

# 57 AC BEECHER COMMERCIAL CENTER

**W Goodenow Road  
Beecher IL 60401**

**For more information contact:**

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



<b>County:</b>	Will
<b>Township:</b>	Crete
<b>Gross Land Area:</b>	57.06
<b>Property Type:</b>	Vacant Farmland
<b>Possible Uses:</b>	Commercial Development
<b>Total Investment:</b>	\$2,982,640.00
<b>Unit Price:</b>	\$1.20 per Square Foot
<b>Productivity Index (PI):</b>	112.3
<b>Buildings:</b>	No Buildings
<b>Utilities:</b>	Available from the village of Beecher
<b>Zoning:</b>	The property is currently zoned Agriculture



This 57 acre corner lot is located just north of the Village of Beecher in Crete Township along Illinois 394 at Dixie Highway (US 1). Excellent frontage on Rt. 1 south of Goodenow road. It is also located 5.5 miles east of Bult Field and 1.5 miles south of the old Balmoral Hunter/Jumper Equestrian Center.

The Plum Grove Forest Preserve and Goodenow Grove Nature Preserve both operated by the Forest Preserve District of Will County is north and east. The Village of Crete is north of the property and the Village of Beecher is to the south.

## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 57 AC Beecher Commercial Center  
**Tax ID Number/APN:** 23-15-33-300-003-0000  
**Possible Uses:** Commercial or Industrial Development  
**Zoning:** Currently Zoned A-1, Agriculture

### AREA & LOCATION

**School District:** Crete-Monee Community Unit School District 201-U  
**Location Description:** This highly visible corner commercial lot is located at IL-1/IL Route 394 and Goodenow Road in Crete Township, Will County Illinois across the street from Plum Grove Forest Preserve and Goodenow Nature Preserve. The Balmoral Hunter/Jumper Equestrian Center is 1.5 miles north on US Route 1 and the Bult Air Field is 5.5 Miles to the southwest off Eagle Lake Road.  
**Site Description:** This highly visible and well traveled corner commercial lot is relatively flat, with a PI index of 112.3. The Village of Crete's long term plan is to make this intersection into their southern gateway, similar to the intersection of Steger Road and IL Route 394.  
**Side of Street:** This property is located on the southeast corner of the W Goodenow Road and IL-1/IL Route 394.  
**Highway Access:** Illinois Route 394 is adjacent to the property. I-80 is 14 miles north on Illinois Route 394 and I-57 is 11 miles to the west of the property.  
**Road Type:** The roads surrounding the property are asphalt construction.  
**Legal Description:** PART OF THE NE1/4 SW1/4; PART OF THE SE1/4 SW1/4 OF SECTION 33, TOWNSHIP 34 NORTH, 14 EAST, WILL COUNTY, ILLINOIS  
**Property Visibility:** The property is visible from both W Goodenow Road and also IL-1/IL Route 394. 11,100 cars travel down IL Route 394 daily with another 3,000 cars on Goodenow Road.  
**Largest Nearby Street:** IL-1/IL Route 394 is the largest nearby street/road.  
**Transportation:** Illinois Route 394 is adjacent to the property with access to I-80 14 miles north. I-57 is 11 miles to the west and north using Goodenow Road to IL 50.  
  
The Crete, IL Horse Track Metra Station is 1.5 miles north off of US Route 1.

### LAND RELATED

**Lot Frontage (Feet):** There is approximately 778 feet of frontage on W Goodenow Road and approximately 2,625 feet of frontage on IL-1/IL Route 394.  
**Tillable Acres:** There is approximately 54.89 tillable acres.  
**Buildings:** There are no buildings currently on this property.  
**Zoning Description:** Currently Zoned A-1, Agriculture  
**Flood Plain or Wetlands:** No wetlands on property.  
  
For detailed information please see the included FEMA Map and Wetland Map provided by Surety Maps.  
**Topography:** The 57 acres are relatively flat.  
  
