

23 ACRE FRANKFORT DEVELOPMENT SITE

W Lincoln Highway
Frankfort IL 60423

For more information contact:

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mgoodwin@bigfarms.com

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



County:	Will
Township:	Frankfort
Gross Land Area:	23.79
Property Type:	Agricultural Farmland
Possible Uses:	Agricultural Production, Possible Development
Total Investment:	Call Broker for pricing
Productivity Index (PI):	100.1
Buildings:	No Buildings
Zoning:	A-1, Agriculture



The property offers approximately 23.5 acres of currently vacant land located just west of the Route 30/W Lincoln Highway and S Harlem Avenue intersection. This parcel is prime for residential or commercial development with the great location, visibility, and a traffic count of 20,400 VPD. The site is surrounded by single family housing developments and mixed commercial use.

Land in Frankfort, IL, is perfect for development because the town is growing rapidly, with a strong sense of community and excellent schools. Its strategic location near major highways provides easy access to Chicago and surrounding areas, making it attractive for both residential and commercial projects. The area's blend of small-town charm and modern amenities creates a high demand for new developments, ensuring strong investment potential.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 23 Acre Frankfort Development Site
Tax ID Number/APN: 19-09-24-200-004-0000
Possible Uses: Commercial or Residential Development. Frankfort Comprehensive plan is calling for Commercial Development.
Zoning: Currently Zoned: A-1, Agriculture

AREA & LOCATION

School District: Summit Hill SD 161
Lincoln Way CHSD 210

Location Description: This property is located in Frankfort, IL, Approximately a quarter mile west of the intersection of Route 30/W Lincoln Highway and S Harlem Avenue, with frontage on the north side of Route 30.

Site Description: This property is one parcel that has frontage with Route 30/W Lincoln Highway and backs to a single family residential subdivision and Woodlawn Park. The property is bordered with tree line on three sides with a larger wooded area on the northwest corner.

Side of Street: This property is located on the north side of Route 30/W Lincoln Way Highway.

Highway Access: The property has frontage with Route 30/W Lincoln Highway.
I-57 is located 3.5 miles away to the west.
I-80 is located to 5.7 miles away to the northeast.

Road Type: Asphalt/Blacktop

Legal Description: PART OF THE NW1/4 NE1/4; PART OF THE SW1/4 NE1/4 OF SECTION 24, TOWNSHIP 35 NORTH, 12 EAST, WILL COUNTY, ILLINOIS

Property Visibility: This property is visible from Route 30/W Lincoln Way Highway.

Largest Nearby Street: Route 30/W Lincoln Way Highway

Transportation: The Hickory Creek Metra Train Station is located 5.2 miles to the northwest of the property.
Chicago Midway Airport is located 25.6 miles to the north.
Chicago O'Hare Airport is located 47.5 miles to the north.

LAND RELATED

Lot Frontage (Feet): This property has 823 feet of frontage with Route 30/W Lincoln Highway.

Buildings: There are no buildings on this property.

Zoning Description: This property is current zoned A-1, Agriculture but could be rezoned for residential or light commercial development.

Flood Plain or Wetlands: Please see the included Wetland and FEMA Maps provided by Surety Maps.

Topography: Please see the included topographical maps provided by Surety Maps.

Soil Type: 53.8% Frankfort silty clay loam (320C2)
24.2% Frankfort silt loam (320B)
22.0% Bryce silty clay (235A)

Available Utilities: For more information please see the included Soil Map provided by Surety Maps.
The Village of Frankfort can supply public utilities.

FINANCIALS

Finance Data Year: 2023 Taxes, Payable 2024
Real Estate Taxes: \$485.56
Investment Amount: Call Broker for pricing.

LOCATION

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



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PROPERTY NOTES

Area Amenities:

[Will County Forest Preserve District](#)
[Library Districts Serving Frankfort](#)
[Park Districts Serving Frankfort](#)
[Frankfort Community Park Aquatic & Activities Center](#)

Other Notable Links & Resources:

[Frankfort Interactive Public Map Viewer](#)
[Frankfort Static 2024 Zoning Map](#)
[Frankfort 2040 Comprehensive Plan](#)
[Frankfort Upcoming Projects](#)

