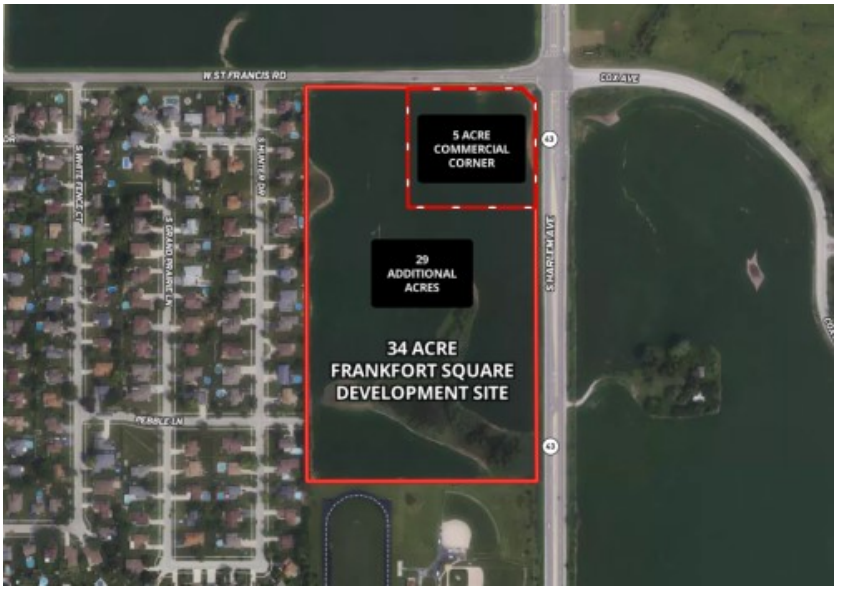
34 AC FRANKFORT SQUARE DEVELOPMENT SITE

SW Corner of S Harlem Ave & St Francis Rd
Frankfort IL 60423



For more information contact:

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

County:	Will
Township:	Frankfort
Gross Land Area:	33.89
Property Type:	Vacant Farmland
Possible Uses:	Commercial Development
Total Investment:	$2,351,250.00
Unit Price:	$55,000/AC for 29 Acre Parcel & $3.50/SF for 5 Acre Corner Parcel
Productivity Index (PI):	105.9
Buildings:	No Buildings
Zoning:	A-1, Agriculture

34 acres at the signalized corner of S. Harlem Avenue and St. Francis Rd in Frankfort, IL. The site has several potential uses. Owners will split the parcel as a five or ten acre commercial corner with the balance as potential residential or multi-family use. Utilities are available from the Village of Frankfort. Will County has the zoning authority for this parcel. Very good traffic counts (with 2019 counts at 16,200 cars per day on Harlem plus 6200 cars per day on St. Francis Rd.) and excellent exposure for any type of development. 2.1 miles south I-80.

LISTING DETAILS

GENERAL INFORMATION

Listing Name:	34 AC Frankfort Square Development Site
Tax ID Number/APN:	19-09-13-400-015-0000
Possible Uses:	Currently zoned Agriculture. The parcel is at a very busy signalized intersection.
Zoning:	Currently zoned A-1 Agriculture by Will County

AREA & LOCATION

School District:	Summit Hill School District 161 Lincoln-Way Community High School District 210
Market Type:	Suburban
Location Description:	Southwest corner of S. Harlem Avenue and St. Francis Road. Will County side of Harlem (County line between Cook & Will) Near Tinley Park, Frankfort and Orland Park.
Site Description:	Level farmland at signalized corner.
Side of Street:	Southwest corner of S. Harlem and St. Francis Rd.
Highway Access:	2.5 miles east to I-57 2.1 miles north to I-80
Road Type:	Asphalt/Blacktop
Property Visibility:	Excellent exposure to large traffic counts. According to the 2017 Illinois Department of Transportation figures: S. Harlem Ave 16,200 VPD St Francis Rd. 6250 VPD
Largest Nearby Street:	Two expressways are within 2.5 miles of this site. S. Harlem Ave frontage.
Transportation:	4 miles north to the 80th Avenue Metra Station in Tinley Park.

