

# MULTI-FAMILY SITE/INVESTMENT OPPORTUNITIES

329 Thomas Ln, Fox Lake, IL 60020



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**CATON**  
COMMERCIAL  
REAL ESTATE GROUP

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Caton Commercial Real Estate Group in compliance with all applicable fair housing and equal opportunity laws.

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## INVESTMENT SUMMARY

Price:	Contact Broker
Site Size:	5.71 Acres
PIN:	05-22-204-002
Taxes (2023):	\$29,187.44
Building Size (Proposed):	164,000 SF
Units (Proposed):	140 multi-family rental units



## PROPERTY HIGHLIGHTS

- 7 million in improvements with site development and detention
- Adjacent to a 100-unit 55 plus apartment building with waiting list
- Can be utilized for 140 multi-family rental development utilizing the current improvements
- Seller completion available
- 16-18 months to complete construction
- The Village and Mayor of Fox Lake approved entitlement for multifamily market rate apartments
- Seller seeks equity to complete the projects capital stack

## EXECUTIVE SUMMARY

Caton Commercial Real Estate has been retained to exclusively offer for sale 5.71 acres with improvements at 329 Thomas in Fox Lake. The infrastructure and foundation can be used to complete 140 multi-family rental units.

The site has approximately 7 million in improvements including the foundation, elevator shafts, detention area, mass grading, underground plumbing and electric, and some of the floor has been poured. Sewer water is to site. The storm water detention area and street improvements are complete.

- Once occupied and stabilized the property is projected to be valued at approximately 40 million dollars
- The seller was the contracted builder and is willing to Joint Venture, sell, or complete the project for another

Foundation, flat work, and elevator shafts in place



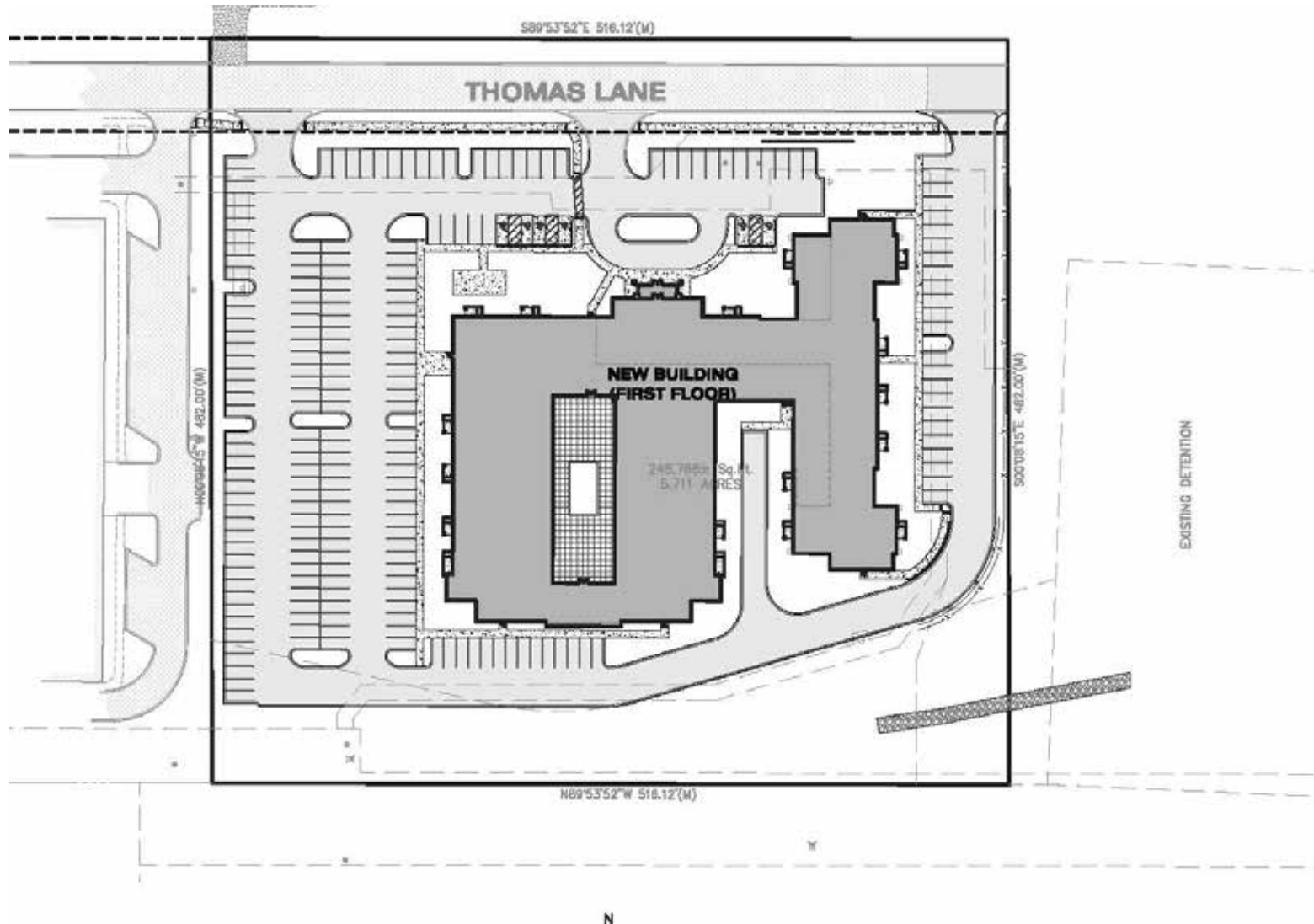
Adjacent to a 55+ apartment complex with waiting list







