

LAND FOR SALE

DEVELOPMENT SITE



PROPERTY FEATURES:

- * Approx. 32.64 Acres
- * Approx. 1,150 feet of Frontage on Rte. 83
- * Under \$2.50 PSF
- * Water to Site
- * Sewer to Site
- * Potential Incentives
- * Adjoins Limited Industry Zoning

DIRECTIONS:

From State Route 83 & Peterson Road go north on Rt 83 to site on west side just north of Lester's Material

PINS:

10-11-200-017 (Approx. 32.64 Acres)

ASKING PRICE:

\$3,495,000

2021 ESTIMATED POPULATION:

1 Mile: 1,737
3 Miles: 33,889
5 Miles: 125,706

2022 TAX BILL:

\$863.98 (Crop Exemption)

IDOT TRAFFIC COUNTS

Approx. 5,050 (Route 83)
Approx. 17,300-19,000 (Peterson)

2021 EST. AVG. HOUSEHOLD INCOME

1 Mile: \$149,322
3 Miles: \$129,608
5 Miles: \$137,293

**30862 N. IL Route 83
Grayslake, IL 60030**

Asking

\$3,495,000

Grayslake supports Limited Industry zoning on this 32.64 acre site with sewer and water. This square property has over 1,150 feet of State Route 83 frontage and can handle heavy load truck traffic. The current R1 zoning is a holding zone until an end user steps up to the plate! This acreage adjoins Limited Industry zoned Waste Management recycling center and General Business zoned Lester's Material. Your company has the opportunity to Join Medline, Fed Ex, Saia Trucking, Waste Management, Lester's Material and Lake County Fairgrounds. Ideal uses include Industrial Park, Warehousing, Contractor storage yard, Self storage, truck terminal, Semi truck sales and service, Material storage, etc... Priced under \$2.50 per square foot. Grayslake may offer incentives for an industrial development that brings jobs and new technology to the area. The now defunct Rt 53 ROW kept this property from being developed in the past. Walk the land at your own risk. Please do not damage crop. Long time family ownership looking to divest. Contact LO with any questions.



Robert E. Frank, GRI
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*All information is
Not Guaranteed*



Land

Status: **NEW**
 Area: **30**
 Address: **30862 N IL Route 83 , Grayslake, IL 60030**
 Directions: **From intersection of State Route 83 and Peterson Road go north on Rt 83 to site on west side just north of Lester's Material**

MLS #: **11892473** List Price: **\$3,495,000**
 List Date: **09/22/2023** Orig List Price: **\$3,495,000**
 List Dt Rec: **09/22/2023** Sold Price:

Closed:
 Off Market:
 Dimensions: **1150 X 1280 X 1150 X 1280**
 Ownership: **Fee Simple**
 Corp Limits: **Unincorporated**
 Rooms:
 Bedrooms:
 Basement:

Contract Date:
 Financing:
 Subdivision:
 Township: **Fremont**
 Bathrooms / (full/half):
 Master Bath:
 Bmt Bath: **No**
 Rental Price:
 Rental Unit:
 Lst. Mkt. Time: **6**
 Concessions:
 Contingency:
 County: **Lake**
 # Fireplaces:
 Parking:
 Garage Type:
 # Spaces: **0**

Mobility Score: -



Remarks: **Grayslake supports Limited Industry zoning on this 32.64 acre site with sewer and water. This square property has over 1,150 feet of State Route 83 frontage and can handle heavy load truck traffic. The current R1 zoning is a holding zone until an end user steps up to the plate! This acreage adjoins Limited Industry zoned Waste Management recycling center and General Business zoned Lester's Material. Your company has the opportunity to Join Medline, Fed Ex, Saia Trucking, Waste Management, Lester's Material and Lake County Fairgrounds. Ideal uses include Industrial Park, Warehousing, Contractor storage yard, Self storage, truck terminal, Semi truck sales and service, Material storage, etc... Priced under \$2.50 per square foot. Grayslake may offer incentives for an industrial development that brings jobs and new technology to the area. The now defunct Rt 53 ROW kept this property from being developed in the past. Walk the land at your own risk. Please do not damage crop. Long time family ownership looking to divest. Contact LO with any questions.**

School Data
 Elementary: **Fremont (79)**
 Junior High: **Fremont (79)**
 High School: **Mundelein Cons (120)**