PROPERTY MAP



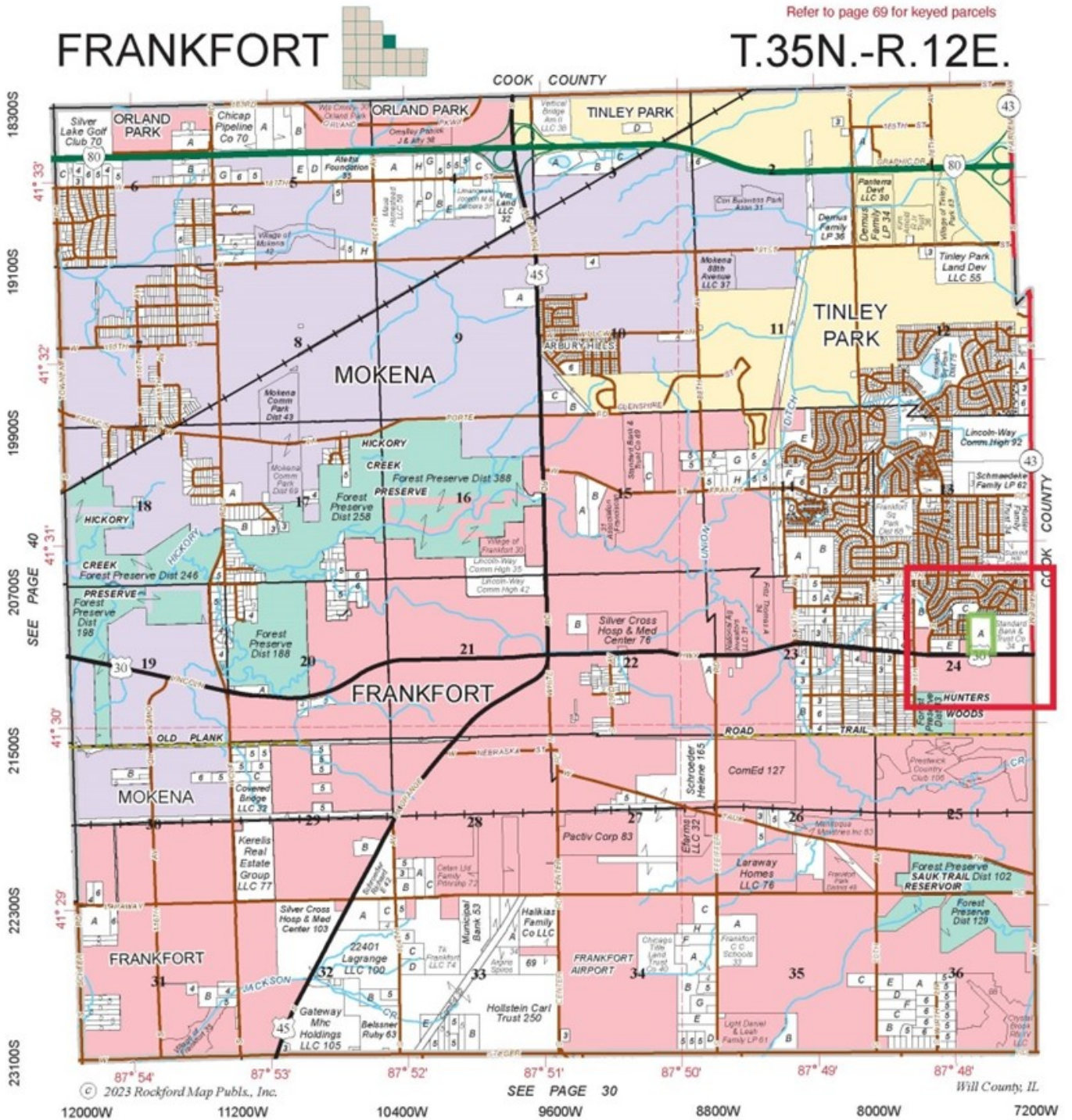
SURROUNDING AREA ROAD MAP



AERIAL SATELLITE CAPTURE



PLAT MAP

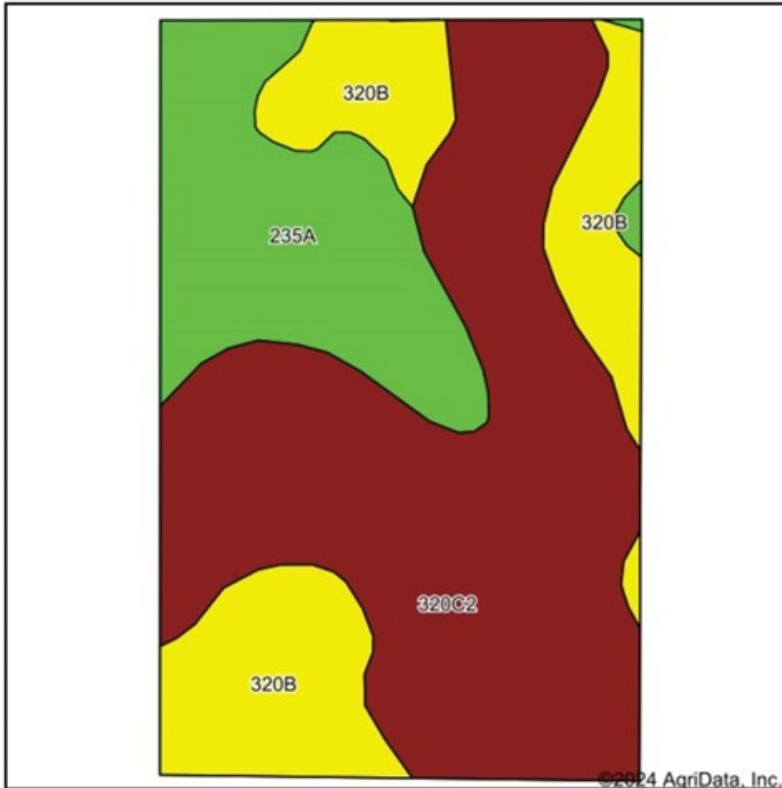


Plat Map reprinted with permission of Rockford Map Publishers, Inc.

FSA AERIAL MAP



SOIL MAP



State: Illinois
County: Will
Location: 24-35N-12E
Township: Frankfort
Acres: 24.05
Date: 8/6/2024



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

