

**2.75 AC 9301 W. Lincoln Hwy. Commercaill Site**  
9301 W Lincoln Highway, (Rt. 30)  
Frankfort IL 60423



2.75 AC 9301 W. LINCOLN HWY. COMMERCAIL SITE

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**Frankfort IL 60423**

**For more information contact:**

Mark Goodwin  
1-815-741-2226  
[mgoodwin@bigfarms.com](mailto:mgoodwin@bigfarms.com)

Goodwin & Associates Real Estate, LLC  
is an AGENT of the SELLERS.



<b>County:</b>	Will
<b>Township:</b>	Frankfort
<b>Gross Land Area:</b>	2.58
<b>Property Type:</b>	Commercial
<b>Possible Uses:</b>	Commercial Development
<b>Total Investment:</b>	\$1,200,000.00
<b>Buildings:</b>	No Buildings
<b>Zoning:</b>	B1 - Local Business District



2.58 acre commercial lot available just east of the Route 45 and Route 30 intersection in Frankfort, IL. Property is recommended for commercial use, particularly useful site for a car wash.

This site offers exceptional visibility and high traffic volume, making it an ideal location for attracting customers. This prime corner serves as a major crossroads in a growing community, providing easy access to surrounding residential neighborhoods and nearby commercial developments. With strong demographics, established infrastructure, and continued regional growth, this location presents a strategic opportunity for businesses seeking long-term success.



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## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 2.58 AC Route 30 Commercial Property  
**Tax ID Number/APN:** 0.87 Acre Parcel: 19-09-22-302-008-0000  
0.87 Acre Parcel: 19-09-22-302-009-0000  
0.50 Acre Parcel: 19-09-22-302-034-0000  
0.34 Acre Parcel: 19-09-22-302-035-0000  
**Possible Uses:** Commercial  
**Zoning:** Currently Zoned: B1 - Local Business District

### AREA & LOCATION

**Location Description:** This property is located on the southwest corner of Route 30 and S 93rd Avenue intersection in Frankfort, IL.  
**Site Description:** This property is a combination of four connected parcels. The site is currently not cleared with some preexisting trees.  
**Side of Street:** This property is located on the south side of Route 30 and the west side of S 93rd Avenue.  
**Highway Access:** The property is located on Route 30, with access to Route 45, I-80, and I-57.  
**Road Type:** Asphalt/Blacktop  
**Legal Description:** PART OF THE NE1/4 SW1/4 OF SECTION 22, TOWNSHIP 35 NORTH, 12 EAST, WILL COUNTY, ILLINOIS  
**Property Visibility:** The property is visible from Route 30 and also S 93rd Avenue.  
**Largest Nearby Street:** Route 30

### LAND RELATED

**Lot Frontage (Feet):** There is approximately 311 feet of frontage on Route 30 and approximately 397 feet of frontage on S 93rd Avenue.  
**Buildings:** No Buildings  
**Flood Plain or Wetlands:** No flood plain or wetlands on the property.  
**Topography:** Please see included Topographic Map provided by Surety Maps.

### FINANCIALS

**Finance Data Year:** 2023 Tax Year, Payable 2024  
**Real Estate Taxes:** 0.87 Acre Parcel: \$3,829.52  
0.87 Acre Parcel: \$3,822.76  
0.50 Acre Parcel: \$4,172.18  
0.34 Acre Parcel: \$1,589.60  
Combined Total: \$13,414.06

