

# 6.2 AC MONEE RT. 50 COMMERCIAL

**S. Governors Hwy  
Monee IL 60449**

**For more information contact:**

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



<b>County:</b>	Will
<b>Township:</b>	Monee Township
<b>Gross Land Area:</b>	6.2 total acres Lot 5 has 3.1035 acres & Lot 6 has 3.0952 acres.
<b>Property Type:</b>	Vacant commercial or industrial development land
<b>Possible Uses:</b>	Commercial or industrial development
<b>Total Investment:</b>	\$159,000
<b>Unit Price:</b>	62.57 cents per square foot
<b>Buildings:</b>	No Buildings
<b>Utilities:</b>	Yes
<b>Zoning:</b>	C-1 Commercial



Total of 6.2 acres.  
Lot 5 is 3.1 acres and lot 6 is 3.09 acres.  
Excellent highway exposure in Monee. Two commercial or industrial lots on Governor's Hwy (Rt. 50)  
Mass Graded with utilities at the site.  
Zoned C-1 Commercial.  
Offsite Detention provided.  
Lots can be split.

## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 6.2 Acre Monee Rt. 50 Commercial Lots  
**Tax ID Number/APN:** 21-14-20-400-027-0000 (Lot 5)  
21-14-20-400-028-0000 (Lot 6)  
**Possible Uses:** These are finish commercial or industrial lots with great frontage on Rt. 50.  
**Zoning:** C-1 Commercial

### AREA & LOCATION

**School District:** Crete-Monee Unit School District 201U  
**Location Description:** Monee is a south suburban community along Interstate I-57.  
**Site Description:** These two lots are in the Hellman's Subdivision. They both have access to Rt. 50 (S. Governors Hwy.) Level land with all utilities at the site.  
**Side of Street:** West side of Rt. 50  
**Highway Access:** Site has frontage on State Highway Rt. 50.  
1.5 miles to I-57 access  
11.2 miles to I-80  
**Road Type:** State Highway  
**Property Visibility:** Excellent exposure to Rt. 50  
**Largest Nearby Street:** Interstate 57 is only 1.5 miles from these lots.

### LAND RELATED

**Lot Frontage (Feet):** Approximately 638 feet of frontage on Rt. 50 (S. Governor's Hwy)  
**Lot Depth:** Approximately 422 feet, but varies for each lot. See aerials for better view of lot depth.  
**Buildings:** No Buildings  
**Topography:** Level buildable lots.  
**Available Utilities:** All utilities are available at the site.

### FINANCIALS

**Finance Data Year:** 2017 Taxes paid in 2018  
**Real Estate Taxes:** 21-14-20-400-027-0000 (Lot 5) \$4,908.58  
21-14-20-400-028-0000 (Lot 6) \$4,908.58  
**Investment Amount:** This is a bank owned property. The investment amount is \$159,000

### LOCATION

**Address:** S. Governor's Highway  
**County:** Will County, Illinois

AERIAL VIEW OF LOTS 5 & 6 MONEE, IL



LOCATION MAP OF MONEE COMMERCIAL LOTS





LOCATION MAP FOR 6.2 ACRES ON RT. 50 MONEE, IL



## 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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