

## BENCK FARM COMMERCIAL & MULTI-FAMILY LOTS

Route 52  
Manhattan IL 60442



For more information contact:

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<b>County:</b>	Will
<b>Gross Land Area:</b>	46.66 total acres
<b>Property Type:</b>	Development
<b>Possible Uses:</b>	Commercial/Office/Retail & Multifamily Housing
<b>Total Investment:</b>	\$575,000
<b>Unit Price:</b>	Varies
<b>Sold Price:</b>	\$535,000
<b>Buildings:</b>	None
<b>Utilities:</b>	All



Benck Farm Commercial & Multi-family lots  
Rt. 52 Manhattan, IL 60442

- 19 Finished lots zoned for Retail, Office, and Industrial use
- 114 Preliminary Platted Townhouse units on 16.08 acres
- 30 Townhouse units are easily made available with approval
- Terrific Rt. 52 exposure, traffic count of 7700 cars/day
- Bank prefers a bulk sale of all lots, but will consider individual lots at retail pricing.

## PROPERTY NOTES

### TOTAL ACRES:

46.66 total acres in Sections 7 of Manhattan Township, T.34N.-R.11E. Will County Illinois. Latitude 41.444022 Longitude -88.003398

### PROPERTY BACKGROUND:

The portion of the development that is available for purchase has two sections, Commercial/Industrial/Office/Retail finished lots and Semi-finished Townhome lots. 30.57 acres commercial area. This area is split into 19 finished Retail, Office & Office/light industrial lots. Lot breakdown of size and location are found on a separate page of this brochure. 16.09 acres are platted for 114 townhouse units. 30 units (six proposed five unit buildings) found on the South side of Arabian Trail have infrastructure in place, but need village approval. The balance of the townhouse lots are platted, and not developed.

### WHATS NOT INCLUDED:

The Commercial Retail building and the single family lots found on the west side of the Glacial Trail bike path are not part of this offering. Lot 20 has also been excluded.

### ROAD FRONTAGE:

This development has excellent exposure to Rt. 52 on the north side of Manhattan. Traffic count is very good at 7700 vehicles per day.

### LOCATION:

Just North of Manhattan and South of Joliet on Rt. 52

### REAL-ESTATE TAXES:

Varies by lot

### SCHOOL DISTRICTS:

Lincoln-Way High School District and Manhattan Grade School District.

### INVESTMENT AMOUNT:

Lots 2-10, 12-19, 21 & 22 are being sold in bulk, a total of 19 finished lots. 114 semi-finished Townhouse units. \$575,000.00 Possession given at closing.

### REMARKS:

Terrific opportunity to own finish commercial and retail lots in Manhattan. Purchase the Townhouse portion of this project and you can develop you own demand for the retail lots. Excellent visibility on Rt. 52, good traffic counts, well designed project, just bad timing. These are fully finish lots with exception of a final lift needed for the streets and turn lanes on Rt. 52. This is a bank owned property. The bank is looking for a bulk sale but will consider individual lots sales at a retail price. Demographic reports available.

RETAIL COMMERCIAL LOTS



Retail Commercial Lots		
Lot #	Sq. Ft.	Proposed Use
Lot 2	86,183	Retail
Lot 3	45,560	Retail
Lot 4	58,740	Retail
Lot 5	58,720	Retail
Lot 6	45,047	Retail/Office
Lot 7	56,158	Retail/Office
Lot 8	46,436	Retail/Office
Lot 9	47,057	Retail/Office
Lot 10	57,095	Office