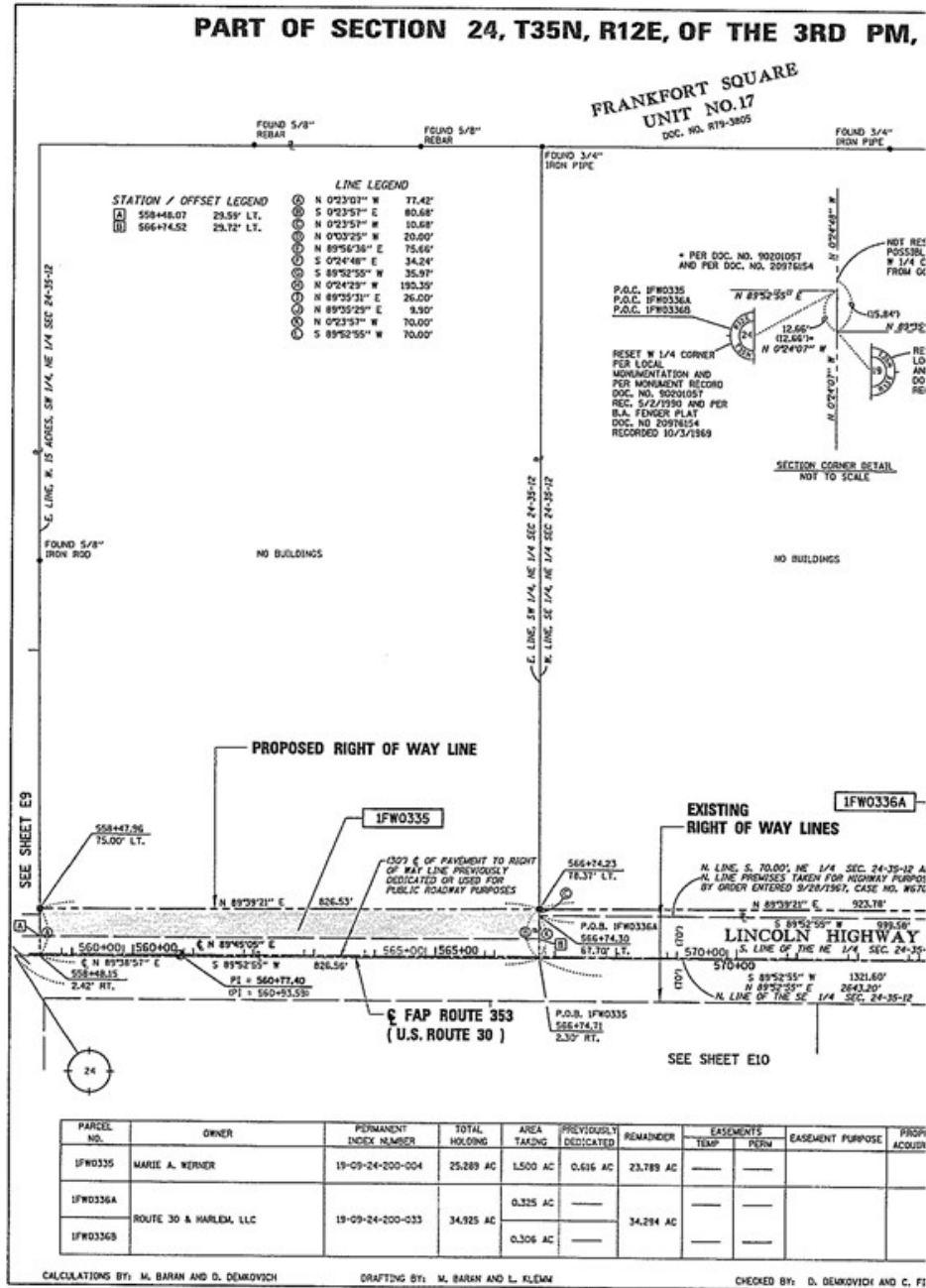
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**320C2	Frankfort silty clay loam, 4 to 6 percent slopes, eroded	12.95	53.8%		**122	**42	**92
**320B	Frankfort silt loam, 2 to 4 percent slopes	5.82	24.2%		**133	**46	**100
**235A	Bryce silty clay, 0 to 2 percent slopes	5.28	22.0%		**161	**54	**120
Weighted Average					133.2	45.6	100.1

