

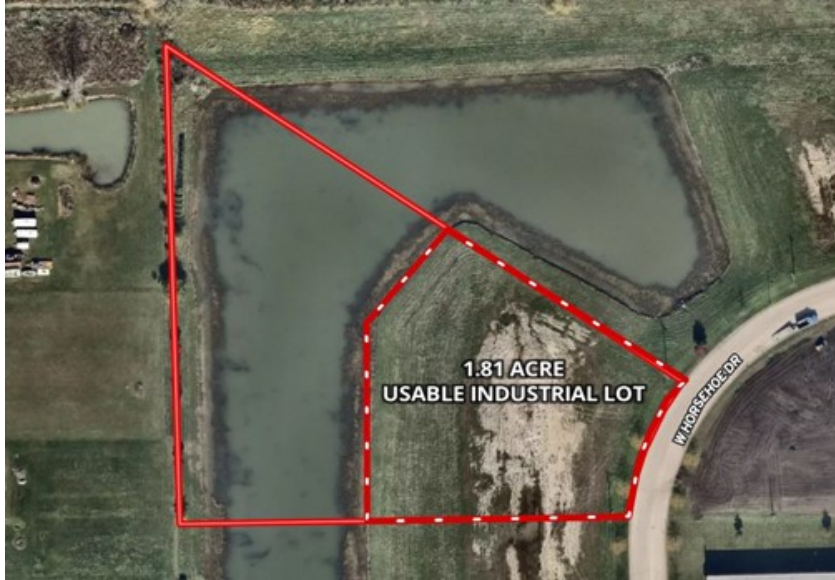
## 4.2 ACRE HORSESHOE DRIVE INDUSTRIAL PARCEL

12600 W Horseshoe Drive  
New Lenox IL 60451

**For more information contact:**

Mark Goodwin  
1-815-741-2226  
[mgoodwin@bigfarms.com](mailto:mgoodwin@bigfarms.com)

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



<b>County:</b>	Will
<b>Township:</b>	New Lenox Township
<b>Gross Land Area:</b>	4.2 Acres with 1.81 useable acres or 78,843 SQ. FT
<b>Property Type:</b>	Vacant Industrial Parcel
<b>Possible Uses:</b>	Industrial or office
<b>Total Investment:</b>	\$295,665.00
<b>Unit Price:</b>	\$3.73 per Sq' on the usable acres
<b>Buildings:</b>	There are no buildings on this parcel
<b>Utilities:</b>	Utilities are at the site
<b>Zoning:</b>	I-1 Limited Industrial Use



Hard to find industrial lot. There are 1.81 acres of this parcel buildable. The balance is detention pond. Bring your fishing pole. This 4.2 acre flat parcel is located in south New Lenox on Horseshoe Drive just east of Schoolhouse Road. 1.81 acres of parcel is ready for a building with other industrial buildings already in and around this parcel.

## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 4.2 Acre Horseshoe Drive Industrial Parcel  
**Tax ID Number/APN:** 15-08-25-104-002-0000  
**Possible Uses:** Industrial or office  
**Zoning:** I-1 in the village of New Lenox. (Limited Industrial District)

### AREA & LOCATION

**School District:** New Lenox School District 122  
Lincoln Way Community High School District 210

**Location Description:** This 4.2 acre parcel is located in the southern part of New Lenox .25 miles east of Schoolhouse Road.

**Site Description:** The front 1.81 acres of this parcel is flat with the remaining 2.39 acres sloping from east to west approximately 6' into the detention pond.

**Side of Street:** The 4.2 acre parcel is located on the west side of Horseshoe Drive.

**Highway Access:** I-80 is 4.5 miles to the north and west of this 4.2 acre parcel.

**Road Type:** The road is asphalt/blacktop

**Property Visibility:** Schoolhouse road has over 10600 cars going by daily.

**Largest Nearby Street:** The largest near by street is Schoolhouse road which is less than .25 miles to the west. Laraway road is 1 mile south and Rt. 30 is 1.4 miles north.

**Transportation:** There are Metra train stations located in New Lenox at Cedar and Rt 30 (3.2 miles); Laraway Road (2.6 Miles)

### LAND RELATED

**Lot Frontage (Feet):** The 4.2 acre parcel is pie shaped with the Horseshoe frontage being 169 feet (east side), the west side is 534 feet

**Lot Depth:** The 1.8 acre buildable area is pie shaped. The lot is approximately 322 feet deep.

**Buildings:** There are no buildings on this parcel.

**Zoning Description:** New Lenox website has details of permitted uses. Broker has PDF of listed items. Call the office.

