



SALE

**±10 AC Land Zoned I-2
in Will County For Sale**

VANS DR. & US 45

Frankfort, IL 60423

PRESENTED BY:

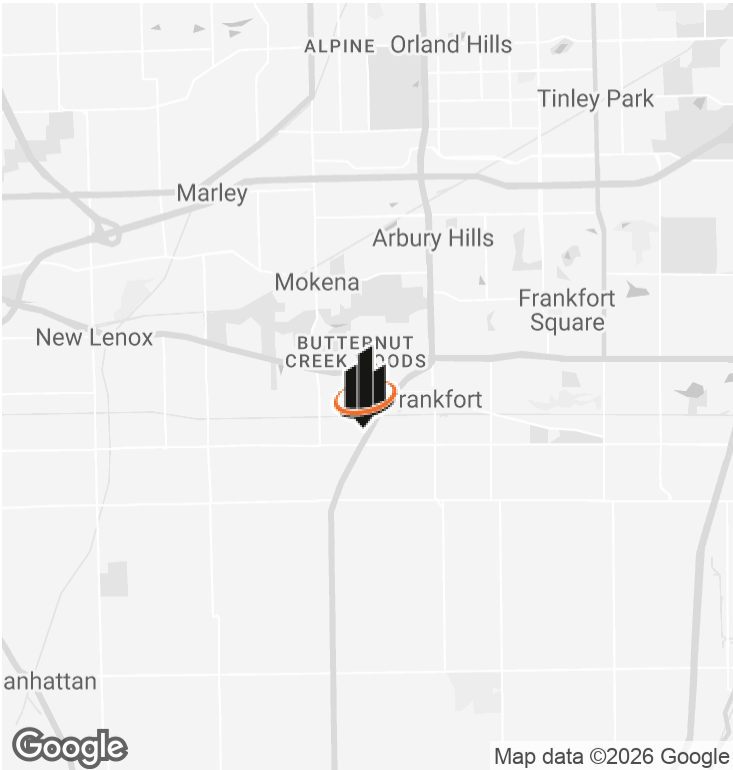
**KAREN KULCZYCKI,
CCIM, SIOR**

O: 630.330.3352

kkulczycki@svn.com

IL #471020279

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$875,000
LOT SIZE:	10 Acres
PRICE / SF:	\$2.00
ZONING:	I-2
WILL COUNTY PIN:	19-09-28-300-010-0000

PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present a ±10 Acre Land opportunity on Vans Drive along US-45 for Industrial, Commercial, and Manufacturing development in Frankfort, Illinois. This parcel is within Frankfort Township, Will County, near I-80, I-355 via US-45. County Development Incentives. FEMA study previously completed 2007 and mitigation allowed for the +/-2.75 AC of wetlands since Hickory Creek has been downgraded to a class C waterway.

PROPERTY HIGHLIGHTS

- ±10 AC Raw Land Parcel in Will County
- Industrial and Commercial PUD Corridor
- Utilities available to Site | Along Rail
- Strong market Demographics | Near I-80, I-355

