

5 AC Route 30 Commercial Corner
10700 W Lincoln Hwy (Rt. 30)
Frankfort IL 60423

www.bigfarms.com

5 AC ROUTE 30 COMMERCIAL CORNER

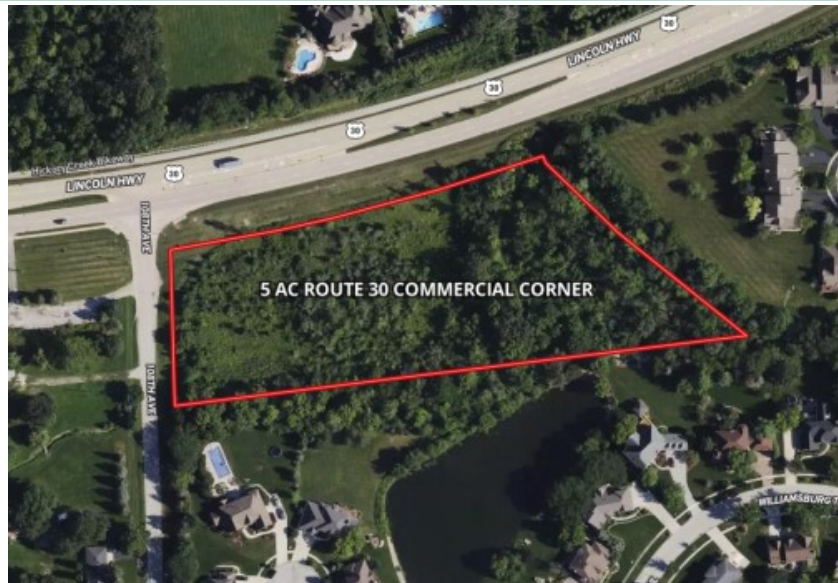
10700 W Lincoln Hwy (Rt. 30)
Frankfort IL 60423

For more information contact:

Mark Goodwin
1-815-741-2226
mgoodwin@bigfarms.com

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

GOODWIN



County:	Will
Township:	Frankfort
Gross Land Area:	5.00
Property Type:	Commercial
Possible Uses:	Commercial Development
Total Investment:	\$1,200,000
Buildings:	No Buildings
Utilities:	Near Site
Zoning:	B1 - Local Business District



5 acre commercial corner site available with frontage right on Route 30/Lincoln Way Highway in Frankfort, IL. This site is intended for commercial use, preferably for a funeral home-type business.

Positioned 1.5 miles to the west of the busy intersection of IL Route 30 and IL Route 45 in Frankfort, IL, this commercial lot offers outstanding exposure and steady traffic flow—perfect for drawing in customers. The site benefits from its central location in a thriving area, with convenient access to both established neighborhoods and other nearby businesses. With a strong local economy, well-developed infrastructure, and ongoing growth in the region, this location is an excellent choice for businesses looking to expand and thrive.

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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 5 AC Route 30 Commercial Corner
Tax ID Number/APN: 19-09-20-400-017-0000
Possible Uses: Commercial

AREA & LOCATION

Location Description: This property is located on the southeast corner of the Route 30 and 108th Avenue intersection in Frankfort, IL.

Site Description: This property has current trees and needs to be cleared, but tree line borders the east and south property lines which separate it from the residential lots to the south.

Side of Street: This property is located on the south side of Route 30 and on the east side of 108th Avenue.

Highway Access: The property is located on Route 30, with access to Route 45, I-80, and I-57.

Road Type: Asphalt/Blacktop

Legal Description: PART OF THE NW1/4 SE1/4; PART OF THE SW1/4 SE1/4 OF SECTION 20, TOWNSHIP 35 NORTH, 12 EAST, WILL COUNTY, ILLINOIS

Property Visibility: The property is visible from both Route 30 and 108th Avenue.

Largest Nearby Street: Route 30

LAND RELATED

Lot Frontage (Feet): There is approximately 605 feet of frontage on Route 30 and approximately 247 feet of frontage on 108th Avenue.