**Flood Plain or Wetlands:** This property is free of wetlands or FEMA Flood Zones. See the brochure map section for the wetland map.

**Topography:** This parcel is relatively flat on the east and slopes from approximately the 310' mark to the west. Greater detail can be found in the map section of the brochure on the Contour, Hillshade and Topography maps.

**Available Utilities:** All Utilities are available at the site.

### FINANCIALS

**Finance Data Year:** 2020 taxes paid in 2021.

**Real Estate Taxes:** A total of \$3943.86 were paid in 2021 for 2020 taxes.

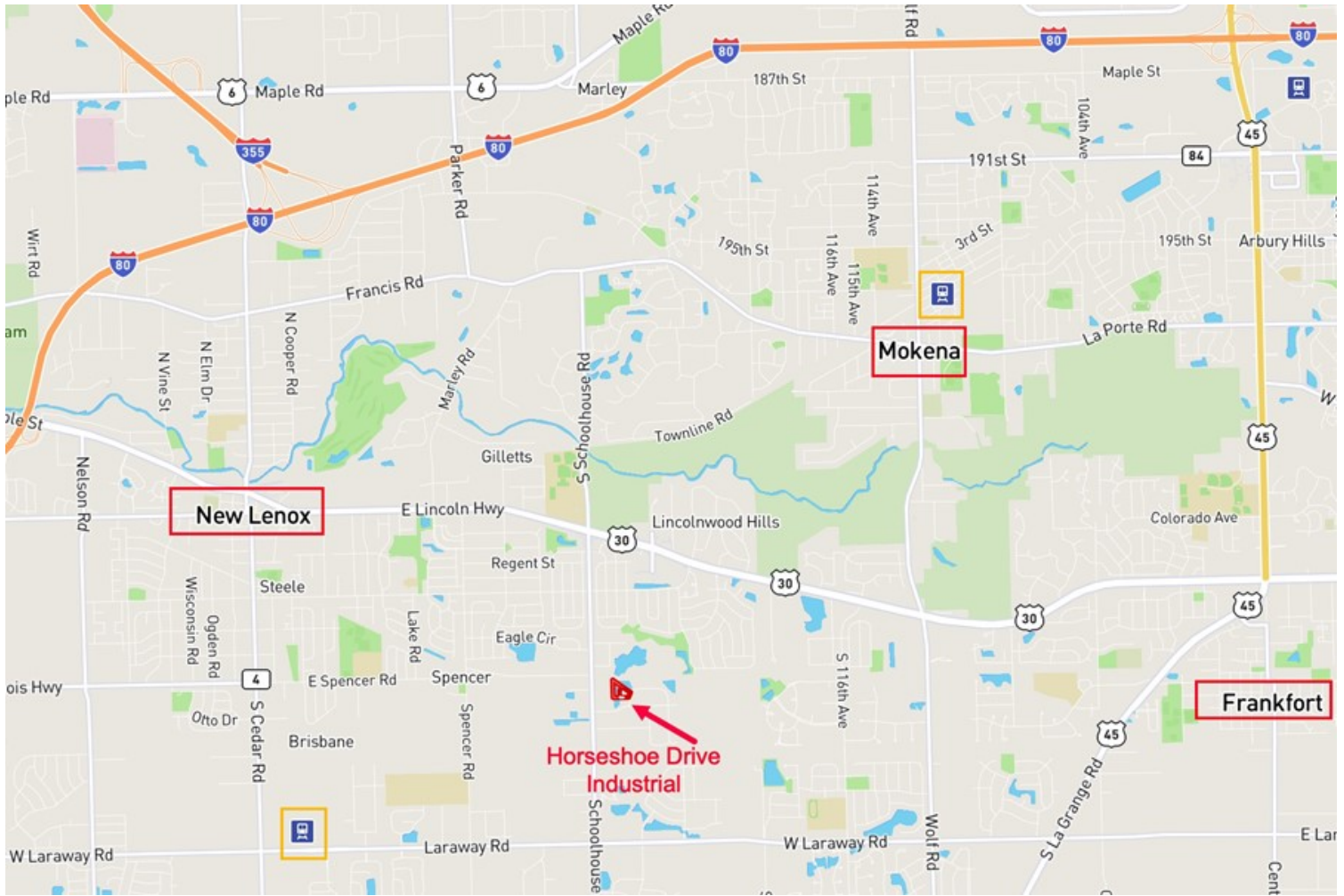
**Investment Amount:** \$295,665 is the total investment for this buildable lot.

