

## IVANHOE RESIDENTIAL & COMMERCIAL DEVELOPMENT

Northeast corner of Rt. 52 & Bruns Road  
Manhattan IL 60442

For more information contact:

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**GOODWIN**



<b>County:</b>	Will
<b>Township:</b>	Manhattan Township
<b>Gross Land Area:</b>	49.2 Acres 36.4 platted SF lots & 12.8 Acres Commercial
<b>Property Type:</b>	Zoned and Platted SF Lots and Commercial Corner
<b>Possible Uses:</b>	Single Family Residential & Commercial
<b>Total Investment:</b>	\$1,084,340.00 or \$840,000 for 112 Platted SF Lots & \$244,340 for 12.8 Ac Commercial
<b>Unit Price:</b>	Asking \$7,500 per platted lot & \$19,000 per acre for 12.86 acre of Commercial
<b>Buildings:</b>	No buildings
<b>Utilities:</b>	To the site
<b>Zoning:</b>	R-1 Single Family & C-3 General Business District



112 platted single family lots and 12.86 acres of commercial land in phase two of the Ivanhoe development. Phase I is built with streets and utilities in place. Ivanhoe is located on the south side of Manhattan, Illinois with easy access to the Manhattan Metra station. The Metra station is less than a half a mile away, and the development is within walking distance to downtown Manhattan. The development is also within the boundary of the highly acclaimed Lincoln-Way High School District 210 and the Manhattan Grade School District.

Manhattan is requiring additional work be completed before building permits would be issued for phase I. No homes have been built in phase I.



## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** Ivanhoe Single Family and Commercial Development  
**Possible Uses:** 112 Platted Single Family Lots  
12.86 acres of Commercial at the corner of Rt. 52 & Bruns road  
**Zoning:** R-1 Single Family  
C-3 General Commercial  
**Sale Terms:** Cash at Closing

### AREA & LOCATION

**School District:** Lincoln-Way High School District #210  
Manhattan Grade School District #114  
**Location Description:** South side of Manhattan with frontage along Rt. 52 and Bruns road.  
**Site Description:** Single family development, phase I is completed with streets and utilities, phase II is platted and ready for development.  
**Side of Street:** Northeast corner of Rt. 52 & Bruns road.  
**Highway Access:** Frontage on Rt. 52 with easy access to I-57, I-55, I-80 and I-355  
**Road Type:** US Highway  
**Property Visibility:** Excellent  
**Transportation:** Metra train station is less than half a mile from the development.

### LAND RELATED

**Buildings:** None  
**Zoning Description:** R-1 Single Family  
Ranch homes 1500 SF Minimum  
Split level or two story homes 1800 SF Minimum  
Minimum 50% basement of first floor Square footage  
**Flood Plain or Wetlands:** Detention area has been constructed.  
**Topography:** Level  
**Available Utilities:** Sewer, water, gas and electric are at the site and available

### FINANCIALS

**Real Estate Taxes:** Real estate taxes for 2013 payable in 2014 are:  
Commercial 12.86 acres \$17,818.98  
112 Platted SF lots \$51,818.94  
**Investment Amount:** Ownership is asking:  
\$7,500 per platted lot  
\$19,000 per acre for the commercial 12.86 acres  
Total Investment amount is \$1,084,340

### LOCATION

**Address:** US Rt. 52 on the south side of Manhattan, Illinois. Will County  
**County:** Will County Illinois  
**MSA:** Chicago-Joliet