Buildings: No buildings.

Flood Plain or Wetlands: There is approximately 0.33 acres of Riverine and 0.12 acres of Freshwater Forested/Shrub Wetland.
For details, please see the included FEMA Report and Wetland Map provided by Surety Maps.

Topography: Please see the included Topographic Map provided by Surety Maps.

FINANCIALS

Finance Data Year: 2023 Tax Year, Payable 2024
Real Estate Taxes: \$27,055.12

LOCATION

Address: 10700 W Lincoln Hwy, Frankfort, IL, 60423
County: Will County

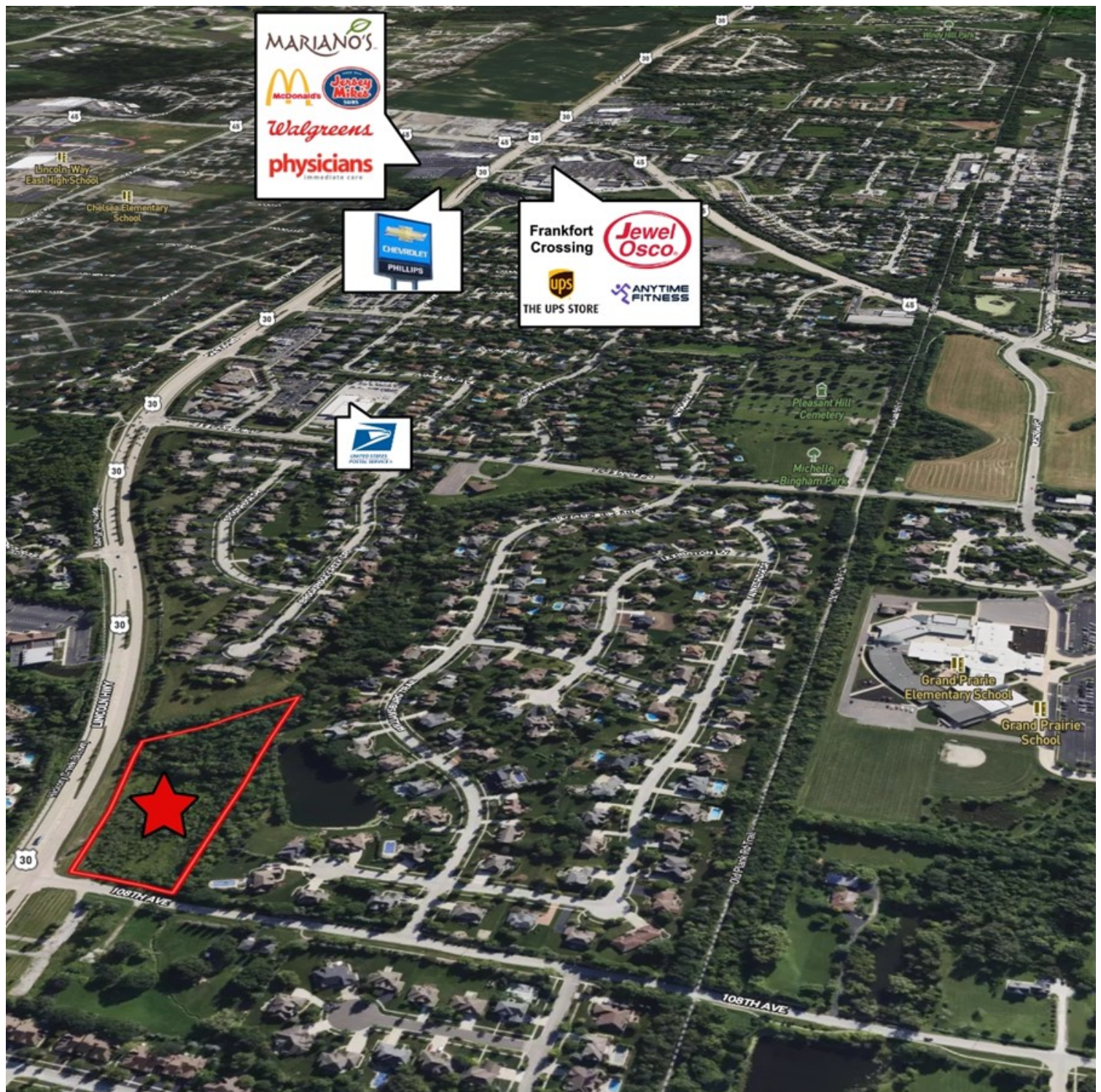
PROPERTY MAP



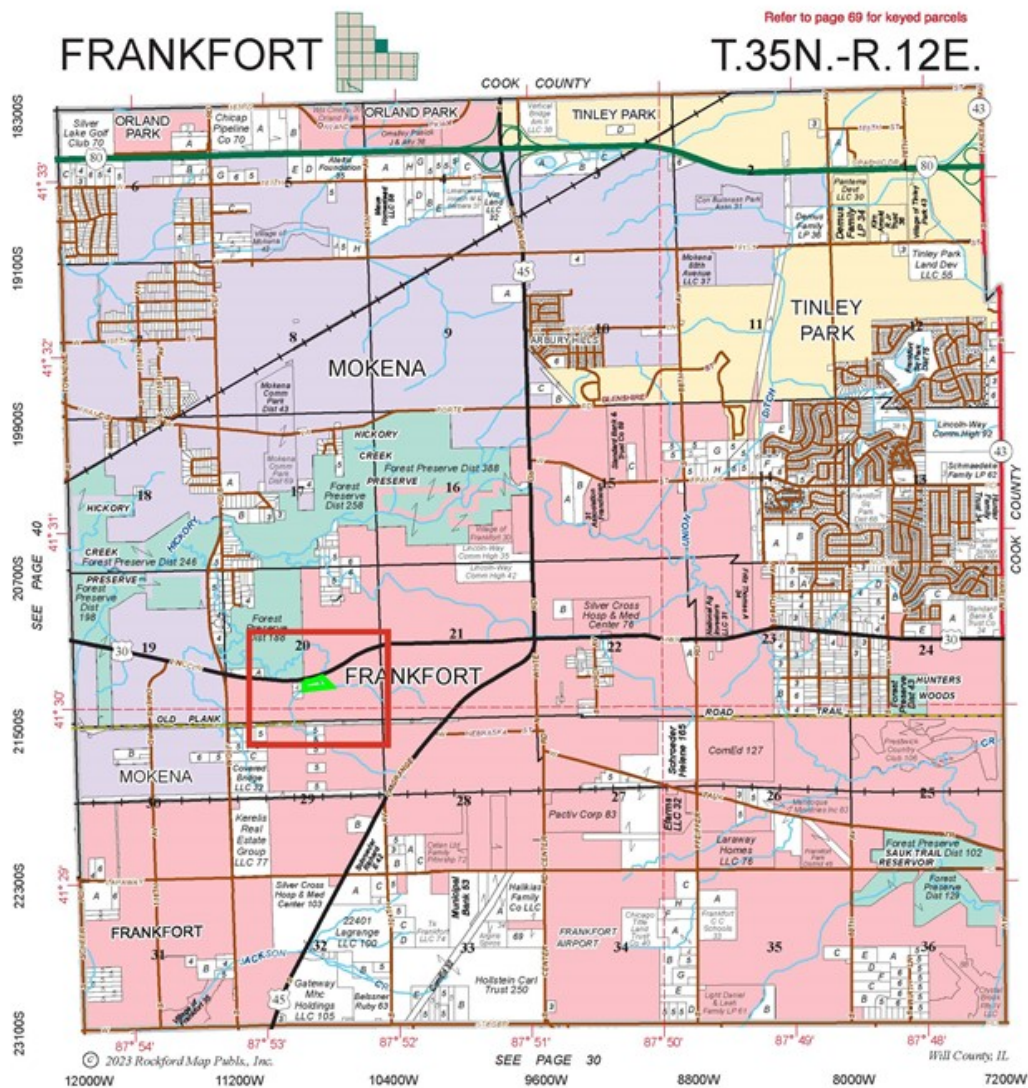
SURROUNDING AREA - LOOKING WEST



