



# 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

**847-356-LAND**

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

**WWW.ROBERTFRANKREALESTATE.COM**

**ROBERTFRANKREALESTATE@GMAIL.COM**

### 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



Land Status:	ACTV	MLS #:	12314729	List Price:	\$2,150,000
Area:	30	List Date:	04/11/2025	Orig List Price:	\$2,150,000
Address:	21238 W Washington St Lot EAST, Grayslake, IL 60030	List Dt Rec:	04/11/2025	Sold Price:	
Directions:	Northwest Corner of Lake Street & Washington Street			Rental Price:	\$0
Closed:		Contract Date:		Rental Unit:	
Off Market:		Financing:		Lst. Mkt. Time:	55
Dimensions:	56.63 ACRES	Subdivision:		Concessions:	
Ownership:	Fee Simple	Township:	Avon	Contingency:	
Corp Limits:	Grayslake			County:	Lake
Coordinates:	N:34 W:19			# Fireplaces:	
Rooms:		Bathrooms (full/half):	/	Parking:	
Bedrooms:		Master Bath:		Garage Type:	
Basement:		Bmt Bath:		# Spaces:	0
Mobility Score:	-				

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.**



Map data ©2025 Google



#### 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	# Lots Avail: 2
Actual Zoning:	R1	Farm: Yes
		Bldgs on Land?: No

Laundry Features:<span class="value" \$addtruncate>

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:<span class="value" \$addtruncate>

Seller Needs: Cash

Seller Will:

Gas Supplier:<span class="value" \$addtruncate>

Nicor Gas

Electric Supplier:<span class="value" \$addtruncate>

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