

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



2.75 AC 9301 W. LINCOLN HWY. COMMERCIAL SITE

9301 W Lincoln Highway, (Rt. 30)
Frankfort IL 60423

For more information contact:

Mark Goodwin
1-815-741-2226
mgoodwin@bigfarms.com

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



County:	Will
Township:	Frankfort
Gross Land Area:	2.58
Property Type:	Commercial
Possible Uses:	Commercial Development
Total Investment:	\$1,200,000.00
Buildings:	No Buildings
Zoning:	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.



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

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 2.75 AC 9301 W. Lincoln Hwy. Commercial Site
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.

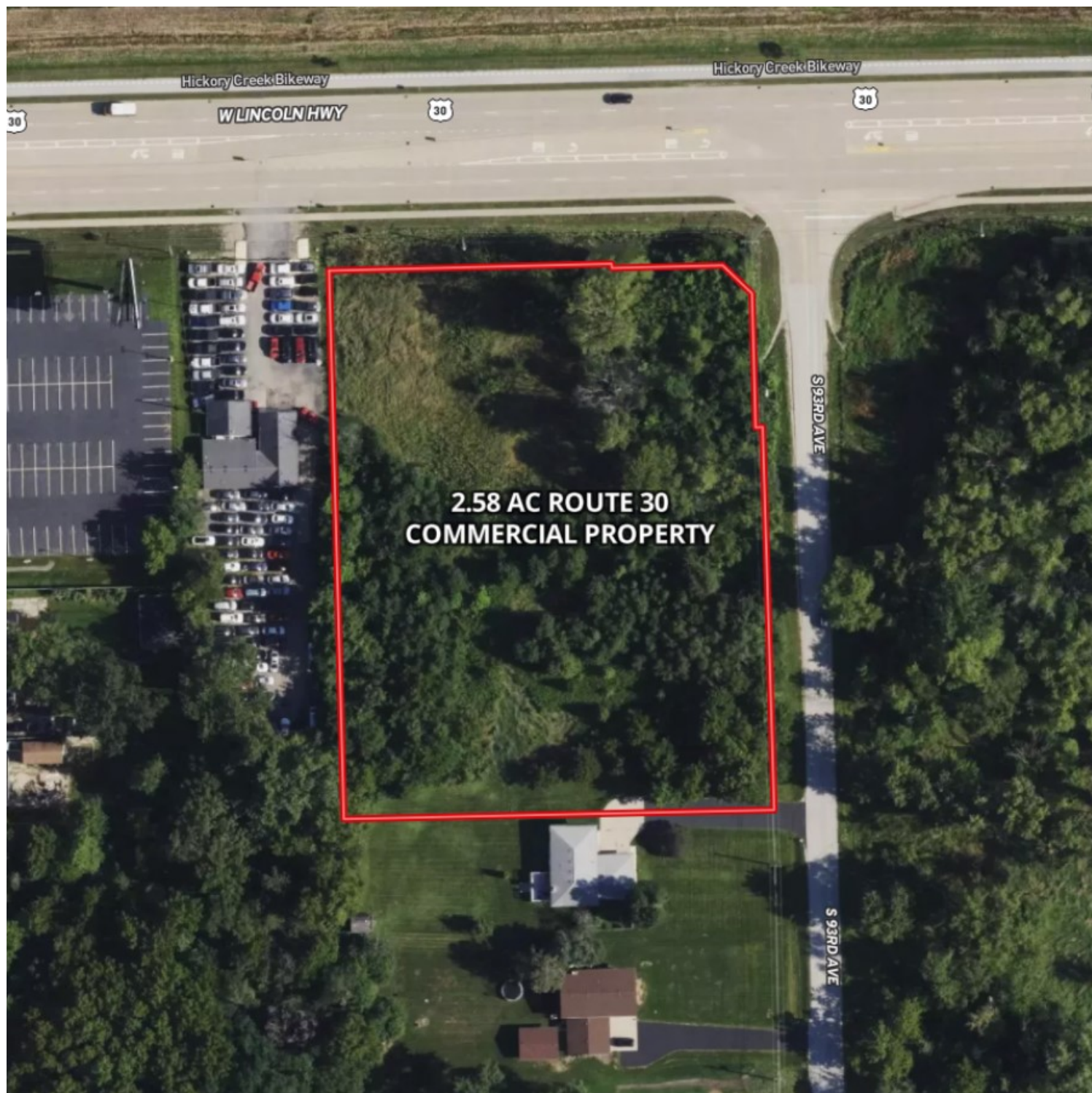
FINANCIALS

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

