

ASHLEY ROAD INDUSTRIAL PARK

Ashley & Roberts road
Morris IL 60450

For more information contact:

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



County:	Grundy
Township:	Saratoga
Gross Land Area:	4 Industrial lots with a total of 5.75 acres
Property Type:	Industrial Lot
Total Investment:	Varies by lot size
Unit Price:	Asking price of \$1.50 per square foot
Buildings:	None
Utilities:	Sewer and Water are available from the City of Morris
Zoning:	M-2 Manufacturing District



Four finished Industrial lots with M-2 zoning in the city of Morris. All utilities and streets are in place. Minimum lot size of 1.51 acres or potential combinations of 2.59 acres combining the two lots on the south side of Roberts Rd.. The other two lots are on the north side of Roberts Rd.. There is easy access to Interstate 80 at Rt. 47 in Morris or I-80 at Brisbin road to the east. These properties have very low real-estate taxes.

LISTING DETAILS

GENERAL INFORMATION

Listing Name:

Ashley Road Industrial Lots

Tax ID Number/APN:

Tax# 02-34-226-007 1.51 Acres 65,775 Square feet
Tax# 02-34-226-005 1.65 Acres 71,874 Square feet
Tax# 02-34-227-005 1.35 Acres 58,806 Square feet
Tax# 02-34-227-004 1.24 Acres 54,014 Square feet

Possible Uses:

Permitted uses in the M2 manufacturing district shall be as follows:

- A. Any establishment the principal use of which is manufacturing, fabricating, processing, assembling, disassembling, repairing, cleaning, servicing, testing, loading or storing of materials, products and goods except for materials, products and goods which are flammable or explosive, and provided that the operations conform with the performance standards and other general requirements applicable to an M2 district. This subsection shall not apply to any building, structure, or use which existed lawfully at the time of the adoption of the ordinance codified in this subsection;
- B. Any use permitted in the M1 district;
- C. Air, rail, or motor truck freight terminals, railroad switching and classification yards, repair shops, and roundhouses;
- D. Cartage and express facilities;
- E. Accessory uses customarily incidental to the above permitted uses, including but not limited to the following:
 - 1. Off-street parking;
 - 2. Off-street loading;
 - 3. Awnings, marquees, and business signs as regulated in Section 17.54.050.

Zoning:

M-2

Sale Terms:

Cash at closing

AREA & LOCATION

School District:

Morris High School and Grade School

Location Description:

Industrial park on the east side of town.

Site Description:

Finish industrial lots with M-2 zoning.

Side of Street:

The 1.65 acre and the 1.51 acre parcels are on the north side of Roberts road and the 1.24 acre and the 1.35 acre parcels are on the south side of Roberts road.

Highway Access:

2.1 miles west to I-80 at Rt. 47
3.5 miles east to I-80 at Brisbin road

Road Type:

Asphalt

Property Visibility:

Ashley Road, just east of the parcels has approximately 2100 cars passing daily.

Largest Nearby Street:

IL Rt. 6 is one mile north

LAND RELATED

Lot Frontage (Feet):

Varies by parcel
The 1.65 acre parcel has 258' of frontage along Roberts Road and 285' along Bungalow Road.
The 1.51 acre parcel has 232' of frontage along Roberts Road and 290' along Ashley Road.
The two parcels on the south of Roberts Road has 348' of frontage on Roberta Road and 322' of frontage along Ashley Road.

Buildings:

No buildings

Zoning Description:

M-2 zoned lots with the city of Morris.

Flood Plain or Wetlands:

None known

Topography:

Flat

Available Utilities:

Sewer & water available from the city of Morris

FINANCIALS

Finance Data Year:

2019 Taxes paid in 2020

Real Estate Taxes:

Lot# 10 Tax# 02-34-226-007 1.51 Ac Tax Bill \$39.36
Lot# 13 Tax# 02-34-226-005 1.65 Ac Tax Bill \$43.32
Lot# 12 Tax# 02-34-227-005 1.35 Ac Tax Bill \$35.48
Lot# 14 Tax# 02-34-227-004 1.24 Ac Tax Bill \$32.64

Investment Amount:

Lot# 10 1.51 Ac 65,776 SF \$98,664.00
Lot# 13 1.65 Ac 71,874 SF \$107,811.00
Lot# 12 1.35 Ac 58,806 SF \$88,209.00
Lot# 14 1.24 Ac 54,014 SF \$81,021.00

