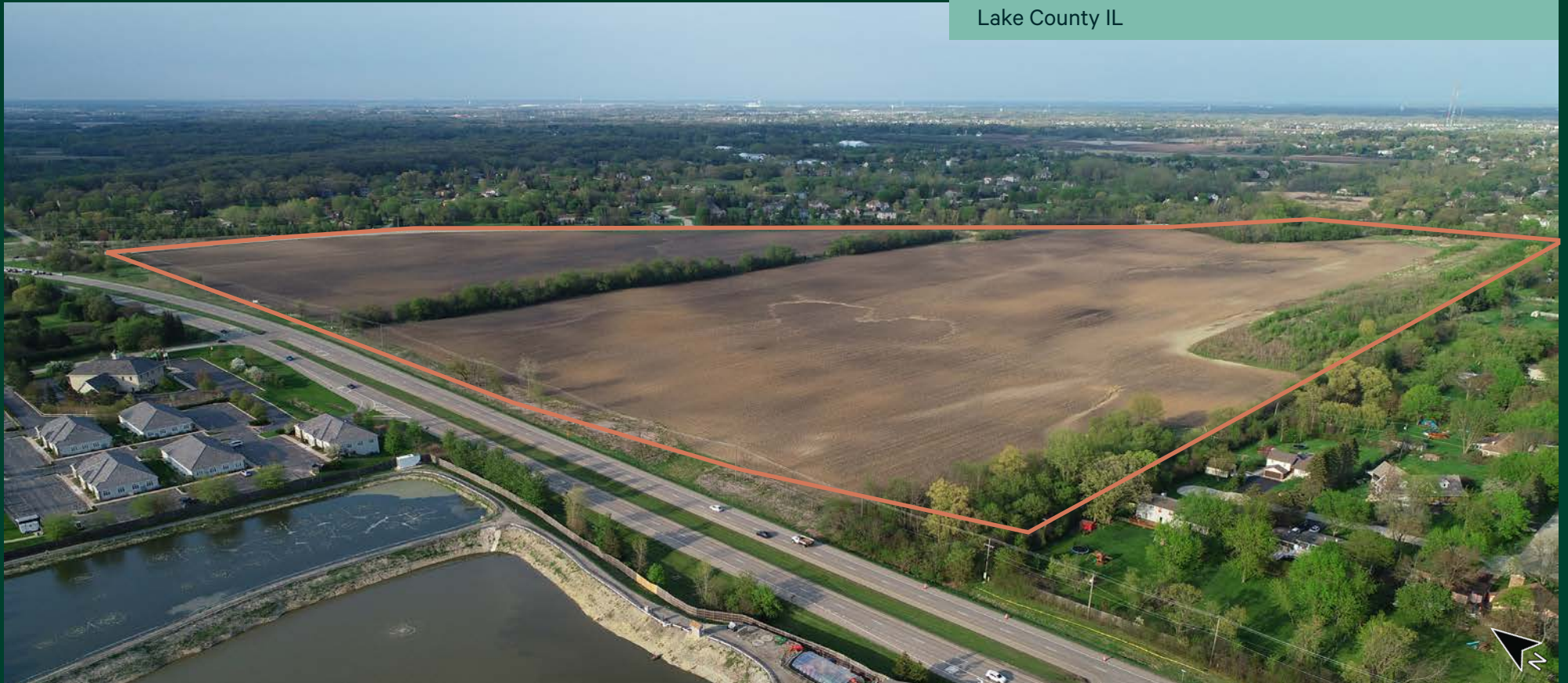


Rare Infill Development Opportunity

SEC of Rand (Rt 12) and Old McHenry Roads
Lake County IL



Property Highlights

SEC of Rand (Rt 12) and Old McHenry Roads
Lake County IL

For Sale ±108 ACRES

- + Currently unincorporated Lake County
- + Possible Residential/Mixed-Use Development Opportunity
- + Zoning entitlements previously approved for large commercial development
- + Over 2,400 feet of frontage on Rand Road
- + Surrounded by high end residential within a strong demographic area
- + Great location on Rand Road with access to Lake Zurich less than 2 miles South
- + Grade School & Middle School located in Hawthorn Woods
- + High School located in Lake Zurich - both within Community School District 95
- + Traffic Counts:
35,100 vehicles per day on Rand Road (Rt 12)
10,800 vehicles per day on Old McHenry Road
- + Subject to Offer
- + Please call for additional Information

