

4.2 Acre Horseshoe Drive Industrial Parcel
12600 W Horseshoe Drive
New Lenox IL 60451



4.2 ACRE HORSESHOE DRIVE INDUSTRIAL PARCEL

12600 W Horseshoe Drive
New Lenox IL 60451

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:	New Lenox Township
Gross Land Area:	4.2 Acres with 1.26 useable acres or 54,886 SQ. FT
Property Type:	Vacant Industrial Parcel
Possible Uses:	Industrial or office
Total Investment:	\$295,665.00
Buildings:	There are no buildings on this parcel
Utilities:	Utilities are at the site
Zoning:	I-1 Limited Industrial Use



Hard to find industrial lot. There are 1.26 acres of this parcel buildable. The balance is detention pond. Bring your fishing pole. This 4.2 acre flat parcel is located in south New Lenox on Horseshoe Drive just east of Schoolhouse Road. 1.26 acres of parcel is ready for a building with other industrial buildings already in and around this parcel.



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

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 4.2 Acre Horseshoe Drive Industrial Parcel
Tax ID Number/APN: 15-08-25-104-002-0000
Possible Uses: Industrial or office
Zoning: I-1 in the village of New Lenox. (Limited Industrial District)

AREA & LOCATION

School District: New Lenox School District 122
Lincoln Way Community High School District 210

Location Description: This 4.2 acre parcel is located in the southern part of New Lenox .25 miles east of Schoolhouse Road.

Site Description: The front 1.26 acres of this parcel is flat with the remaining 2.94 acres sloping from east to west approximately 6' into the detention pond.

Side of Street: The 4.2 acre parcel is located on the west side of Horseshoe Drive.

Highway Access: I-80 is 4.5 miles to the north and west of this 4.2 acre parcel.

Road Type: The road is asphalt/blacktop

Property Visibility: Schoolhouse road has over 10600 cars going by daily.

Largest Nearby Street: The largest near by street is Schoolhouse road which is less than .25 miles to the west. Laraway road is 1 mile south and Rt. 30 is 1.4 miles north.

Transportation: There are Metra train stations located in New Lenox at Cedar and Rt 30 (3.2 miles); Laraway Road (2.6 Miles)

LAND RELATED

Lot Frontage (Feet): The 4.2 acre parcel is pie shaped with the Horseshoe frontage being 169 feet (east side), the west side is 534 feet

Lot Depth: The 1.26 acre buildable area is pie shaped. The lot is approximately 322 feet deep.

Buildings: There are no buildings on this parcel.

Zoning Description: New Lenox website has details of permitted uses. Broker has PDF of listed items. Call the office.

Flood Plain or Wetlands: This property is free of wetlands or FEMA Flood Zones. See the brochure map section for the wetland map.

Topography: This parcel is relatively flat on the east and slopes from approximately the 310' mark to the west. Greater detail can be found in the map section of the brochure on the Contour, Hillshade and Topography maps.

Available Utilities: All Utilities are available at the site.

FINANCIALS

Finance Data Year: 2020 taxes paid in 2021.

Real Estate Taxes: A total of \$3943.86 were paid in 2021 for 2020 taxes.