For details please see the included topographical maps provided by Surety Maps.  
**Soil Type:** 30.3% Beecher silt loam (298B)  
24.0% Ozaukee silt loam (530D2)  
20.9% Markham silt loam (531C2)  
  
For more details please see the included Soil Map provided by Surety Maps.  
**Available Utilities:** Natural gas and electric are available. Water and sewer is approximately .5 miles away, but can be brought to the property.

### FINANCIALS



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**Finance Data Year:** 2023 Tax Year, Paid 2024  
**Real Estate Taxes:** \$2,041.24  
**Investment Amount:** Asking \$1.20 per SF or \$52,272 per acre for a total investment of \$2,982,640.00

**LOCATION**

**Address:** W Goodenow Road, Beecher, IL 60401  
**County:** Will County

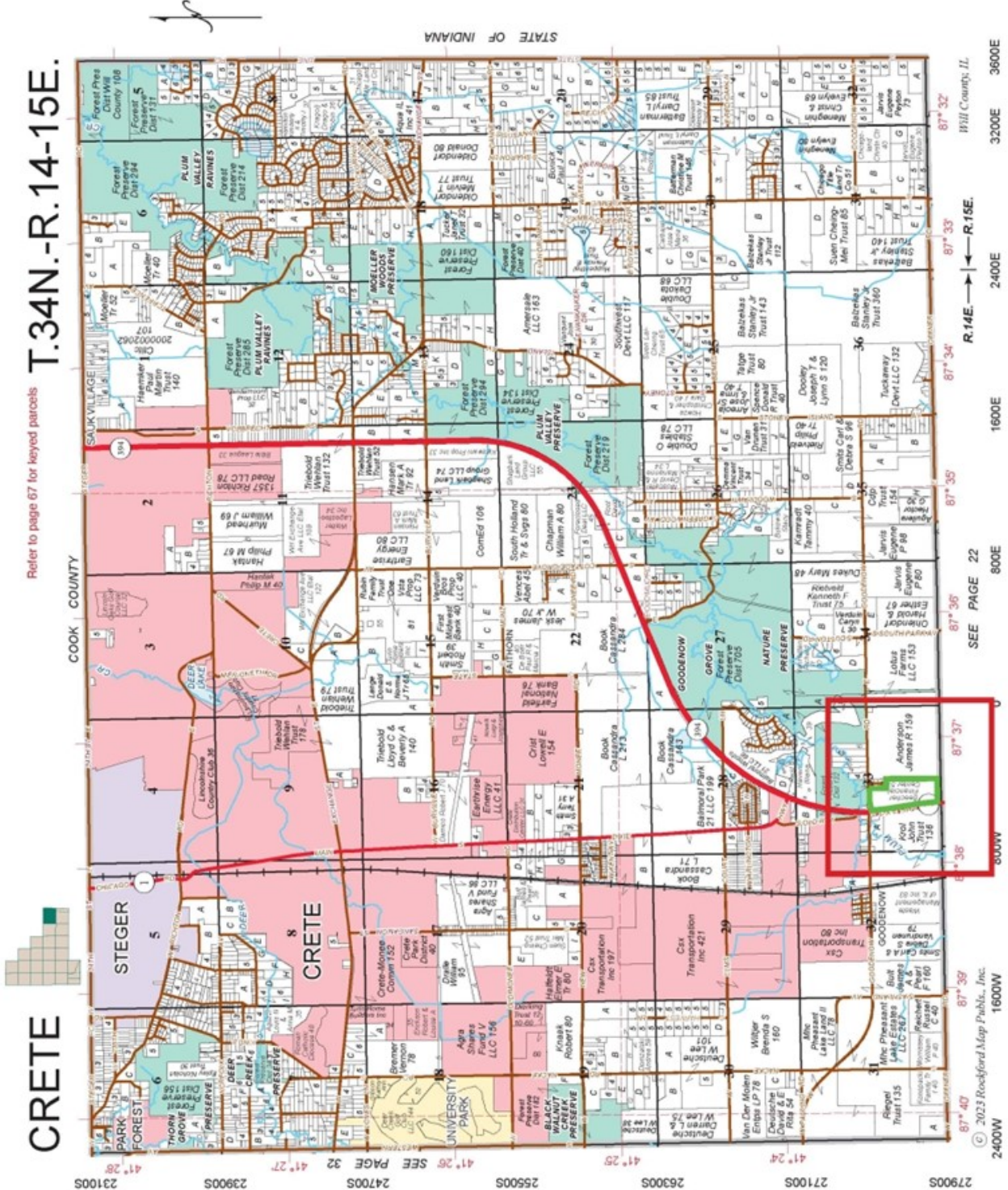


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PROPERTY MAP



PLAT MAP



Refer to page 67 for keyed parcels T.34N.-R.14-15E.

SEE PAGE 22

Plat Map reprinted with permission of Rockford Map Publishers, Inc.

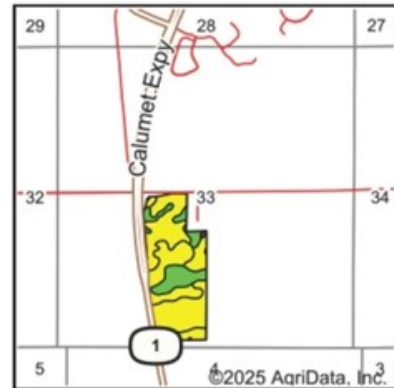
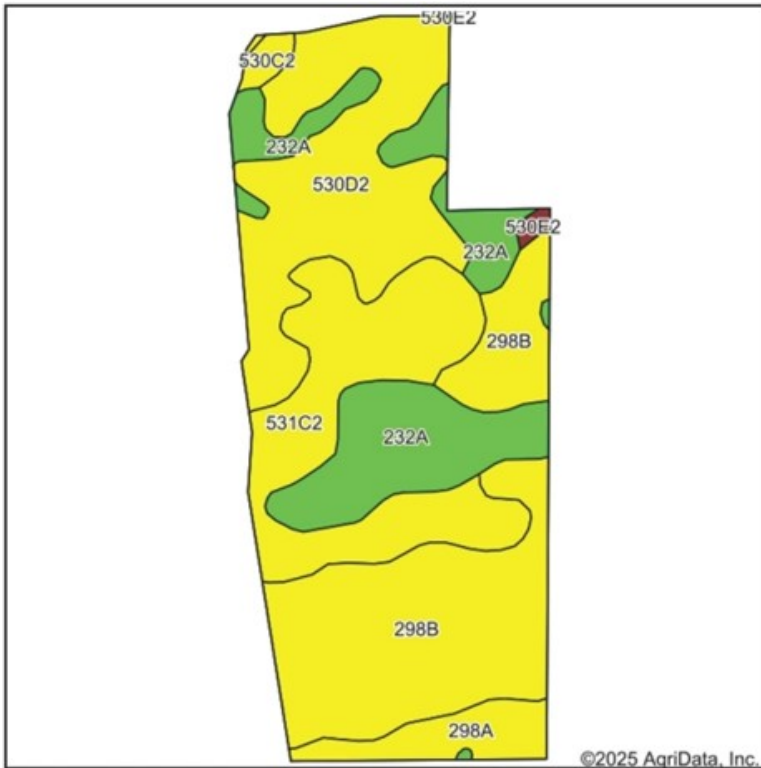
AERIAL SATELLITE CAPTURE



FSA AERIAL MAP



SOIL MAP



State: Illinois  
County: Will  
Location: 33-34N-14E  
Township: Crete  
Acres: 55.89  
Date: 1/28/2025