Assessments	Tax	Miscellaneous
Special Assessments: No	Amount: \$863.98	Waterfront: No
Special Service Area: No	PIN: 10112000170000	Acreage: 32.64
	Mult PINs: No	Appx Land SF: 1421798
	Tax Year: 2022	Front Footage: 1333
Zoning Type: Single Family	Tax Exmps: Other	# Lots Avail: 1
Actual Zoning: R1		Farm: Yes
		Bldgs on Land?: No

Laundry Features:
 Lot Size: **25.0-99.99 Acres**
 Lot Size Source: **County Records**
 Pasture Acreage:
 Tillable Acreage:
 Wooded Acreage:
 Lot Desc:
 Land Desc: **Cleared, Tillable**
 Land Amenities:
 Farms Type: **Grain**
 Bldg Improvements:
 Current Use: **Agricultural/Land Only**
 Potential Use: **Commercial, Industrial/Mfg, Office and Research, Retail, Special Use, Zoning Change Required**
 Location:
 Known Liens: **None Known**

Ownership Type: **Land Trust**
 Frontage/Access: **State Road**
 Driveway:
 Road Surface: **Asphalt**
 Rail Availability: **None**
 Tenant Pays:
 Min Req/SF (1):
 Min Req/SF (2):
 Other Min Req SF:
 Lease Type:
 Loans:
 Equity:
 Relist:
 Seller Needs: **Cash, New Opportunity**
 Seller Will:
 Gas Supplier: **Nicor Gas**
 Electric Supplier: **Commonwealth Edison**

Type of House:
 Style of House:
 Basement Details:
 Construction:
 Exterior:
 Air Cond:
 Heating:
 Utilities to Site: **Electric Nearby, Electric to Site, Gas Nearby, Gas to Site, Sanitary Sewer Nearby, Water-Municipal, Water to Site, Sewer-Public**
 General Info: **School Bus Service**
 Backup Package: **Yes**
 Backup Info: **Aerial Map, Demographics, Soil Map, Tax Bill, Traffic Counts**
 Possession: **Closing**
 Sale Terms:
 Addl. Sales Info.: **None**
 Broker Owned/Interest: **No**

Broker: **Robert E. Frank Real Estate (2412) / (847) 356-5263**
 List Broker: **Robert E Frank, GRI (11927) / (847) 356-5263 / robertefrankrealestate@gmail.com; Landman5263@aol.com**
 CoList Broker:
 More Agent Contact Info:

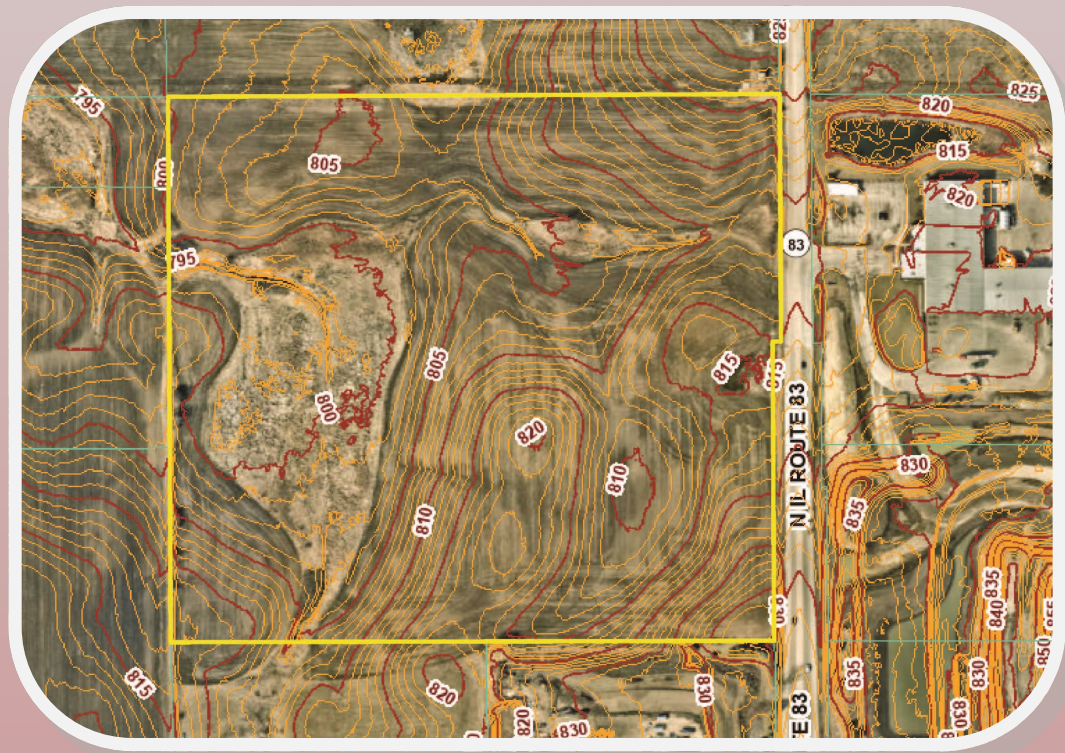
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 NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 11892473

