44± AC CRETE COMMERCIAL PACKAGE

W Old Monee Rd
Crete IL 60417

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:	Crete Township
Gross Land Area:	3.6 Ac in 8 lots and 42 acres of open land (tillable & timber)
Property Type:	Commercial / Development Land
Possible Uses:	Commercial development, investment, finished lots
Total Investment:	$584,520.00
Unit Price:	$1.25/SF for the lots and $9250/ac for the open land
Productivity Index (PI):	117.6
Buildings:	None
Utilities:	Electric: ComEd · Gas: Nicor Gas · Water/Sewer: unclear (well/septic likely; village if annexed)
Zoning:	Mixed: A-1 (Region A); Village of Crete jurisdiction (Regions B/C, pending); R-3 Res. (8 lots)

This 44± acre assemblage sits in unincorporated Crete Township, Will County, adjacent to the Village of Crete, roughly 31 miles south of downtown Chicago. The offering combines three acreage regions (a mix of open and wooded land) with 8 platted, vacant commercial lots in Schumann's Third Addition — offering both raw development acreage and platted commercial lots within a single assemblage. **Seller will split the lots from the open land.** The property fronts on W Old Monee Rd, Farm St, and S Sangamon St, with immediate access to IL Route 1 (Dixie Highway) and IL Route 394, which connects north approximately 14.6 miles to the I-80/I-94/I-294 interchange in South Holland. The University Park Metra station (Metra Electric District line) is approximately 3.5 miles away, and the site lies within Crete-Monee Community Unit School District 201-U. Electric service is provided by ComEd and gas by Nicor Gas. The property is well-suited for commercial and development use, subject to confirmation of zoning and site-specific improvements.

LISTING DETAILS

GENERAL INFORMATION

Listing Name:	44± AC Crete Commercial Package
Tax ID Number/APN:	23-15-17-402-004-0000 · 23-15-17-206-005-0000 · 23-15-17-400-014-0000 · 23-15-17-402-020-0000 (north portion only) · 23-15-17-405-012-0000 · -013-0000 · -014-0000 · -015-0000 · -016-0000 · -022-0000 · -023-0000 · -024-0000
Possible Uses:	Commercial development, investment, finished lot sales
Zoning:	A-1 (Agricultural, Region A) / Municipal – Village of Crete jurisdiction (Regions B & C) / R-3 Residential (platted lots) — see Zoning Description
Sale Terms:	Cash sale. Final price is subject to adjustment based on a boundary survey, with surveyed acreage governing per both signed Listing Agreements. Seller conveys all mineral, oil, gas, coal, and water rights not already of record to a third party.

AREA & LOCATION

School District:	Crete-Monee Community Unit School District 201-U
Market Type:	Commercial / Development
Location Description:	Unincorporated Crete Township, Will County, IL, adjacent to the Village of Crete (not annexed). Approximately 31 miles south of downtown Chicago, with direct access to IL Route 1 and IL Route 394.
Site Description:	Mix of wooded and open acreage (3 regions) plus 8 platted, vacant commercial lots (Schumann's Third Addition); road frontage on Farm St, S Sangamon St, and W Old Monee Rd
Side of Street:	Region C (Development Tract) fronts the east side of S. Sangamon St. Region B (5.8± ac Wooded Parcel) fronts the south side of Farm St. The platted lots front the north side of W. Old Monee Rd. Region A's direct street frontage is not clearly shown in the imagery on file.
Highway Access:	Direct access to IL Route 1 (Dixie Highway) and IL Route 394, which connects north approximately 14.6 miles to the I-80/I-94/I-294 (Tri-State Tollway/Bishop Ford Freeway) interchange in South Holland, IL.
Road Type:	Paved. S. Sangamon St, Farm St, and W. Old Monee Rd all appear as maintained, paved public roads in aerial imagery, consistent with the established residential frontage along each.
Legal Description:	PT SENE; PT NESE 17-34N-14E (Region A) · PT SENE 17-34N-14E (Region B) · PT SWNE; PT NWSE 17-34N-14E (Region C) · Schumann's Third Addition, Lots 5–9 and 11–13 (the 8 lots)
Property Visibility:	Mixed by region: Region C (Development Tract) is open, cultivated ground with good visibility from S. Sangamon St. The two Wooded Parcels are screened by mature tree canopy, limiting road visibility. The platted lots front the well-traveled W. Old Monee Rd corridor near its junction with IL Route 1/394.
Largest Nearby Street:	S Dixie Hwy (IL Route 1)
Transportation:	University Park Metra station (Metra Electric District line) approximately 3.5 miles away; IL Route 394 provides freeway-grade access to I-80/I-94/I-294 approximately 12 miles north.

LAND RELATED

Tillable Acres:	~15± ac open and tillable within the 18± ac Development Tract (Region C), per aerial imagery on file. The 17.81± ac and 5.8± ac Wooded Parcels are fully wooded with no current open acreage. Tillable acreage for the platted lots was not assessed — the aerial mapping on file for that component appears centered on an adjacent stormwater pond rather than the lots themselves.
Buildings:	None
Zoning Description:	Zoning is not uniform across the assemblage. Region A (17.81± ac) carries Will County A-1 agricultural zoning. Region B (5.8± ac) and Region C (18± ac) show municipal (Village of Crete) zoning jurisdiction per Will County GIS records, with Region C tied to Village of Crete case #4700-M (Ordinance 2024-26); the current municipal zoning district and case status have not yet been confirmed with the Village. The 8 platted lots (Schumann's Third Addition) show R-3 single-family residential zoning per Will County GIS on the parcel numbers checked. Buyers should verify current zoning and any entitlement status directly with Will County Land Use and Village of Crete Planning & Zoning.
Flood Plain or Wetlands:	Region B (5.8 ac) is 18.4% (1.1 ac) within FEMA Zone A, 100-year floodplain, Panel

	17197C0367G eff. 2/15/2019. All other regions and all 8 lots are FEMA Zone X (minimal flood hazard), same panel.
Topography:	USGS 3-meter DEM elevation data (Surety topographic mapping): Region A ranges 731.8–745.8 ft; Region B 725.5–739.5 ft; Region C 727.8–743.1 ft; the platted-lots component 739.6–749.1 ft (this figure is sourced from an aerial pull that appears mis-centered — treat as indicative only). The assemblage overall spans roughly 725.5–749.1 ft, about 23.6 ft of relief — gently rolling to nearly level terrain.
Soil Type:	Beecher silt loam, Ashkum silty clay loam, Peotone silty clay loam, and Markham silt loam (eroded) across the 4 Surety sets — Beecher and Ashkum dominant throughout
Available Utilities:	Electric: ComEd · Gas: Nicor Gas · Water/Sewer: not confirmed for this site; Village of Crete provides municipal water/sewer (treatment via Thorn Creek Basin Sanitary District) within Village limits — likely private well/septic otherwise, pending confirmation of the site's current jurisdiction.