### LOCATION

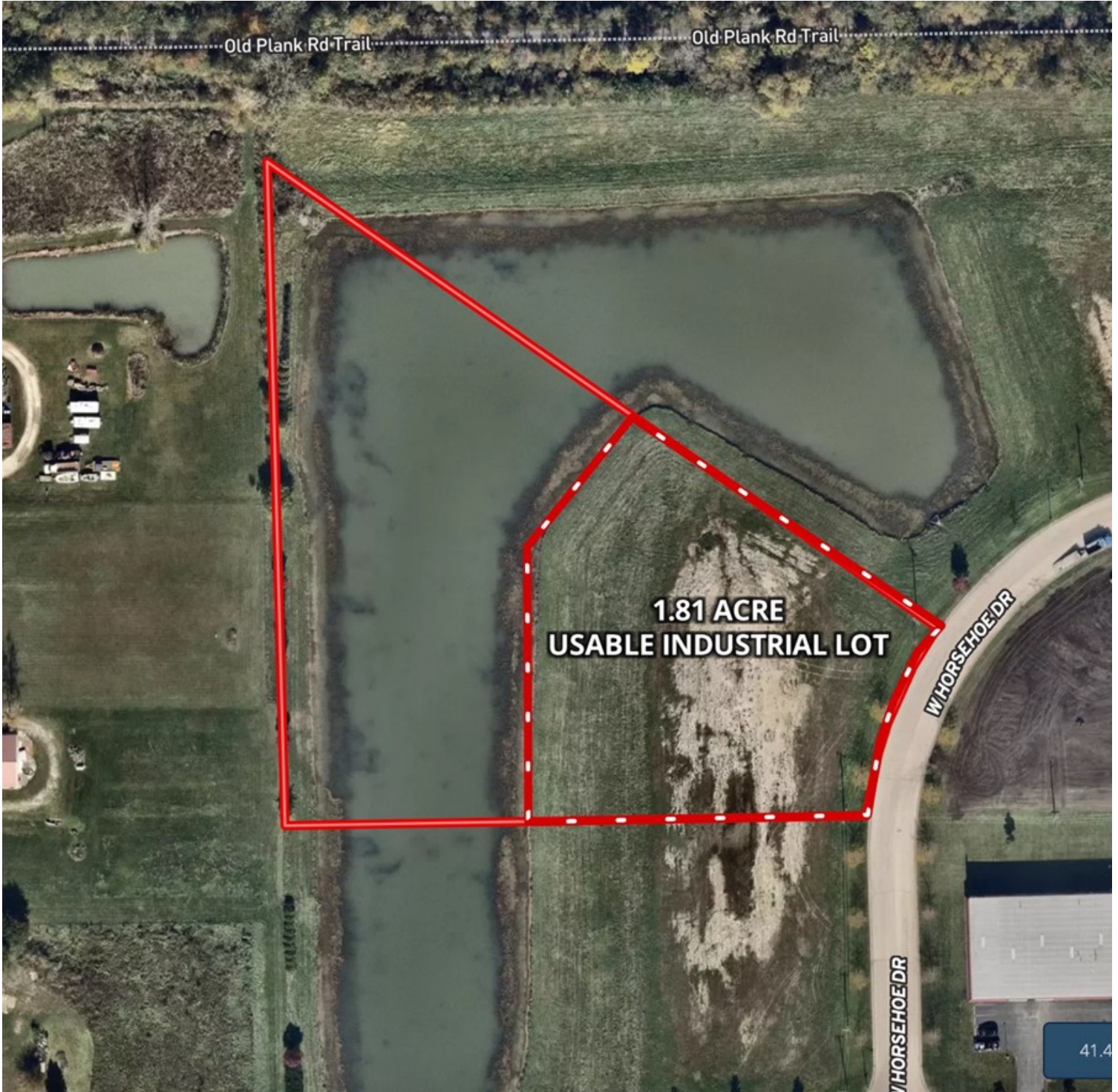
**Address:** 12600 W. Horseshoe Drive,  
New Lenox, IL 60451