KAREN KULCZYCKI, CCIM, SIOR
O: 630.330.3352
kkulczycki@svn.com
IL #471020279

LAND PHOTOS

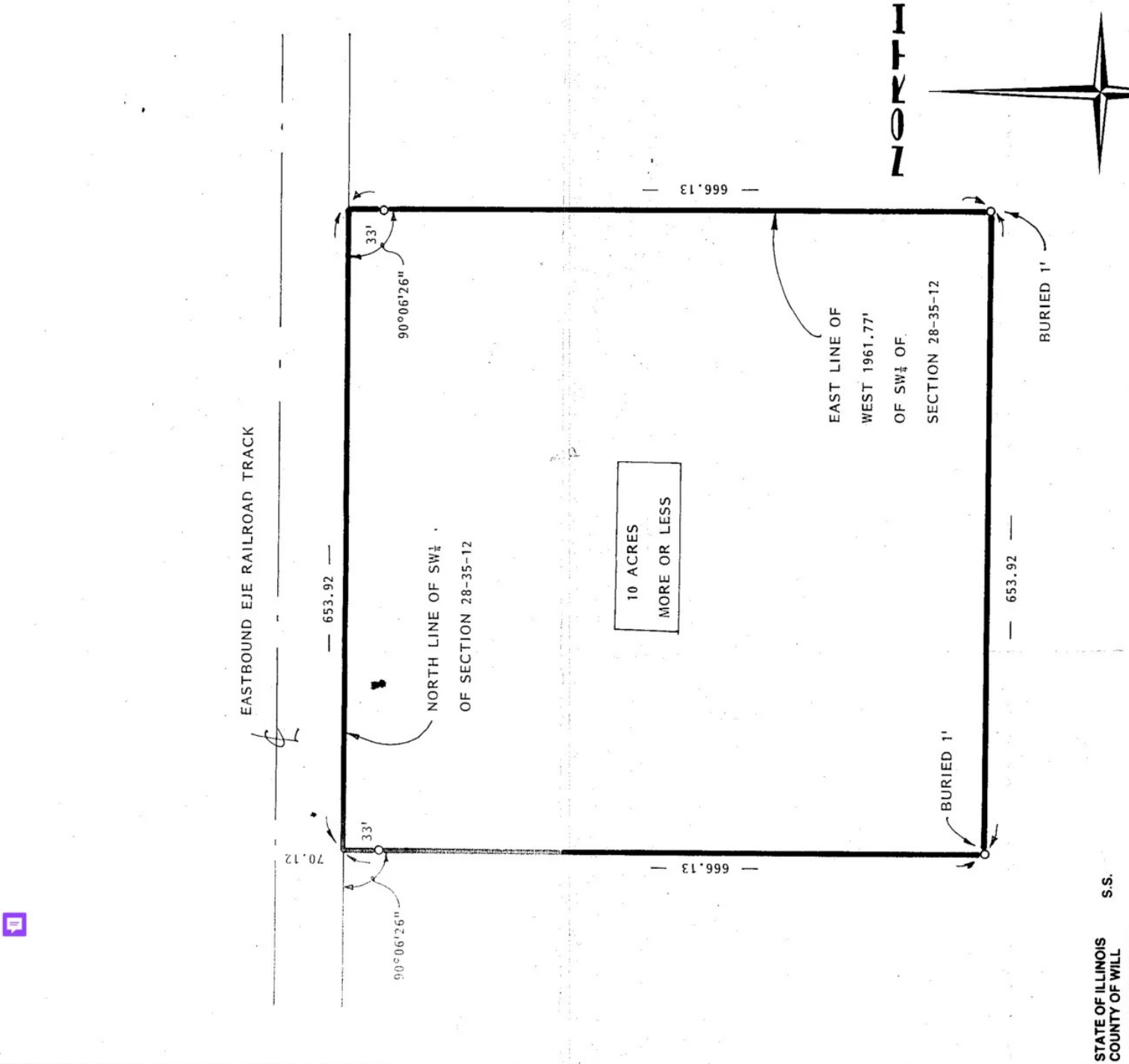


KAREN KULCZYCKI, CCIM, SIOR

O: 630.330.3352

kkulczycki@svn.com

IL #471020279



KAREN KULCZYCKI, CCIM, SIOR
O: 630.330.3352
kkulczycki@svn.com
IL #471020279

PROPERTY AERIAL



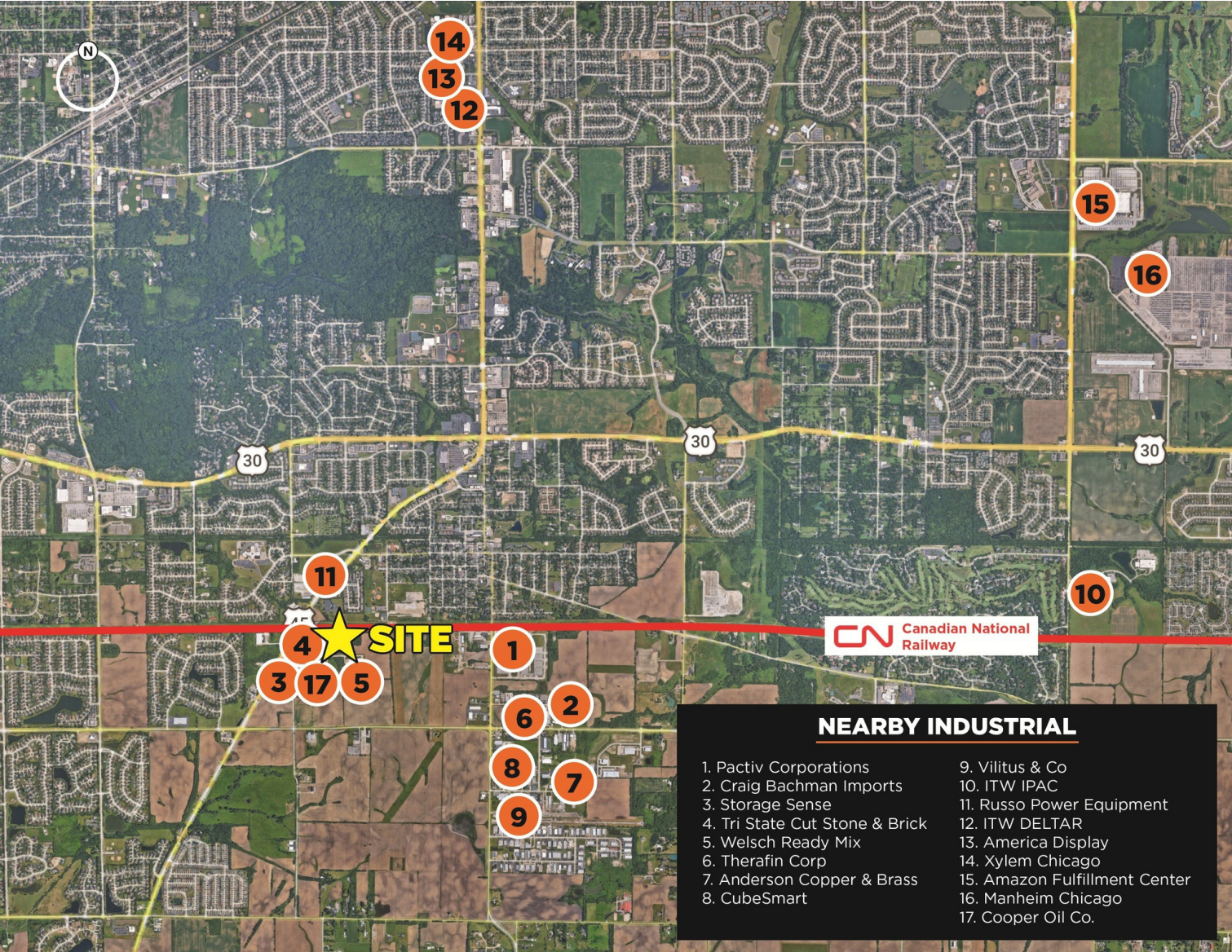
KAREN KULCZYCKI, CCIM, SIOR

O: 630.330.3352

kkulczycki@svn.com

IL #471020279

INDUSTRIAL & MANUFACTURING CORRIDOR



KAREN KULCZYCKI, CCIM, SIOR
O: 630.330.3352
kkulczycki@svn.com
IL #471020279

SITE & TRAFFIC AERIAL



KAREN KULCZYCKI, CCIM, SIOR

O: 630.330.3352

kkulczycki@svn.com

IL #471020279

Table of Permitted and Special Uses

P Permitted Use
S Special Use
Blank Not permitted

|||

	E-R	R-1	R-2	R-3	R-4	AG	H-R	B-1	B-2	B-3	B-4	OR	I-1	I-2	H-1	Use Standards
Residential Uses																
Single-family detached dwelling	P	P	P	P			P									
Single-family dwelling, only if ancillary						P										
Two-family residences contained in one building				P	P											
Attached single family dwelling units constructed as a rowhouse, town home and/or condominium containing a maximum of 4 individual dwelling units					P											
A single building containing more than 4 individual dwelling units					S											