FINANCIALS

Finance Data Year:	2025
Investment Amount:	$584,520.00 ($1.25/SF for the lots) $9,250/Ac for the 44 acres.

LOCATION

Address:	W Old Monee Rd, Crete, IL 60417
County:	Will, IL
MSA:	Chicago–Naperville–Elgin, IL-IN-WI

PROPERTY NOTES

Location: Unincorporated Crete Township, Will County, IL — adjacent to the Village of Crete (not annexed).

Approx. distances (straight-line from parcel):

- Crete village center ~1.6 mi
- University Park Metra station ~3.5 mi
- Monee ~5.4 mi
- I-80/I-94/I-294 interchange (South Holland) ~12.1 mi straight-line / 14.6 mi via IL-394
- Midway Airport ~25.5 mi
- Chicago Loop ~31.1 mi
- O'Hare Airport ~40.2 mi
- Proposed South Suburban Airport site (Peotone, still planning-stage) ~10.4 mi

Schools: Crete-Monee Community Unit School District 201-U (8 schools)

Utilities: ComEd (electric), Nicor Gas (gas)

Local resources:

- Will County GIS
- Will County Supervisor of Assessments
- USDA Web Soil Survey
- FEMA Map Service Center
- Metra
- Crete-Monee CUSD 201-U
- Crete Township

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PROPERTY MAP

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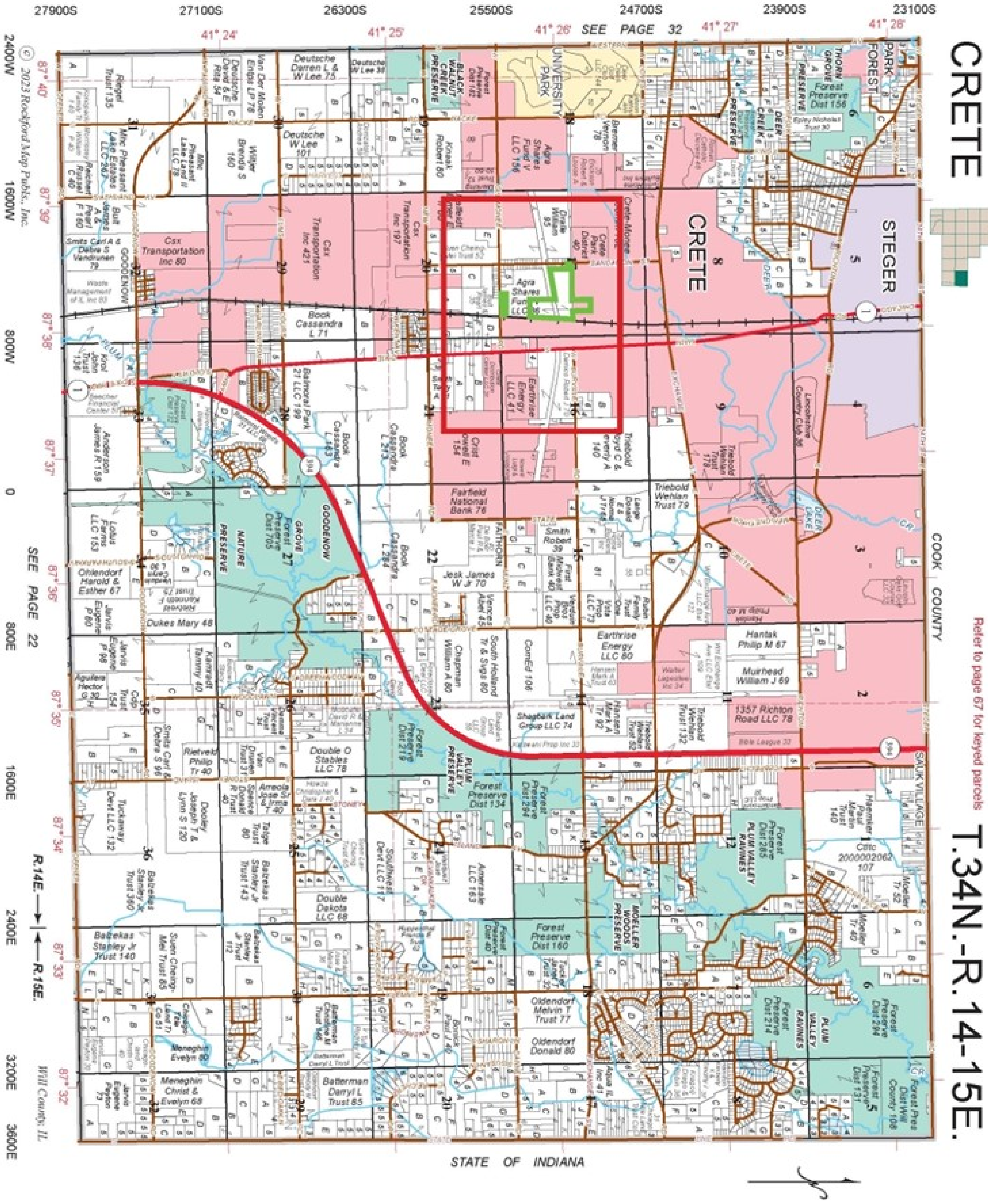
PLAT MAP



Plat Map reprinted with permission of Rockford Map Publishers, Inc.

