

**35 Ac Harlem & Rt. 30 Commercial**  
7180 W. Lincoln Hwy  
Matteson IL 60443

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## 35 AC HARLEM & RT. 30 COMMERCIAL

**7180 W. Lincoln Hwy**  
**Matteson IL 60443**

**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.



**GOODWIN**

<b>County:</b>	Cook
<b>Township:</b>	Rich
<b>Gross Land Area:</b>	35.09 Acres
<b>Property Type:</b>	Vacant farmland with Development Potential
<b>Possible Uses:</b>	Commercial, Industrial or Residential Development
<b>Total Investment:</b>	\$1,350,000
<b>Unit Price:</b>	\$45,000 per acre
<b>Sold Price:</b>	\$35,571 per acre
<b>Productivity Index (PI):</b>	PI Index is 112.1
<b>Buildings:</b>	No Buildings
<b>Utilities:</b>	Near Site
<b>Zoning:</b>	Agriculture



High traffic count corner. Both Speedway and Walgreen are at this intersection. 35 total acres, seller willing to listen to offers for smaller acreage. Annexed to Matteson, IL. Additional 531 acres available.

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## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 35 Acres Harlem and Rt. 30 Commercial Site  
**Tax ID Number/APN:** 31-19-100-006-0000  
**Possible Uses:** Many potential uses, zoned mixed use by the City of Matteson.  
**Zoning:** The site is zoned MIXED USE by the City of Matteson.

### AREA & LOCATION

**School District:** Elementary School district 159  
Rich Township High School District 227  
**Location Description:** Traffic counts of 18,000 Vehicles/day on Rt. 30 and 15,800 Vehicles/day on Harlem Ave.  
**Site Description:** Level to rolling open farmland at busy signalized intersection.  
**Side of Street:** North East corner of Rt. 30 (Lincoln Highway) & Harlem Ave.  
**Highway Access:** 3.1 miles north to I-80  
2.4 miles east to I-57  
**Road Type:** Concrete road with signalized corner.  
**Property Visibility:** Excellent corner location  
**Largest Nearby Street:** Corner of Harlem Ave and Rt. 30 (Lincoln Highway)

### LAND RELATED

**Lot Frontage (Feet):** 1265 feet of frontage on Harlem Ave.  
1240 feet of frontage on Rt. 30.  
**Buildings:** No Buildings  
**Topography:** Level to gently rolling. Topographical map is included with this brochure.  
**Available Utilities:** Utilities are available from the City of Matteson.

### FINANCIALS

**Finance Data Year:** 2016 Taxes paid in 2017  
**Real Estate Taxes:** The taxes paid are \$1,525 or \$43.57 per acre.  
**Investment Amount:** The investment amount for the excellent commercial site is \$1,579,050 or \$45,000 per acre.

### LOCATION

**Address:** 7180 W. Lincoln Hwy  
Matteson, IL  
**County:** Cook  
**MSA:** Chicago-Kanakee

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**3.1 Miles to I-80**

**2.4 Miles to I-57**

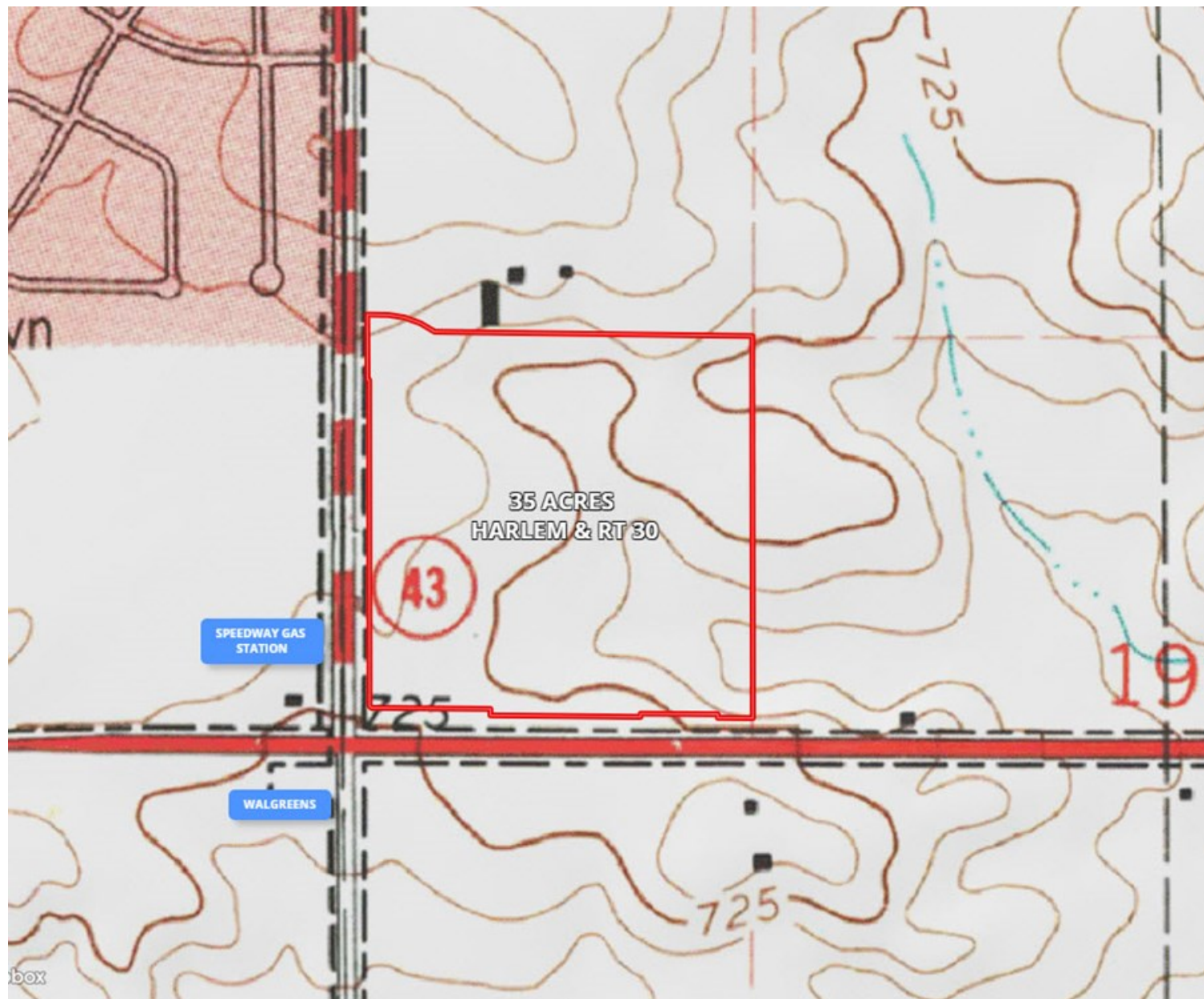
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Page 3 of 9