	E-R	R-1	R-2	R-3	R-4	AG	H-R	B-1	B-2	B-3	B-4	OR	I-1	I-2	H-1	Use Standards
Manufactured homes, factory-built homes or any other similar homes					S											5.C.11
Small group home	S	S	S	S	S		S									5.C.7
Large group home					S											5.C.7
Bed and breakfast inn															S	5.C.4
Dwelling unit(s) above first floor commercial use (Am. Ord. 2495, passed 08.04.08)								S							P	
Hotel and/or motel										S	S	S			S	
Long-term care facility, assisted living facility or independent living facility (Am. Ord. 2247, passed 12.05.05)					S				S	P					S	
Residence of the proprietor of a commercial use								S			S				P	5.C.15
Vacation Rental															S	5.C.38
Public, Cultural, Recreation, and Other Institutional Uses																
Ambulance service (Am. Ord. 2495, passed 08.04.08)													S	P		5.C.20
Cemetery	S	S	S	S	S	P	S									
College or university									S	S	S	S	S			

	E-R	R-1	R-2	R-3	R-4	AG	H-R	B-1	B-2	B-3	B-4	OR	I-1	I-2	H-1	Use Standards
Indoor civic, cultural, religious and institutional (including elementary and high schools, hospitals, and government buildings)	S	S	S	S	S	S	S	S	S	S	S	S	S		S	5.C.9
Indoor Recreation (other than schools) (Am. Ord. 3346, passed 02.22.22)					S				S	S			S	S	S	
Indoor Entertainment (other than schools) (Am. Ord. 3346, passed 02.22.22)					S				S	S			S	S	S	
Outdoor Recreation (public and private) over 1 acre (Am. Ord. 3346, passed 02.22.22)	S	S	S	S	S	P			S	S		S	S	S		5.C.23
Outdoor Recreation (public and private) under 1 acre (Am. Ord. 3346, passed 02.22.22)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	S	5.C.23

	E-R	R-1	R-2	R-3	R-4	AG	H-R	B-1	B-2	B-3	B-4	OR	I-1	I-2	H-1	Use Standards
Outdoor Entertainment (public and private) over 1 acre (Am. Ord. 3346, passed 02.22.22)	S	S	S	S	S	P			S	S		S	S	S		5.C.23
Outdoor Entertainment (public and private) under 1 acre (Am. Ord. 3346, passed 02.22.22)	P	P	P	P	P	P	P	P	P	P	P	S	P	P	S	5.C.23
Agriculture, Farming, and Mining Uses																
Agriculture on a Lot of not less than 40 feet						P										
Agriculture Warehouse						P								P		
Arboretum or botanical garden	S	S	S	S	S	P										
Breeding facilities	S					P										
Cultivation of field and garden crops						P										
Dairy farm, including processing						P										
Flower farm with no retail trade						P										
Grain storage						P								S		
Grass or sod farm						P										
Hatchery, poultry						P										
Mining and extraction						S								S		5.C.12

	E-R	R-1	R-2	R-3	R-4	AG	H-R	B-1	B-2	B-3	B-4	OR	I-1	I-2	H-1	Use Standards
Outdoor discharge of firearms within a controlled environment on the premises of a duly licensed shooting gallery, gun club, or rifle club. (Am. Ord. 2240, passed 10.21.05)						S										
Business Uses																
Animal Clinic						P			S	P	S					
Animal hospital and kennel (Am. Ord. 2495, passed 08.04.08)						P			S	S	S		S	S		5.C.21
Automobile fueling station									S	S						
Automobile rental agency (Am. Ord. 1887, passed 04.15.02)						S			S	S			S	S		
Automobile repair and service									S	S			S	S		5.C.2
Automobile sales (Am. Ord. 1887, passed 04.15.02)									S	S			S	S		
Bakery								P	P	P	S				S	5.C.3
Boat, camper, equipment (large), manufactured home, RV or motorcycle rental, sales and service (Am. Ord. 1887, passed 04.15.02)									S	S			S	S		5.C.5