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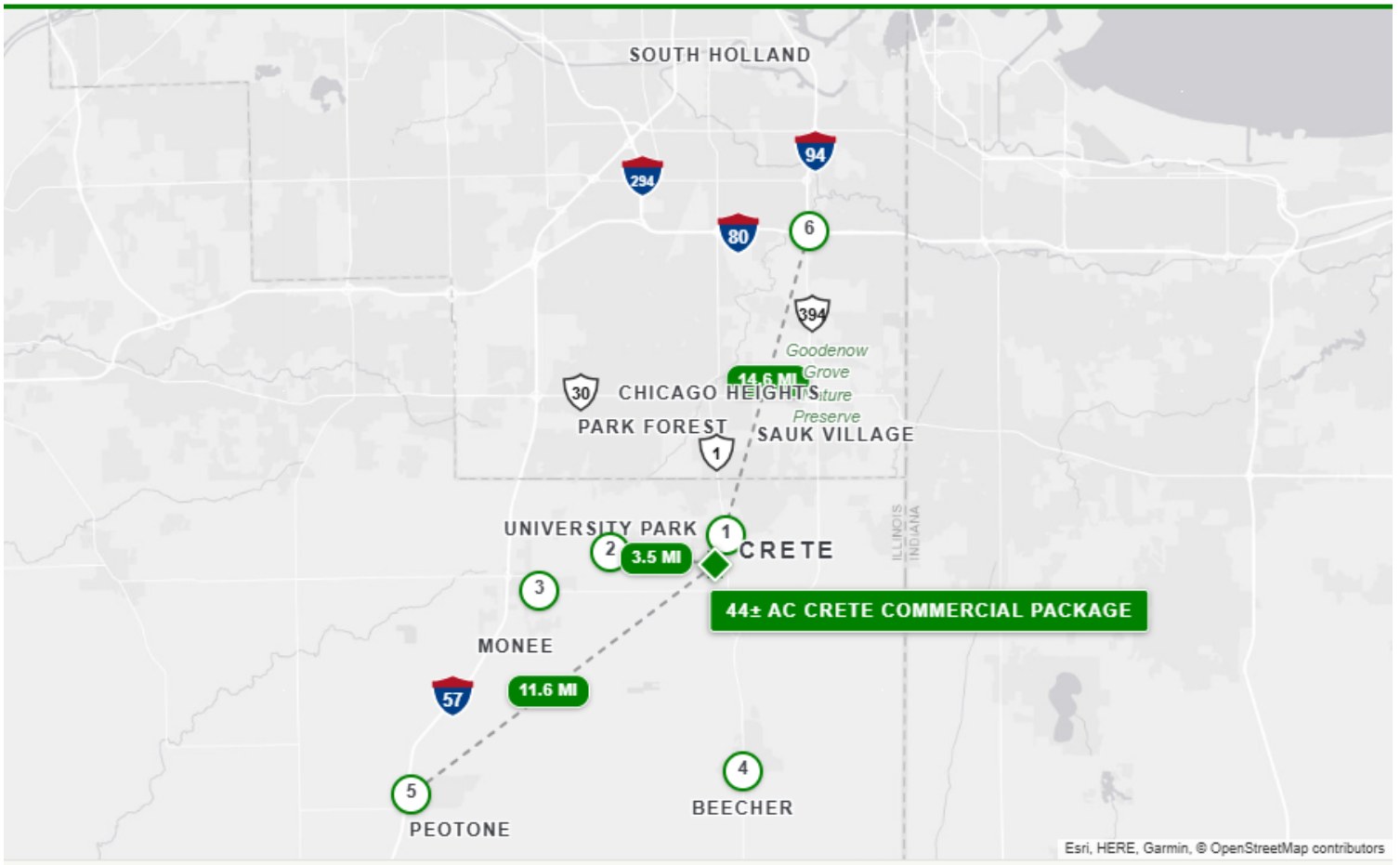
SURROUNDING AREA MAP

44± AC Crete Commercial Package

Exchange Street · Crete Township · Will County, Illinois

AREA LOCATION MAP



PROPERTY

Acreage	44.38± acres combined
Parcels	3 tracts + 8 platted lots
Location	Unincorp. Crete Township
County	Will County, Illinois
Zoning	Mixed: A-1 / Village-pending / R-3

LOCATION & ACCESS

1	Crete (village center)	1.6 mi
2	University Park (Metra)	3.5 mi
3	Monee	5.4 mi
4	Beecher	5.9 mi
5	I-57 (Peotone)	11.6 mi
6	I-80/94/294 (via IL-394)	14.6 mi

Chicago Loop — approx. 31 mi · Midway approx. 25 mi · O'Hare approx. 40 mi

AREA NOTES

- Hard-corner commercial frontage adjacent to the Village of Crete; annexation pending on two tracts.
- Minutes to I-57 and the I-80 / I-94 / I-294 corridor; Metra Electric access via University Park.
- Near the proposed South Suburban Airport site (Peotone) — a major long-term growth driver.

All distances and details are estimated to the best of our ability and should be independently verified.

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Distances are approximate driving miles

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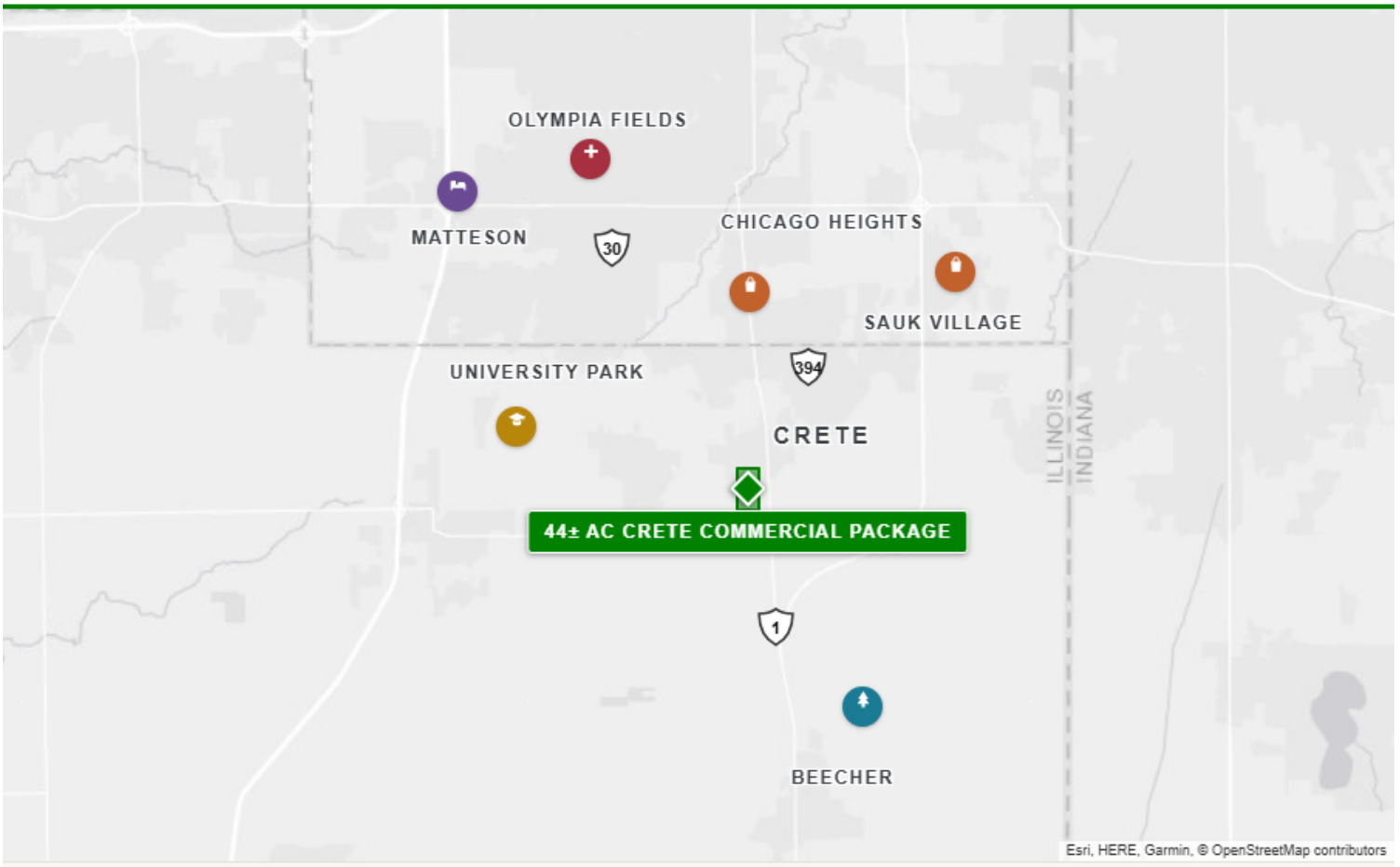
POINTS OF INTEREST MAP