SURROUNDING AREA - LOOKING EAST



PLAT MAP



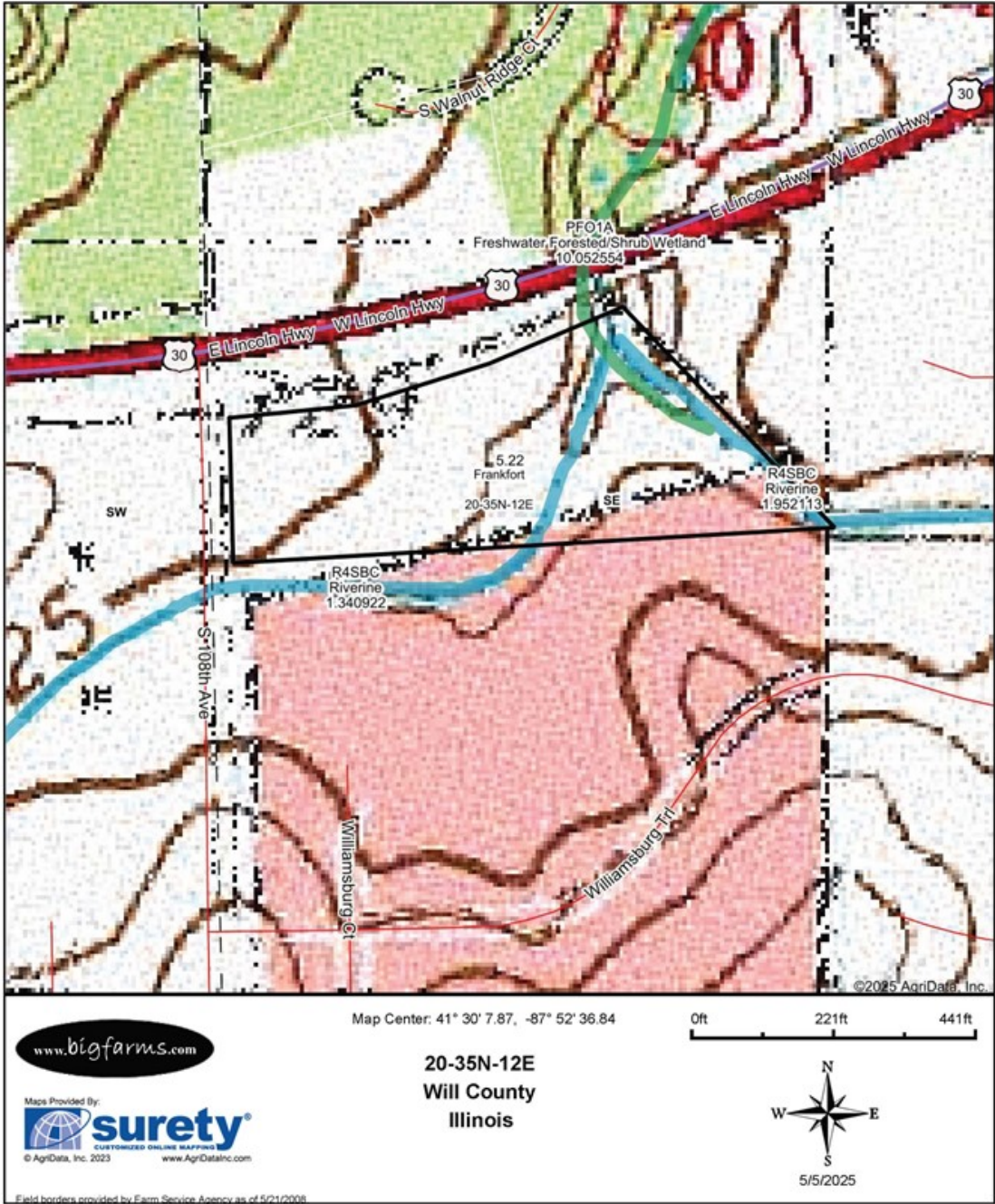
FSA AERIAL MAP

Aerial Map



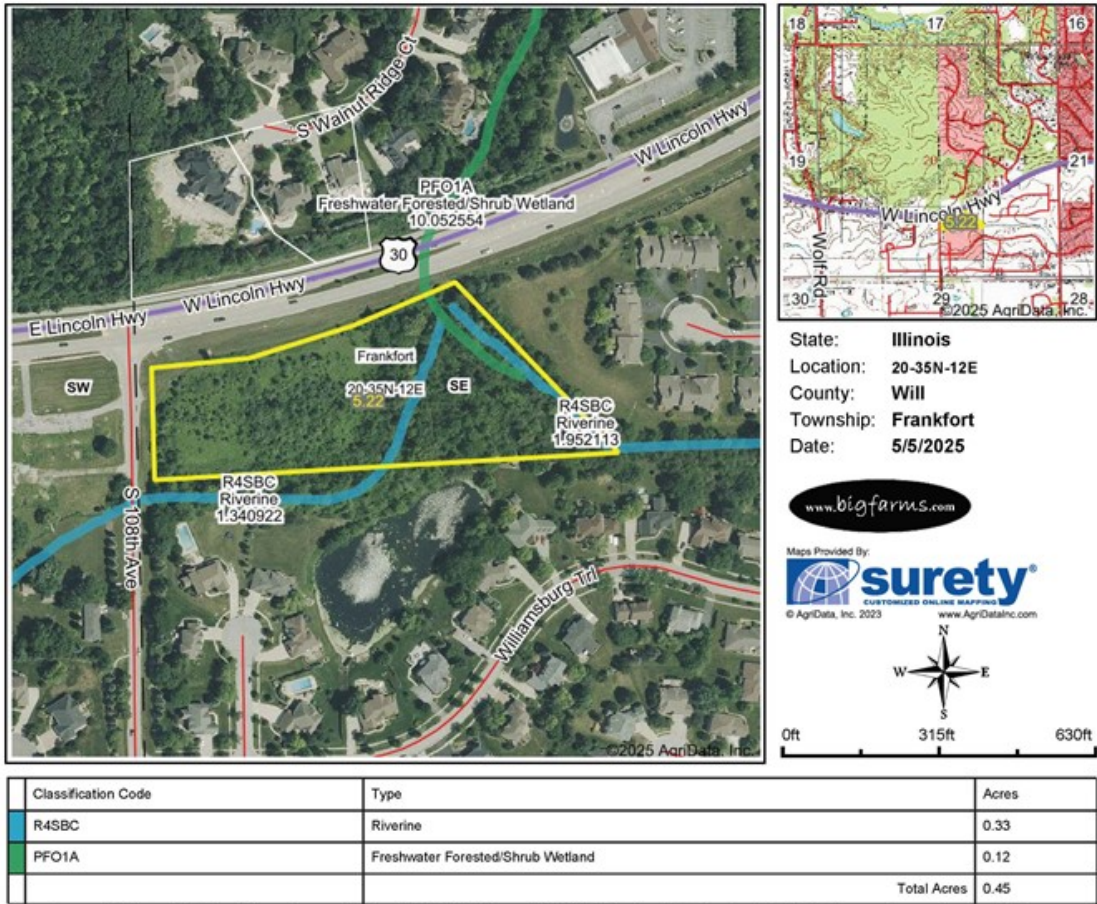
TOPO MAP

Topography Map



WETLAND MAP

Wetlands Map

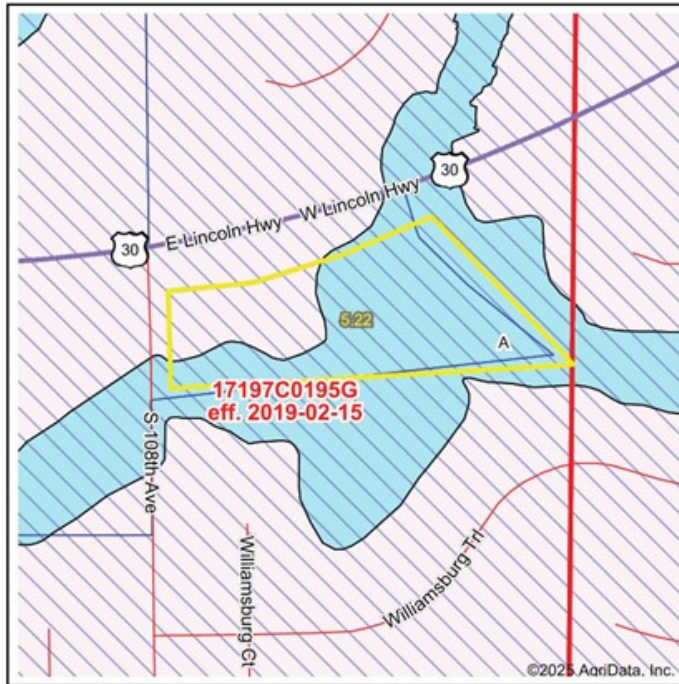


Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

Field borders provided by Farm Service Agency as of 5/21/2008.

FEMA REPORT

FEMA Report



Map Center: 41° 30' 7.87, -87° 52' 36.84
State: IL Acres: 5.22
County: Will Date: 5/5/2025
Location: 20-35N-12E
Township: Frankfort



Name	Number	County	NFIP Participation	Acres	Percent