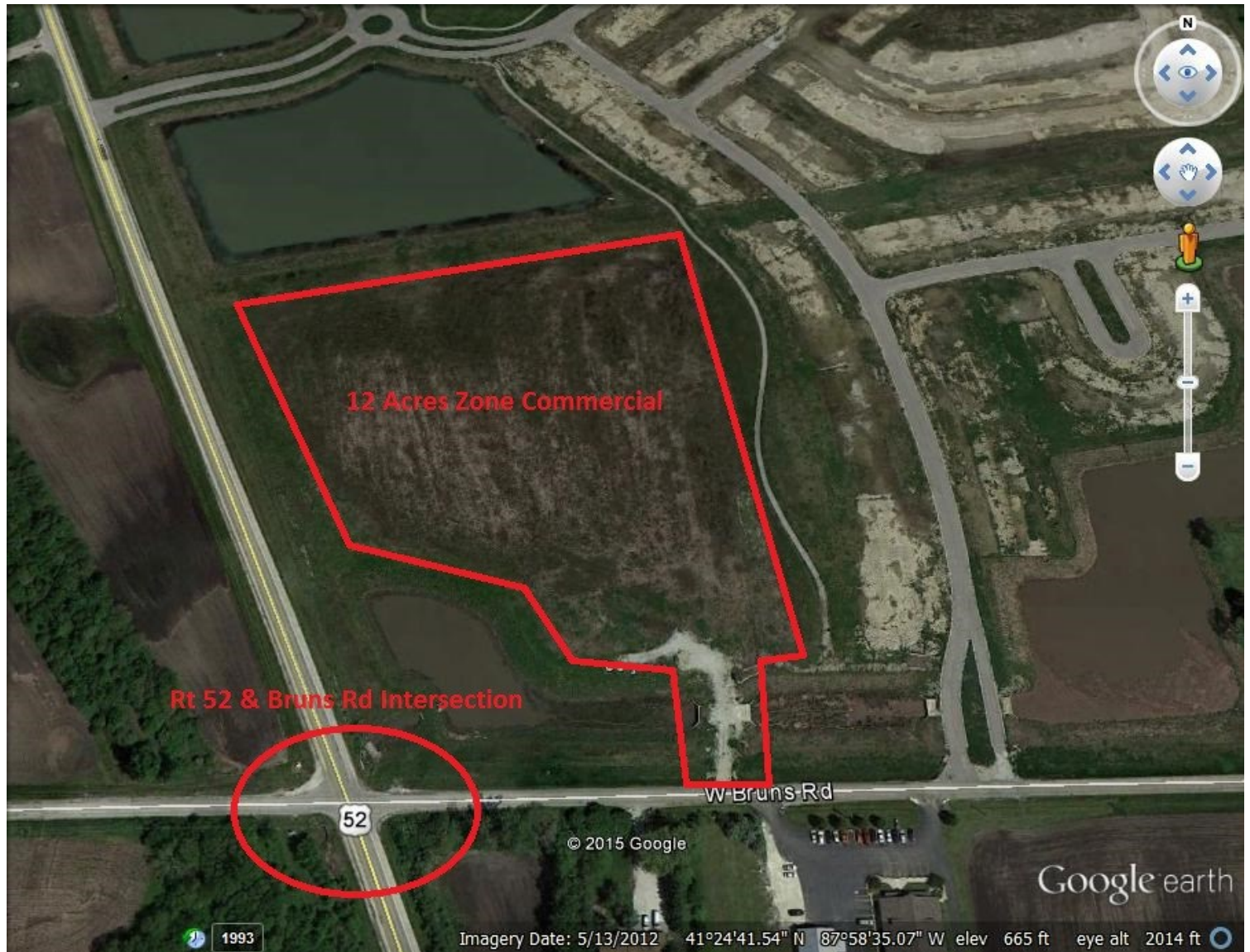


AERIAL MAP OF THE SINGLE FAMILY PLATTED LOTS, IVANHOE DEVELOPMENT, MANHATTAN IL