44± AC Crete Commercial Package

Exchange Street · Crete Township · Will County, Illinois

POINTS OF INTEREST MAP



PROPERTY

Acreage	44.38± acres combined
Parcels	3 tracts + 8 platted lots
Location	Unincorp. Crete Township
County	Will County, Illinois
Zoning	Mixed: A-1 / Village-pending / R-3

POINTS OF INTEREST

Shopping & Retail · Parks & Recreation · Education · Healthcare · Lodging

Jewel-Osco (grocery)	3.8 mi
Goodenow Grove Nature Preserve	4.2 mi
Governors State University	4.4 mi
Sauk Plaza Shopping Center	5.6 mi
Franciscan Health (Olympia Fields)	6.8 mi
Matteson Hotel Corridor	7.7 mi

Chicago Loop — approx. 31 mi · Midway approx. 25 mi · O'Hare

AREA NOTES

- Jewel-Osco (3.8 mi) and Sauk Plaza Shopping Center (5.6 mi) show established retail demand nearby.
- Governors State University and Franciscan Health add steady institutional traffic close by.
- Matteson's Lincoln Mall redevelopment and Crete's former Balmoral Park signal active regional investment.

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Distances are approximate driving miles

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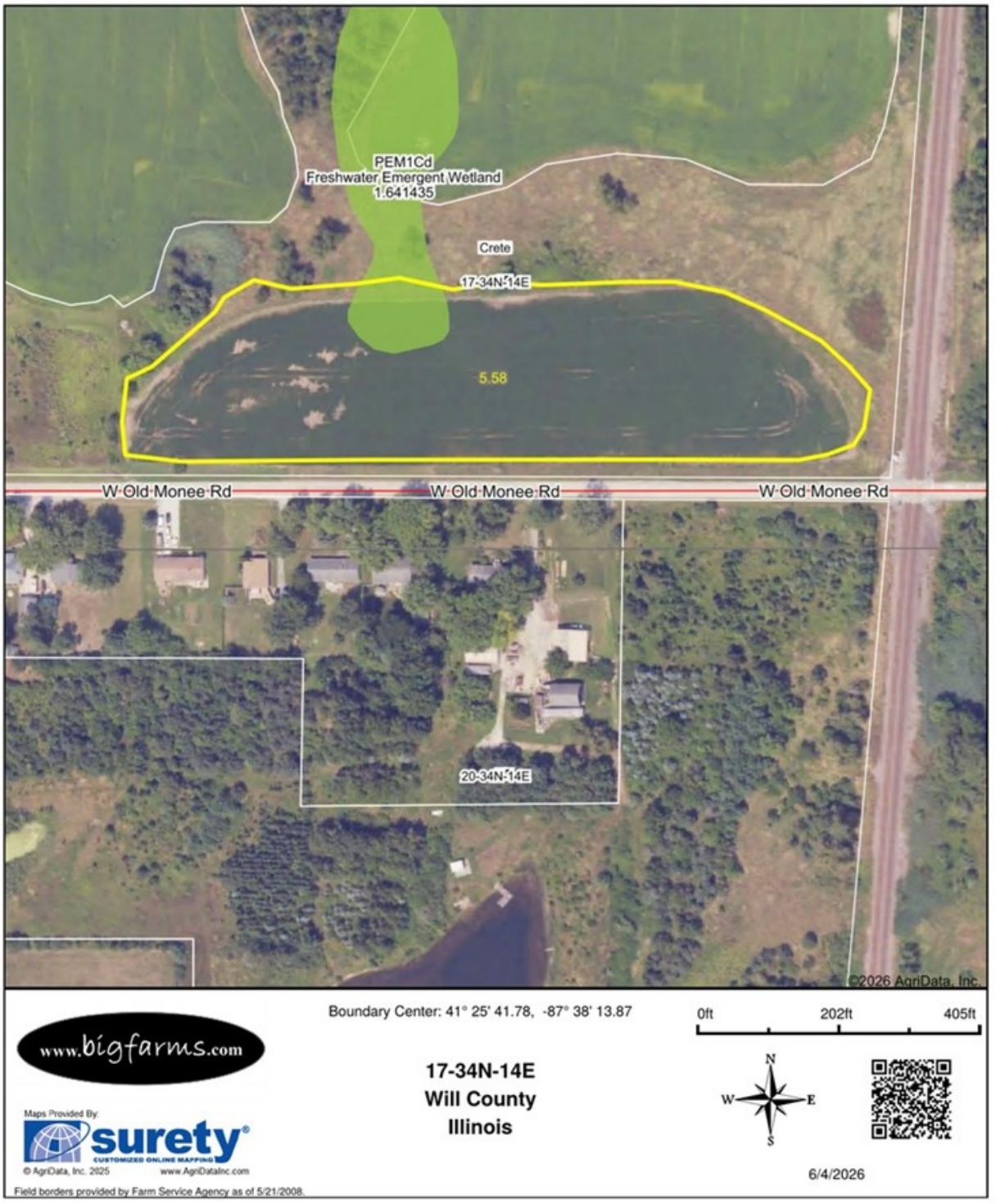
CRETE COMMERCIAL LOTS - FSA AERIAL MAP



