



PROPERTY DESCRIPTION

Here is the chance for commercial developers to bring their business concepts to a popular recreational community. The lot is presently zoned R1 - Residential, but could be easily rezoned to B3 - Commercial. The property to the South is zoned B4 and the property directly to the north is zoned B3. The village is revamping their comprehensive plan so now is the time to get in on the ground floor.

PROPERTY HIGHLIGHTS

- Lifestyle centered around the beautiful Chain O' Lakes
- *offering Boating, Fishing, Watersports, Beaches, Numerous Parks & Recreation
- Close to Leisure Village - a large 55+ communities with golf course & other amenities.

Mature trees on property.

John Higgins

(630) 313-0548

OFFERING SUMMARY

Sale Price:	\$260,000
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Lot Size:	0.95 Acres
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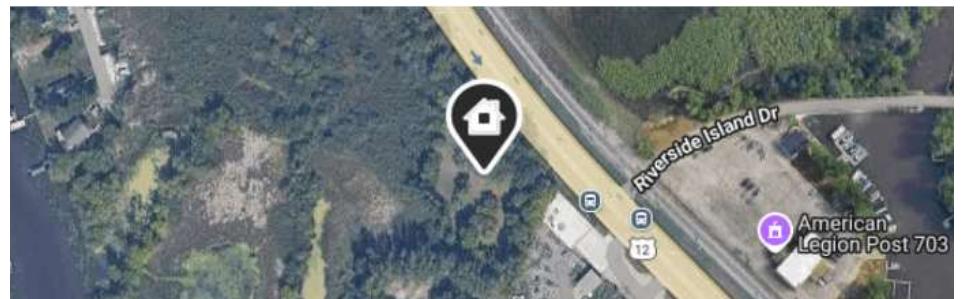
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	119	306	1,804
Total Population	253	682	4,011
Average HH Income	\$84,679	\$89,364	\$92,947



