

Frankfort 22 Acres Industrial Site
10175 Vans Dr
Frankfort IL 60423

Mark Goodwin *** 815-741-2226

www.bigfarms.com

FRANKFORT 22 ACRES INDUSTRIAL SITE

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Frankfort IL 60423

For more information contact:

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



County:	Will
Township:	Frankfort Township
Gross Land Area:	22 Acres
Property Type:	Vacant Industrial zoned land
Possible Uses:	Industrial Development
Total Investment:	\$2,156,220
Unit Price:	\$2.25 per Square Foot
Soil Productivity Index:	100
Buildings:	None
Utilities:	Sewer & Water at site
Zoning:	I-2 General Industrial District Village of Frankfort



Rare Frankfort Industrial site zoned I-2, general Industrial District. 22 acres with potential for a CN (Canadian National, former EJ&E) rail spur, utilities to site. Level land at the end of Van's Dr, Frankfort, IL. Parcel is on the south side of Frankfort, just east of Rt. 45 (La Grange Rd)

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LISTING DETAILS

GENERAL INFORMATION

Listing Name: Frankfort 22 Acres Industrial Site
Tax ID Number/APN: 19-09-28-300-013-0000 (10.56Ac)
19-09-28-300-012-0000 (11.43Ac)
Possible Uses: Zone I-2 General Industrial by the Village of Frankfort.
Zoning: I-2 General Industrial District
Sale Terms: Cash at Closing is preferred, all offers will be considered.

AREA & LOCATION

School District: Frankfort Grade School District #157C
Lincoln-Way High School District #210
Location Description: Industrial Park on the South side of Frankfort. The 22 acres is just East of Rt. 45 (La Grange Road) on Vans Drive.
Site Description: Level vacant farmland at the end of Vans Drive. The parcel is bordered to the North by the Canadian National rail line. (former EJ&E rail)
Side of Street: East end of Vans Drive.
Highway Access: Interstate I-80 4.5 miles North
Rt. 30 in Frankfort is just one mile North
Interstate I-57 is approximately 8.5 mile East
I-355 is approximately 9.5 miles North West
Road Type: Asphalt, with curb and gutter.
Largest Nearby Street: La Grange road (Rt.45) within half a mile.
Transportation: Canadian National Rail Line (form EJ&E) borders the property for a potential rail spur.
Interstates I-80, I-57, I-355 are all in the area

LAND RELATED

Lot Frontage (Feet): Van's Drive ends at the property so frontage is 80 feet.
Lot Depth: 694.29 Feet Deep
1338.4 Feet Width
Buildings: No Buildings on this property. The land is currently being farmed to keep taxes low.
Zoning Description: I-2 General Industrial District
The I-2 General Industrial District is intended to provide for lands for development by most types of industrial firms. The regulations are designed to permit operations in a clean and quiet manner, and to protect adjacent district uses as well as industries within the district. Development of residences is prohibited in this district to avoid incompatible mixed uses, and to conserve the supply of industrial land for industrial use.
Flood Plain or Wetlands: None
Topography: Level
Available Utilities: All utilities are at site and available from the Village of Frankfort.

FINANCIALS

Real Estate Taxes: The 2013 real-estate taxes paid in 2014 were \$68.42 total.
Investment Amount: Owners are asking \$2.25 per SF for a total investment of \$2,156,220

