

**5 AC Route 30 Commercial Corner**  
10700 W Lincoln Hwy (Rt. 30)  
Frankfort IL 60423

www.bigfarms.com

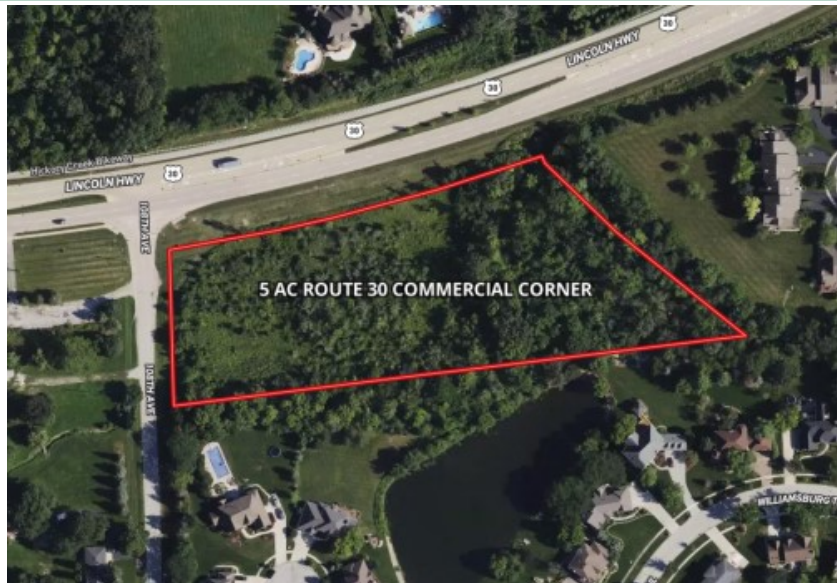
## 5 AC ROUTE 30 COMMERCIAL CORNER

**10700 W Lincoln Hwy (Rt. 30)**  
**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.



**GOODWIN**

<b>County:</b>	Will
<b>Township:</b>	Frankfort
<b>Gross Land Area:</b>	5.00
<b>Property Type:</b>	Commercial
<b>Possible Uses:</b>	Commercial Development
<b>Total Investment:</b>	\$1,200,000
<b>Buildings:</b>	No Buildings
<b>Utilities:</b>	Near Site
<b>Zoning:</b>	B1 - Local Business District



5 acre commercial corner site available with frontage right on Route 30/Lincoln Way Highway in Frankfort, IL. This site is intended for commercial use, preferably for a funeral home-type business.

Positioned 1.5 miles to the west of the busy intersection of IL Route 30 and IL Route 45 in Frankfort, IL, this commercial lot offers outstanding exposure and steady traffic flow—perfect for drawing in customers. The site benefits from its central location in a thriving area, with convenient access to both established neighborhoods and other nearby businesses. With a strong local economy, well-developed infrastructure, and ongoing growth in the region, this location is an excellent choice for businesses looking to expand and thrive.

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## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 5 AC Route 30 Commercial Corner  
**Tax ID Number/APN:** 19-09-20-400-017-0000  
**Possible Uses:** Commercial

### AREA & LOCATION

**Location Description:** This property is located on the southeast corner of the Route 30 and 108th Avenue intersection in Frankfort, IL.

**Site Description:** This property has current trees and needs to be cleared, but tree line borders the east and south property lines which separate it from the residential lots to the south.

**Side of Street:** This property is located on the south side of Route 30 and on the east side of 108th 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 NW1/4 SE1/4; PART OF THE SW1/4 SE1/4 OF SECTION 20, TOWNSHIP 35 NORTH, 12 EAST, WILL COUNTY, ILLINOIS

**Property Visibility:** The property is visible from both Route 30 and 108th Avenue.

**Largest Nearby Street:** Route 30

### LAND RELATED

**Lot Frontage (Feet):** There is approximately 605 feet of frontage on Route 30 and approximately 247 feet of frontage on 108th Avenue.