LAND RELATED

Lot Frontage (Feet):	1448 feet of frontage on S. Harlem Avenue. 877 feet of frontage on St. Francis Rd.
Buildings:	No buildings on this parcel.
Zoning Description:	Currently zoned A-1 Agriculture. Zoning change is required by the County of Will.
Flood Plain or Wetlands:	Yes, the site does have a wetland area.
Topography:	Level land, topographical map is included with this marketing material.
Available Utilities:	Utilities are available from the village of Frankfort.

FINANCIALS

Finance Data Year:	2018 taxes paid in 2019
Real Estate Taxes:	The total tax bill for the 33.89 acres is $459.22
Investment Amount:	29 Acres Parcel: $1,595,000 or $55,000 per acre 5 Acre Corner Parcel: $762,300 or $3.50 per square foot Total 34 Acre Investment Amount: $2,351,250.00

LOCATION

Address:	S. Harlem Avenue, Frankfort, IL 60423
County:	Will County

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PROPERTY MAP

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SITE AREA MAP

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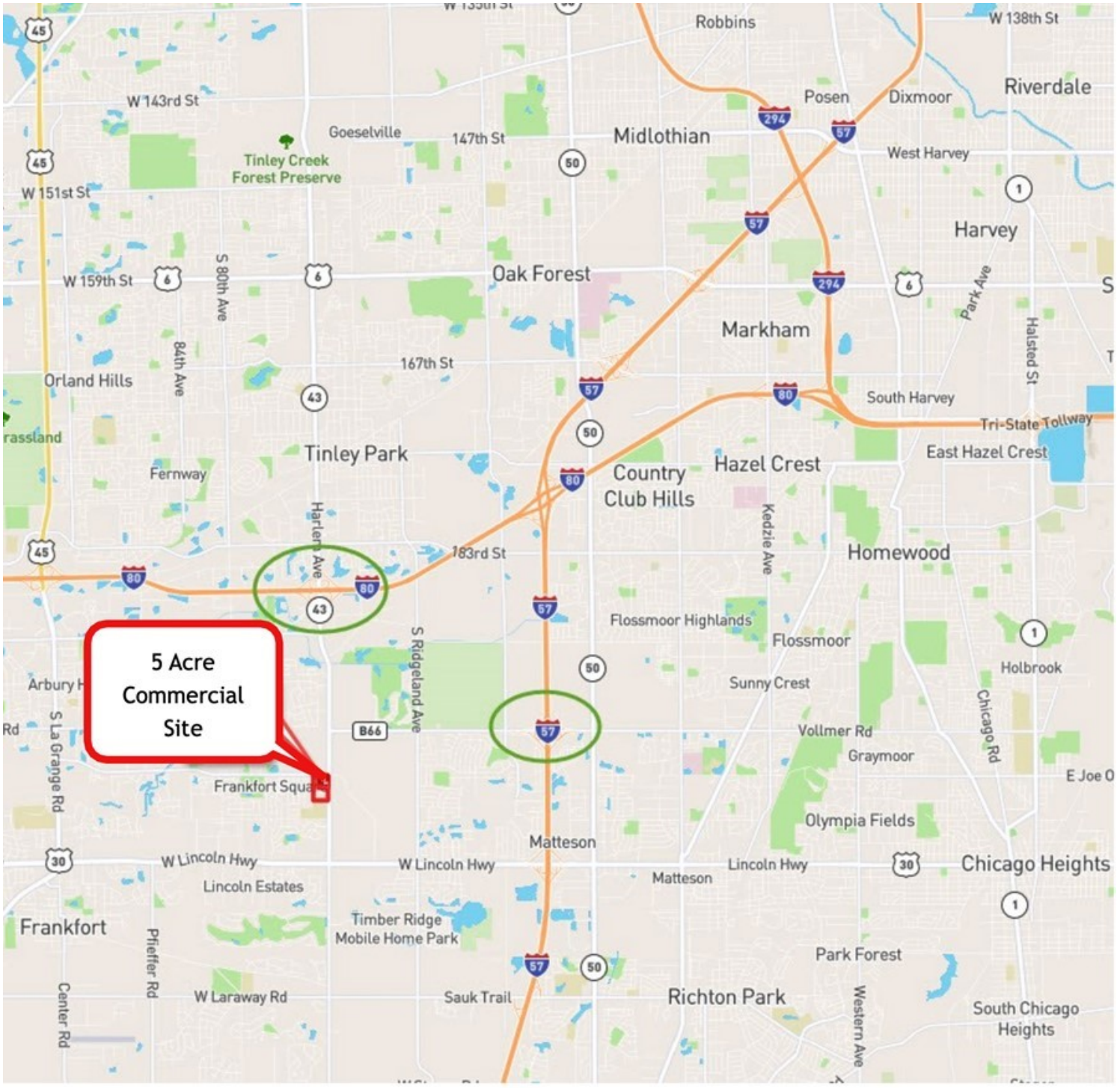
SITE ROAD MAP