SALE

160 N U.S. 12

160 N U.S. 12 Fox Lake, IL 60020



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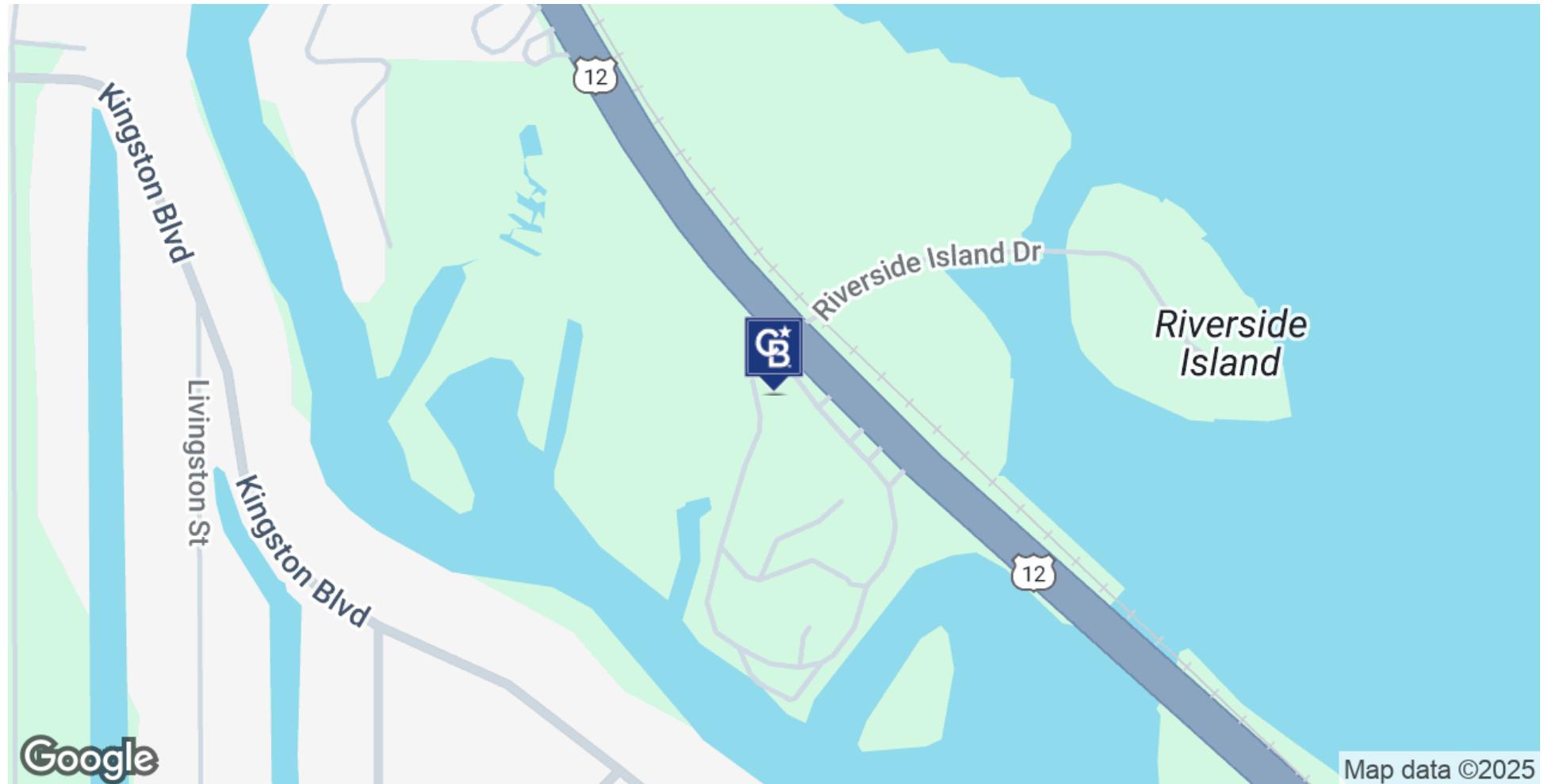
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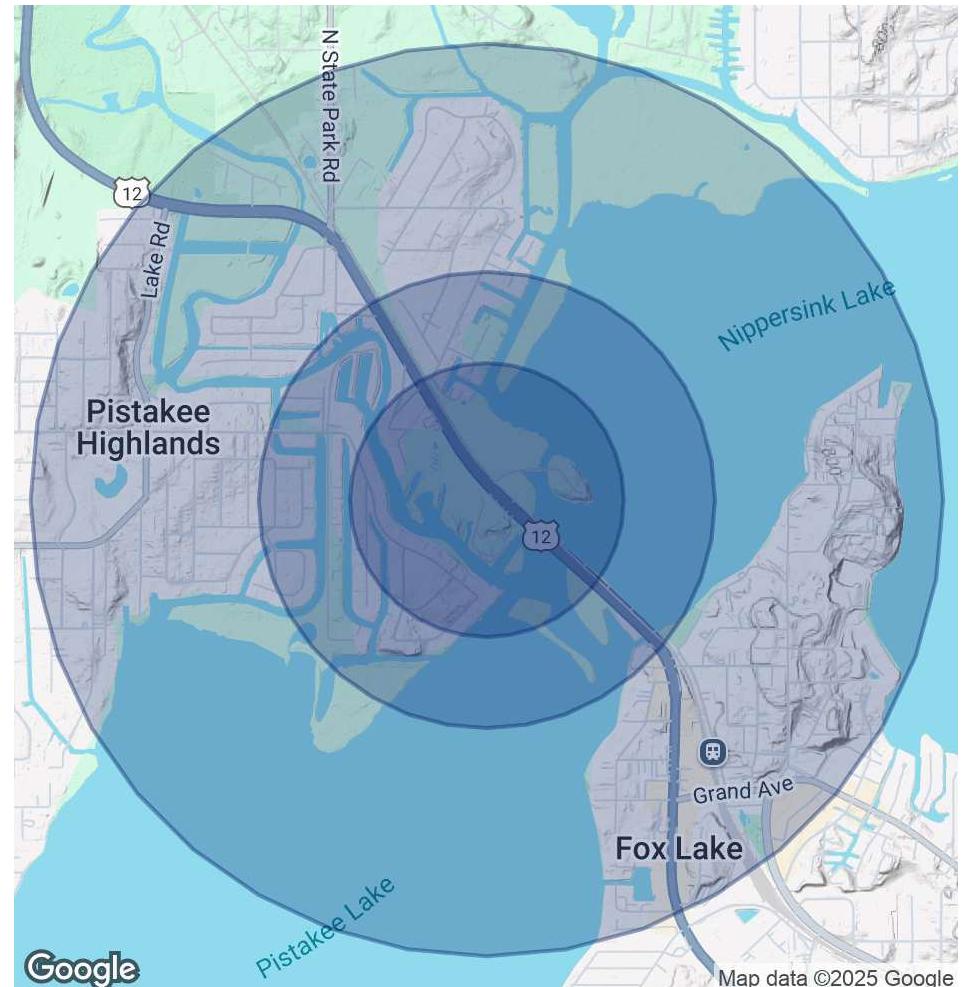
POPULATION **0.3 MILES** **0.5 MILES** **1 MILE**

Total Population	253	682	4,011
Average Age	46	44	44
Average Age (Male)	45	44	43
Average Age (Female)	46	45	45

HOUSEHOLDS & INCOME **0.3 MILES** **0.5 MILES** **1 MILE**

Total Households	119	306	1,804
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$84,679	\$89,364	\$92,947
Average House Value	\$328,071	\$302,696	\$256,491

Demographics data derived from AlphaMap



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