**Buildings:** No buildings.

**Flood Plain or Wetlands:** There is approximately 0.33 acres of Riverine and 0.12 acres of Freshwater Forested/Shrub Wetland.  
For details, please see the included FEMA Report and Wetland Map provided by Surety Maps.

**Topography:** Please see the included Topographic Map provided by Surety Maps.

### FINANCIALS

**Finance Data Year:** 2023 Tax Year, Payable 2024  
**Real Estate Taxes:** \$27,055.12

### LOCATION

**Address:** 10700 W Lincoln Hwy, Frankfort, IL, 60423  
**County:** Will County



## PROPERTY MAP



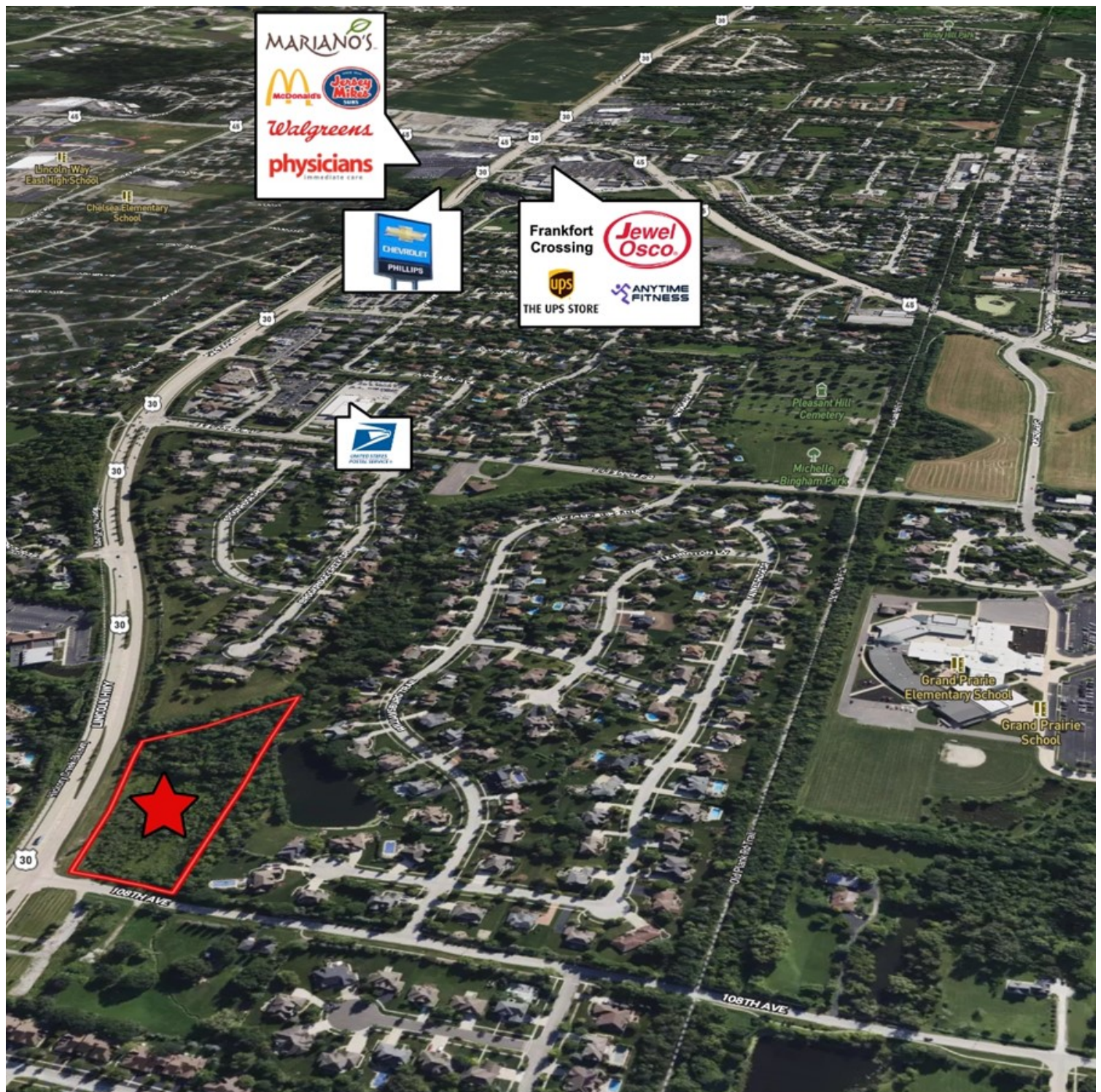


SURROUNDING AREA - LOOKING WEST



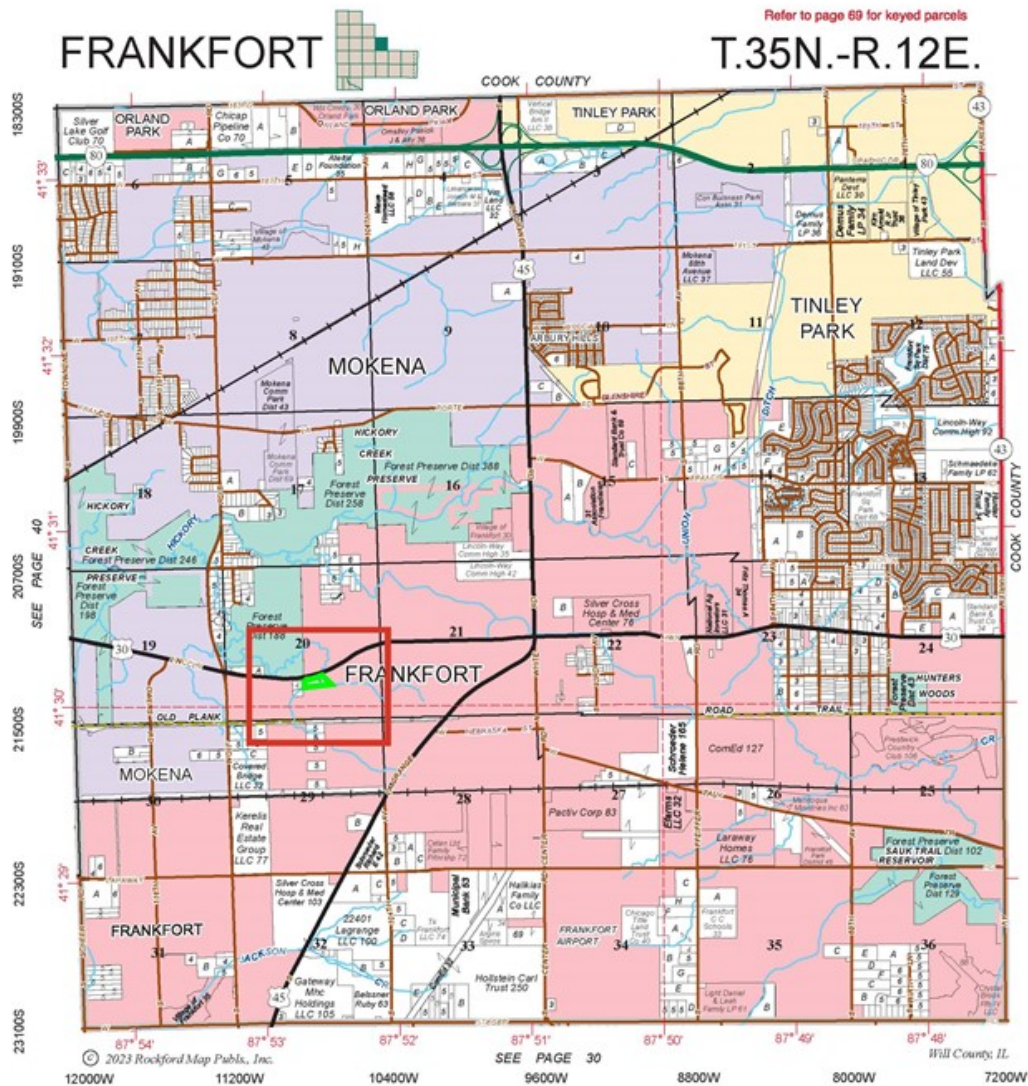


SURROUNDING AREA - LOOKING EAST





PLAT MAP



FSA AERIAL MAP

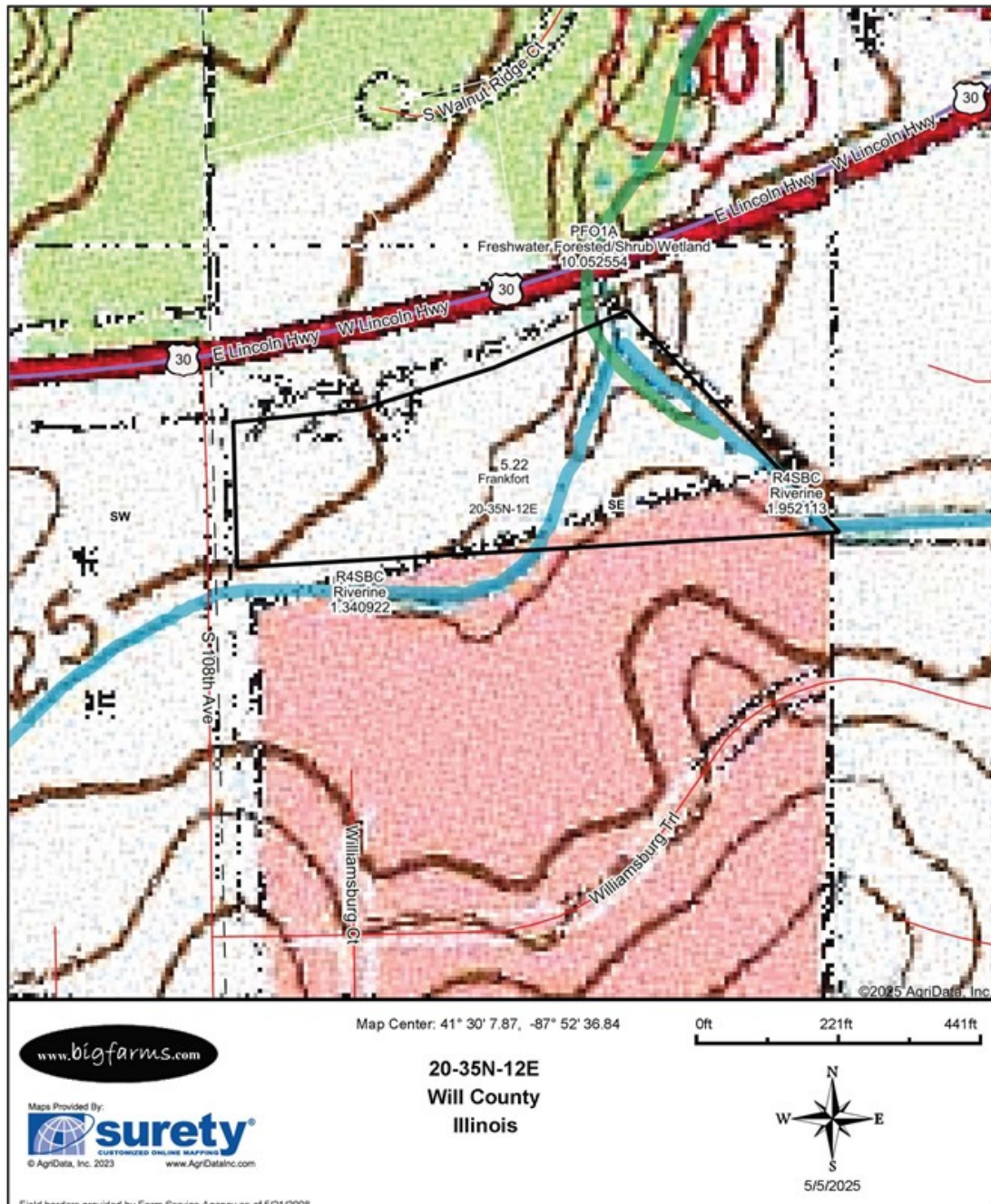
Aerial Map