COMMERCIAL CORN OF THE IVANHOE SUBDIVISION, WILL COUNTY, MANHATTAN ILLINOIS

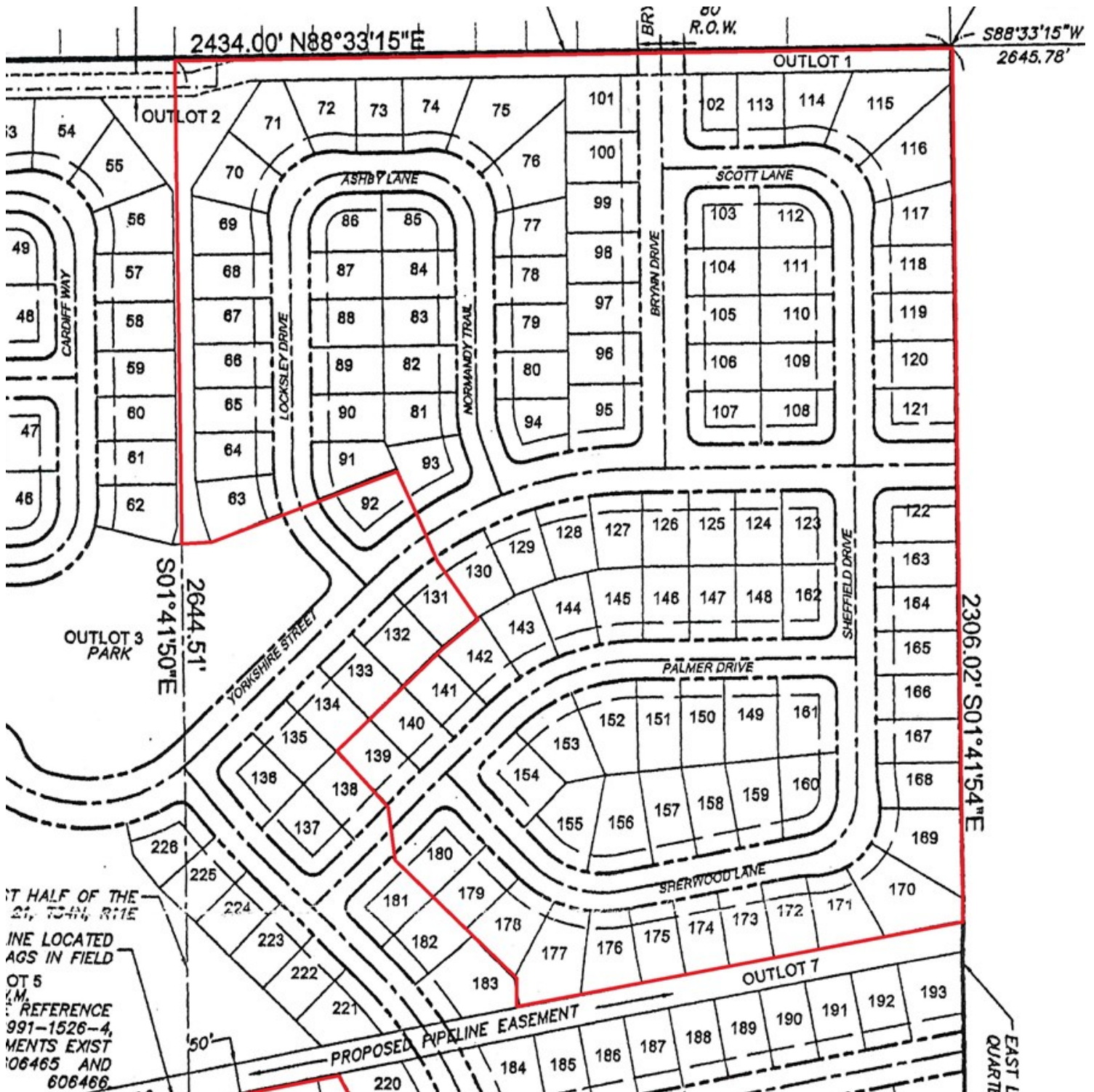