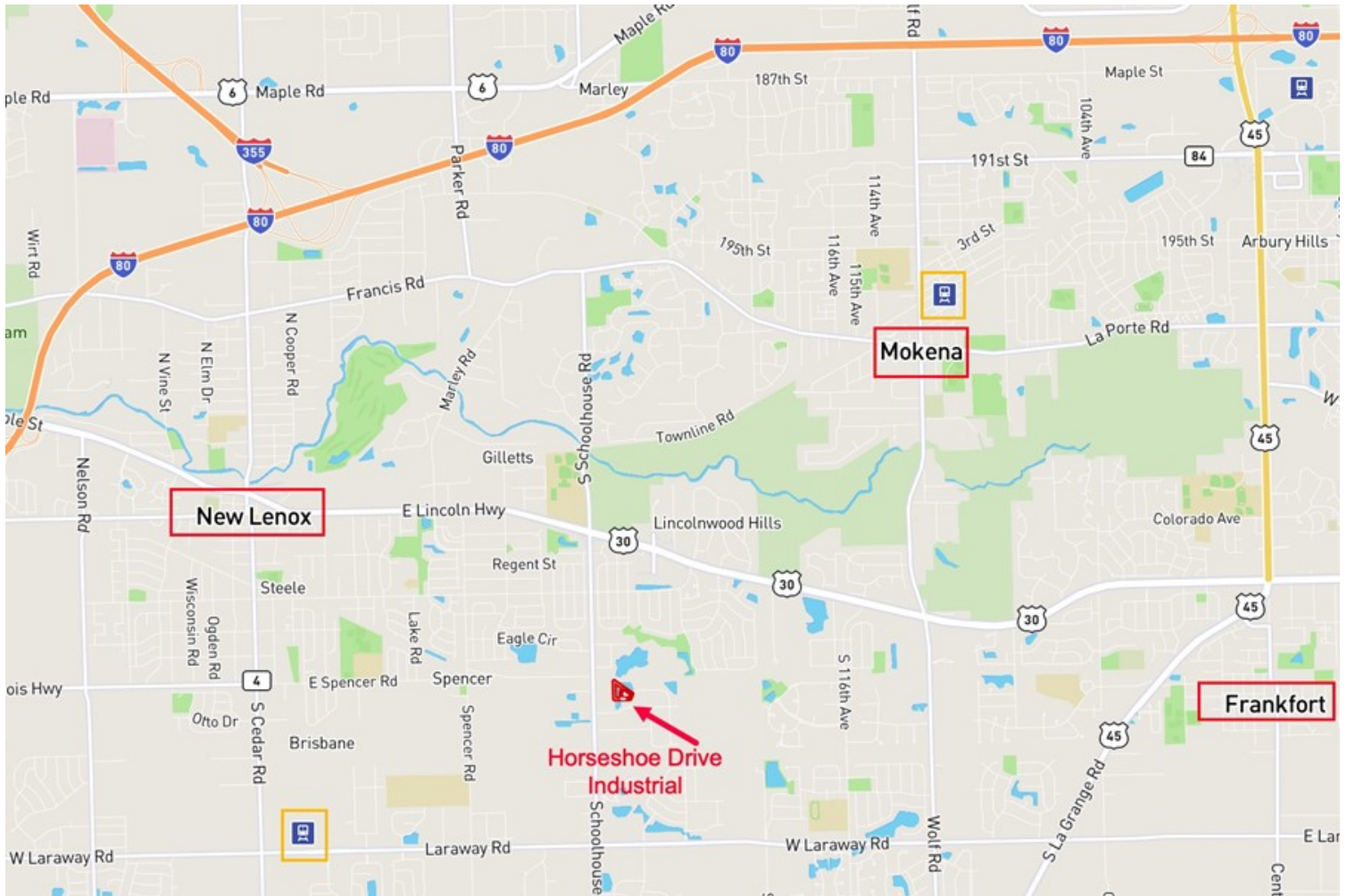
Investment Amount: \$295,665 is the total investment for this buildable lot.