Site Aerial

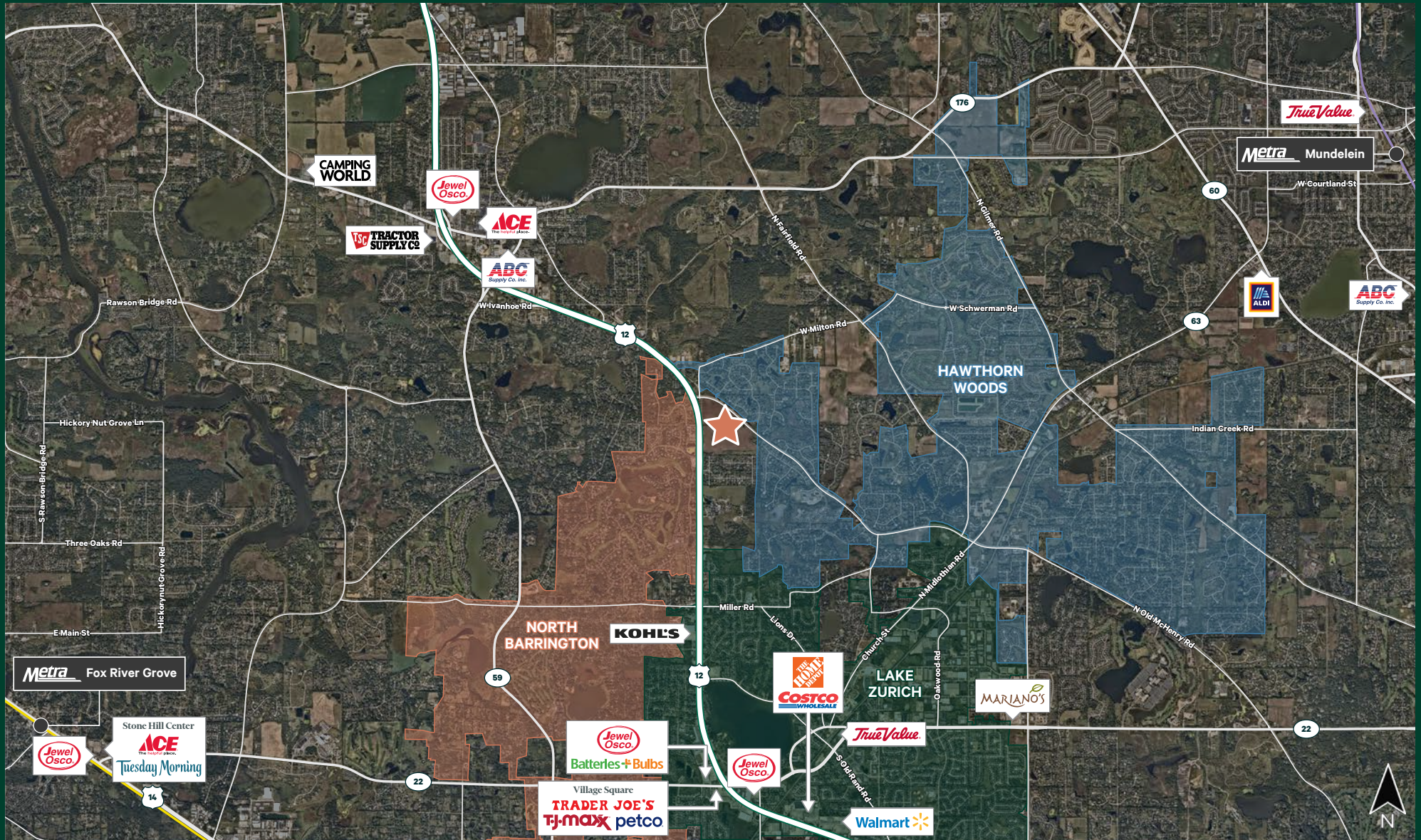


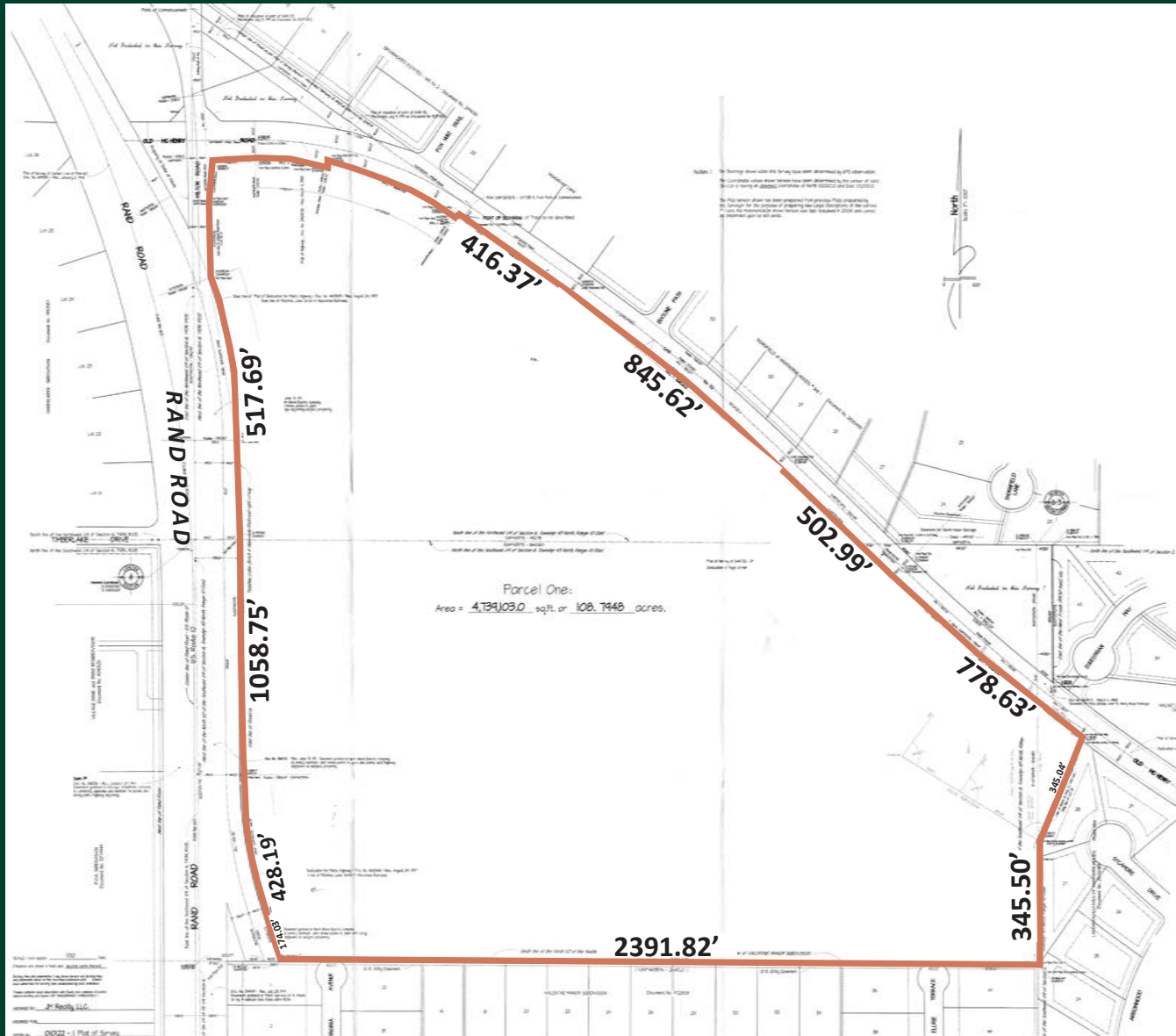
Path to Development

- + Potential to stay in the County (Lake Zurich Address)
- + Water supplied from Aqua Illinois
- + Sewer agreement with Lake Zurich
