

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

larry@landpartnersllc.com

847.334.8000

LAND PARTNERS, L.L.C.

3405 N. Kennicott Avenue, Suite A

Arlington Heights, Illinois 60004

Office: 847-394-8000

WWW.LANDPARTNERSLLC.COM





APPROXIMATELY 20 ACRES

8101 S. COUNTY LINE ROAD

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.



Land and Real Estate Advisors

Larry Dickstein, Listing Agent

larry@landpartnersllc.com

847.334.8000

LAND PARTNERS, L.L.C.

3405 N. Kennicott Avenue, Suite A

Arlington Heights, Illinois 60004

Office: 847-394-8000

WWW.LANDPARTNERSLLC.COM



APPROXIMATELY 20 ACRES

8101 S. COUNTY LINE ROAD

STUNNING SITE WITH ENDLESS POSSIBILITIES

BURR RIDGE, ILLINOIS



Larry Dickstein, Listing Agent
larry@landpartnersllc.com
847.334.8000

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



APPROXIMATELY 20 ACRES

8101 S. COUNTY LINE ROAD

STUNNING SITE WITH ENDLESS POSSIBILITIES

BURR RIDGE, ILLINOIS

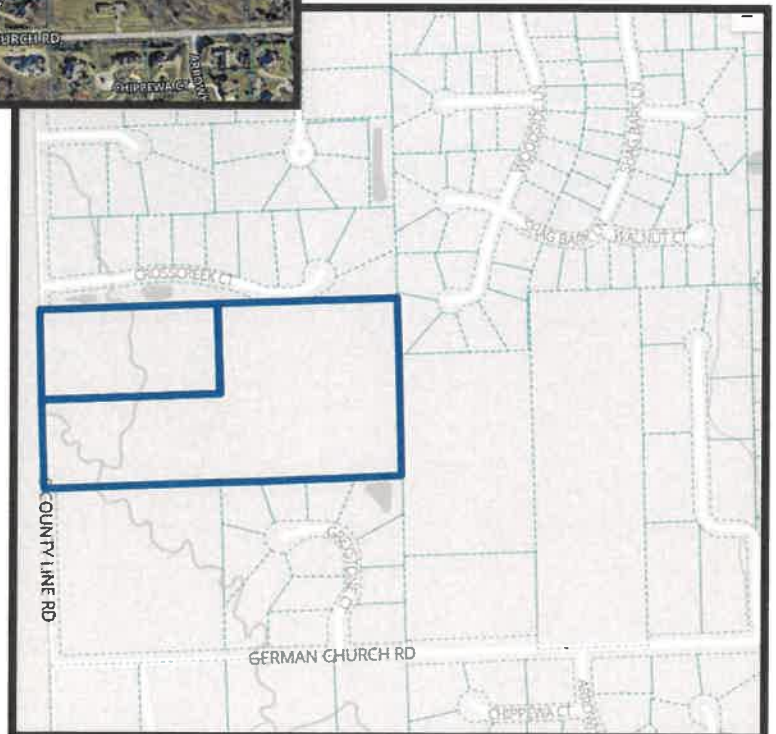


18-31-102-008-0000

**8101 S COUNTY LINE RD
BURR RIDGE, IL 60527**

18-31-102-009-0000

**8101 S COUNTY LINE RD
BURR RIDGE, IL 60527**



Land and Real Estate Advisors

Larry Dickstein, Listing Agent

larry@landpartnersllc.com

847.334.8000

LAND PARTNERS, L.L.C.

3405 N. Kennicott Avenue, Suite A

Arlington Heights, Illinois 60004

Office: 847-394-8000

WWW.LANDPARTNERSLLC.COM



APPROXIMATELY 20 ACRES

8101 S. COUNTY LINE ROAD

STUNNING SITE WITH ENDLESS POSSIBILITIES

BURR RIDGE, ILLINOIS

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 Stree 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



Land and Real Estate Advisors

Larry Dickstein, Listing Agent

Larry@landpartnersllc.com

847.334.8000 (Cell)

LAND PARTNERS, L.L.C.

3405 N. Kennicott Avenue, Suite A

Arlington Heights, Illinois 60004

847.394.8000 (O)

WWW.LANDPARTNERSLLC.COM