SITE AERIAL MAP

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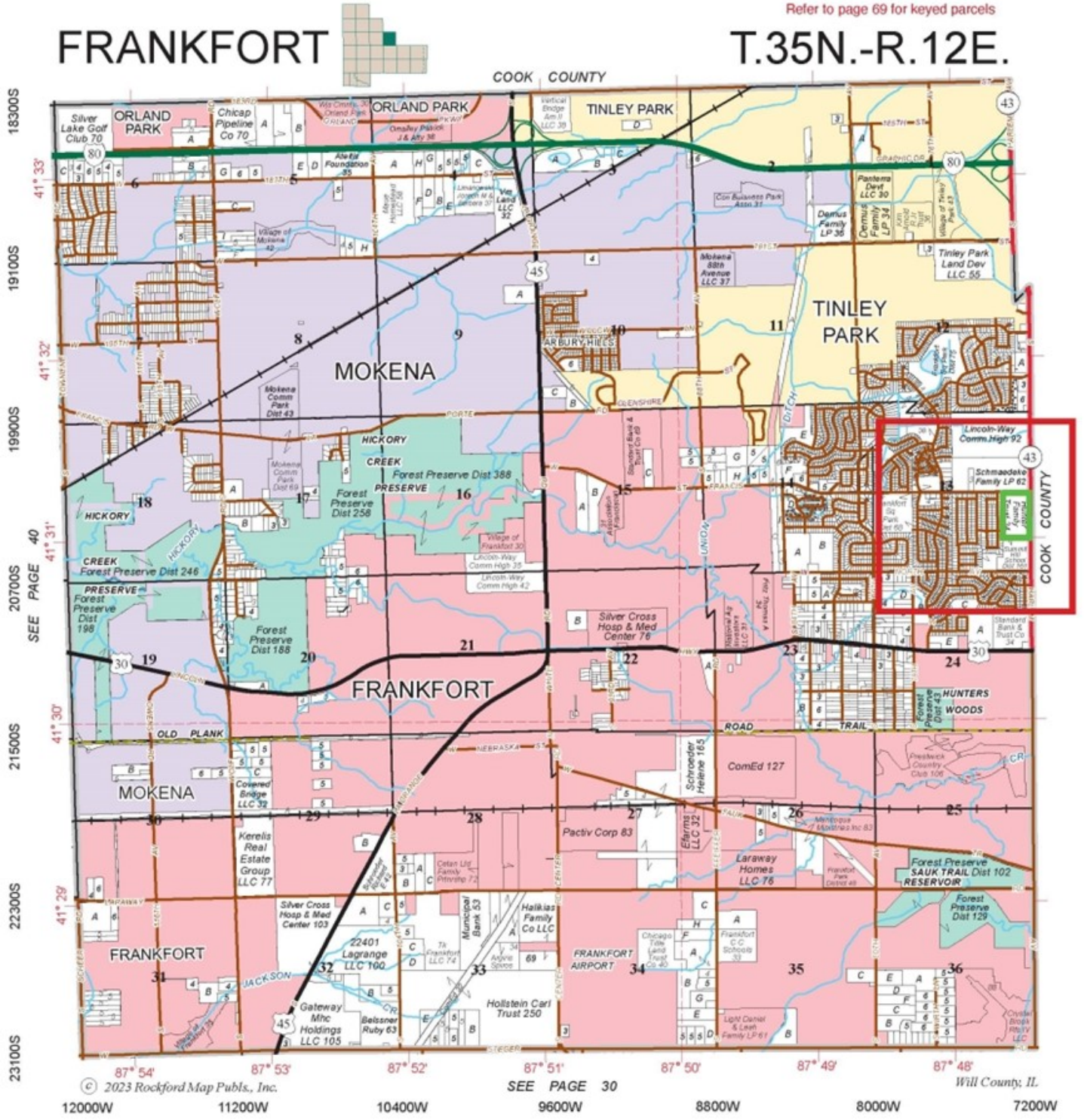
PLAT MAP