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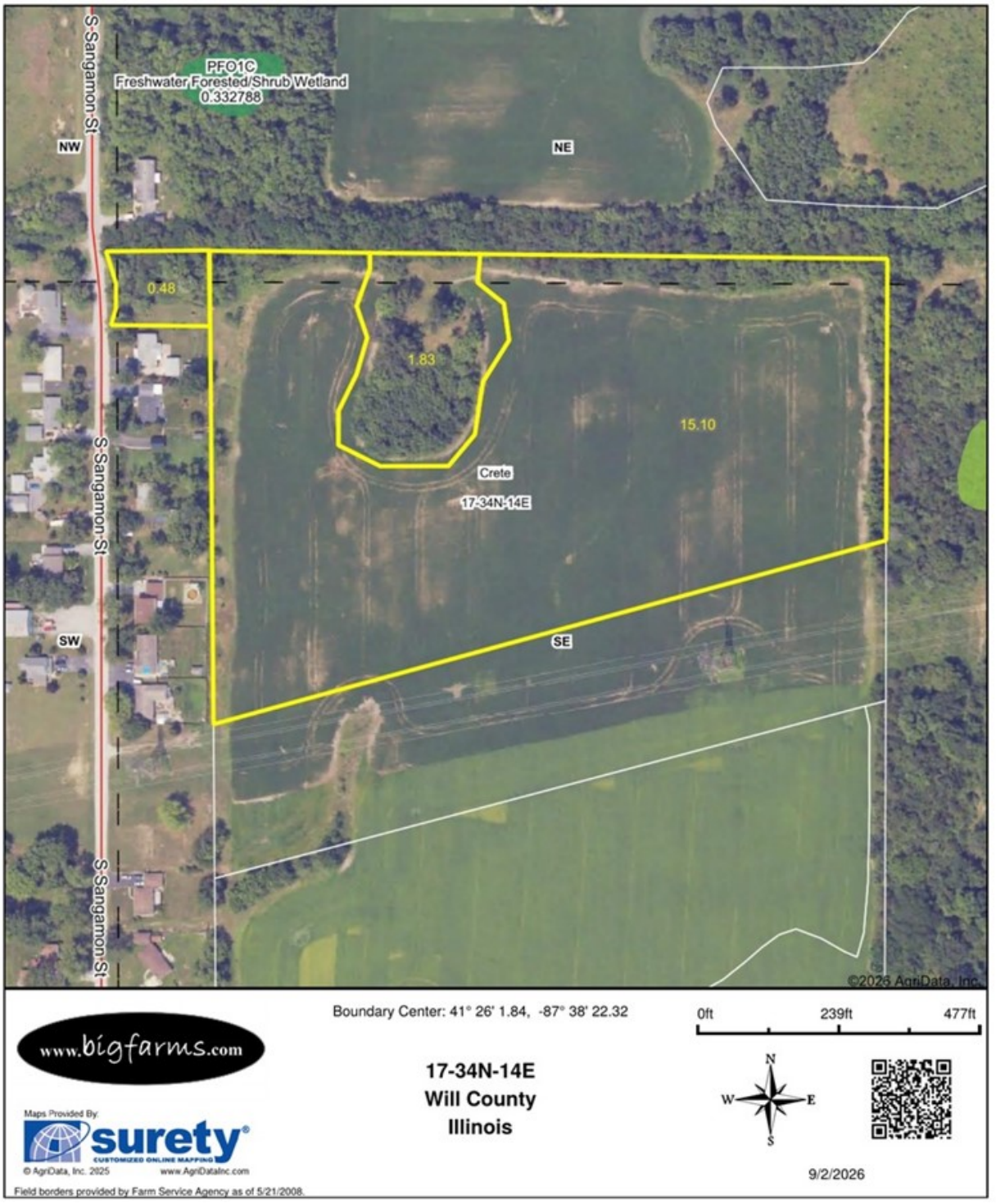
18 AC CRETE DEVELOPMENT TRACT - FSA AERIAL MAP



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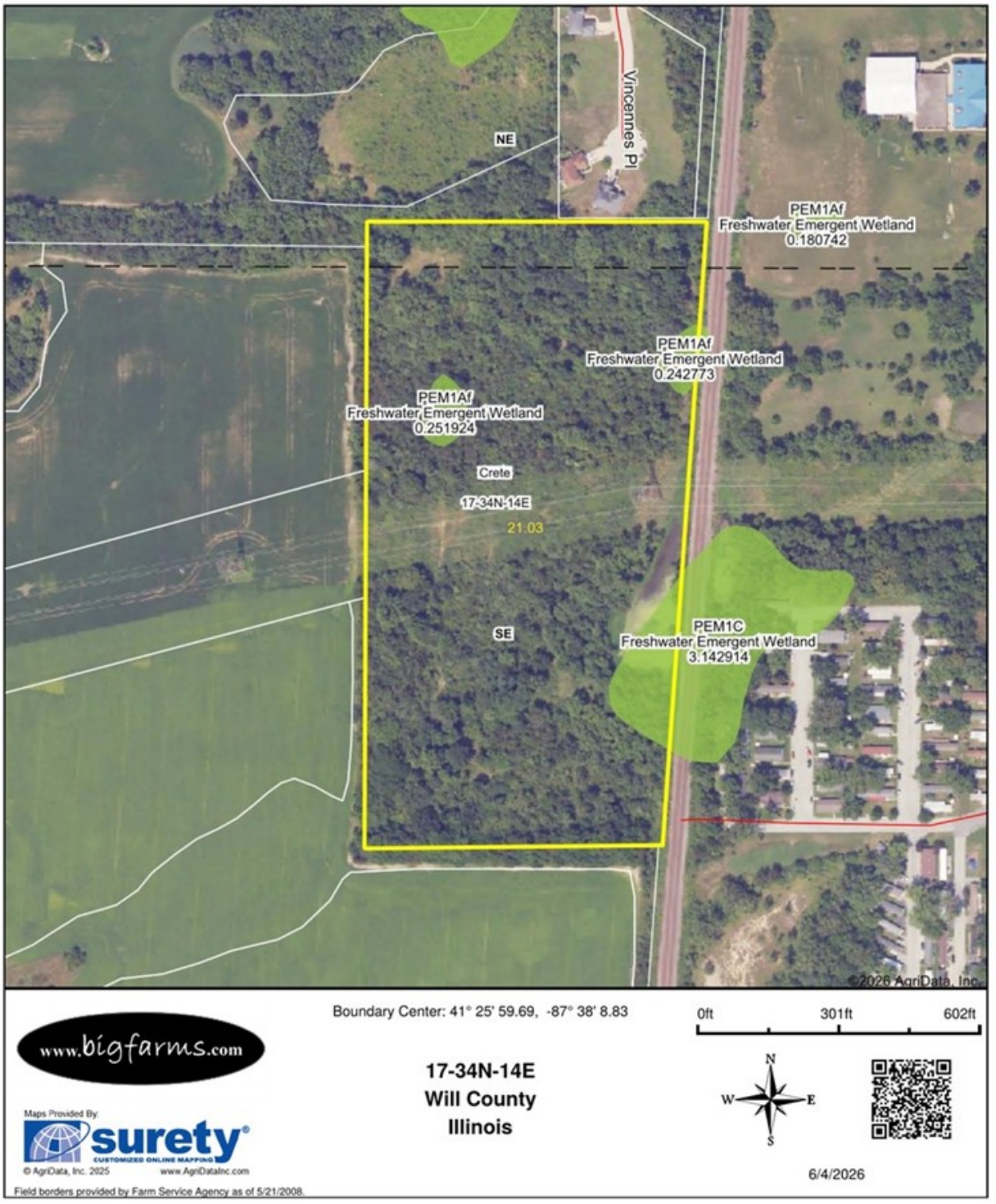
17.81 AC CRETE WOODED PARCEL - FSA AERIAL MAP