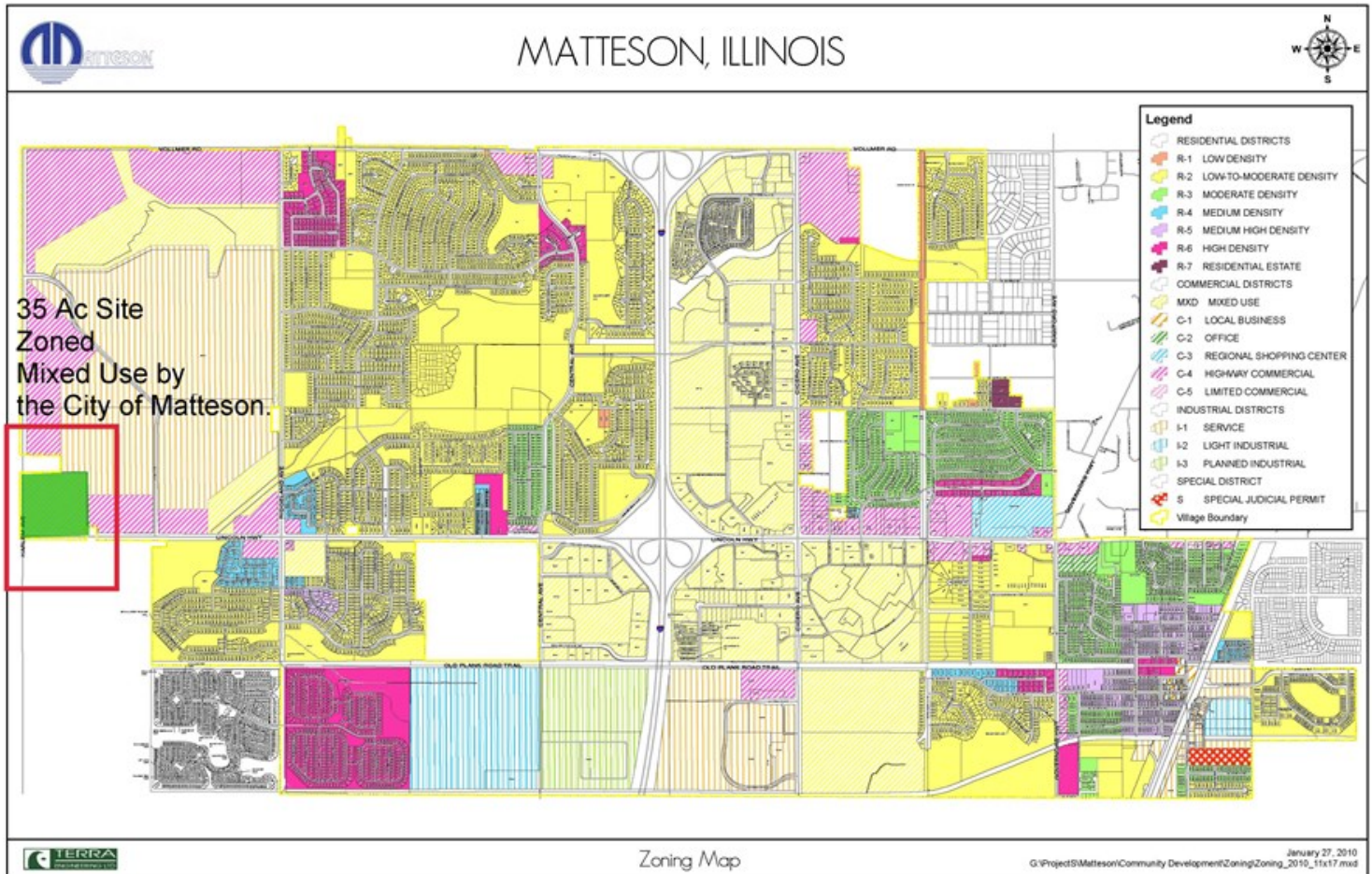
AERIAL MAP OF 35 ACRES IN RICH TOWNSHIP, COOK COUNTY



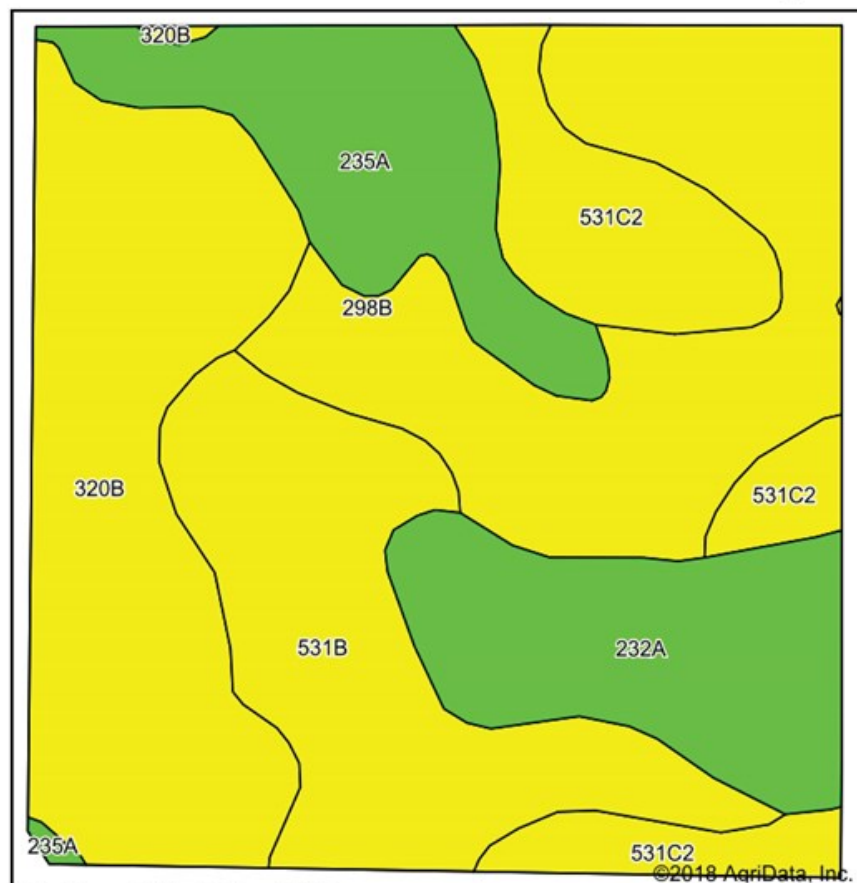
## TOPOGRAPHICAL MAP



# MATTESON ZONING MAP SHOWING 35 ACRES DEVELOPMENT SITE



## SOIL MAP OF 35 ACRES



Soils data provided by USDA and NRCS.



State: **Illinois**  
County: **Cook**  
Location: **19-35N-13E**  
Township: **Rich**  
Acres: **37.14**  
Date: **8/19/2018**

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Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IL031, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**320B	Frankfort silt loam, 2 to 4 percent slopes	8.74	23.5%		**133	**46	**100