	E-R	R-1	R-2	R-3	R-4	AG	H-R	B-1	B-2	B-3	B-4	OR	I-1	I-2	H-1	Use Standards
Body piercing and/or tattooing establishments where body piercing and/or tattooing is performed only by licensed physicians (Am. Ord. 2174, passed 07.05.05)											S					
Catering Service (Am. Ord. 2495, passed 08.04.08)									P	P			P			5.C.24
Car wash									S	S			P	P		
Convenience store								S	P	P	S	S			S	
Crematoria								S	S	S	S					5.C.32
Day care center or nursery	S	S	S	S			S	S	S	S	S	S			S	
Dry cleaning central plant serving not more than one retail outlet									P	P	S	P			S	
Equipment (small) rental									P	P						
Health clinic/office								P	P	P	P	P			P	
Indoor business sales and service, over 100,000 square feet (Am. Ord. 1887, passed 04.15.02)										P			P	P		

	E-R	R-1	R-2	R-3	R-4	AG	H-R	B-1	B-2	B-3	B-4	OR	I-1	I-2	H-1	Use Standards
Indoor business sales and service, between 10,000 and 100,000 square feet (Am. Ord. 1887, passed 04.15.02)									P	P			P	P	S	
Indoor business sales and service, between 5,000 and 10,000 square feet (Am. Ord. 1887, passed 04.15.02)								P	P	P	S	S	P	P	S	
Indoor business sales and service, under 5,000 square feet (Am. Ord. 1887, passed 04.15.02)								P	P	P	S	S	P	P	P	
Indoor retail sales of goods, over 100,000 square feet										P						5.C.10
Indoor retail sales of goods, between 10,000 and 100,000 square feet									P	P					S	
Indoor retail sales of goods, between 5,000 and 10,000 square feet								P	P	P	S	S			S	
Indoor retail sales of goods, under 5,000 square feet								P	P	P	S	S			P	

	E-R	R-1	R-2	R-3	R-4	AG	H-R	B-1	B-2	B-3	B-4	OR	I-1	I-2	H-1	Use Standards
Laundromat, launderette, or any self-service laundry facility (Am. Ord. 2240, passed 11.21.05)										S						
Massage Establishment (Am. Ord. 2904, passed 05.05.14)									S		S				S	5.C.11.1
Medical Cannabis Cultivation Center (Am. Ord. 2894. Passed 02.03.14)														S		5.C.34
Medical Cannabis Dispensary (Am. Ord. 2894. Passed 02.03.14)														S		5.C.35
Microbrewery / Distillery / Winery with Sampling Area (Am. Ord. 3041, passed 07.18.16)									S	S			S	S	S	5.C.25 5.C.36
Office and professional service								P	P	P	P	P	P		P	5.C.13
Accessory liquor sales									S	S	S	S			S	5.C.26
Packaged liquor store									S	S						5.C.25 5.C.27
Personal Service								P	P	P	S	S			P	
Restaurant, carry-out (Am. Ord. 2495, passed 08.04.08)									S	S	S	S	S		S	5.C.24