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

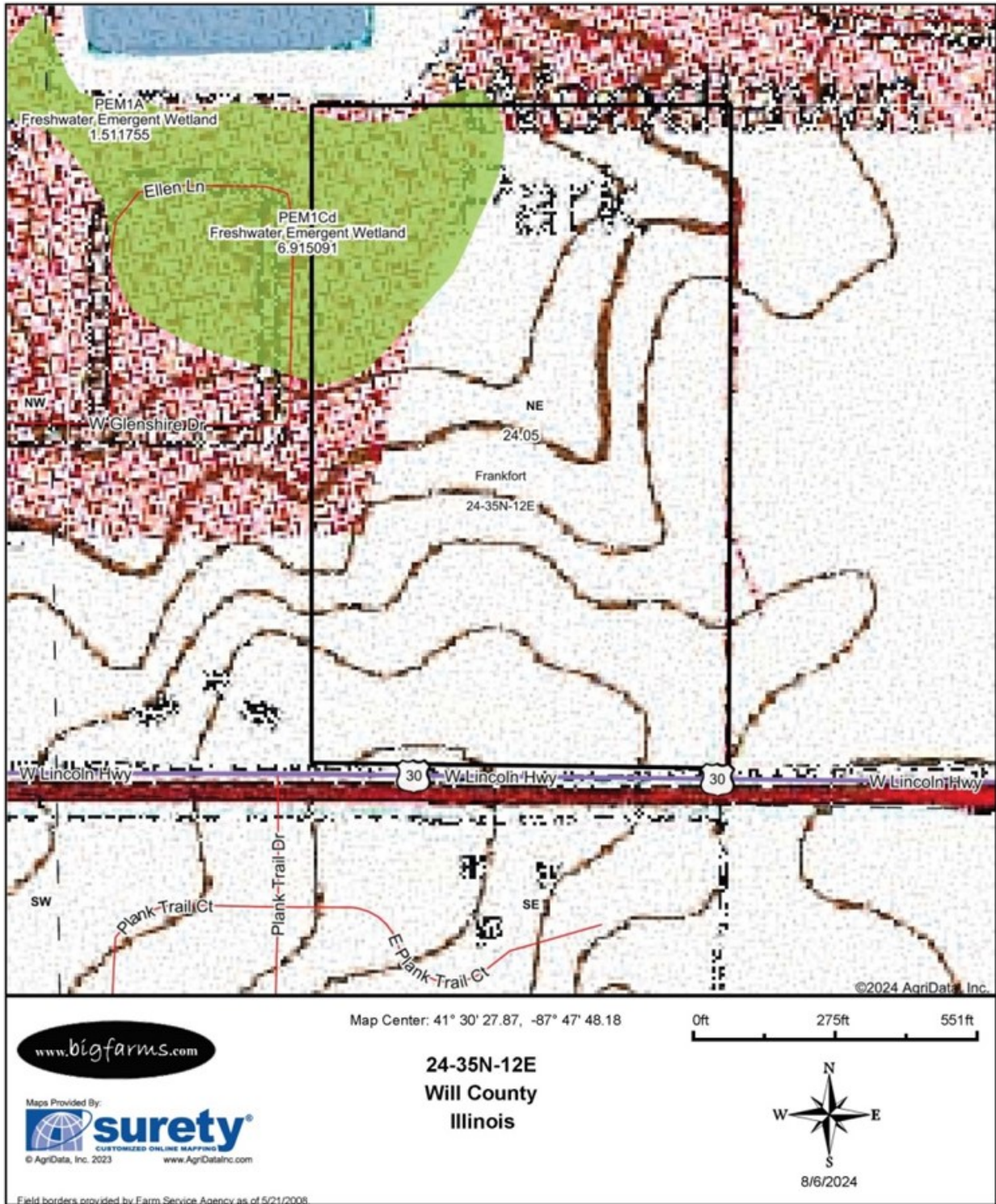
Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