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

Area Symbol: IL197, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**298B	Beecher silt loam, 2 to 4 percent slopes	16.87	30.3%		**150	**50	**113
**530D2	Ozaukee silt loam, 6 to 12 percent slopes, eroded	13.44	24.0%		**138	**43	**100
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	11.69	20.9%		**153	**49	**113
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	10.40	18.6%		**170	**56	**127
298A	Beecher silt loam, 0 to 2 percent slopes	2.70	4.8%		152	51	114
**530C2	Ozaukee silt loam, 4 to 6 percent slopes, eroded	0.56	1.0%		**141	**44	**102
**530E2	Ozaukee silt loam, 12 to 20 percent slopes, eroded	0.23	0.4%		**126	**39	**92
Weighted Average					151.4	49.2	112.3

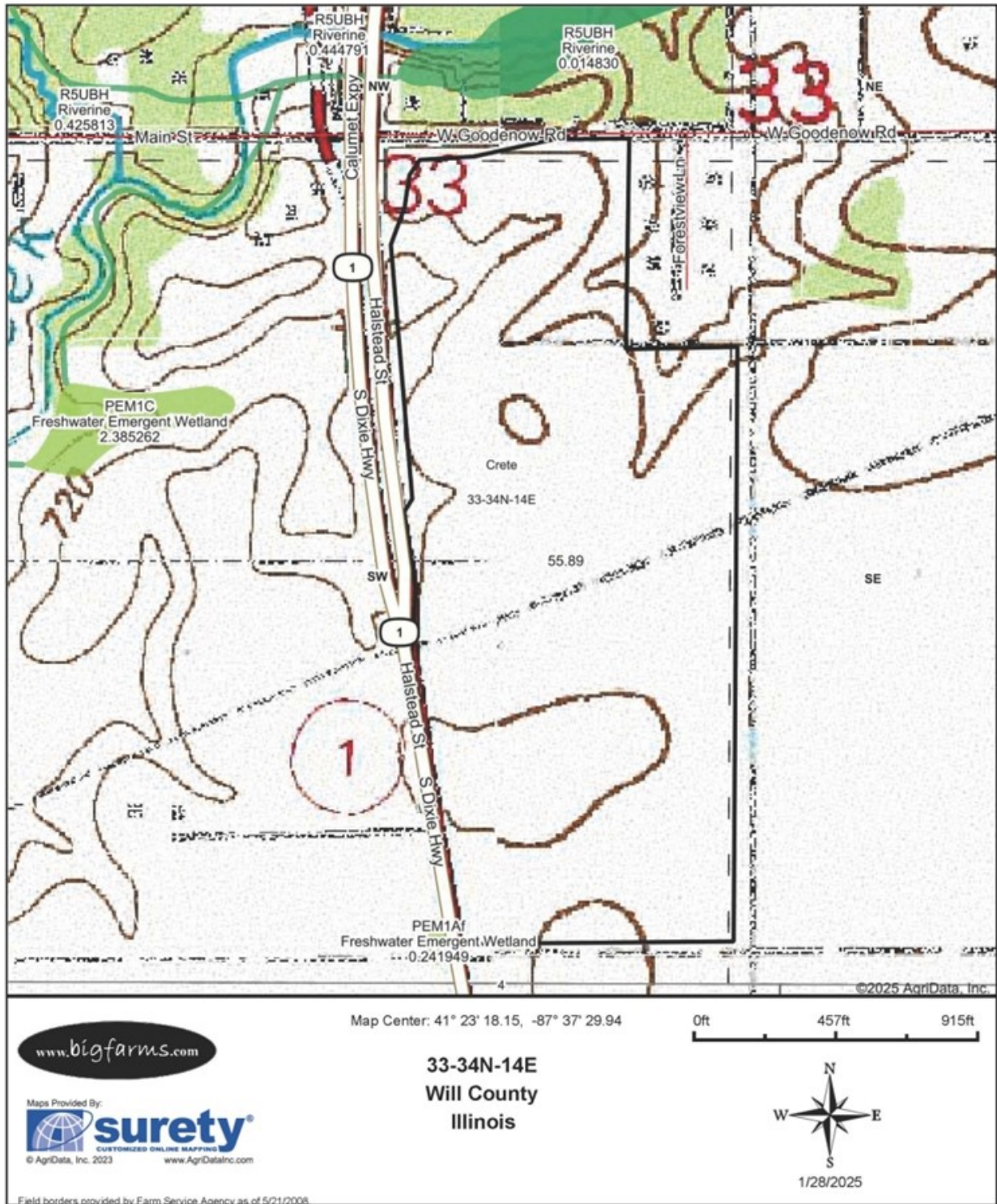
Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