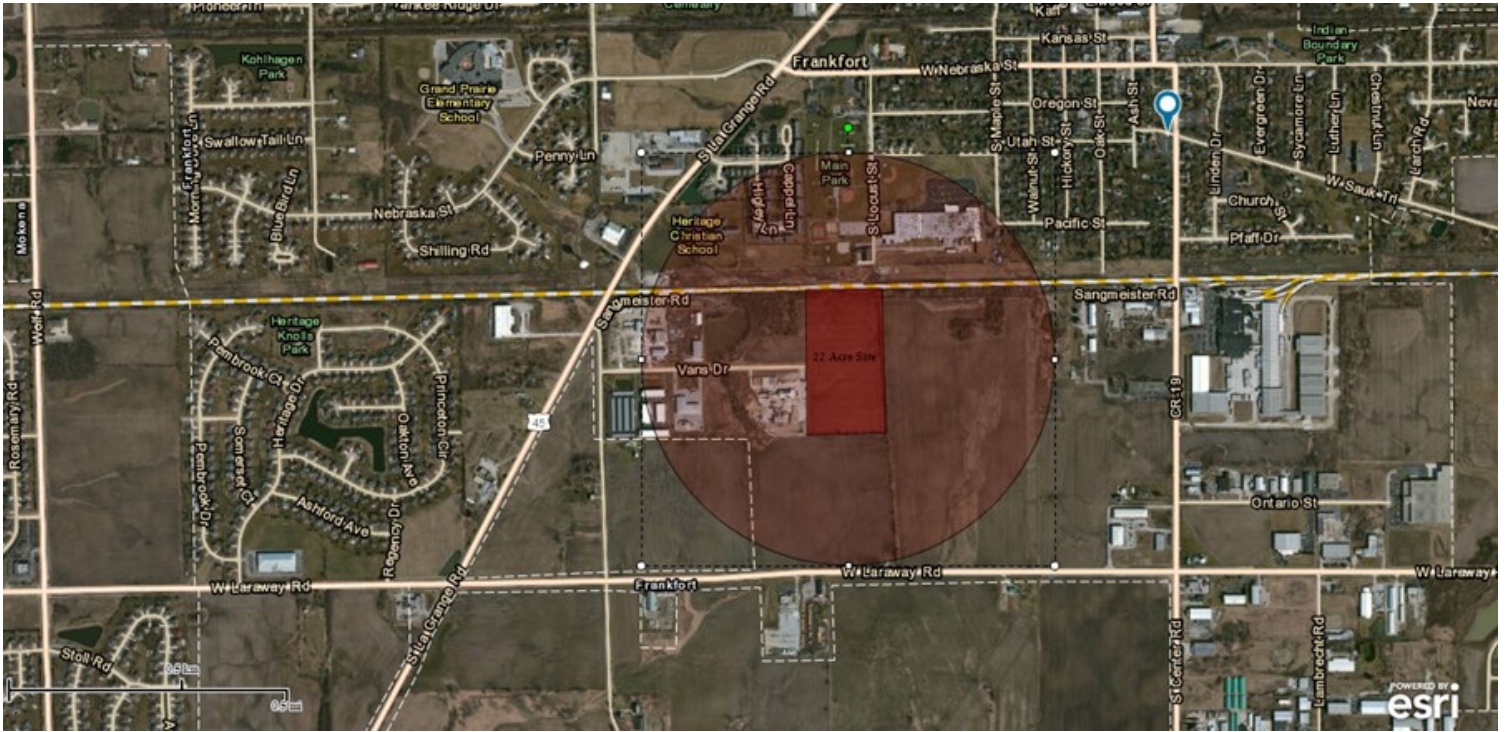
LOCATION

Address: 10175 Van's Drive, Frankfort, Illinois 60423
County: Will
MSA: Chicago-Joliet