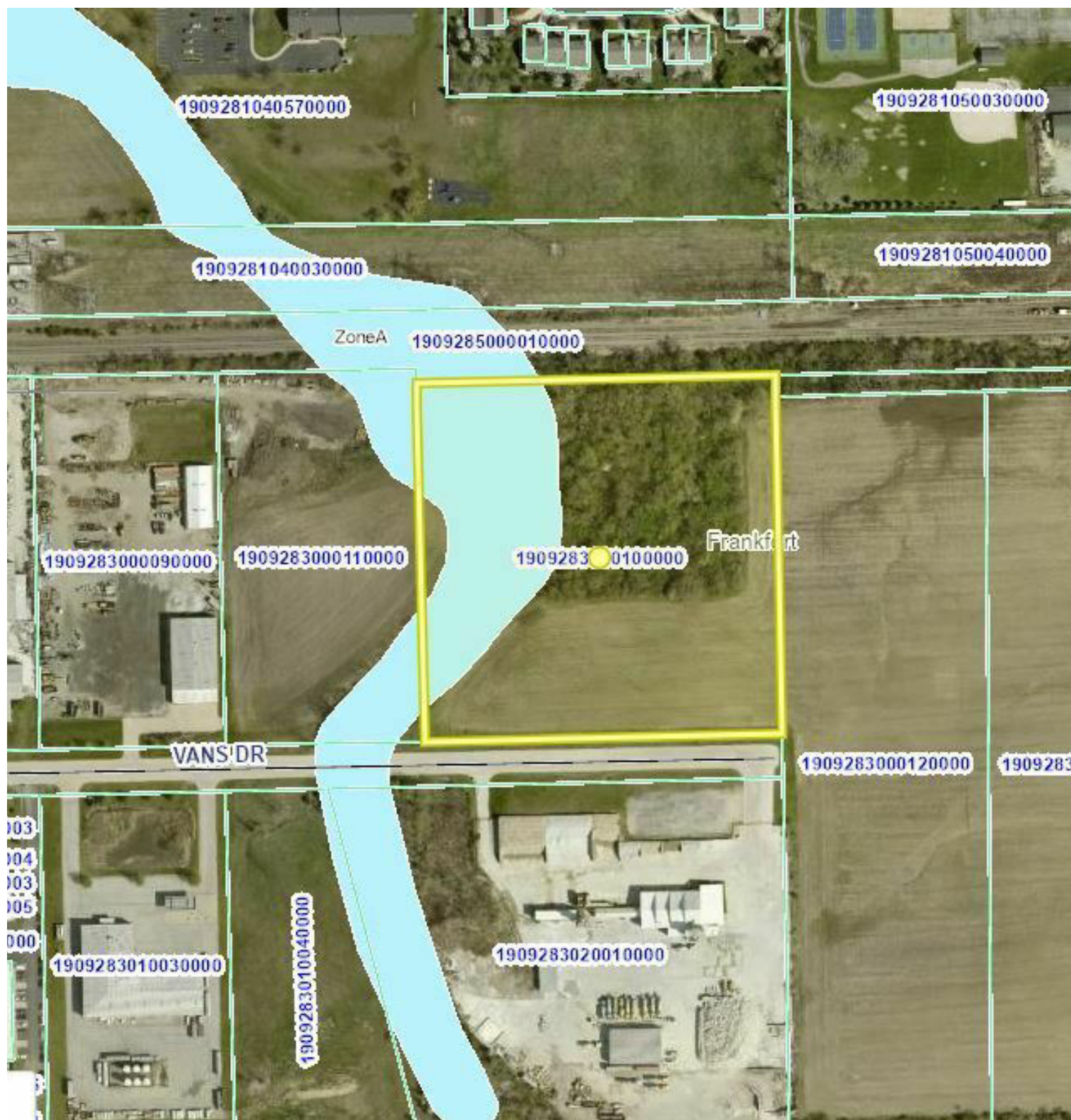
	E-R	R-1	R-2	R-3	R-4	AG	H-R	B-1	B-2	B-3	B-4	OR	I-1	I-2	H-1	Use Standards
Restaurant, full service (Am. Ord. 1887, passed 04.15.02 and Am. Ord. 2495, passed 08.04.08)								S	P	P	S	S	S		S	5.C.24
Restaurant, full service, with liquor sales									S	S	S	S			S	5.C.24 5.C.25 5.C.28
Restaurant/Tavern									S	S					S	5.C.24 5.C.25 5.C.29
Tasting Room									P	P						5.C.25 5.C.30
Tavern									S	S					S	5.C.25 5.C.31
Theater, indoor										P	S					
Tobacco Store (Am. Ord. 2780, passed 06.04.12)									S	S						5.C.33
Treatment facility (Am. Ord. 2247, passed 12.05.05)											S	S	S			
Undertaking establishment or funeral parlor								S	P	P	S				S	
Industrial and Higher Intensity Uses																
Animal feed preparation, grinding, mixing and storage						S								S		
Automotive and scrap salvage yard, if in a completely enclosed building														P		