5.8 AC CRETE WOODED PARCEL - FSA AERIAL MAP

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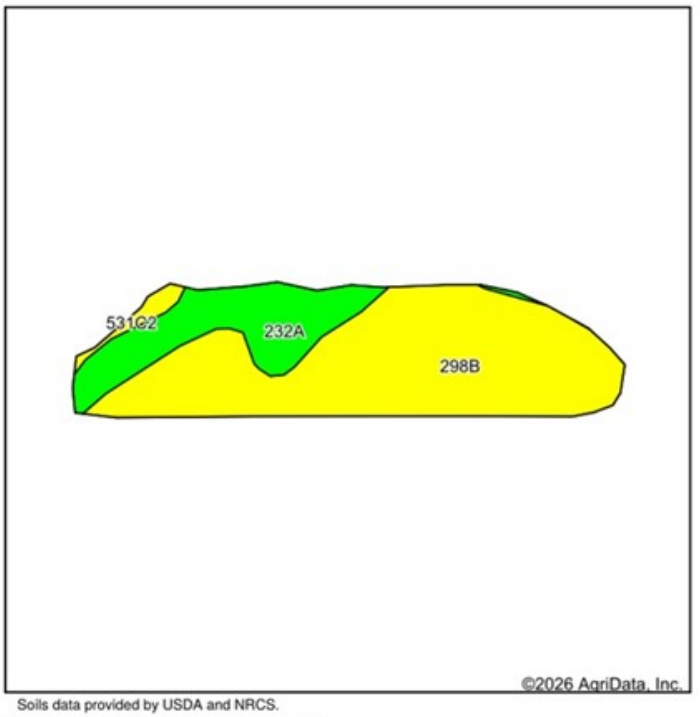
CRETE COMMERCIAL LOTS - SOIL MAP



Soils data provided by USDA and NRCS.

State: **Illinois**
County: **Will**
Location: **17-34N-14E**
Township: **Crete**
Acres: **5.58**
Date: **6/4/2026**

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING
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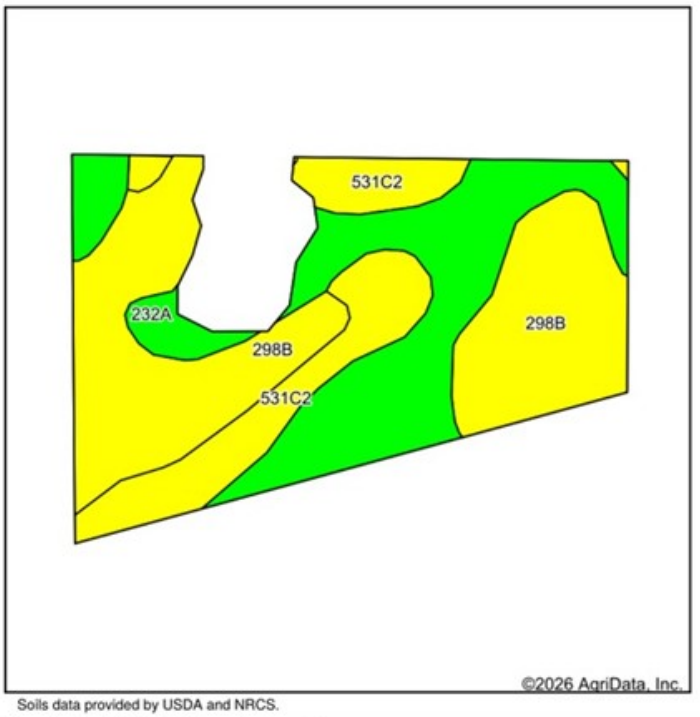
Area Symbol: IL197, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	*Corn Bu/A	*Soybeans Bu/A	*Crop productivity index for optimum management
**298B	Beecher silt loam, 2 to 4 percent slopes	4.05	72.6%		**150	**50	**113
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	1.39	24.9%		**170	**56	**127
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	0.14	2.5%		**153	**49	**113
				Weighted Average	**155.1**	**51.5**	**116.5**

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, and surface texture. Publication Date: 02-08-2023
Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809
* The flood/pond factor has been removed for B811 indexes and yields.
** Base indexes from Bulletin 811 adjusted for slope, erosion, and surface texture according to the Il. Soils EFOTG

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

18 AC CRETE DEVELOPMENT TRACT - SOIL MAP



Soils data provided by USDA and NRCS.

State: **Illinois**
County: **Will**
Location: **17-34N-14E**
Township: **Crete**
Acres: **15.1**
Date: **9/2/2026**

Maps Provided By:
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Area Symbol: IL197, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	*Corn Bu/A	*Soybeans Bu/A	*Crop productivity index for optimum management
**298B	Beecher silt loam, 2 to 4 percent slopes	6.88	45.6%		**150	**50	**113
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	5.24	34.7%		**170	**56	**127
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	2.98	19.7%		**153	**49	**113
				Weighted Average	**157.5**	**51.9**	**117.9**

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, and surface texture. Publication Date: 02-08-2023
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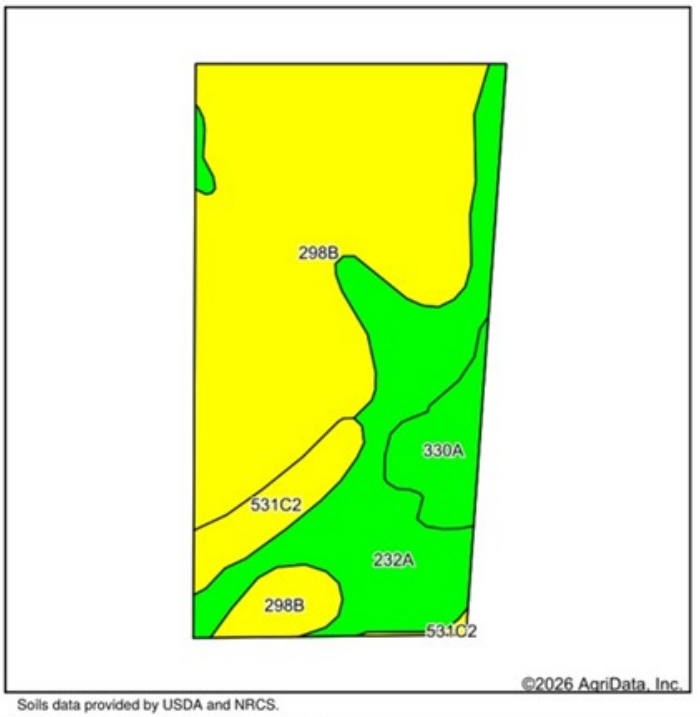
17.81 AC CRETE WOODED PARCEL - SOIL MAP



Soils data provided by USDA and NRCS.