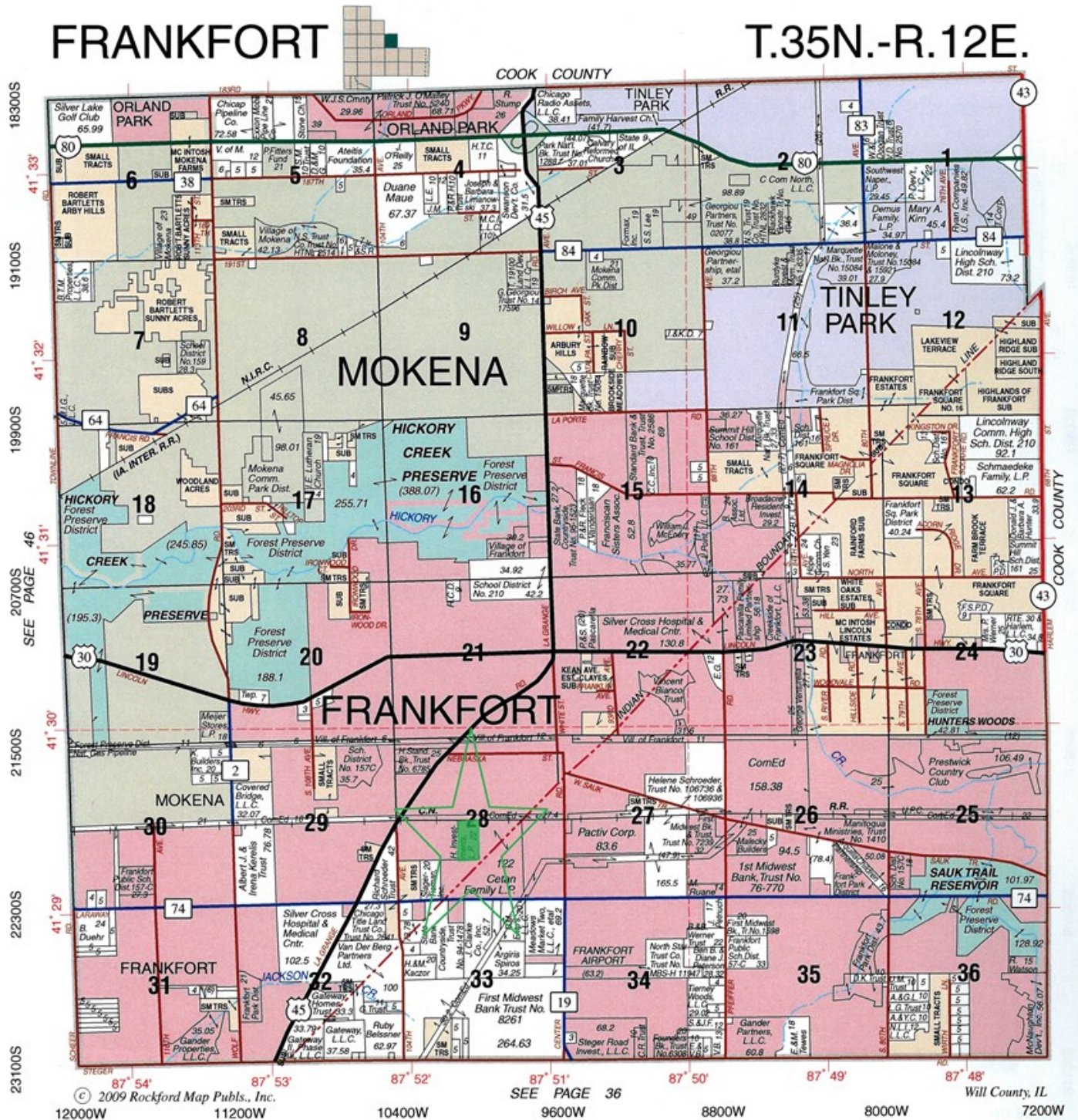
AERIAL MAP OF 22 ACRE FRANKFORT INDUSTRIAL SITE



22 ACRE INDUSTRIAL SITE AERIAL 2 FRANKFORT, ILLINOIS

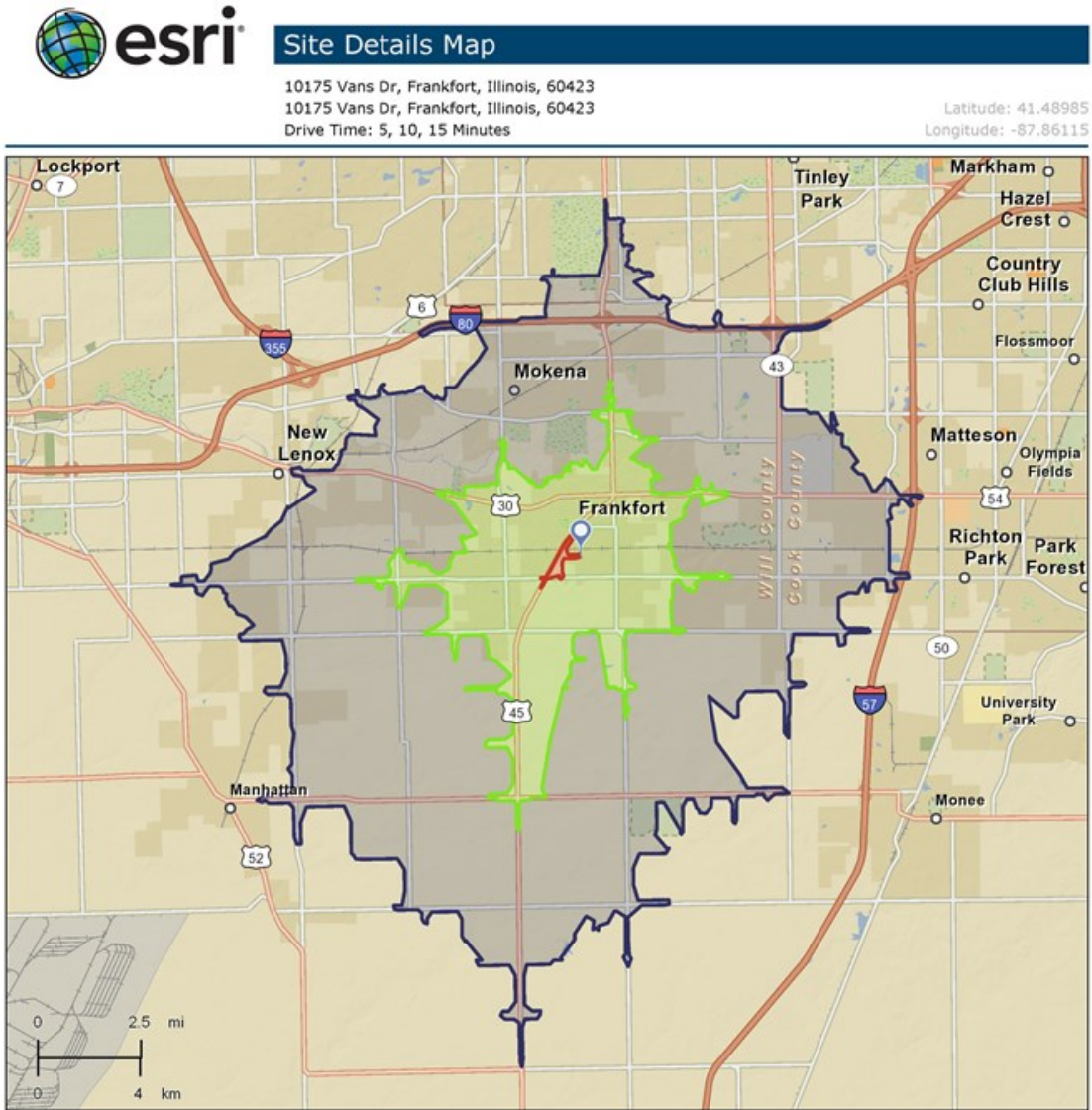


PLAT MAP OF FRANKFORT TOWNSHIP, FRANKFORT, ILLINOIS 22 ACRE INDUSTRIAL SITE



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

5, 10 & 15 MINUTE DRIVE TIME MAP FOR 22 ACRES FRANKFORT INDUSTRIAL SITE



This site is located in:

City: Frankfort village
County: Will County
State: Illinois
ZIP Code: 60423
Census Tract: 17197883504
Census Block Group: 171978835043
CBSA: Chicago-Joliet-Naperville, IL-IN-WI Metropolitan Statistical Area (16980)

