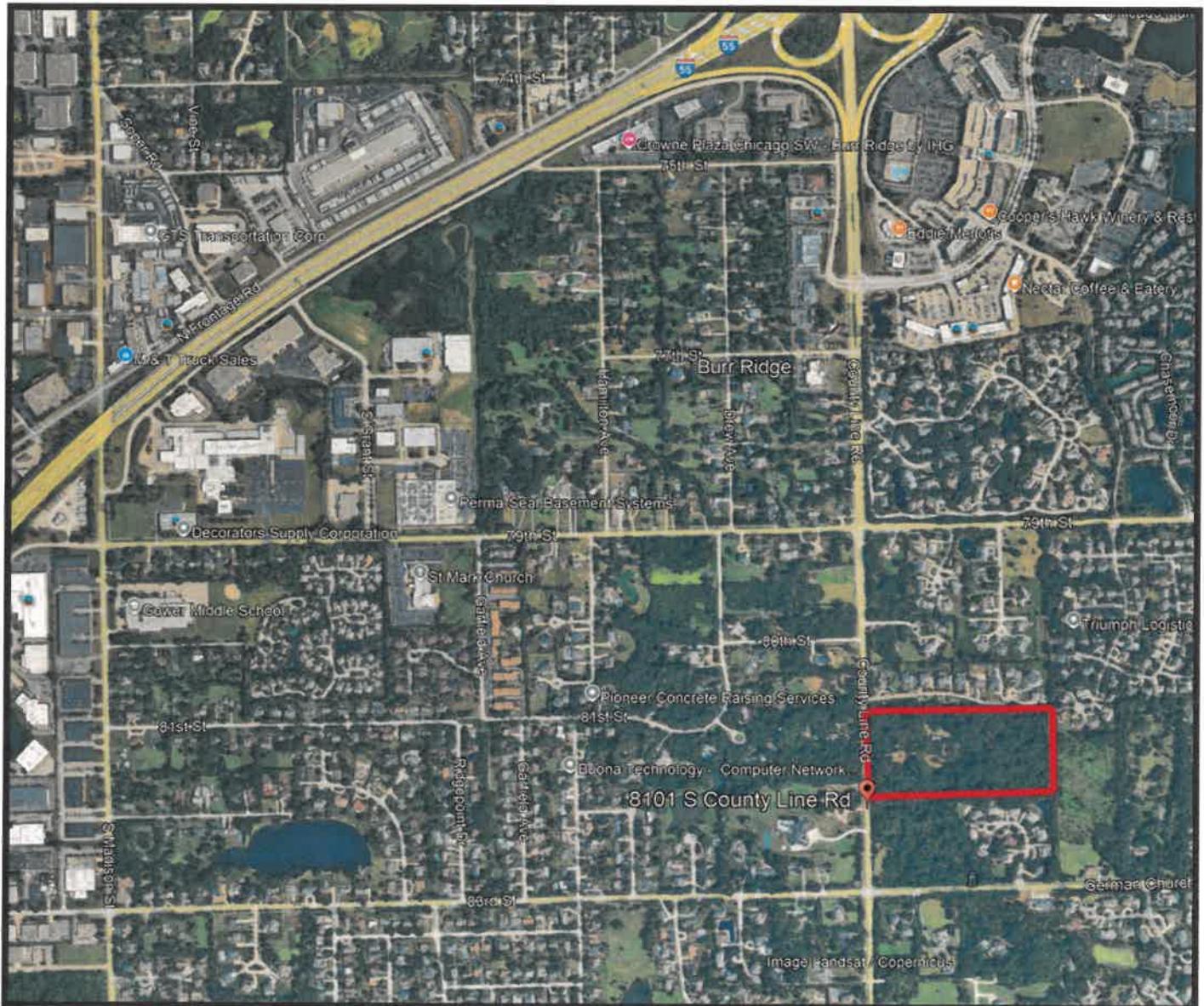


APPROXIMATELY 20 ACRES
8101 S. COUNTY LINE ROAD
STUNNING SITE WITH ENDLESS POSSIBILITIES
BURR RIDGE, ILLINOIS



Land and Real Estate Advisors

Larry Dickstein, Listing Agent
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847.334.8000

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3405 N. Kennicott Avenue, Suite A
Arlington Heights, Illinois 60004
Office: 847-394-8000
WWW.LANDPARTNERSLLC.COM



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STUNNING SITE WITH ENDLESS POSSIBILITIES

BURR RIDGE, ILLINOIS

PROPERTY DETAILS: **PRICE: \$8,800,000**

LOCATION DESCRIPTION: The site is described as two parcels; one that is 5 acres, the second is 15 acres. They are adjacent and located on the east side of County Line Road. The site is located between 79th and 83rd .