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

23 AC FRANKFORT RT. 30 SURVEY



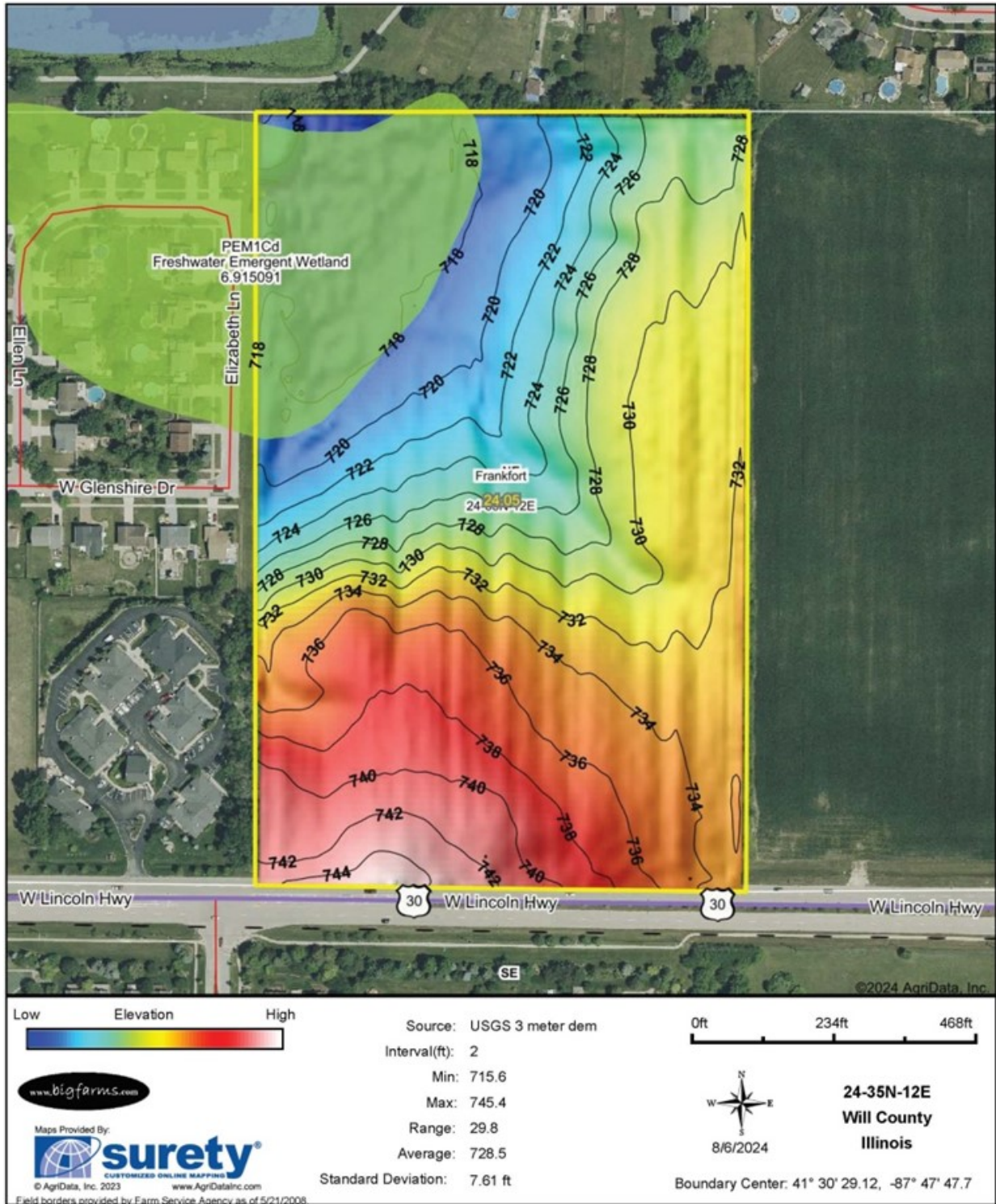
TOPO MAP



TOPO CONTOURS MAP



TOPO HILLSHADE MAP



WETLAND MAP



State: Illinois
Location: 24-35N-12E
County: Will
Township: Frankfort
Date: 8/6/2024