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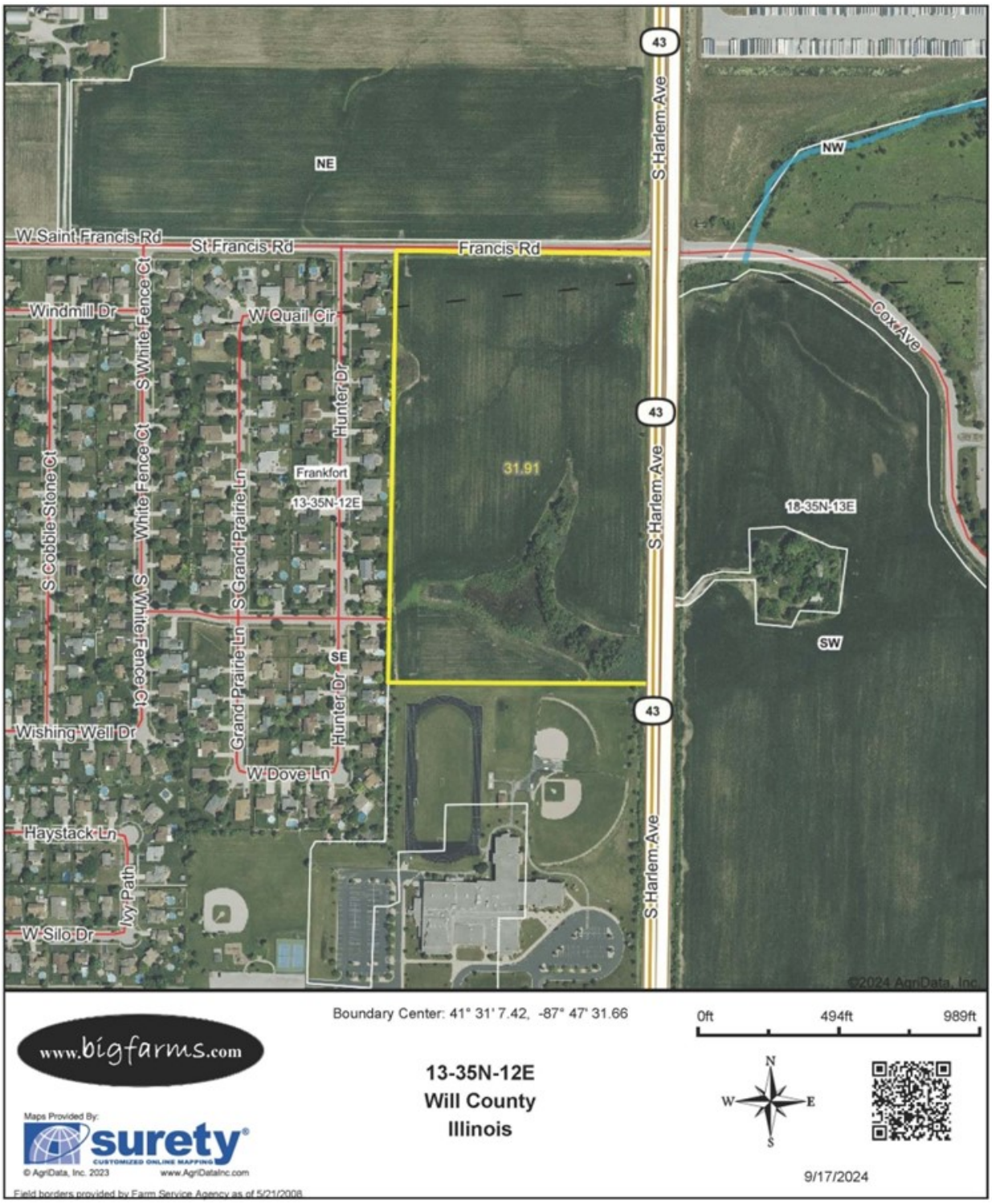
FSA AERIAL MAP