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>

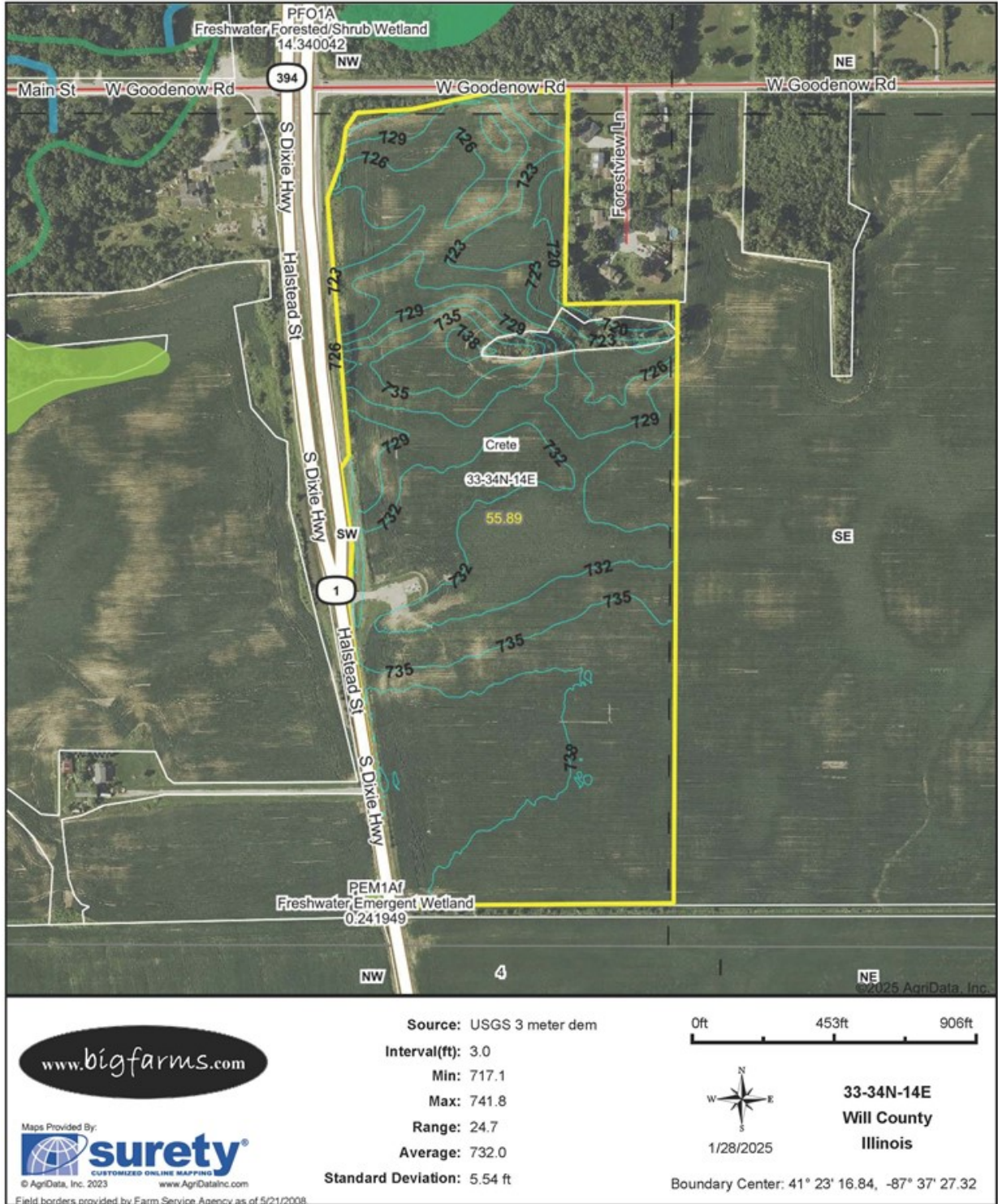
\*\* Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG



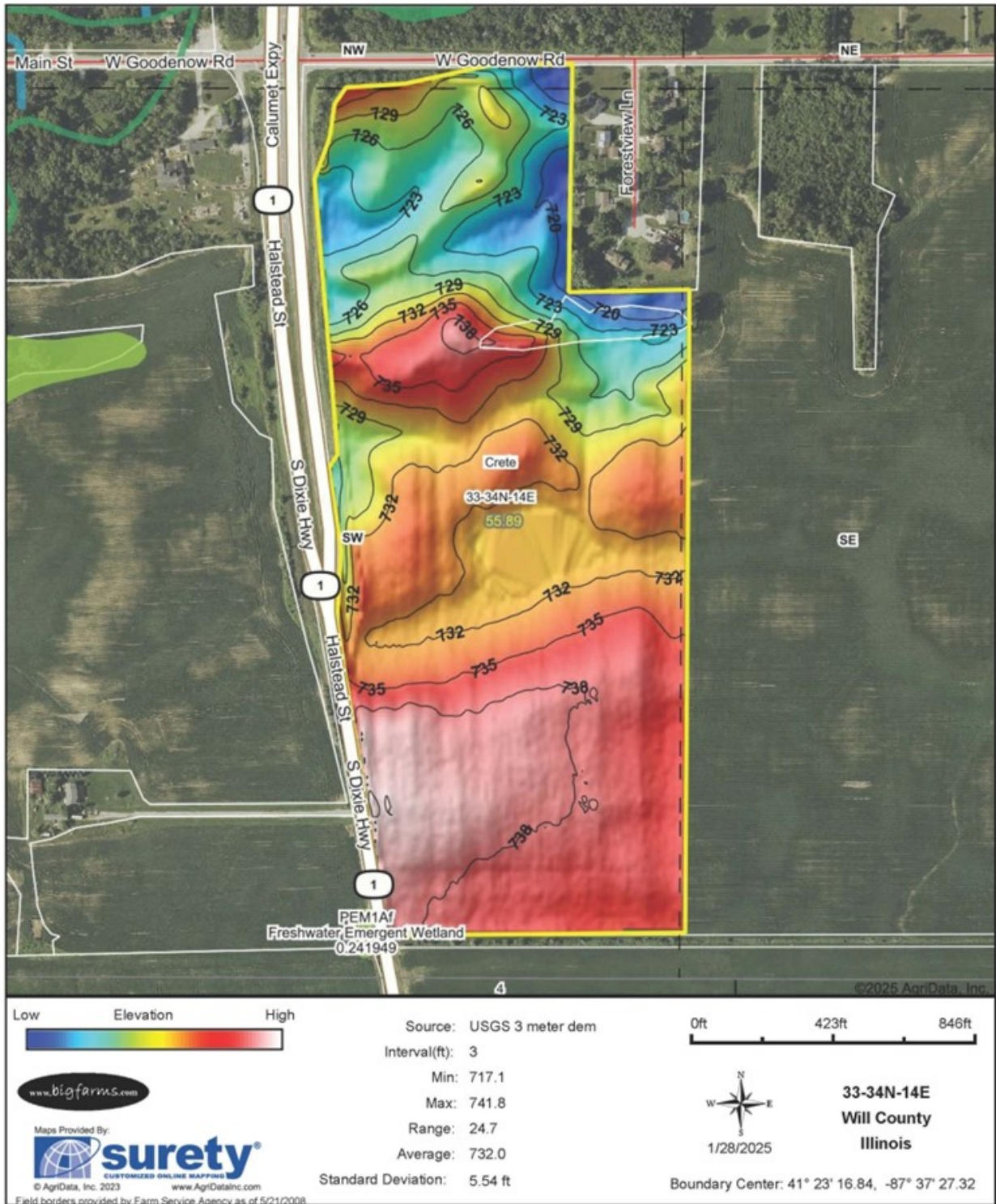
TOPO MAP



TOPO CONTOURS MAP



TOPO HILLSHADE MAP



WETLAND MAP



State: Illinois  
Location: 33-34N-14E  
County: Will  
Township: Crete  
Date: 1/28/2025



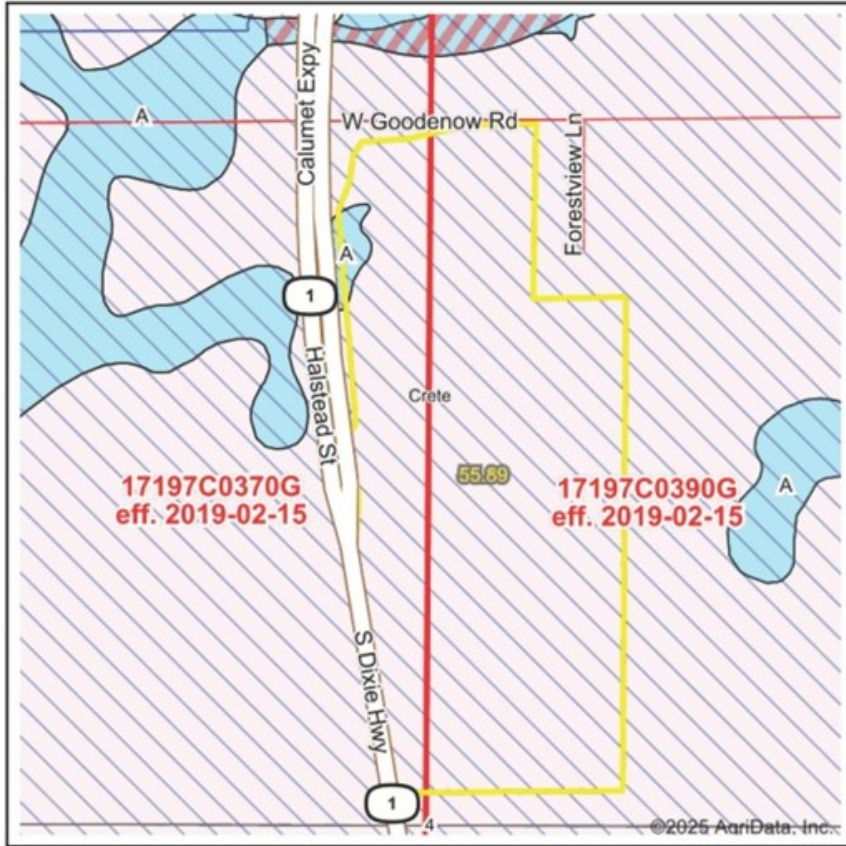
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Classification Code	Type	Acres
		Total Acres 0.00

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

FEMA MAP



Map Center: 41° 23' 18.15, -87° 37' 29.94  
State: IL Acres: 55.89  
County: Will Date: 1/28/2025  
Location: 33-34N-14E  
Township: Crete



Name	Number	County	NFIP Participation	Acres	Percent
WILL COUNTY	170695	Will	Regular	55.89	100%
<b>Total</b>				55.89	100%

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

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	55.22	98.8%
A		100-year Floodplain	0.67	1.2%
<b>Total</b>			55.89	100%

Panel	Effective Date	Acres	Percent
17197C0390G	2/15/2019	40.07	71.7%
17197C0370G	2/15/2019	15.82	28.3%
<b>Total</b>		55.89	100%

## 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

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