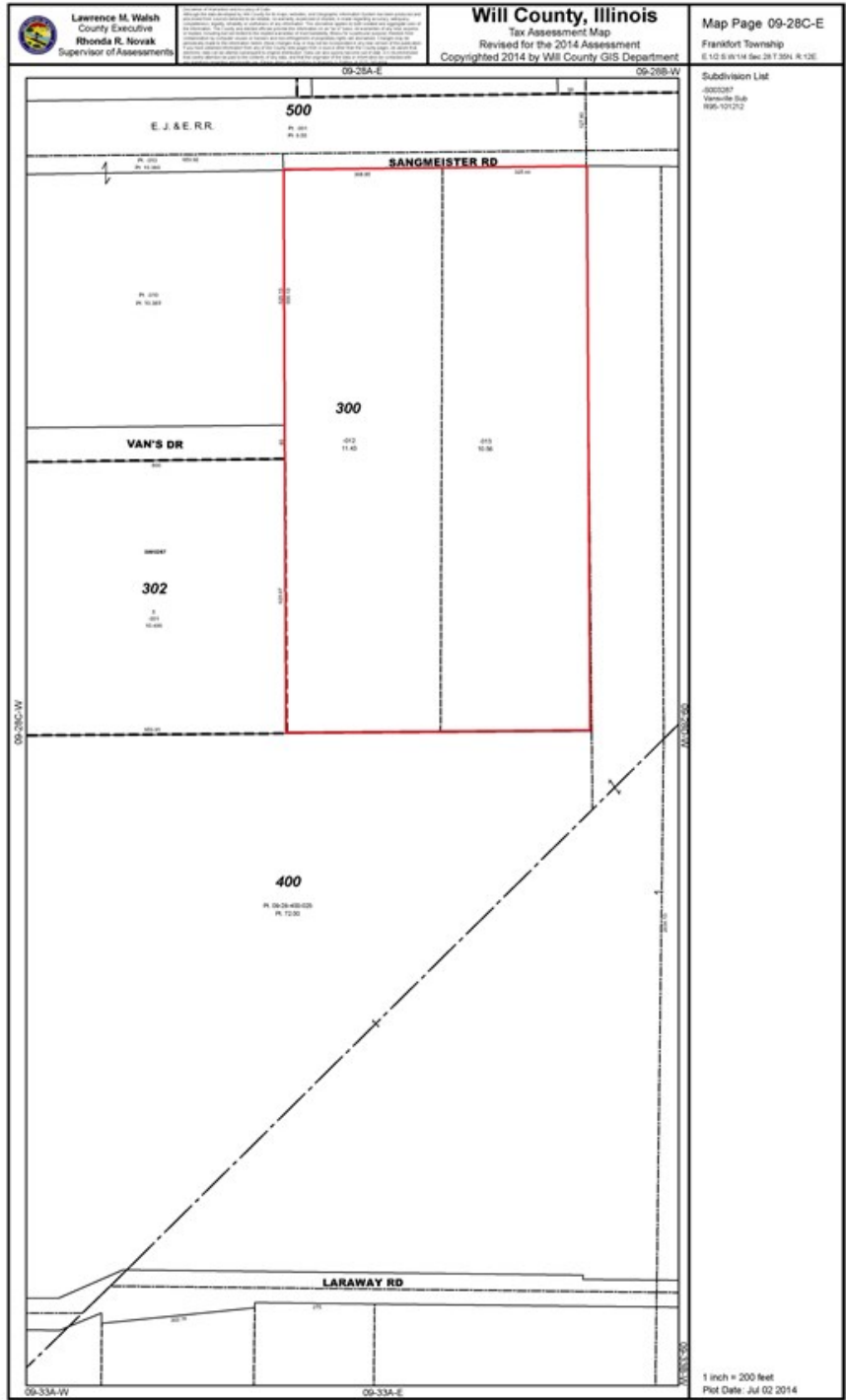
June 28, 2015

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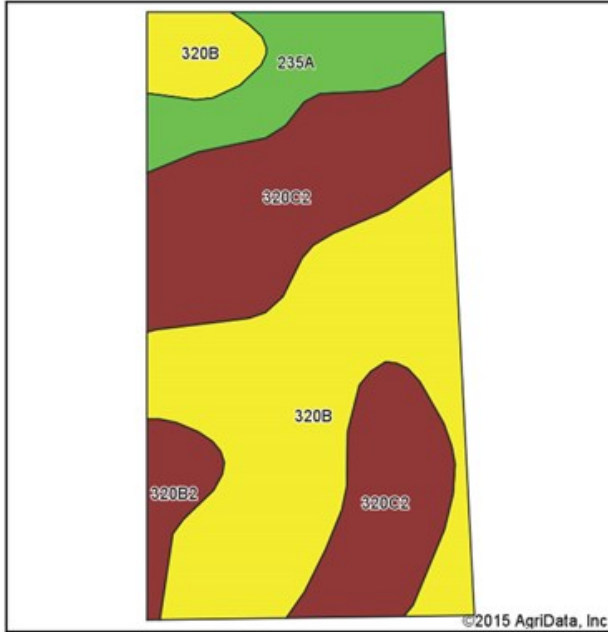
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22 ACRE TAX MAP OF INDUSTRIAL SITE, VILLAGE OF FRANKFORT



SOIL MAP 22 ACRE INDUSTRIAL SITE, VILLAGE OF FRANKFORT

Soil Map



State: Illinois
 County: Will
 Location: 28-35N-12E
 Township: Frankfort
 Acres: 21.2
 Date: 4/23/2015



Soils data provided by USDA and NRCS.