### LOCATION

**Address:** W Lincoln Highway, Frankfort, IL 60423  
**County:** Will County

## PROPERTY MAP



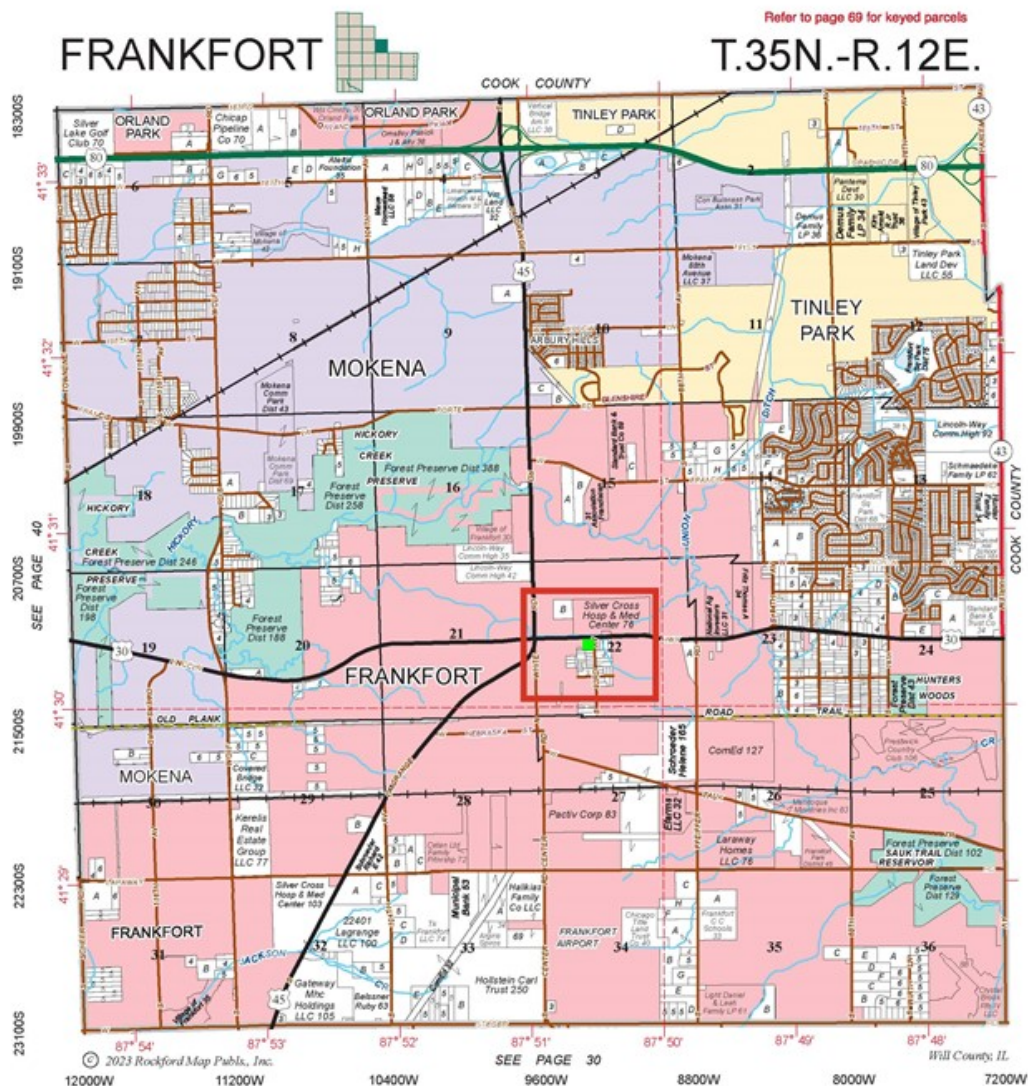


SURROUNDING AREA - LOOKING NORTHWEST





PLAT MAP



FSA AERIAL MAP





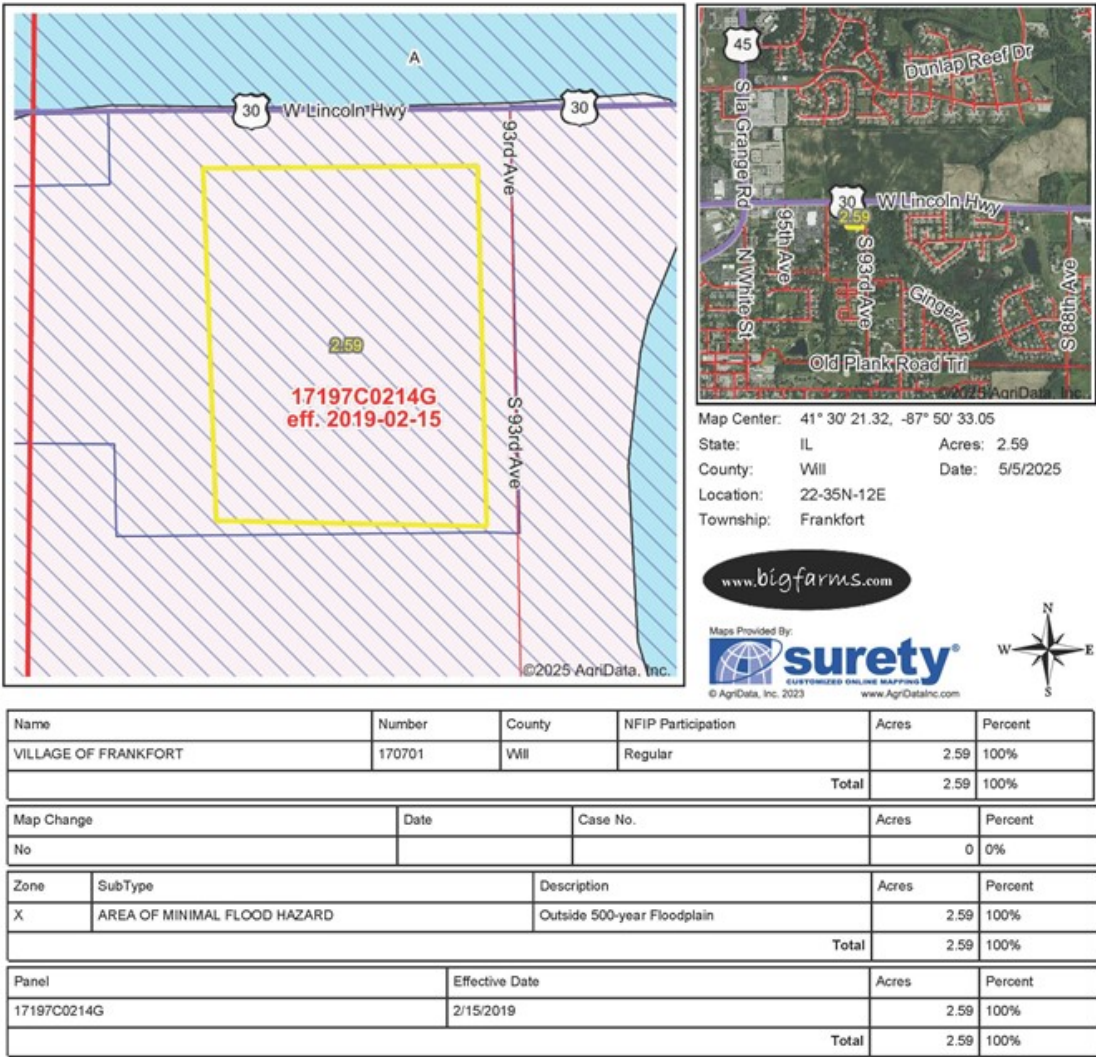
TOPO MAP

Topography Map



FEMA REPORT