PROPERTY DESCRIPTION: The property has a flowing creek and a rolling contour landscape. Minutes to I-55, I-294, and only 25 minutes from downtown Chicago.

ZONING: The parcel is currently zoned R-1.

COMPREHENSIVE PLAN: The comprehensive plan calls for detached, single-family residences. The surrounding area is characterized by detached, single-family residences, which have R2, R-2A, R-2B and R-3 zoning.

UTILITIES: Village water main is along County Line Road. Sanitary sewer is to the north and south along Cross Creek and Greystone Courts.

NOTE: The site's current zoning of R-1 requires a 5 acre minimum per lot. There is potential to rezone the site to R2-B which would only require a minimum lot size of 30,000 square feet.



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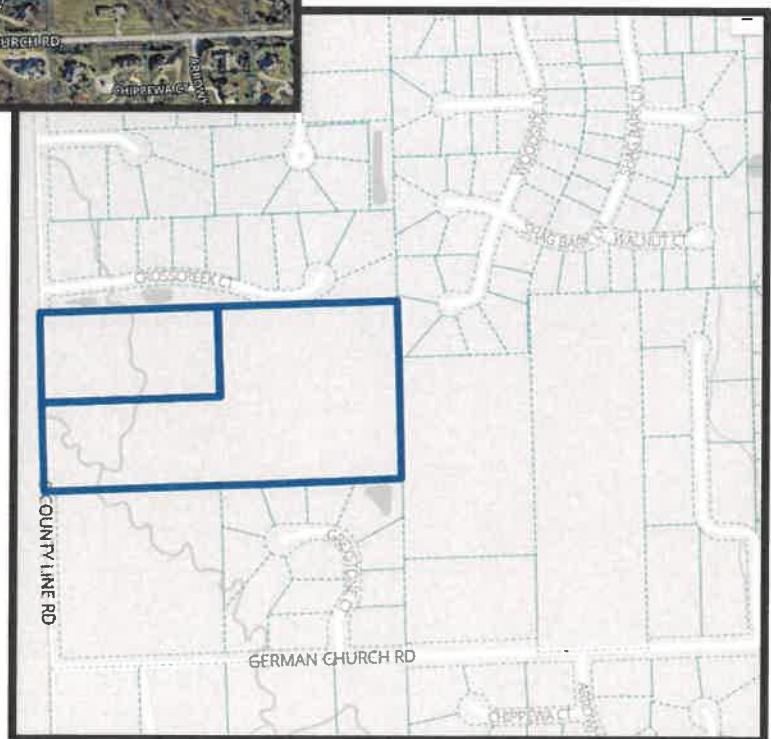
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SCHOOLS

As Per SchoolDigger.com, the above site is serviced by the following schools:

<u>Name of School</u>	<u>Grades</u>	<u>Students</u>	<u>Type</u>	<u>Rank</u>
Pleasantdale Elementary School 8100 School Street LaGrange, Illinois 60525 (District 107)	PK-4	477	Public	81/2067
Pleasantdale Middle School 7450 Wolf Road Burr Ridge, Illinois 60527 (District 107)	5-8	352	Public	49/1363
Lyons Township High School 100 S. Brainard Avenue LaGrange, Illinois 60525 (District 204)	9-12	3,767	Public	31/813

RUSSELL W. SCHOMIG PLS # 035-002446
WILLIAM K. SCHOMIG

SCHOMIG LAND SURVEYORS, LTD.
ALTA/ACSM LAND TITLE SURVEY

909 EAST 31st STREET
LA GRANGE PARK, ILLINOIS 60526
OFFICE (708) 352-1452
FAX (708) 352-1454

PARCEL 1:
A TRACT OF LAND IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SAID SOUTHWEST 1/4; THENCE SOUTH 333.30 FEET; THENCE WEST 660.30 FEET; THENCE EAST 660.31 FEET TO AN IRON PIPE; THENCE NORTH 333.30 FEET TO THE NORTH LINE OF THE SAID SOUTHWEST 1/4; THENCE WEST 660.30 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31 (EXCEPT THE SOUTH 20 ACRES THEREOF) IN TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SAID SOUTHWEST QUARTER AND RUNNING THENCE SOUTH ON THE NORTH LINE OF THE SAID SOUTHWEST QUARTER; THENCE EAST 660.31 FEET TO AN IRON PIPE; THENCE NORTH 333.30 FEET TO THE NORTH LINE OF THE SAID SOUTHWEST QUARTER; THENCE WEST 660.31 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