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Area Symbol: IL197, Soil Area Version: 9							
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	9.88	46.6%	133	**133	**46	**100
**320C2	Frankfort silty clay loam, 4 to 6 percent slopes, eroded	7.90	37.3%	94	**125	**43	**94
235A	Bryce silty clay, 0 to 2 percent slopes	2.50	11.8%	121	162	54	121
**320B2	Frankfort silty clay loam, 2 to 4 percent slopes, eroded	0.92	4.3%	94	**125	**43	**94
Weighted Average					133.1	45.7	100

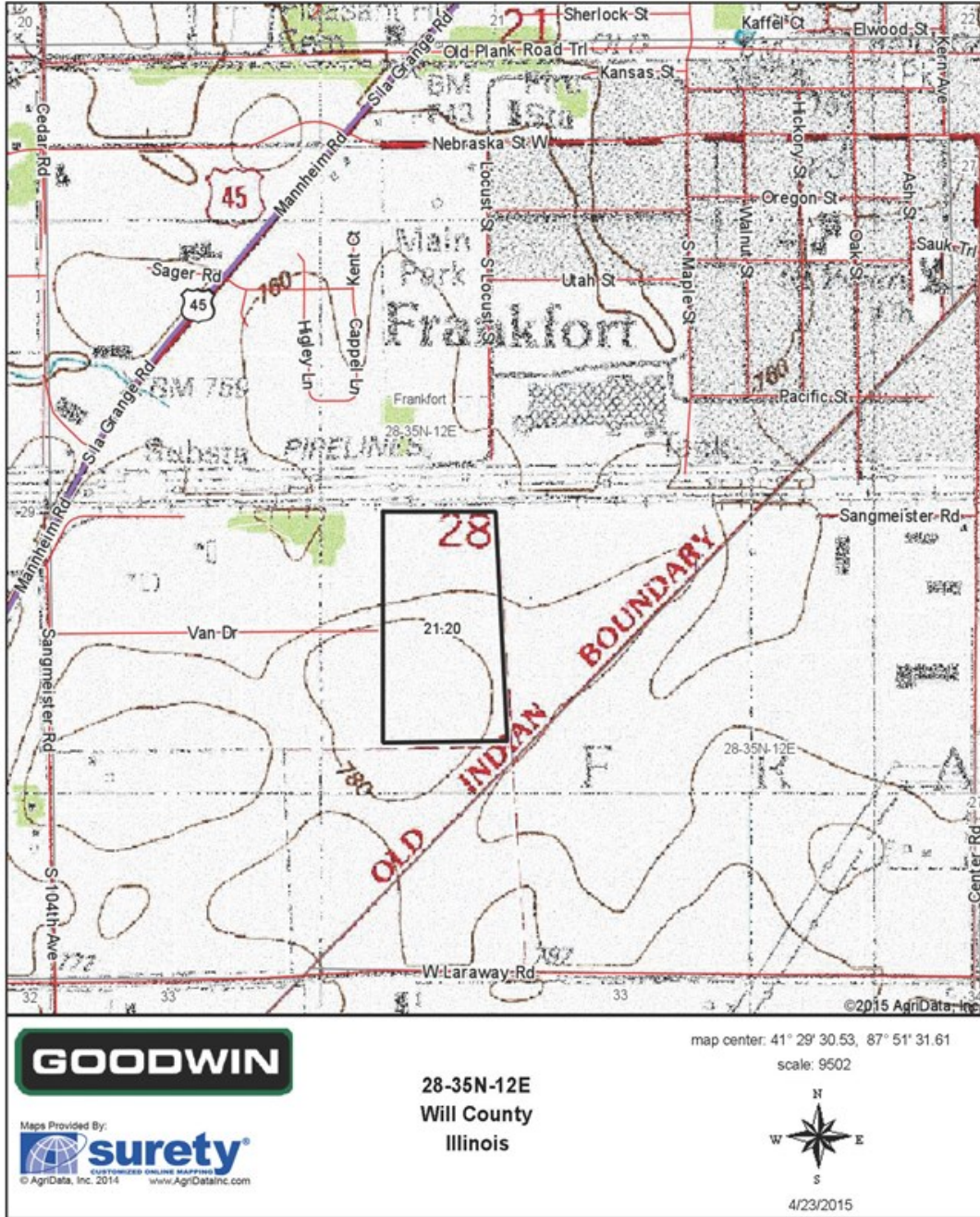
Area Symbol: IL197, Soil Area Version: 9