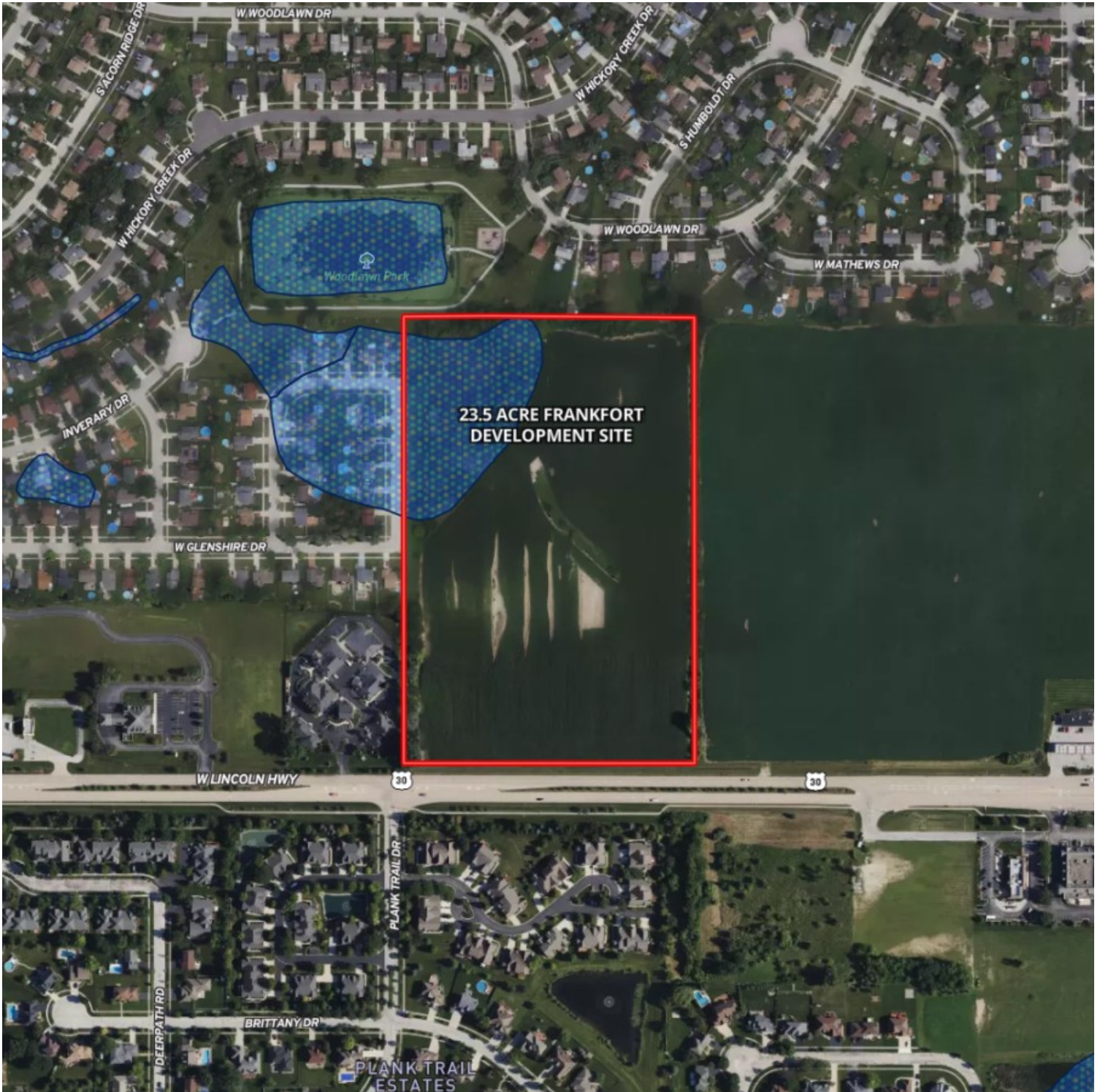
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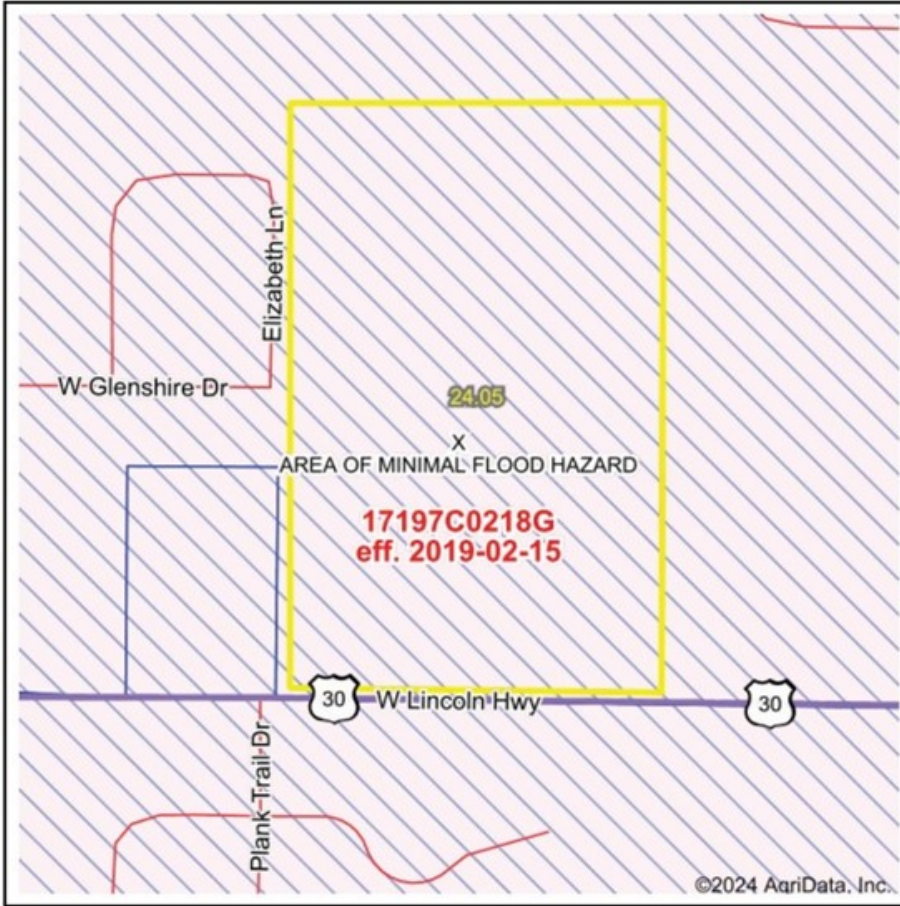
Classification Code	Type	Acres
PEM1Cd	Freshwater Emergent Wetland	3.30
Total Acres		3.30

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

AERIAL SATELLITE WETLAND CAPTURE



FEMA MAP



Map Center: 41° 30' 27.87, -87° 47' 48.18
 State: IL Acres: 24.05
 County: Will Date: 8/6/2024
 Location: 24-35N-12E
 Township: Frankfort



Maps Provided By:
surety
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Name	Number	County	NFIP Participation	Acres	Percent
WILL COUNTY	170695	Will	Regular	24.05	100%
Total				24.05	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	24.05	100%	
Total			24.05	100%	
Panel	Effective Date	Acres	Percent		
17197C0218G	2/15/2019	24.05	100%		
Total		24.05	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

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

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