OFFICE/BUSINESS PARK



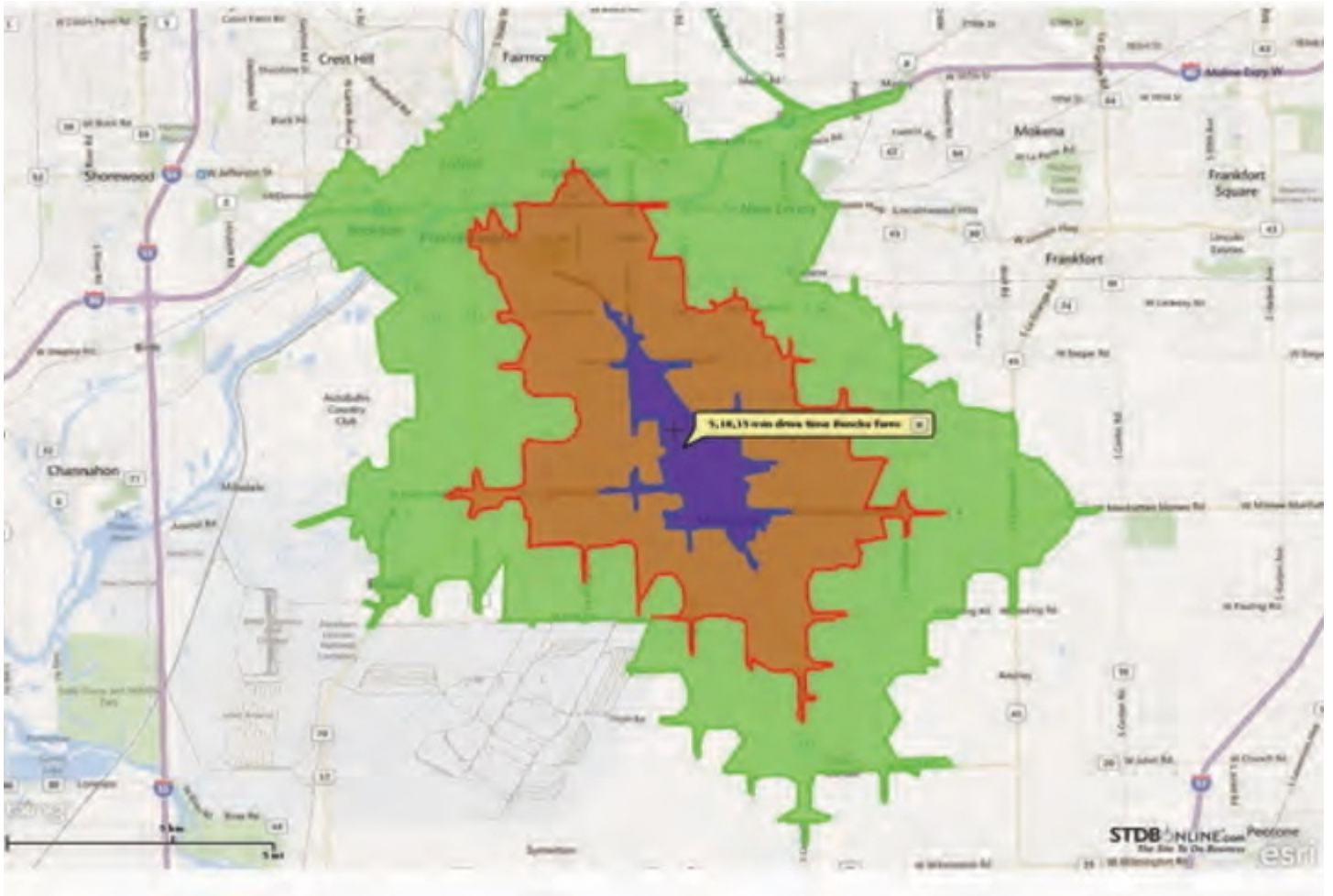
Office/Business Park		
Lot #	Sq. Ft.	Proposed Use
Lot 12	55,502	Office
Lot 13	45,860	Office
Lot 14	82,409	Office
Lot 15	57,851	Industrial
Lot 16	48,266	Industrial
Lot 17	54,241	Office/Industrial
Lot 18	55,946	Office/Industrial
Lot 19	51,413	Office
Lot 21	45,601	Office/Industrial
Lot 22	43,780	Office/Industrial