LOCATION

Address:

Ashley road Industrial Park

County:

Grundy

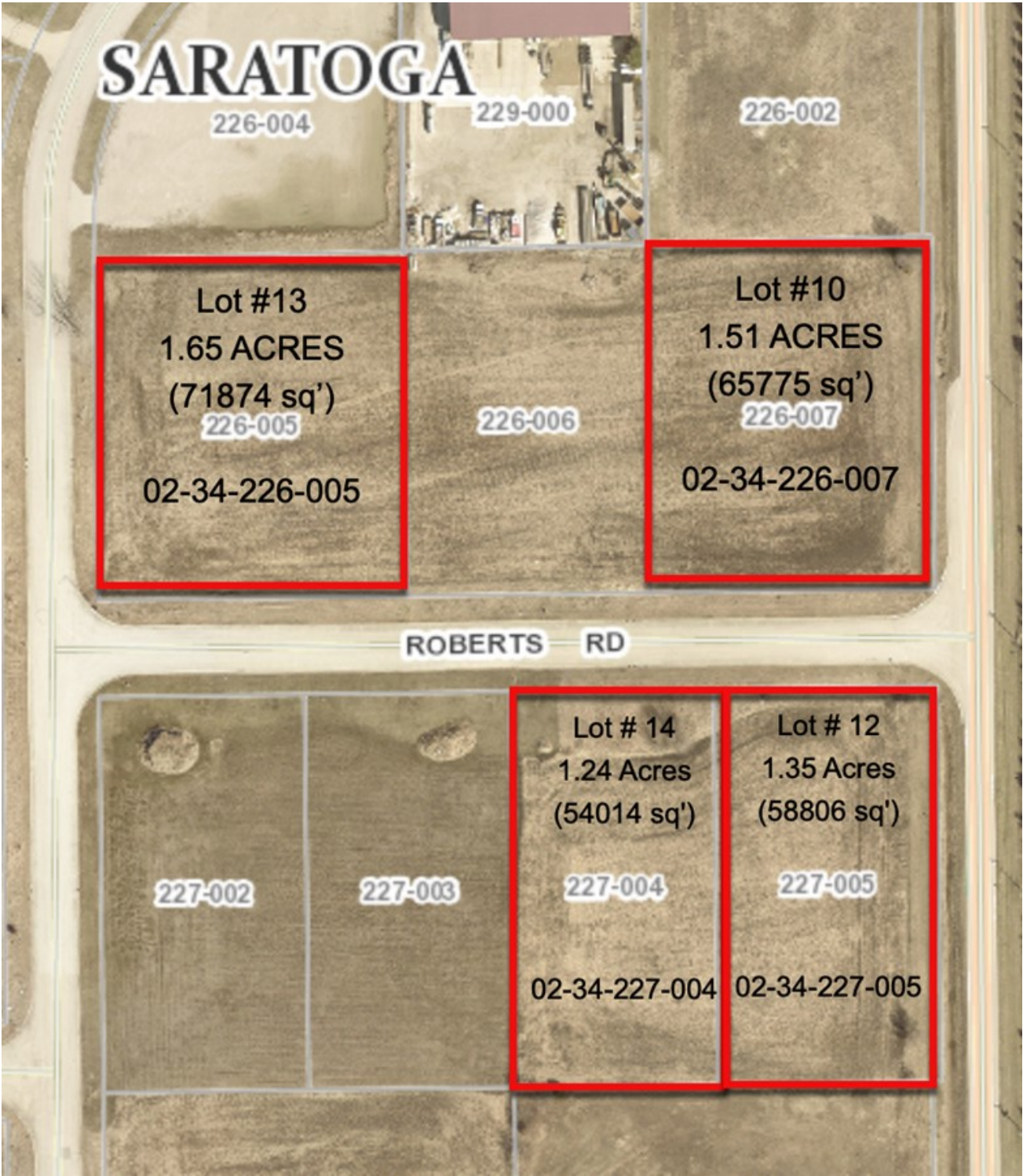


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LOT BREAKDOWN OF LOTS AT THE ASHLEY ROAD INDUSTRIAL PARK, MORRIS ILLINOIS



TAX MAP OF THE ASHLEY ROAD INDUSTRIAL LOTS



LOCATION OF THE ASHLEY ROAD INDUSTRIAL PARK, MORRIS



AERIAL MAP 2 OF ASHLEY ROAD INDUSTRIAL LOTS



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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