TOPO MAP

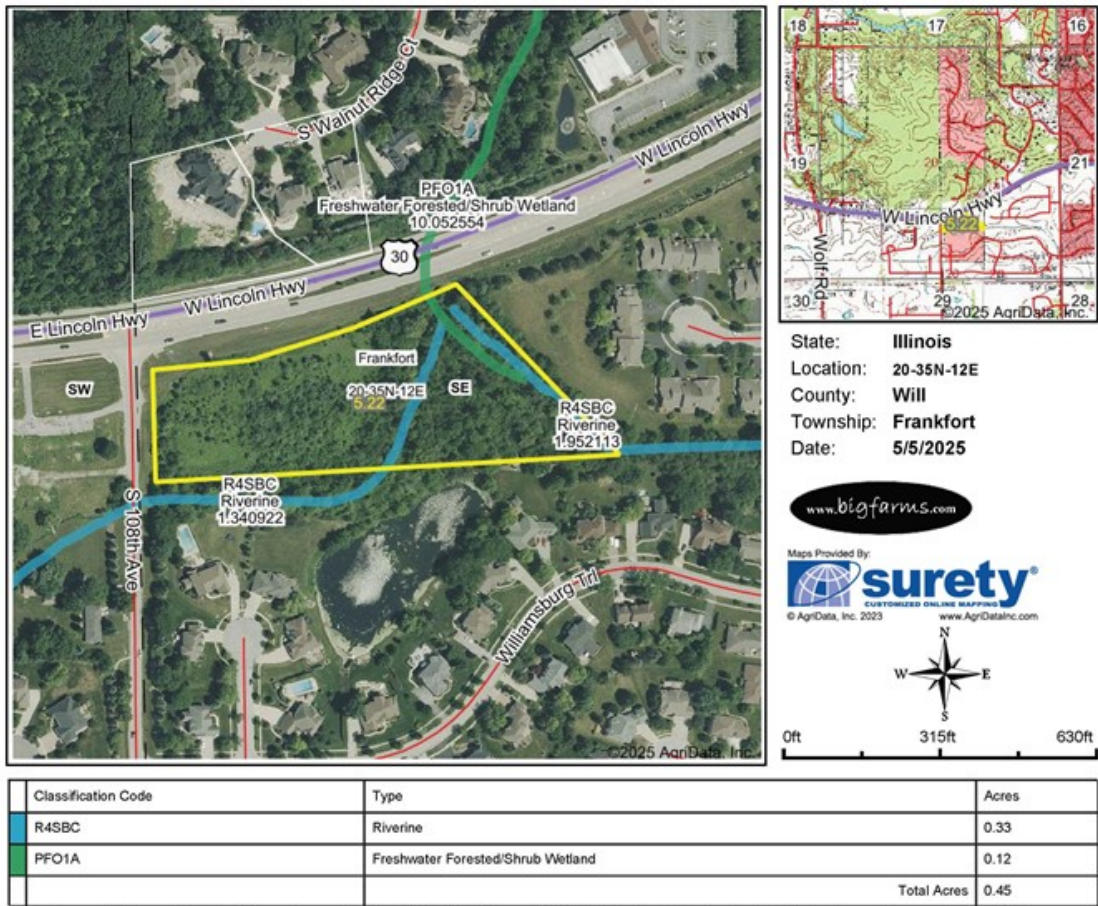
Topography Map





WETLAND MAP

Wetlands Map



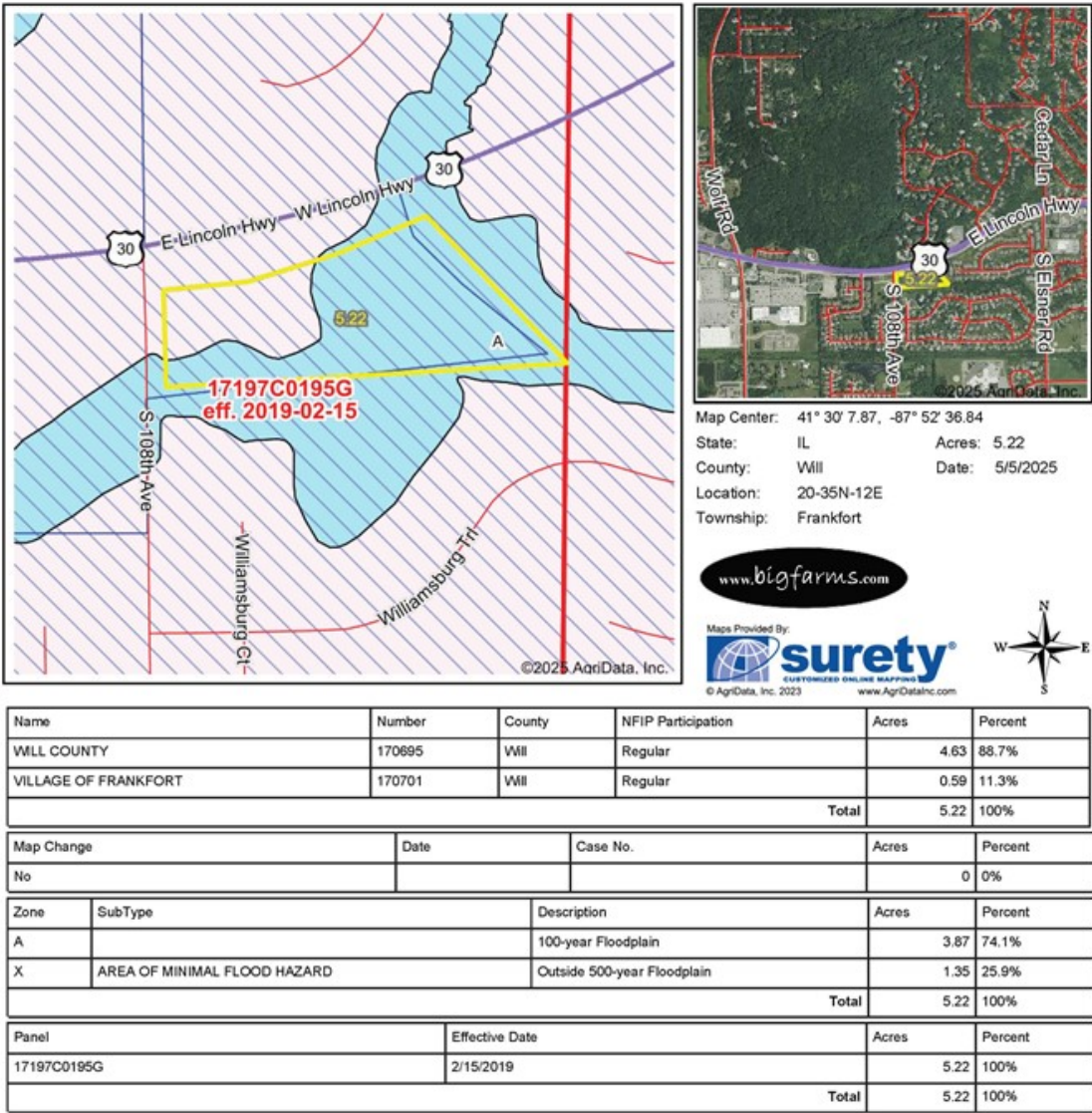
Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

Field borders provided by Farm Service Agency as of 5/21/2008.



FEMA REPORT

FEMA Report



Flood related information provided by FEMA



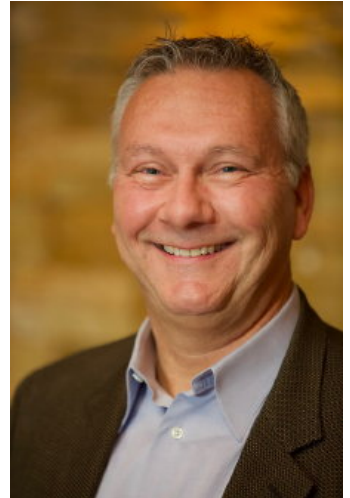




## MARK GOODWIN PROFESSIONAL BIOGRAPHY

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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