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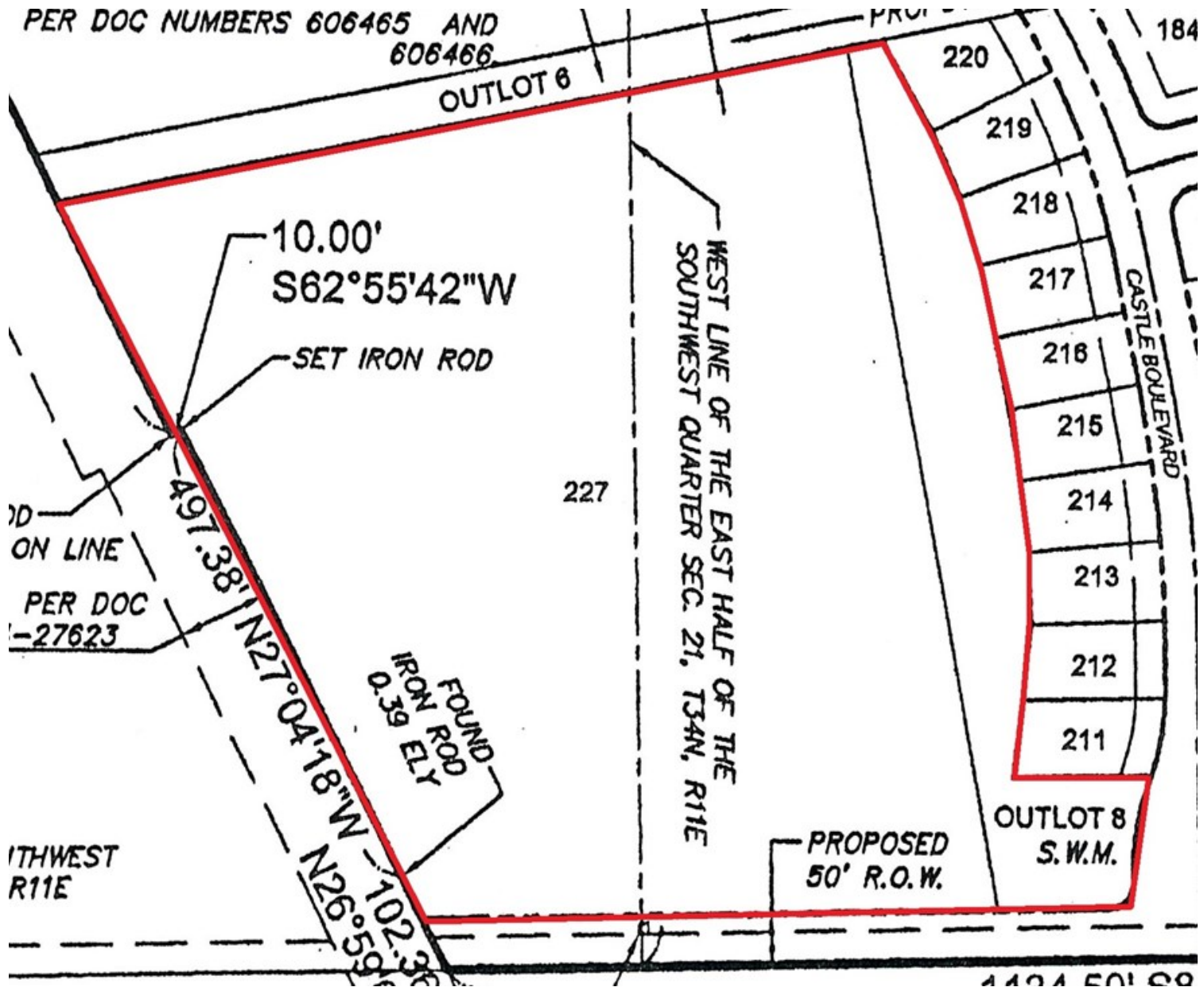