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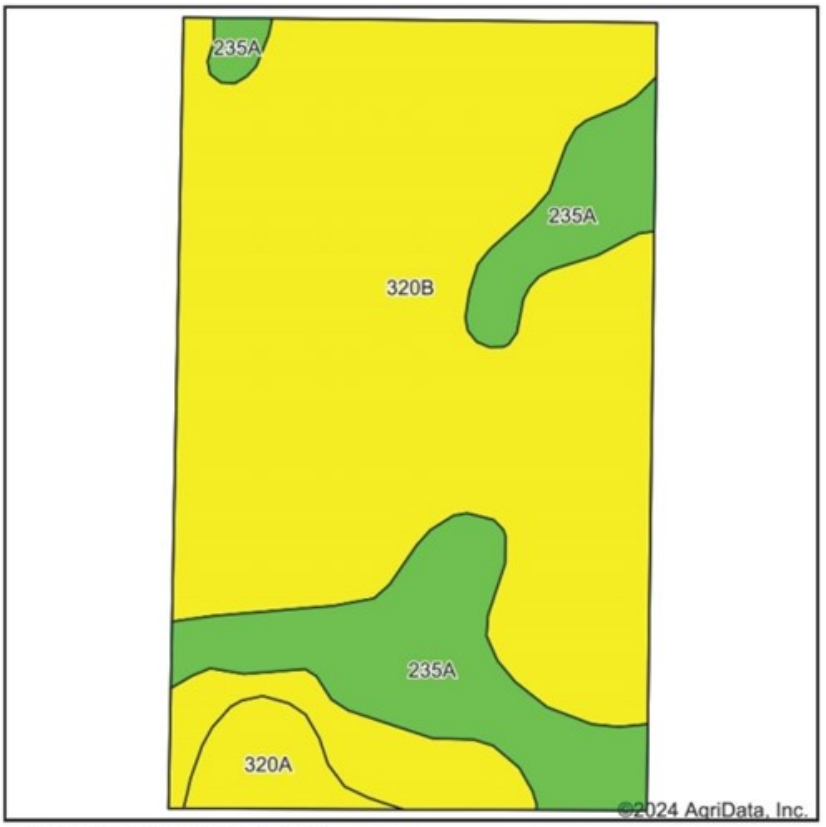
SOIL MAP



State: **Illinois**
County: **Will**
Location: **13-35N-12E**
Township: **Frankfort**
Acres: **31.91**
Date: **9/17/2024**