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811 (Updated 1/10/2012)
 Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>
 ** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

TOPOGRAPHICAL MAP OF 22 ACRES, FRANKFORT, ILLINOIS

Topography Map



GOODWIN

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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28-35N-12E
Will County
Illinois

map center: 41° 29' 30.53, 87° 51' 31.61



Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office. Soils data provided by University of Illinois at Champaign-Urbana.

VILLAGE OF FRANKFORT ZONING MAP

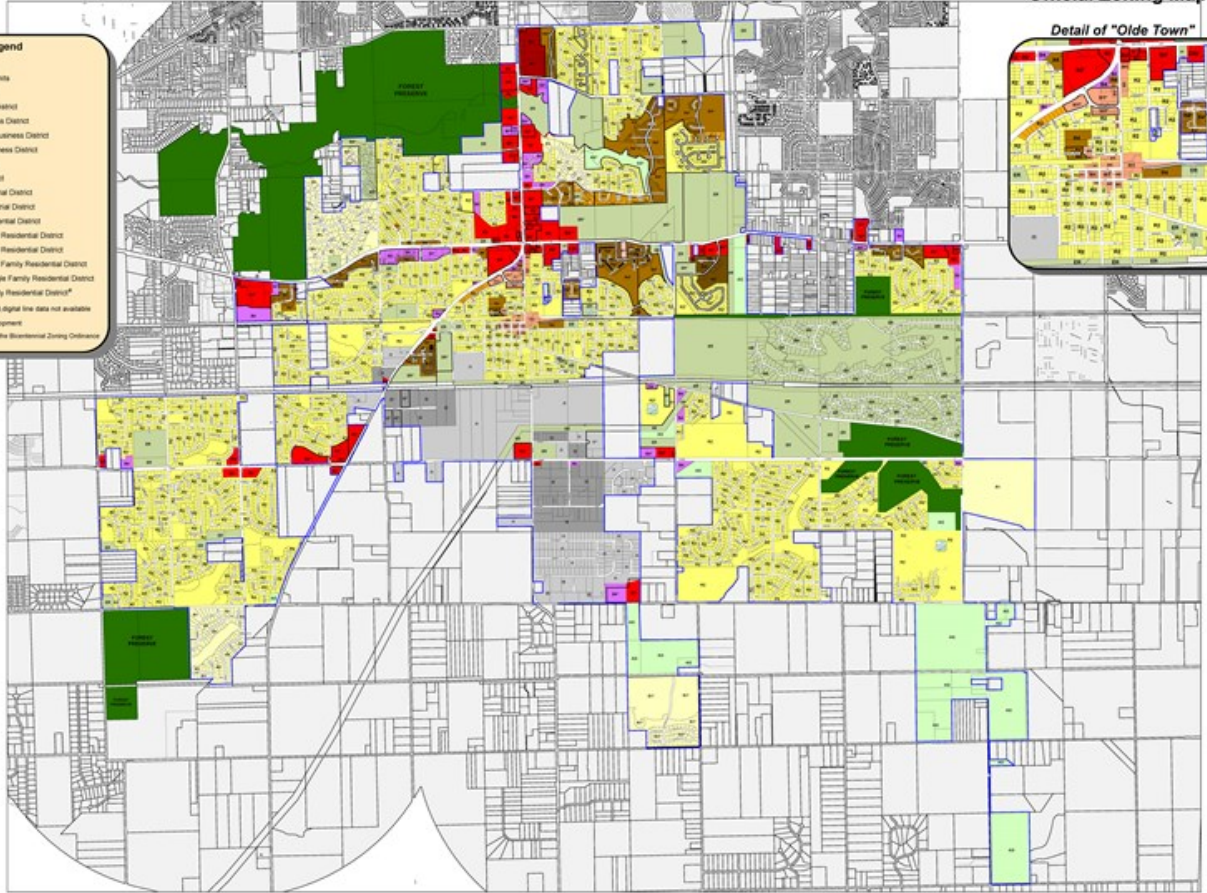
VILLAGE OF
FRANKFORT
INC • 1879

Official Zoning Map

Detail of "Olde Town"

Legend

- Village Limits
- Outside Village Limits
- Forest Preserve
- R2 - Agricultural District
- B1 - Local Business District
- B2 - Community Business District
- B3 - General Business District
- B4 - Office District
- H1 - Historic District
- I1 - Limited Industrial District
- I2 - General Industrial District
- ER - Estate Residential District
- R1 - Single Family Residential District
- R2 - Single Family Residential District
- R3 - Attached Two Family Residential District
- R4 - Attached Single Family Residential District
- R5 - Multiple Family Residential District*
- Property subdivided digital line data not available
- * Planned Unit Development
- # Exempt district from the Biannual Zoning Ordinance



Village of Frankfort GIS: March 13, 2014
Adopted March 17, 2014



I-2 GENERAL ZONING ORDINANCE FROM THE VILLAGE OF FRANKFORT

Village of Frankfort
Article 4: Zoning Districts

Part 8: B-2 Community Business District

The B-2 Community Business District is intended to provide areas to be used as the primary business area for residents of Frankfort and other nearby towns, area visitors and for employees of various business and industrial establishments. The district permits most types of business and commercial enterprises, offices and service establishments. This district is normally of a central location, and is located at the convergence of, or along major Village thoroughfares. Comprehensive planning and design of commercial development is encouraged, while strip shopping centers are discouraged.

Part 9: B-3 General Business District