SINGLE FAMILY PLATTED LOTS FOR PHASE II OF THE IVANHOE DEVELOPMENT, MANHATTAN, IL





12 ACRE COMMERCIAL CORNER OF THE IVANHOE DEVELOPMENT



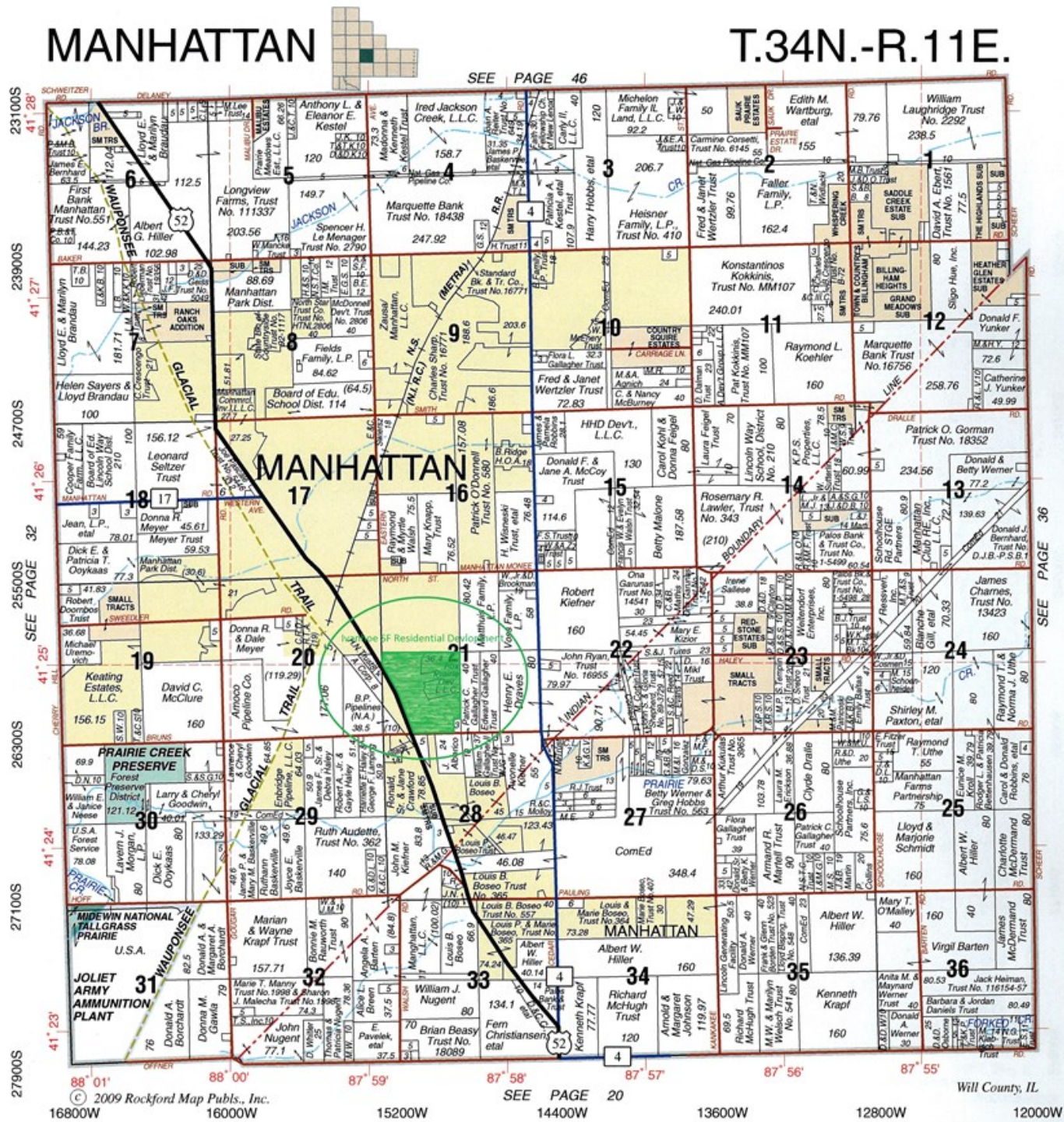


## IVANHOE RESIDENTIAL & COMMERCIAL DEVELOPMENT, MANHATTAN, IL



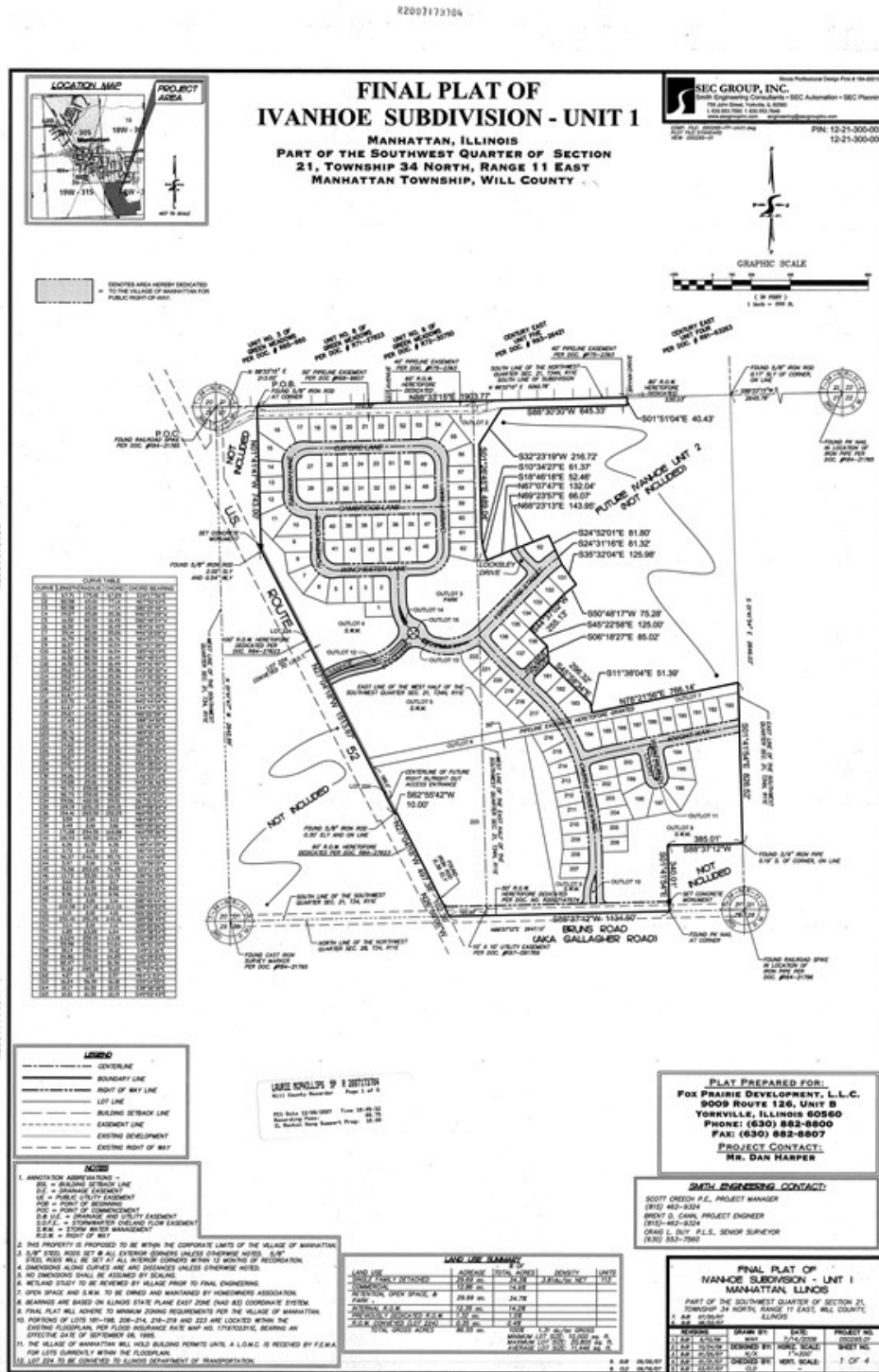


PLAT MAP OF IVANHOE SF DEVELOPMENT, MANHATTAN TOWNSHIP





# FINAL PLAT OF UNIT ONE IVANHOE SINGLE FAMILY DEVELOPMENT





PHASE II IVANHOE DEVELOPMENT SINGLE FAMILY LOT LOCATION









## PROFESSIONAL BIOGRAPHY

Goodwin & Associates Real Estate, L.L.C. 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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