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING
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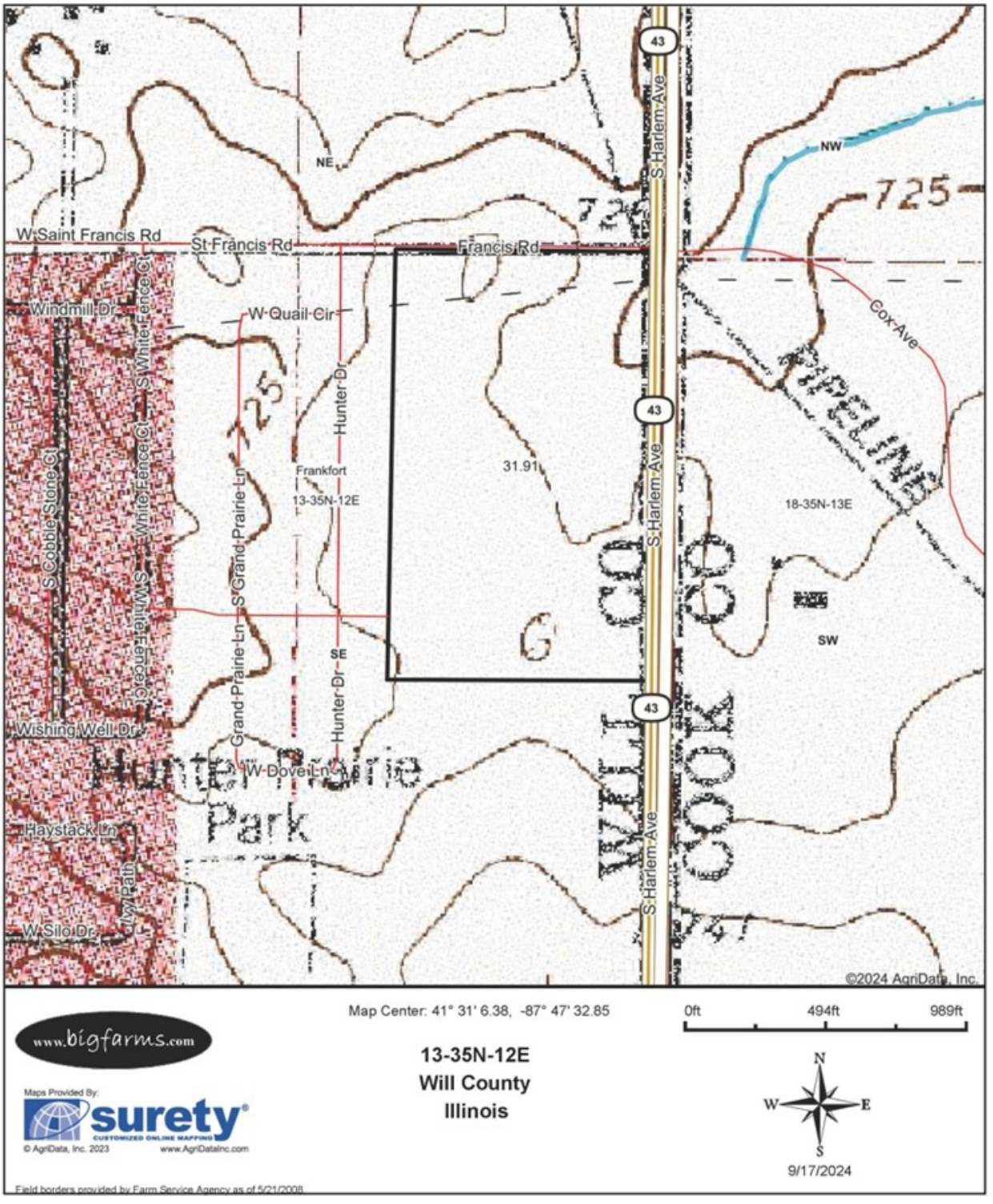
Soils data provided by USDA and NRCS.

Area Symbol: IL197, Soil Area Version: 18							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**320B	Frankfort silt loam, 2 to 4 percent slopes	24.26	76.0%		**133	**46	**100
**235A	Bryce silty clay, 0 to 2 percent slopes	6.47	20.3%		**161	**54	**120
320A	Frankfort silt loam, 0 to 2 percent slopes	1.18	3.7%		134	46	101
				Weighted Average	**138.7**	**47.6**	**104.1**

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023
Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809
** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

TOPO MAP


W Saint Francis Rd
St Francis Rd
Francis Rd
S Harlem Ave
NE
NW
725
Windmill Dr
W Quail Cir
Hunter Dr
Cox Ave
S Cobblestone Ct
S White Fence Ct
S Grand Prairie Ln
Frankfort
13-35N-12E
31.91
18-35N-13E
SE
SW
Wishing Well Dr
W Dove Ln
Haystack Ln
W Silo Dr
43
©2024 AgriData, Inc.
Map Center: 41° 31' 6.38, -87° 47' 32.85
0ft
494ft
989ft
13-35N-12E
Will County
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Field borders provided by Farm Service Agency as of 5/21/2008.

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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