State: **Illinois**
County: **Will**
Location: **17-34N-14E**
Township: **Crete**
Acres: **21.03**
Date: **6/4/2026**

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL197, Soil Area Version: 20							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	*Corn Bu/A	*Soybeans Bu/A	*Crop productivity index for optimum management
**298B	Beecher silt loam, 2 to 4 percent slopes	12.54	59.6%		**150	**50	**113
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	5.81	27.6%		**170	**56	**127
**330A	Peotone silty clay loam, 0 to 2 percent slopes	1.38	6.6%		**164	**55	**123
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	1.30	6.2%		**153	**49	**113
				Weighted Average	**156.6**	**51.9**	**117.5**

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, and surface texture. Publication Date: 02-08-2023
Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809
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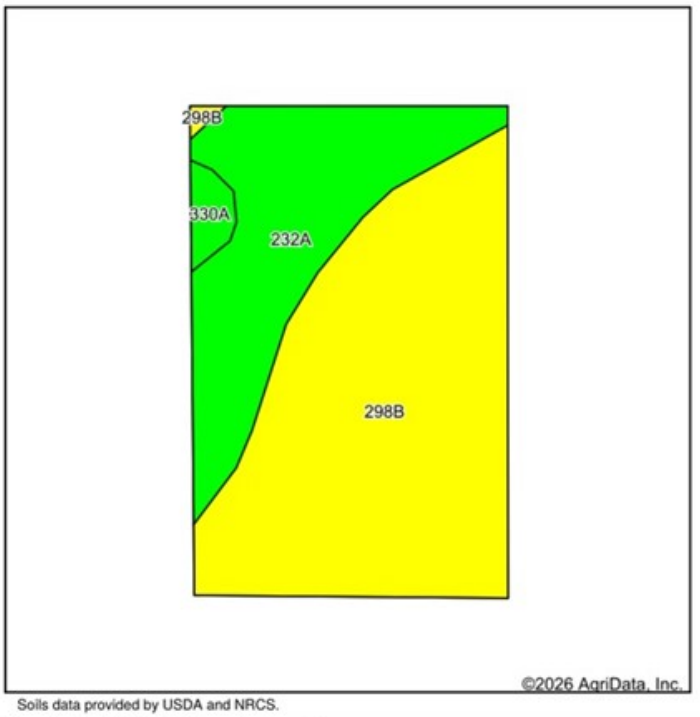
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

5.8 AC CRETE WOODED PARCEL - SOIL MAP



State: **Illinois**
County: **Will**
Location: **17-34N-14E**
Township: **Crete**
Acres: **5.97**
Date: **6/4/2026**

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IL197, Soil Area Version: 20							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	*Corn Bu/A	*Soybeans Bu/A	*Crop productivity index for optimum management
**298B	Beecher silt loam, 2 to 4 percent slopes	3.94	66.0%		**150	**50	**113
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	1.89	31.7%		**170	**56	**127
**330A	Peotone silty clay loam, 0 to 2 percent slopes	0.14	2.3%		**164	**55	**123
				Weighted Average	**156.7**	**52**	**117.7**

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, and surface texture. Publication Date: 02-08-2023
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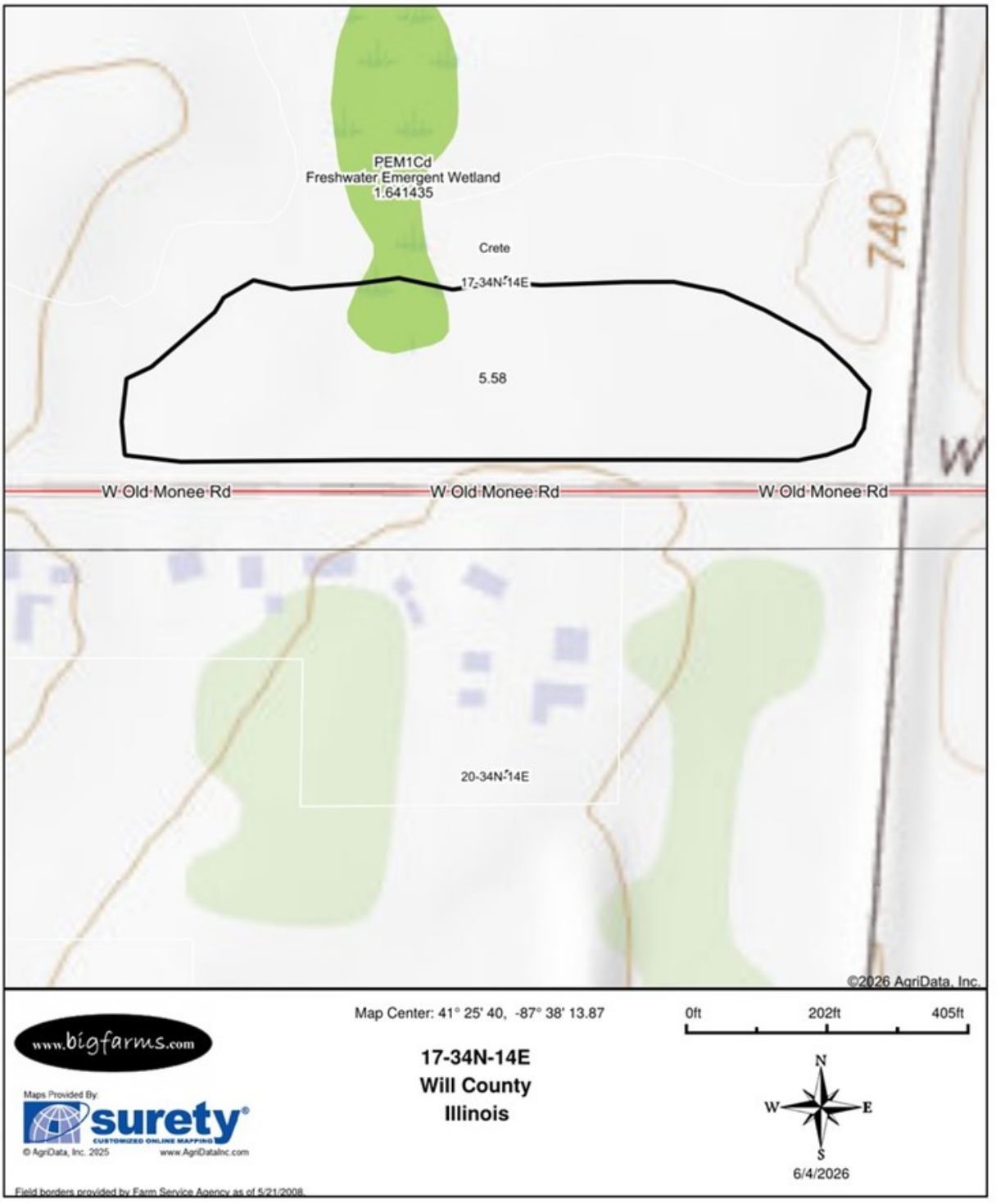
CRETE COMMERCIAL LOTS - TOPO MAP