## MULTI-FAMILY TOWNHOMES - 114 TOWNHOUSE UNITS & 30 UNITS NEARLY READY TO START BUILD

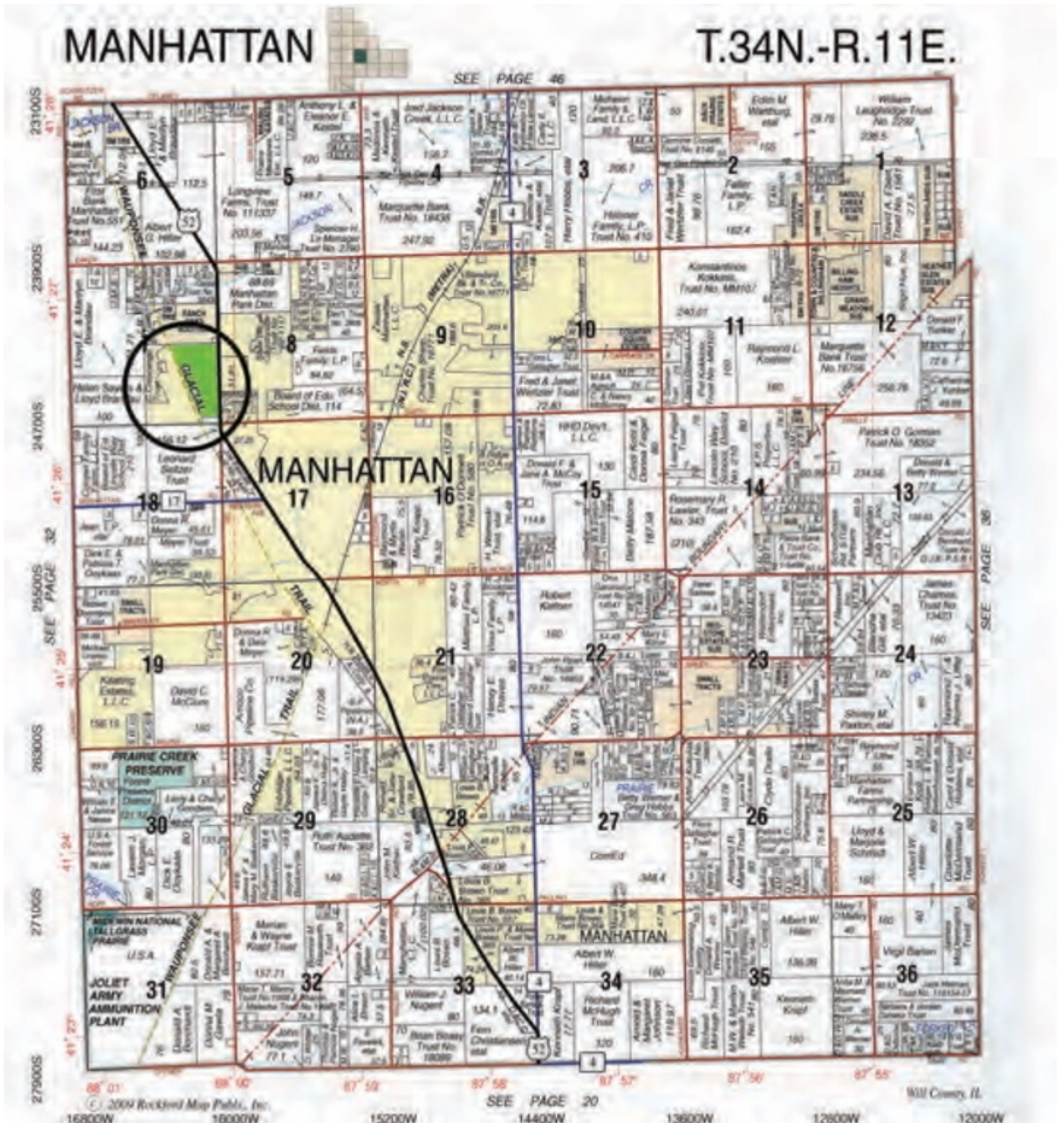


## DRIVE TIME - 5, 10, & 15 MINUTES FROM SITE





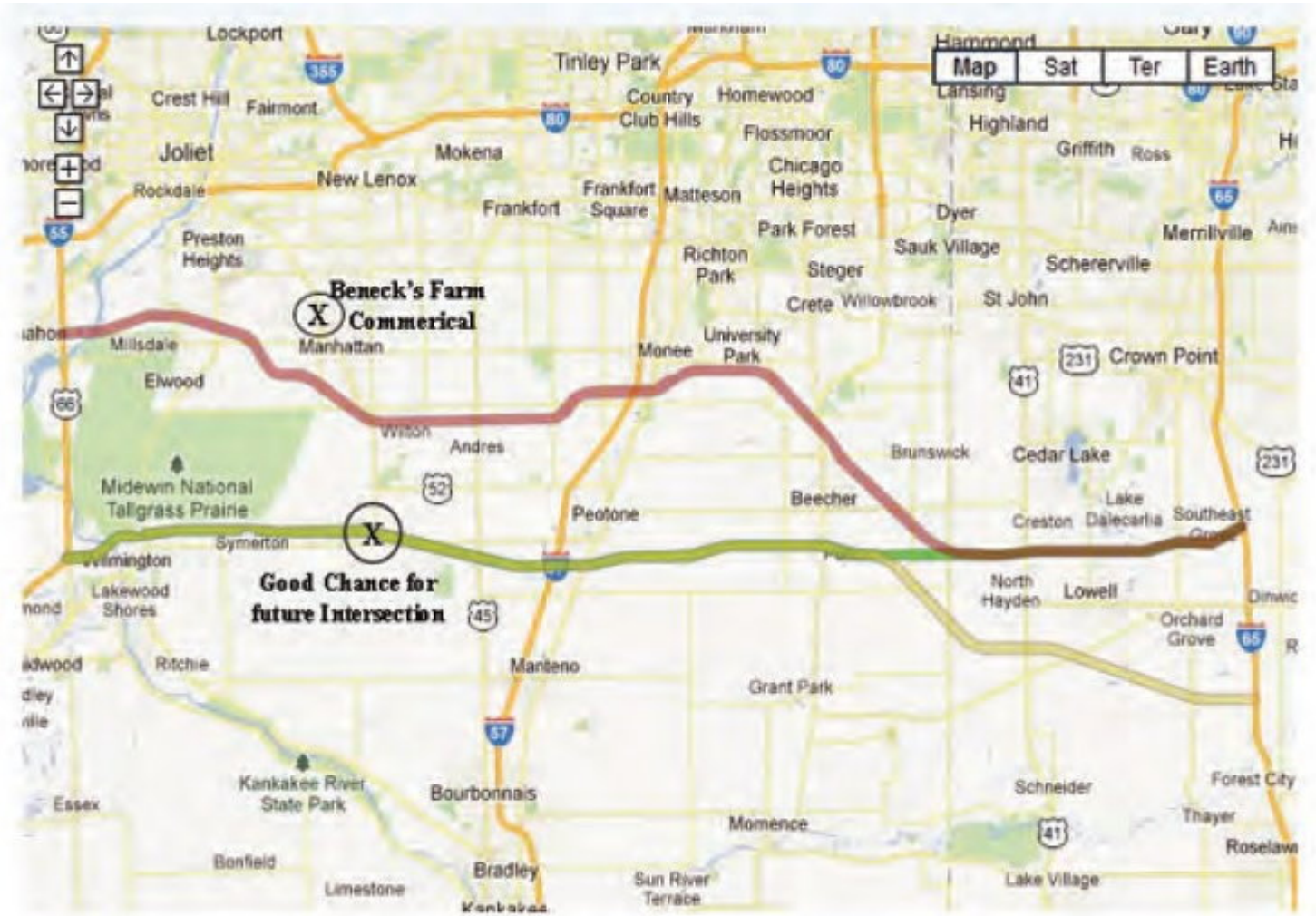
# PLAT MAP



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## PRELIMINARY RECOMMENDED CORRIDORS INTERACTIVE MAP





## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** Benck Farm Commercial & Multi-family lots  
**Tax ID Number/APN:** Varies by lot  
**Possible Uses:** Commercial/Office/Retail & Multifamily Housing  
**Sale Terms:** All cash

### AREA & LOCATION

**School District:** Lincoln-Way High School District and Manhattan Grade School District  
**Location Description:** Just North of Manhattan and South of Joliet on Rt. 52  
**Site Description:** 19 finished Retail, Office & Office/light industrial lots. 16.09 acres are platted for 114 townhouse units. 30 units (six proposed five unit buildings) found on the South side of Arabian Trail have infrastructure in place, but need village approval. The balance of the townhouse lots are platted, and not developed.  
**Highway Access:** Close to I-80, near I-55 and I-355  
**Property Visibility:** This development has excellent exposure to Rt. 52 on the north side of Manhattan. Traffic count is very good at 7700 vehicles per day.  
**Largest Nearby Street:** Route 52

### FINANCIALS

**Investment Amount:** \$575,000

### LOCATION

**Address:** Route 52, Manhattan, IL  
**County:** Will  
**MSA:** Chicago-Joliet-Naperville

## PROFESSIONAL BIOGRAPHY

Goodwin & Associates Real Estate, L.L.C. is an experienced land brokerage firm located in Shorewood, Illinois. We specialize in vacant land sales including farmland and commercial/residential development land. Managing 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 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 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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