WILL COUNTY	170695	Will	Regular	4.63	88.7%
VILLAGE OF FRANKFORT	170701	Will	Regular	0.59	11.3%
Total				5.22	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
A		100-year Floodplain	3.87	74.1%
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	1.35	25.9%
Total			5.22	100%

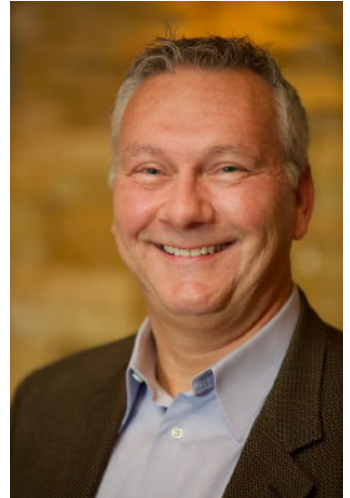
Panel	Effective Date	Acres	Percent
17197C0195G	2/15/2019	5.22	100%
Total		5.22	100%

Flood related information provided by FEMA

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.**

DISCLAIMER

These materials were prepared by Goodwin & Associates Real Estate, LLC, and contain selected information pertaining to the Property, and do not purport to be all-inclusive or to contain all of the information which prospective investors or users may desire. Additional information and an opportunity to inspect the Property will be made available upon request. Neither the Owner nor Goodwin & Associates Real Estate, LLC, nor any of their respective directors, officers, employees, shareholders or affiliates have made any representation or warranty, express or implied, as to the accuracy or completeness of this Presentation of any of its contents, and no legal commitment or obligation shall arise by reason of the Presentation or its contents. While we obtained the information above from sources we believe to be reliable, we have not verified the occupancy and make no guaranty, warranty or representation about it. It is submitted subject to the possibility of errors, corrections, change of price, or withdrawal without notice. If we have included projections, opinions, assumptions, or estimates they are for the purpose of example only, and may not represent current or future performance of the property. You, your tax, and legal advisers should conduct your own investigations of the property and the transaction.