- + Subject to Tri-Party agreement negotiations

Area Amenities and Transportation Corridors

SEC of Rand (Rt 12) and Old McHenry Roads
Lake County IL



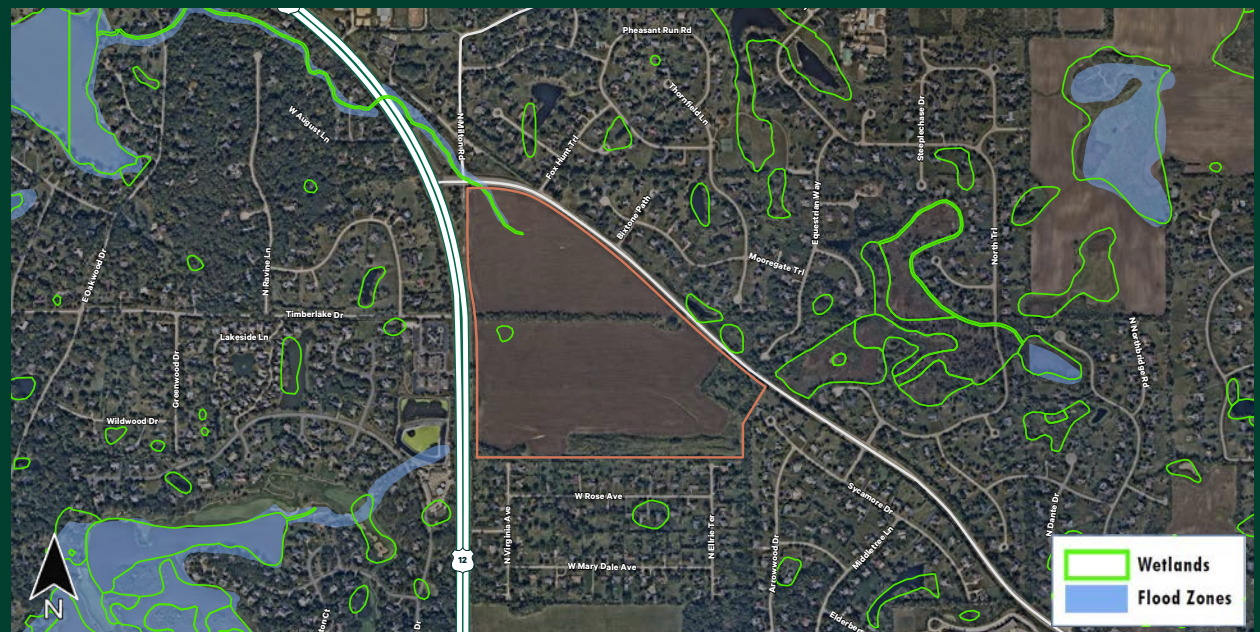


Demographic Snapshot

SEC of Rand (Rt 12) and Old McHenry Roads
Lake County IL

	1 MILE	3 MILES	5 MILES
Population	2,212	29,665	76,884
Households	729	11,319	27,602
Average Household Income	\$197,456	\$152,295	\$154,252
Average Housing Value	\$603,245	\$454,720	\$443,448

Floodplains / Wetlands





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