Prepared By: Robert E Frank, GRI | Robert E. Frank Real Estate | 09/27/2023 03:13 PM



LCWI
Lake Co. Wetland Inventory



Topography

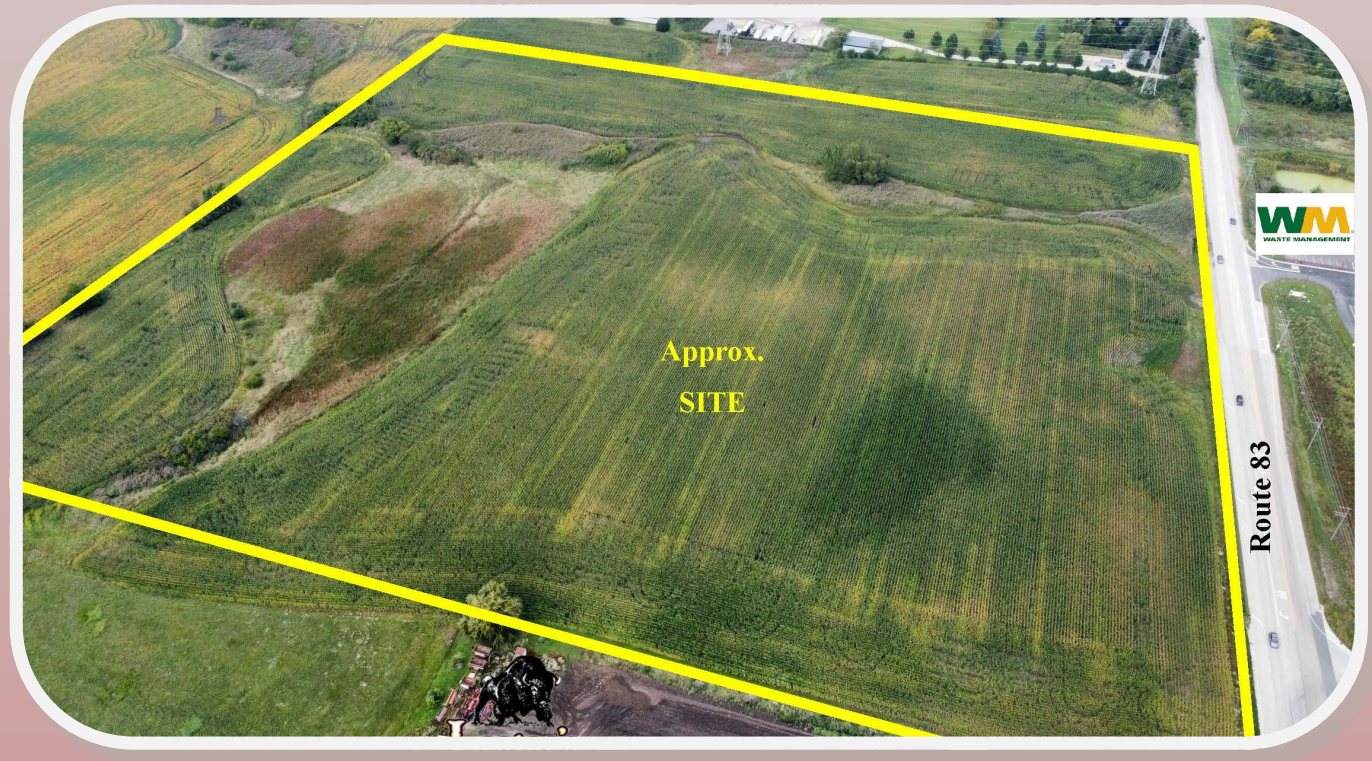


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