LOCATION

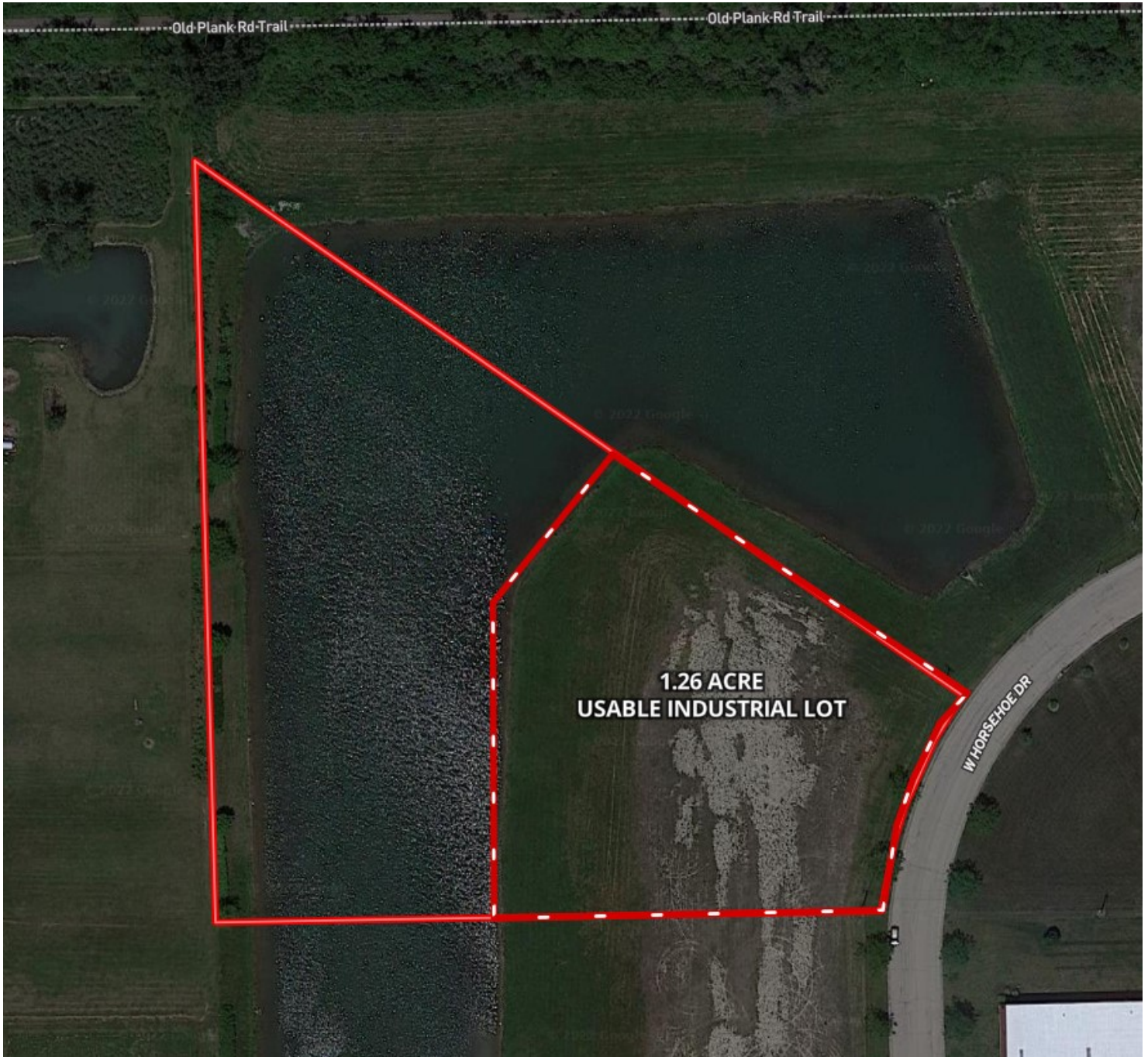
Address: 12600 W. Horseshoe Drive,
New Lenox, IL 60451

