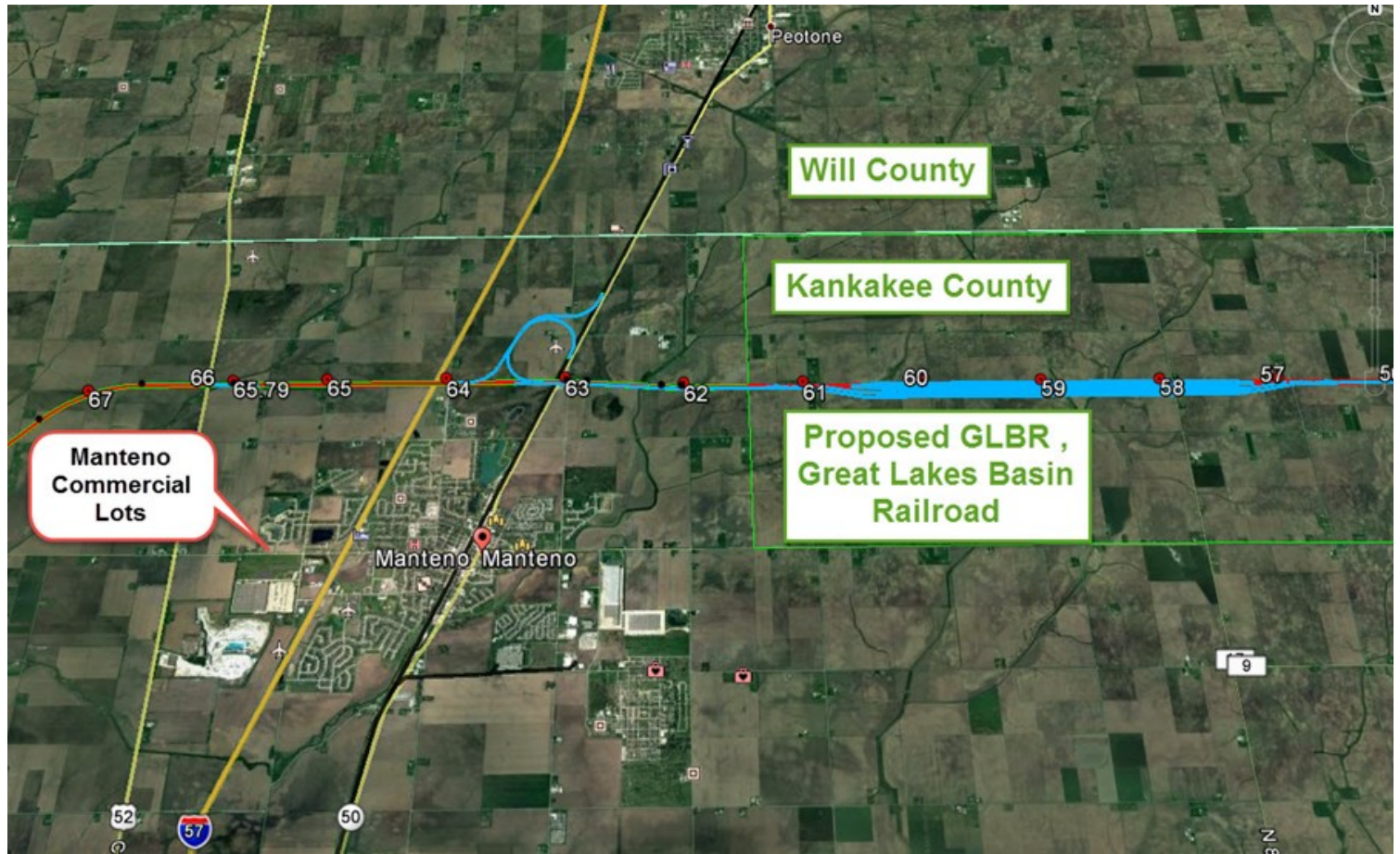




## TRAFFIC COUNT MAP FOR MANTENO, IL COMMERCIAL LOTS



## PROPOSED GREAT LAKES BASIN RAIL ROAD LINE





## 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

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