**County:** Will County

ROADWAYS MAP 4.2 ACRE HORSESHOE DRIVE INDUSTRIAL PARCEL, NEW LENOX, WILL COUNTY

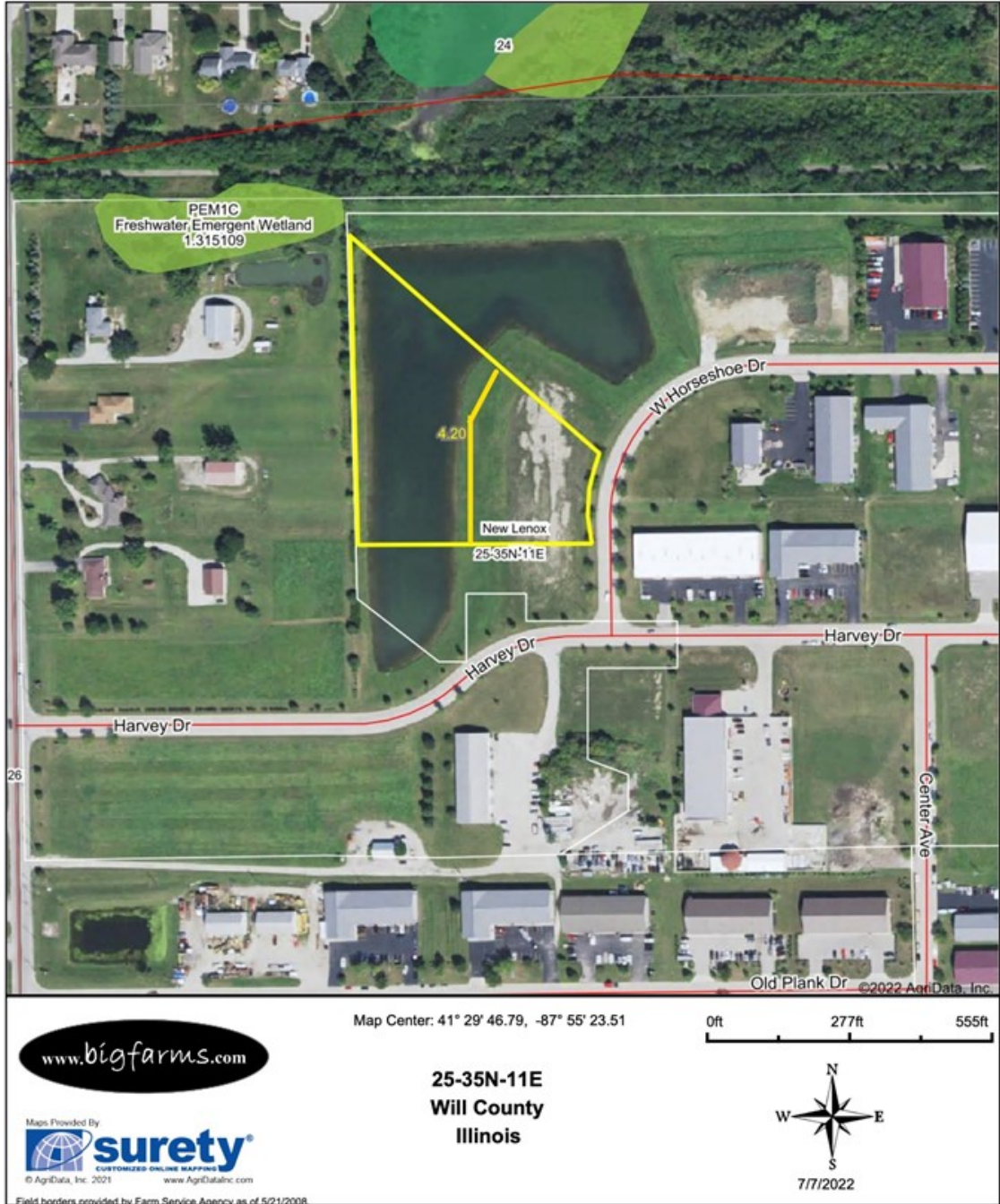


AERIAL MAP 4.2 ACRE HORSESHOE DRIVE INDUSTRIAL PARCEL, NEW LENOX, WILL COUNTY



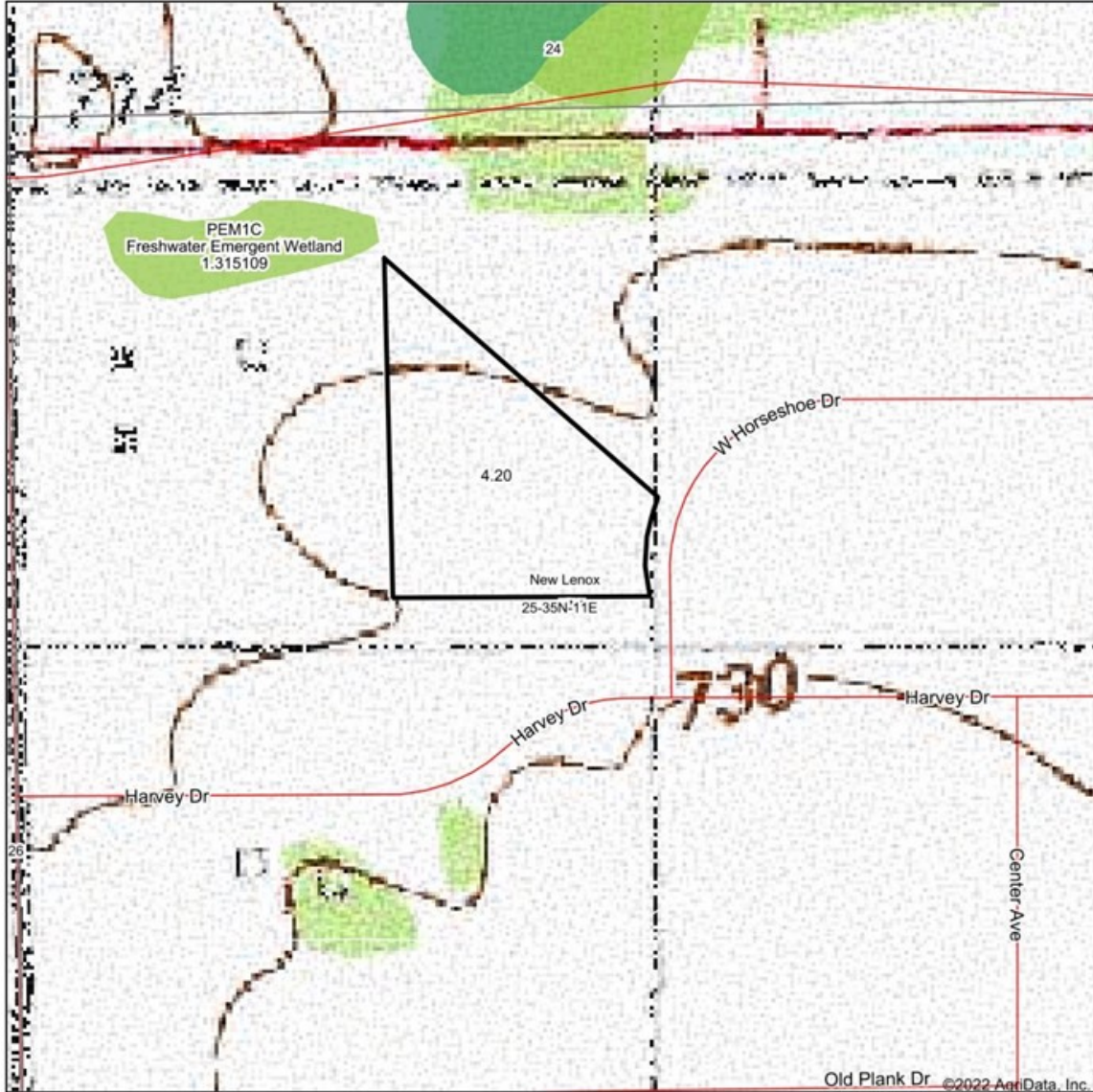
FSA MAP 4.2 ACRE HORSESHOE DRIVE INDUSTRIAL PARCEL, NEW LENOX, WILL COUNTY

Aerial Map



TOPOGRAPHY MAP 4.2 ACRE HORSESHOE DRIVE INDUSTRIAL PARCEL, NEW LENOX, WILL COUNTY

Topography Map



map center: 41° 29' 46.79, -87° 55' 23.51

0ft 277ft 555ft

Maps Provided By **surety**  
CUSTOMIZED ONLINE MAPPING  
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**25-35N-11E**  
**Will County**  
**Illinois**

7/7/2022

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

CONTOUR MAP 4.2 ACRE HORSESHOE DRIVE INDUSTRIAL PARCEL, NEW LENOX, WILL COUNTY

Topography Contours



WETLAND MAP 4.2 ACRE HORSESHOE DRIVE INDUSTRIAL PARCEL, NEW LENOX, WILL COUNTY

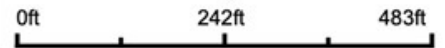
**Wetlands Map**



State: **Illinois**  
 Location: **25-35N-11E**  
 County: **Will**  
 Township: **New Lenox**  
 Date: **7/7/2022**



Maps Provided By:  
**surety**  
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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/>



## 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.**

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