The B-3 General Business District is intended to provide areas to be used for most types of retailing and service uses, including those uses that are oriented toward the service of automobiles. The uses allowed often occupy large spaces (greater than 100,000 square feet) and cater to customers who do not make frequent purchases. The market area for the permitted uses extends to an area much larger than the Village. The district is normally located along frontage roads of major thoroughfares, where adequately sized parcels of land allow for large setbacks, clear vision, and safe ingress and egress. The General Business District is to be comprehensively designed with respect to architecture, parking, loading and storm water design. (Am. Ord. 1887, passed 04.15.02)

Part 10: B-4 Office District

The B-4 Office District is intended to provide land and structures used primarily to provide office space. The district is characterized by low intensity campus type office and research development, heavily landscaped, with limited signage. The uses permitted are characterized by a low volume of traffic so as to protect the abutting and surrounding residential districts. This district is often located as a buffer between residential and commercial areas.

Part 11: OR Office/ Research/ Limited Industrial District

The OR Office/Research/Limited Industrial District is intended to provide for well-designed, attractive, and innovative buildings housing nuisance-free, office, research, and light industrial uses in an environment which is characterized by controlled ingress and egress to major streets, extensive setbacks and yard areas containing imaginative landscaping and screening necessary to create a proper relationship with adjacent areas. Development in this district should be designed and planned as an integrated campus-like environment. No outdoor storage is allowed in this district, and all operations conducted within this district must be in an enclosed building.

Part 12: I-1 Limited Industrial District

The I-1 Limited Industrial District is intended to provide for well-designed, attractive, and innovative buildings housing nuisance-free, office, research, and light industrial. Outdoor storage of contained materials is allowed in this district only with special use approval, and all operations conducted within this district must be in an enclosed building.

Part 13: I-2 General Industrial District

The I-2 General Industrial District is intended to provide for lands for development by most types of industrial firms. The regulations are designed to permit operations in a clean and quiet manner, and to protect adjacent district uses as well as industries within the district. Development of residences is prohibited in this district to avoid incompatible mixed uses, and to conserve the supply of industrial land for industrial use.

September 17, 2001

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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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