County: Will County

ROADWAYS MAP 4.2 ACRE HORSESHOE DRIVE INDUSTRIAL PARCEL, NEW LENOX, WILL COUNTY



AERIAL MAP OF 4.2 ACRE HORSESHOE DRIVE INDUSTRIAL



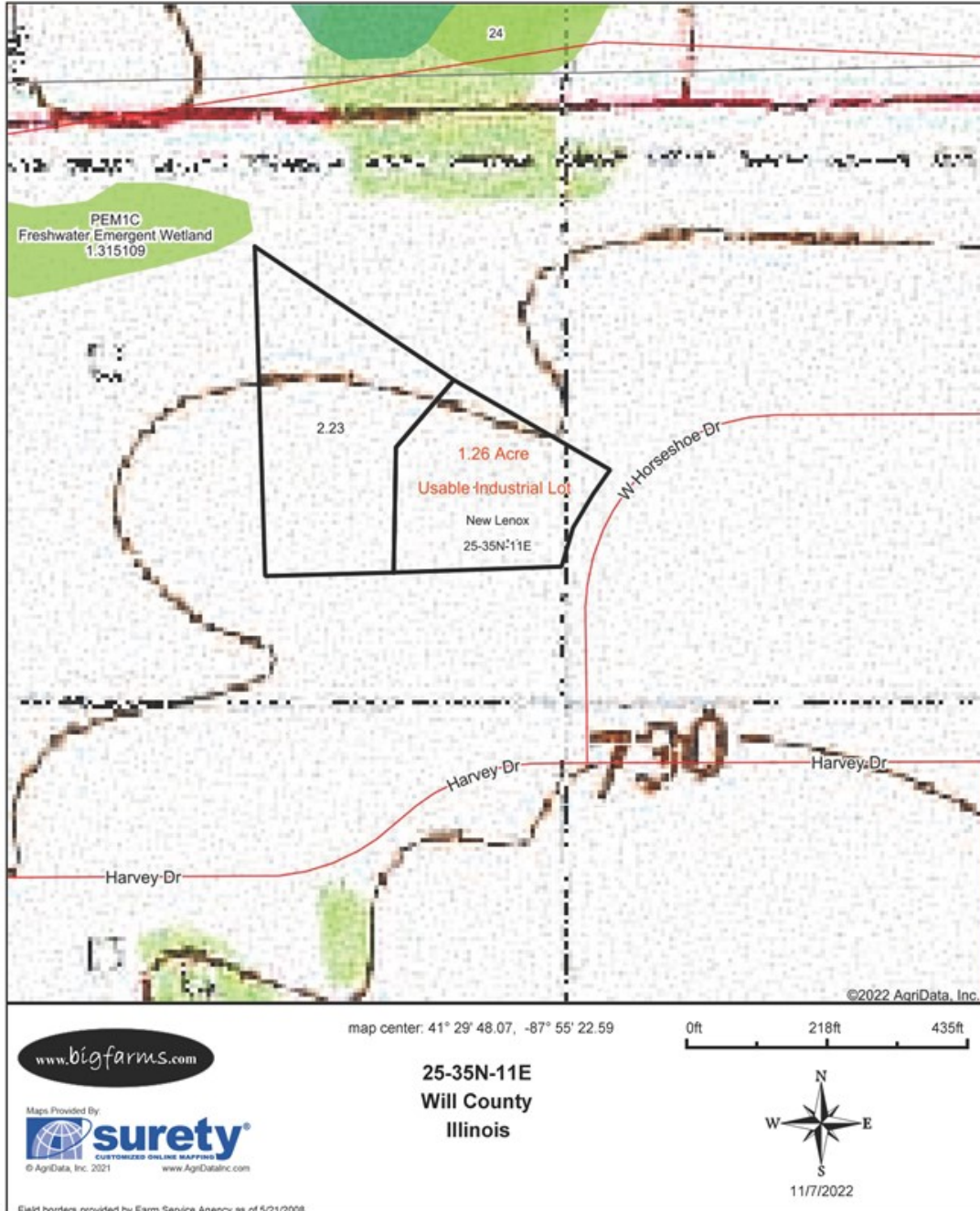
FSA AERIAL MAP OF 4.2 ACRE HORSESHOE DRIVE INDUSTRIAL

Aerial Map



TOPO MAP OF 4.2 ACRE HORSESHOE DRIVE INDUSTRIAL

Topography Map



TOPO CONTOURS MAP OF 4.2 ACRE HORSESHOE DRIVE INDUSTRIAL

Topography Contours



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.