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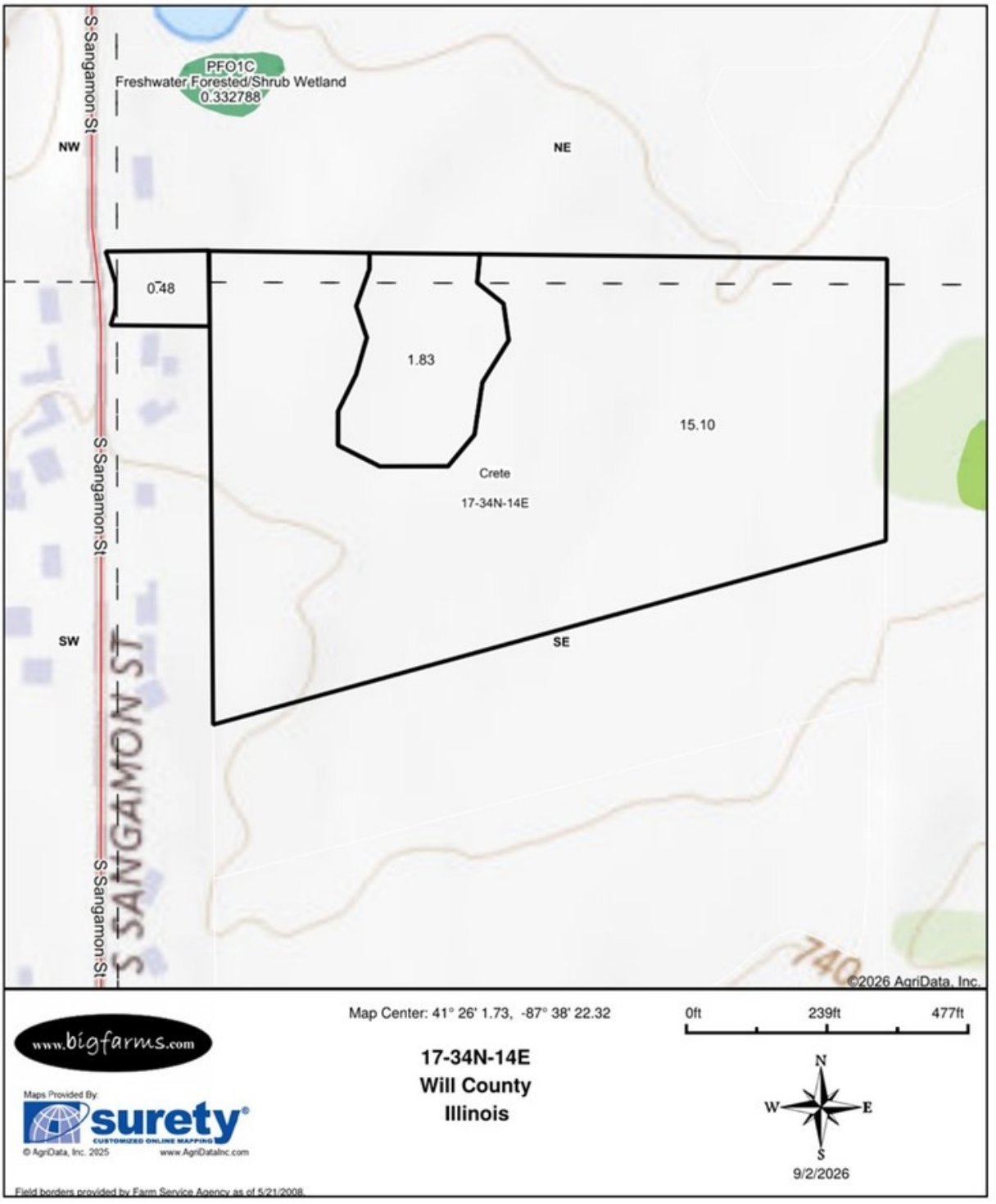
18 AC CRETE DEVELOPMENT TRACT - TOPO MAP



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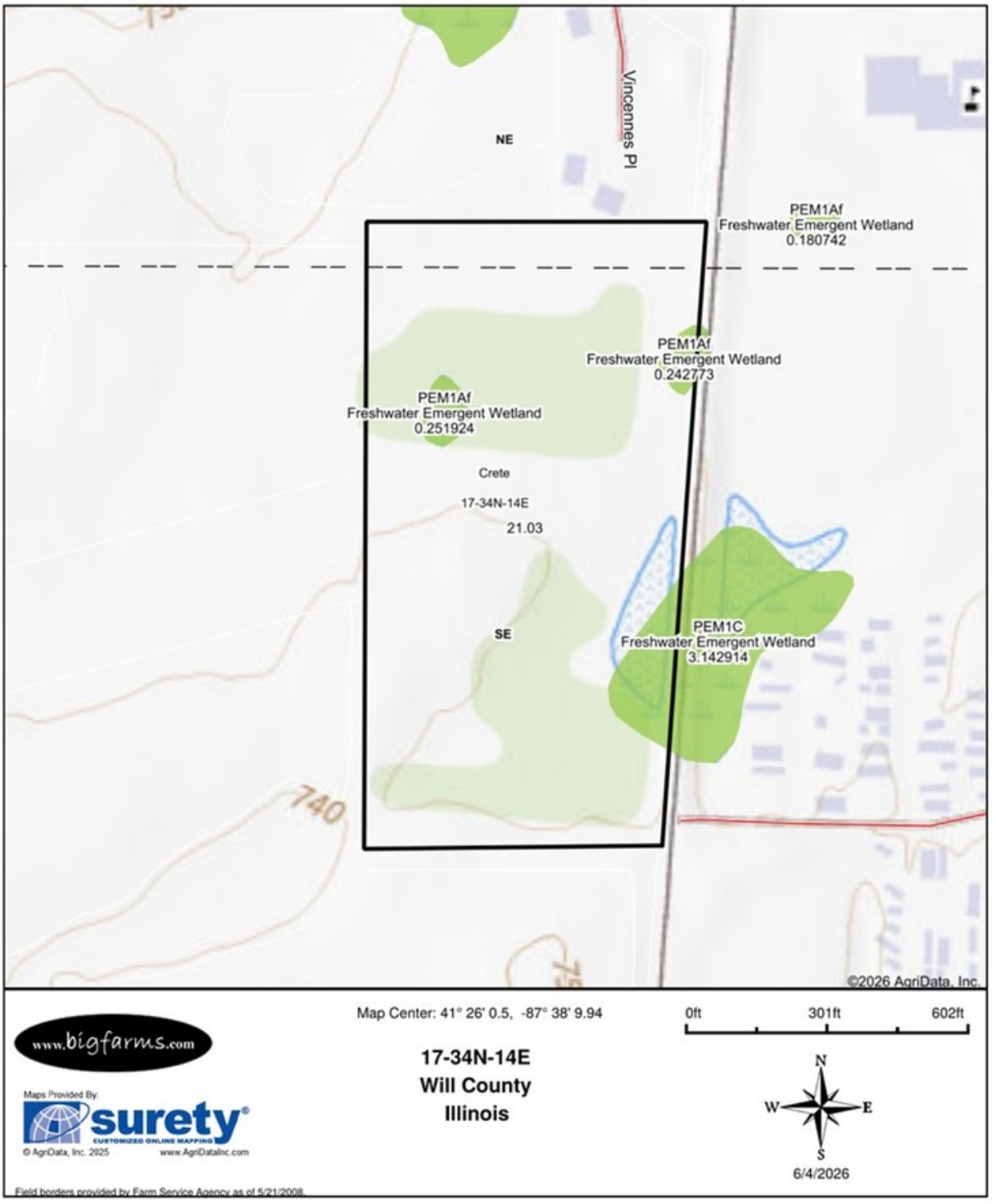
17.81 AC CRETE WOODED PARCEL - TOPO MAP



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5.8 AC CRETE WOODED PARCEL - TOPO MAP

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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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