**298B	Beecher silt loam, 2 to 4 percent slopes	7.99	21.5%		**150	**50	**113
**531B	Markham silt loam, 2 to 4 percent slopes	6.74	18.1%		**153	**50	**113
232A	Ashkum silty clay loam, 0 to 2 percent slopes	4.84	13.0%		170	56	127
235A	Bryce silty clay, 0 to 2 percent slopes	4.45	12.0%		162	54	121
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	4.38	11.8%		**147	**48	**108
Weighted Average					150.2	50.1	112.1

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

\*\* Indices adjusted for slope and erosion according to Bulletin 811 Table S3

FSA MAP FOR 35 ACRES AT THE CORNER OF HARLEM AND RT. 30

Aerial Map

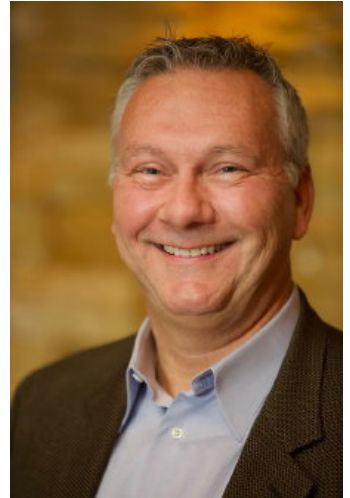


Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

## 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.**

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