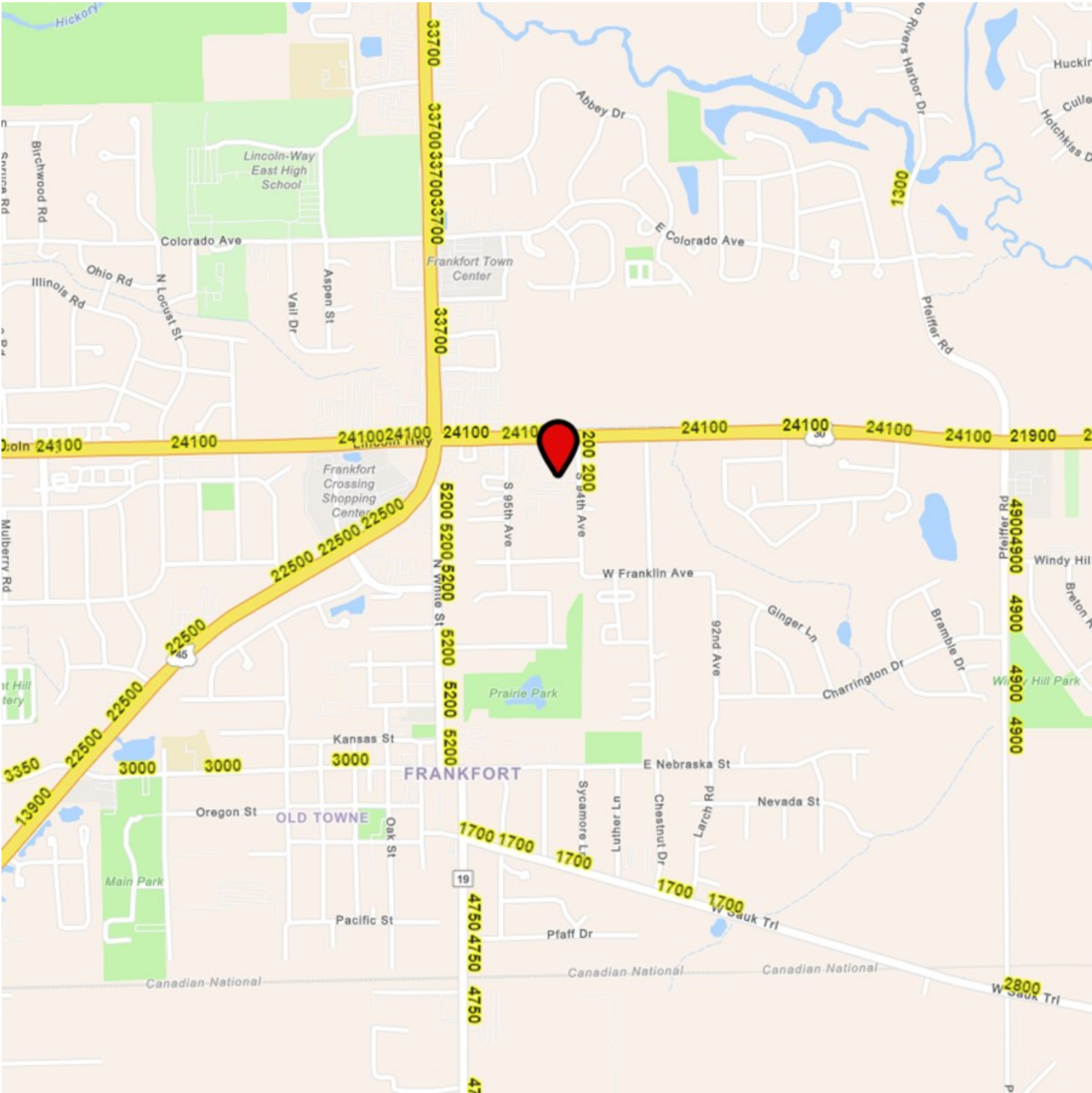
FEMA Report



Flood related information provided by FEMA



DAILY TRAFFIC COUNT MAP



## MARK GOODWIN PROFESSIONAL BIOGRAPHY

Goodwin & Associates Real Estate, LLC 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

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