	E-R	R-1	R-2	R-3	R-4	AG	H-R	B-1	B-2	B-3	B-4	OR	I-1	I-2	H-1	Use Standards
Automotive body shop													S	P		5.C.2
Building trades' and contractor's office													P	P		5.C.6
Commercial testing laboratory											S	P	P			
Construction or demolition landfill														S		
Data Centers												S	S	S		5.C.8
Industry and manufacturing, heavy														P		5.C.8
Industry and manufacturing, light												P	P	P		5.C.8
Landscape Company (Am. Ord. 2495, passed 08.04.08)						P							S	S		
Limited retail sales in association with a warehouse use (Am. Ord. 2240, passed 11.21.05 and Am. Ord. 2495, passed 08.04.08)													S	S		5.C.19
Manufacture, storage and sale of mobile homes and/or trailers, farm implements and other similar equipment on a paved open lot														P		

	E-R	R-1	R-2	R-3	R-4	AG	H-R	B-1	B-2	B-3	B-4	OR	I-1	I-2	H-1	Use Standards
Printing, publishing or lithography establishments											P	P	P	P		
Radio and television studios, stations						S		S	S	S	S	S	S	S	S	
Research facilities											P	P	P	P	S	
Sale, distribution, or discharge of firearms, or ammunition within an indoor controlled environment (Am. Ord. 2240, passed 11.21.05)														S		5.C.37
Self-service storage facility														S		5.C.16
Taxicab association (Am. Ord. 2495, passed 08.04.08)													S	P		5.C.22
Telecommunication stations and transmission devices	S					S		S	S	S	S	S	S	S	S	5.C.17
Towing service with storage of vehicles													S	S		5.C.18
Utility facilities	S	S	S	S	S	S	S	S	S	S	S	S	S	P	S	
Warehouse and wholesale establishments												P	P	P		5.C.19
Transportation-Related Uses																
Airport and heliport						S								S		
Public garages								S	P	P	S	P	P	P	S	

	E-R	R-1	R-2	R-3	R-4	AG	H-R	B-1	B-2	B-3	B-4	OR	I-1	I-2	H-1	Use Standards
Railroad freight station (Am. Ord. 2495, passed 08.04.08)													S	P		
Transit and transportation facilities									S	S	S	S	S	S	S	
Truck terminals														S		
Miscellaneous																
Adult use														S		5.C.19
Drive-up service windows associated with permitted uses								S	S	S	S	S	S			
Off-street parking facility on a separate zoning lot from the associated use								P	P	P	P	P	P	P	S	
Outdoor seating associated with a permitted restaurant (Am. Ord. 2495, passed 08.04.08)								S	S	S	S	S	S		S	5.C.14
Outdoor sales										S						
Outdoor storage except uncontained materials (Am. Ord. 2495, passed 08.04.08)						S				S			S	P		
Outdoor storage of un-contained bulk materials (Am. Ord. 2495, passed 08.04.08)						S								S		

VILLAGE OF FRANKFORT FLOOD STUDY REQUIRED



KAREN KULCZYCKI, CCIM, SIOR
O: 630.330.3352
kkulczycki@svn.com
IL #471020279

DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

KAREN KULCZYCKI, CCIM, SIOR

O: 630.330.3352

kkulczycki@svn.com

IL #471020279