

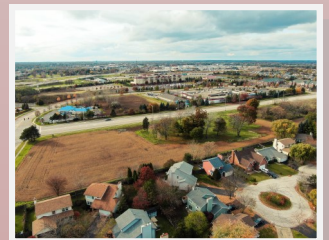
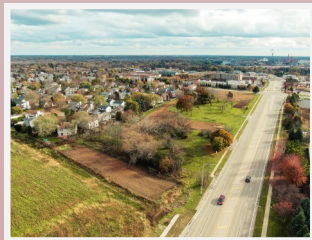
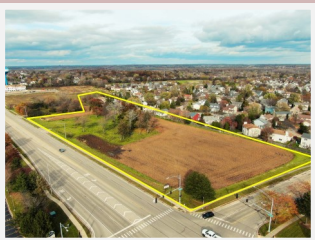
LAND FOR SALE PRIME LOCATION

PROPERTY FEATURES:

- * 07-15-100-010
- * 07-15-100-064
- * Approx. 5.33 Acres
- * Signalized Intersection
- * Prime Gurnee Commercial Area
- * Zoned O-1

DIRECTIONS:

From I 94 exit Grand Avenue (Rt 132) eastbound. Go to first light which is Dilley's Road. Go north to NE corner of Dilley's and Pin-



**1551 N. Dilley's Rd.
Gurnee, IL 60031**

Asking
\$1,625,000

Gurnee 5 plus acre commercial site at signalized intersection just east of I 94 and just north of Grand Avenue. Ideal for professional/medical/institutional office building. City may consider hotel, restaurant, retail strip center subject to Gurnee approval. Lots of rooftops nearby within walking distance. Traffic count on Dilley's is approximately 7,700 vehicles per day. Priced at \$6.50 per foot. Owner prefers to sell entire site but may consider dividing. Park in access drive off Dilley's and walk the site at own risk. Taxes based upon farmland value.



Robert E. Frank, GRI
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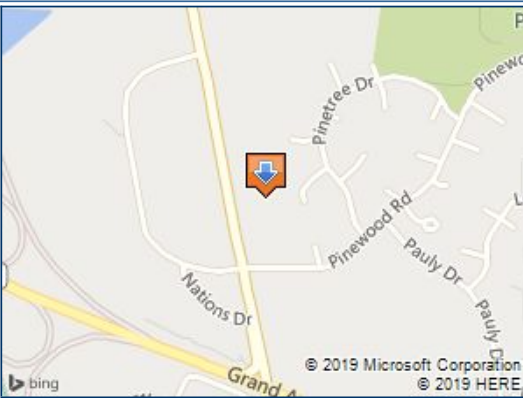
ROBERT E. FRANK
REAL ESTATE &
847-356-LAND

RobertEFrankRealEstate.com

*All information is
Not Guaranteed*



Land
 Status: **ACTV**
 Area: **31**
 Address: **1551 N Dilleys Rd , Gurnee, IL 60031**
 Directions: **From I 94 exit Grand Avenue (Rt 132) eastbound. Go to first light which is Dilleys Road. Go north to NE corner of Dilleys and Pinewood.**
 Closed: _____ Contract Date: _____ Rental Price: _____
 Off Market: _____ Financing: _____ Rental Unit: _____
 Dimensions: **684 X 168 X 191 X 102 X 879 X 311** Concessions: _____ List Mkt Time: **767**
 Ownership: **Fee Simple** Subdivision: _____ Contingency: _____
 Corp Limits: **Gurnee** Township: **Warren** County: **Lake**
 Coordinates: _____ # Fireplaces: _____
 Rooms: _____ Bathrooms (full/half): **/** Parking: _____
 Bedrooms: _____ Master Bath: _____ Garage Type: _____
 Basement: _____ Bmt Bath: **No** # Spaces: **0**
 Mobility Score: **38 - Minimal Mobility.**



Remarks: **Gurnee 5 plus acre commercial site at signalized intersection just east of I 94 and just north of Grand Avenue. Ideal for professional/medical/institutional office building. City may consider hotel, restaurant, retail strip center subject to Gurnee approval. Lots of rooftops nearby within walking distance. Traffic count on Dilleys is approximately 7,700 vehicles per day. Priced at \$7 per foot. Owner prefers to sell entire site but may consider dividing. Park in access drive off Dilleys and walk the site at own risk. Taxes based upon farmland value.**

School Data		Assessments		Tax		Miscellaneous	
Elementary:	Woodland (50)	Special Assessments:	No	Amount:	\$120.60	Waterfront:	No
Junior High:	Woodland Jr (50)	Special Service Area:	No	PIN:	0715100010000	Acreage:	5.33
High School:	Warren Township (121)			Mult PINs:	Yes	Appx Land SF:	232174.80
				Tax Year:	2018	Front Footage:	684
				Tax Exmps:	Other	# Lots Avail:	2
		Zoning Type:	Commercial			Farm:	Yes
		Actual Zoning:	O-1			Bldgs on Land?:	No

Laundry Features:
 Lot Size: **5.0-5.99 Acres**
 Lot Desc: **Corner**
 Land Desc: **Level**
 Land Amenities:
 Farms Type: **Grain**
 Bldg Improvements:
 Current Use: **Agricultural/Land Only**
 Potential Use: **Commercial, Office and Research**
 Location:
 Known Liens: **None Known**
 Seller Needs: **Cash**
 Seller Will:

Ownership Type: **Limited Partnership**
 Frontage/Access: **County 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:

Type of House:
 Style of House:
 Basement Details: **None**
 Construction:
 Exterior:
 Air Cond:
 Heating:
 Utilities to Site: **Electric Nearby, Gas Nearby, Sanitary Sewer Nearby, Water-Nearby**
 General Info: **None**
 Backup Package: **Yes**
 Backup Info: **Aerial Map, Demographics, 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 / robertfrankrealestate@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 #: 09706134

Prepared By: Robert E Frank, GRI | Robert E. Frank Real Estate | 09/05/2019 07:26 PM

Aerial

Showing Area Businesses



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