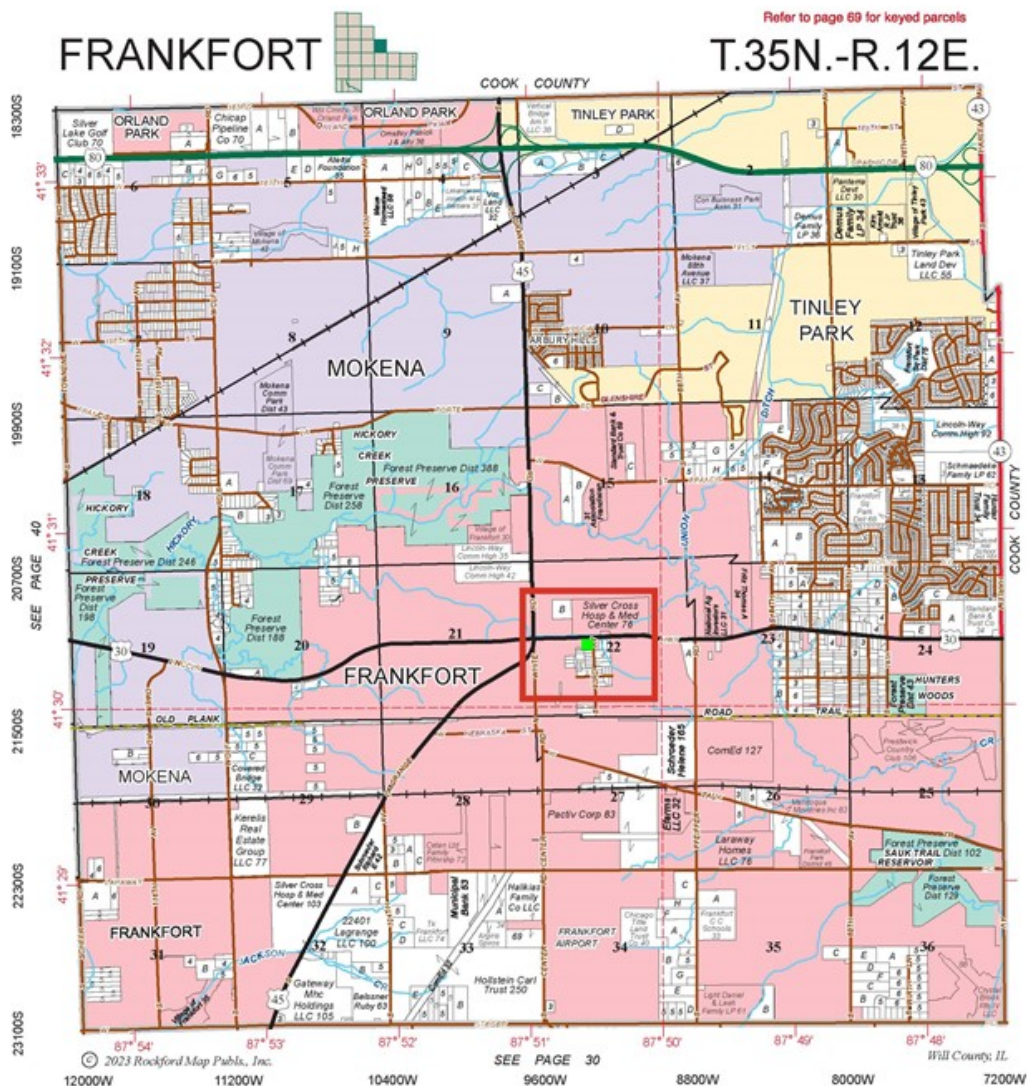
PROPERTY MAP



SURROUNDING AREA - LOOKING NORTHWEST



PLAT MAP



FSA AERIAL MAP

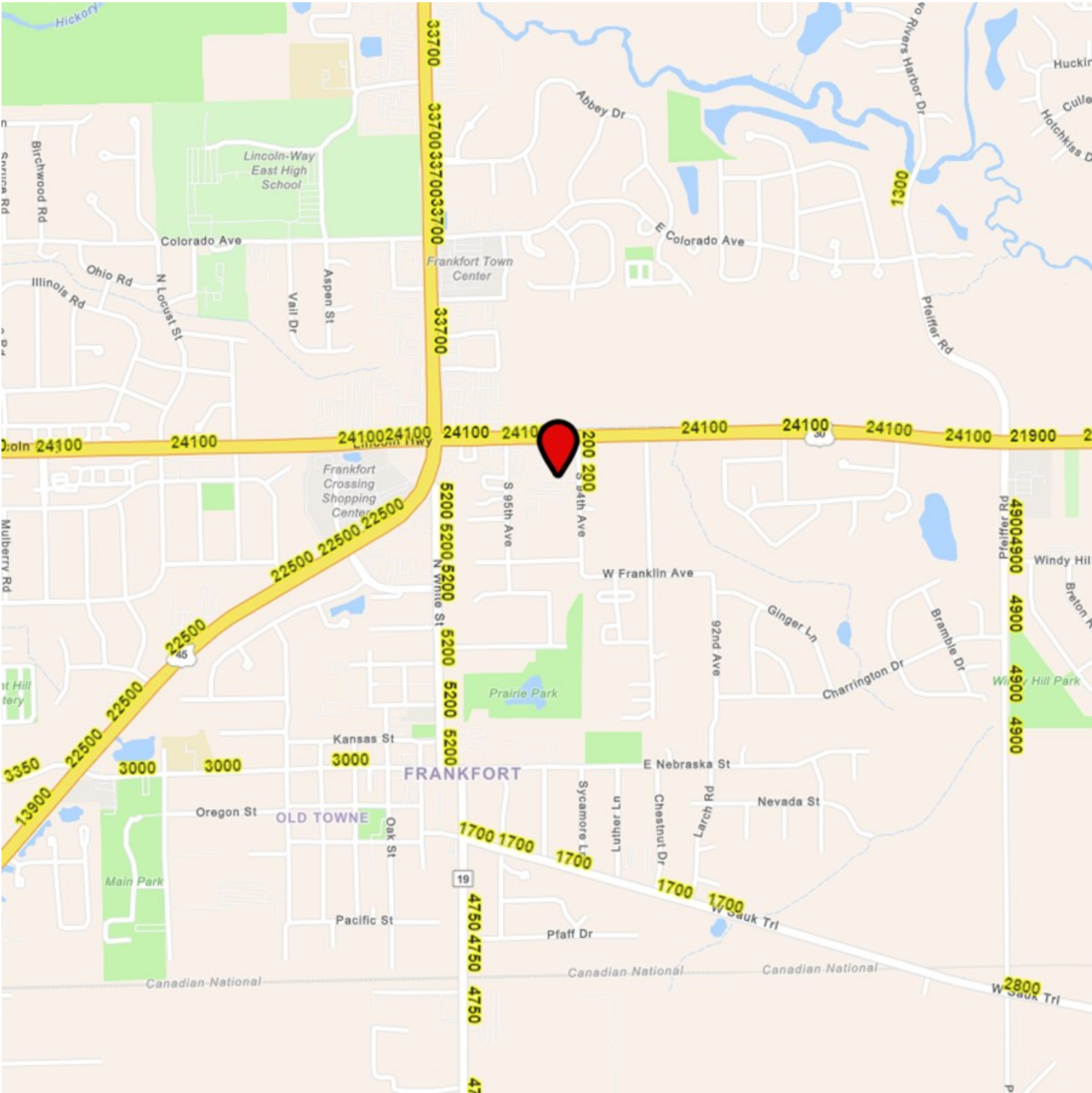


TOPO MAP

Topography Map



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

These materials were prepared by Goodwin & Associates Real Estate, LLC, 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, LLC, 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.