## CONCEPT PLAN

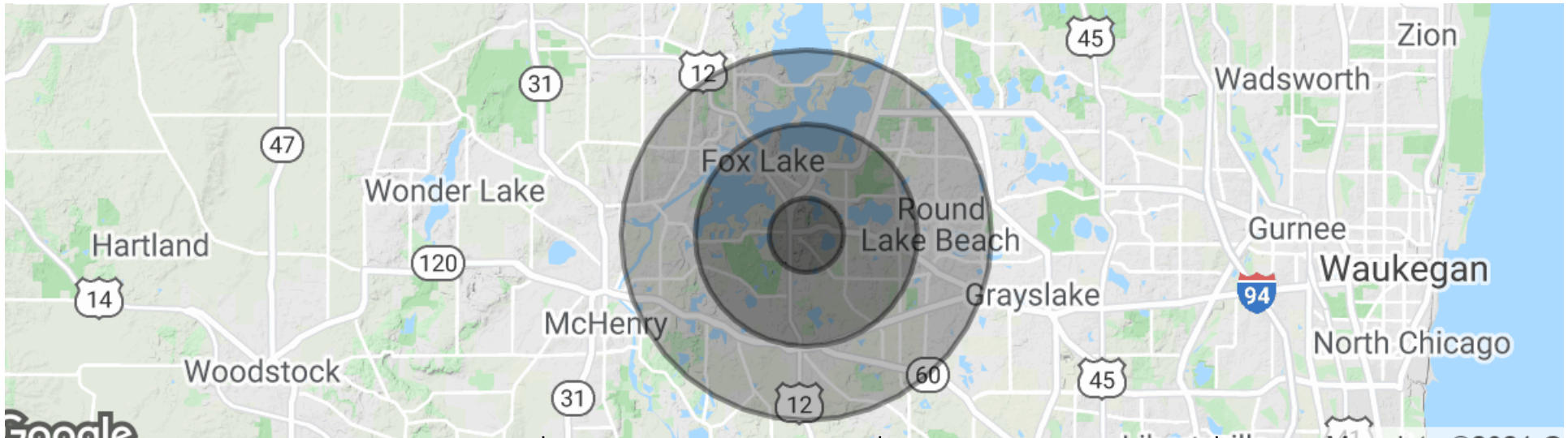


AERIAL MAP





## DEMOGRAPHICS



		1 MILE	3 MILES	5 MILES
<b>POPULATION</b>	Total Population	3,506	30,516	91,909
	Average Age	35.7	36.3	35.1
	Average Age (Male)	35.6	35.8	34.3
	Average Age (Female)	35.6	36.4	35.6
<b>HOUSEHOLDS</b>	Total Households	1,262	11,544	33,444
	# of Persons per HH	2.8	2.6	2.7
	Average HH Income	\$84,432	\$78,488	\$76,490
	Average HH Value	\$248,182	\$251,608	\$253,037

## FOX LAKE, IL



Fox Lake is a village in Lake County, IL approximately 55 miles northwest of Chicago, 20 miles west of Waukegan, and 58 miles south of Milwaukee. Centrally located in the heart of the Chain O' Lakes, Fox Lake has a total area of 9,942 square miles of which 20% is water. Approximately 25,000 boaters visit the Chain annually.

The Village of Fox Lake is dedicated to fostering strong business partnerships through streamlined development processes, incentive programs, and local event involvement. U.S. Highway Route 12 has over 30,000 cars on a daily basis and downtown Fox Lake has a Metra train station.

- Award-winning healthcare, 30,000 acres of forest preserve and vibrant downtowns.
- A premiere destination for corporate headquarters, with 11 of the Fortune 500 and hundreds slightly smaller, in thriving industries that spawn fast-growing enterprises and a tight-knit corporate network.

**LAKE COUNTY GROWTH!**  
**JOBS, JOBS, JOBS!**  
**COMMUTER RAIL TO CHICAGO**  
**LAKE COUNTY MEDICAL CENTERS AND HOSPITALS**  
**YEAR ROUND SPORTS AND RECREATION, AMUSEMENT, DINING**

Lake County is positioned between the Midwestern powerhouse hubs of Chicago and Milwaukee, along Interstate 94 corridor. The County boasts all of the business, infrastructure and cultural benefits of a world-class metropolitan area. Lake County's talent and strong mix of industries fueled record growth in 2023, with the year marking one of the best runs of economic development in the county's history.

## CONTACT



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Founder of Caton Commercial Real Estate Group, Bill Caton's background in the service industry spans more than 40 years. Bill specializes in commercial development, farmland sales, 1031 exchanges, and commercial and industrial leasing and sales. He lists and sells hotels, commercial land, farms, retail centers, and commercial lots.

Bill has served two terms as President of the Plainfield Rotary, and is a founding member of the Kiwanis Club of Plainfield. Additionally, Bill is an on-going member of the Plainfield Chamber of Commerce for Economic Development Council, a member of the Chicago Farmers Association, Will County Farm Bureau, and the Illinois Society of Professional Farm Managers and Rural Appraisers. He is an investor and past board member of Will County Center for Economic Development Council.

