

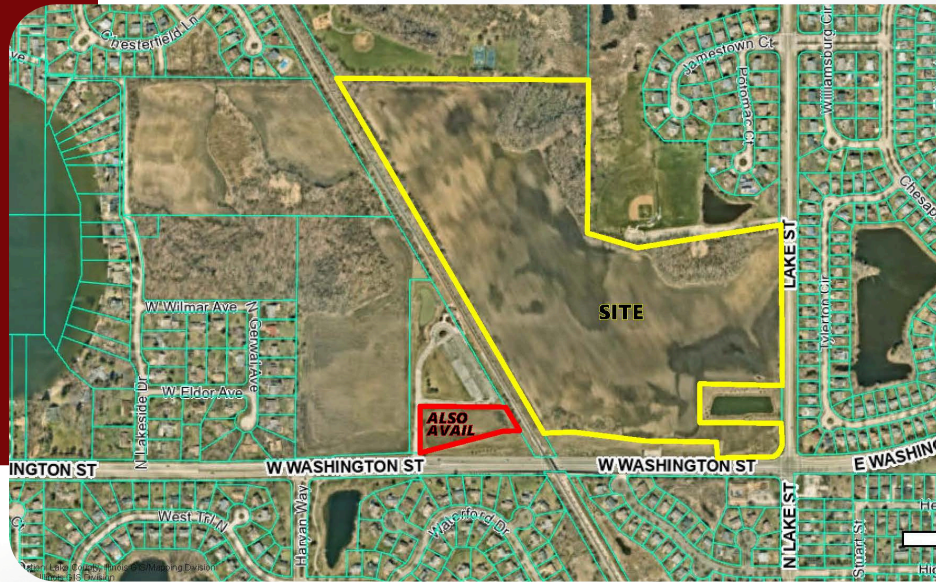


ROBERT E. FRANK
OWNER / MANAGING BROKER
847-508-5263



Development Site **LAND FOR SALE** PRICED AT **\$ 2,150,000**

**21238 W. WASHINGTON ST - EAST
GRAYSLAKE, IL 60030**



ABOUT PROPERTY

Grayslake development site has 56.63 acres with frontage on both Lake Street and Washington Street! Site adjoins Doolittle Park/English Meadows to the north, Washington to south and Lake Street to the east and RR tracks to the west. This infill opportunity for new housing product in Grayslake is ideal for single family housing. Can accommodate move up product or 55 and over community. Lies in top ranked Grayslake High School District 127. Blocks from thriving downtown business district. Walk and bike to Metra, downtown restaurants, parks, etc... Site adjoins wonderful trail system connection to many GL Parks! Village of Grayslake needs new housing stock and this site is ideally located. Sewer and water to site. Possible PUD, senior housing, cluster homesites, attached housing. Signalized corner may accommodate commercial use. Possible corporate campus with zoning change. Farmed for low taxes. Walk property at own risk. Concept plans available on our website. Improved storm sewer recently installed along Washington Street.

FEATURES

- 06-22-400-032
- Approx. 56.63 Acres
- Add'l 2 Acres Available
- Near Rollins Savannah Forest Preserve
- Subdivision Potential
- Sewer & Water to Site
- Metra Station on Site
- Grayslake Schools
- Many Possibilities

PIN(S):

06-22-400-032

2022 TAX BILL:

\$3,393.08

PRICE:

\$2,150,000

IDOT TRAFFIC COUNTS:

APPROX. 15,900 (WASHINGTON)
APPROX. 5,350 (LAKE)

2020 EST. POPULATION:

1 MILE: 4,966
3 MILES: 53,320
5 MILES: 136,729

2020 EST. AVG.

HOUSEHOLD INCOME:

1 MILE: \$109,040
3 MILES: \$103,939
5 MILES: \$ 96,459



847-356-LAND



P.O. BOX 1111, LAKE VILLA, IL 60046



WWW.ROBERTEFRANKREALESTATE.COM



ROBERTEFRANKREALESTATE@GMAIL.COM

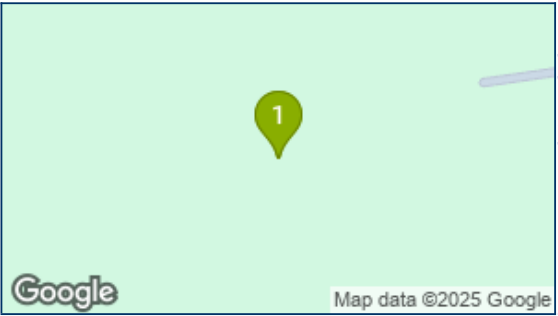


Land
Status: **ACTV**
Area: **30**
Address: **21238 W Washington St Lot EAST, Grayslake, IL 60030**
Directions: **Northwest Corner of Lake Street & Washington Street**

Closed:
Off Market:
Dimensions: **56.63 ACRES**
Ownership: **Fee Simple**
Corp Limits: **Grayslake**
Coordinates: **N:34 W:19**
Rooms:
Bedrooms:
Basement:
Mobility Score: -

MLS #: **12314729**
List Date: **04/11/2025**
List Dt Rec: **04/11/2025**
Contract Date:
Financing:
Subdivision: **Avon**
Township: **Avon**
Bathrooms (full/half): **/**
Master Bath:
Bmt Bath:

List Price: **\$2,150,000**
Orig List Price: **\$2,150,000**
Sold Price:
Rental Price: **\$0**
Rental Unit:
Lst. Mkt. Time: **55**
Concessions:
Contingency:
County: **Lake**
Fireplaces:
Parking:
Garage Type:
Spaces: **0**



Remarks: **Grayslake development site has 56.63 acres with frontage on both Lake Street and Washington Street! Site adjoins Doolittle Park/English Meadows to the north, Washington to south and Lake Street to the east and RR tracks to the west. This infill opportunity for new housing product in Grayslake is ideal for single family housing. Can accommodate move up product or 55 and over community. Lies in top ranked Grayslake High School District 127. Blocks from thriving downtown business district. Walk and bike to Metra, downtown restaurants, parks, etc... Site adjoins wonderful trail system connection to many GL Parks! Village of Grayslake needs new housing stock and this site is ideally located. Sewer and water to site. Possible PUD, senior housing, cluster homesites, attached housing. Signalized corner may accommodate commercial use. Possible corporate campus with zoning change. Farmed for low taxes. Walk property at own risk. Concept plans available on our website. Improved storm sewer recently installed along Washington Street.**

School Data
Elementary: **Meadowview (46)**
Junior High: **Grayslake (46)**
High School: **Grayslake North (127)**

Assessments	Tax	Miscellaneous
Special Assessments: No	Amount: \$3,125.21	Waterfront: No
Special Service Area: No	PIN: 06224000320000	Acreage: 56.63
	Mult PINs: No	Appx Land SF: 2466602.4
	Tax Year: 2023	Front Footage: 1200
Zoning Type: Single Family R1	Tax Exmps: Other	# Lots Avail: 2
Actual Zoning:		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: **Corner**
Land Desc: **Level, Tillable, Wetland/s, Wooded**
Land Amenities: **Sidewalks**
Farms Type: **Grain**
Bldg Improvements:
Current Use: **Agricultural/Land Only**
Potential Use: **Commercial, Office and Research, Planned Unit Development, Residential-Estate, Residential-Multi-Family, Residential-Single Family, Zoning Change Required**
Location: **Corner**
Known Liens: **None Known**

Ownership Type: **Other**
Frontage/Access: **City Street, County Road, Public Road, Signal Intersection**
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**
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 to Site, Gas to Site, Sanitary Sewer to Site, Water to Site**
General Info: **Commuter Train**
Backup Package: **Yes**
Backup Info: **Aerial Map, Demographics, Existing Survey, 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 #: 12314729

Prepared By: Robert E Frank, GRI | Robert E. Frank Real Estate | 06/04/2025 03:10 PM