

Downtown Mundelein, TOD Opportunity With Big TIF Available



Property Highlights

440 E Crystal Street
Mundelein, IL

For Sale ±9.7 Acres

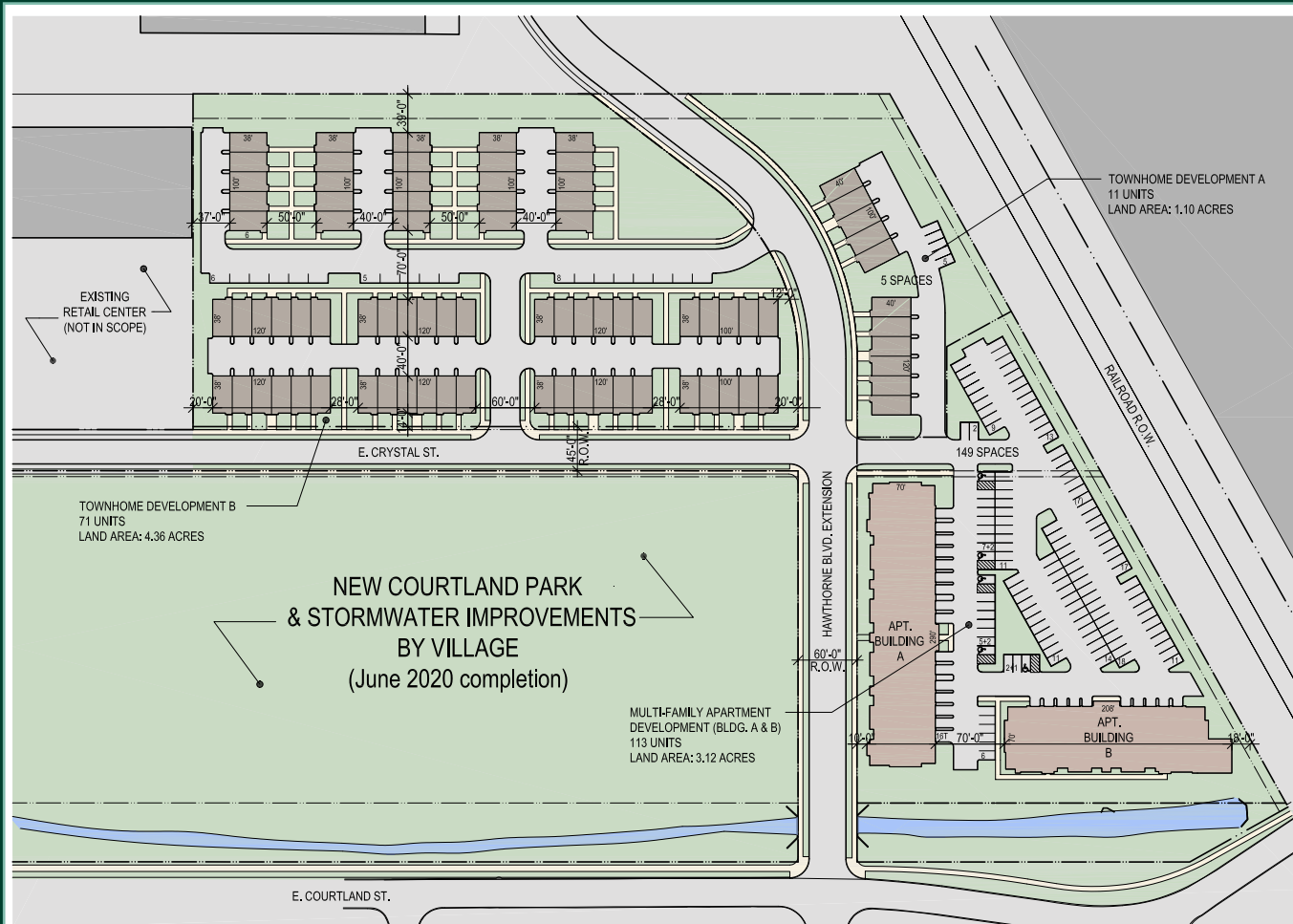
- + **Property Condition:** Vacant land. Buildings have been demolished and property is ready for development.
- + **Asking Price:** \$4,750,000
- + **Current Taxes:** \$10,444.99
- + **PIN Numbers:** 11-30-109-012, 11-30-109-013, 11-30-109-016
- + **Massive TIF In-Place For Development of this Site.**
±\$8,000,000 of TIF Available.
- + **Zoning:** C-5 Downtown Commercial District
- + The village of Mundelein is supportive of high density residential uses on the property.
- + **TOD:** 2-minute walk to the Mundelein Metra Station with daily service to downtown Chicago.
- + **Traffic Counts:**
18,300 vehicles per day on Route 45
3,100 vehicles per day on Cortland Street
- + Please call for additional Information

±9.7
Acres

\$4,750,000
Asking Price

Recent Concept Plan: 125 Townhouses





DEVELOPMENT SUMMARY:

MULTI-FAMILY APARTMENT A
 20,300 GSF/ FLOOR
 4 FLOORS = 81,200 GSF
 GROUND FLOOR = 11 UNITS
 2ND-4TH FLOORS: 18 UNITS/FLR. = 54 UNITS
 TOTAL = 65 UNITS

MULTI-FAMILY APARTMENT B
 14,635 GSF/ FLOOR
 4 FLOORS = 58,540 GSF
 GROUND FLOOR = 9 UNITS
 2ND-4TH FLOORS: 13 UNITS/FLR. = 39 UNITS
 TOTAL = 48 UNITS

PARKING PROVIDED
 BLDG A INDOOR: 16 SPACES
 BLDG B INDOOR: 10 SPACES
 SURFACE PARKING: 149 SPACES
 TOTAL PARKING: 175 SPACES
 PARKING RATIO: 1.54 SPACES/ UNIT

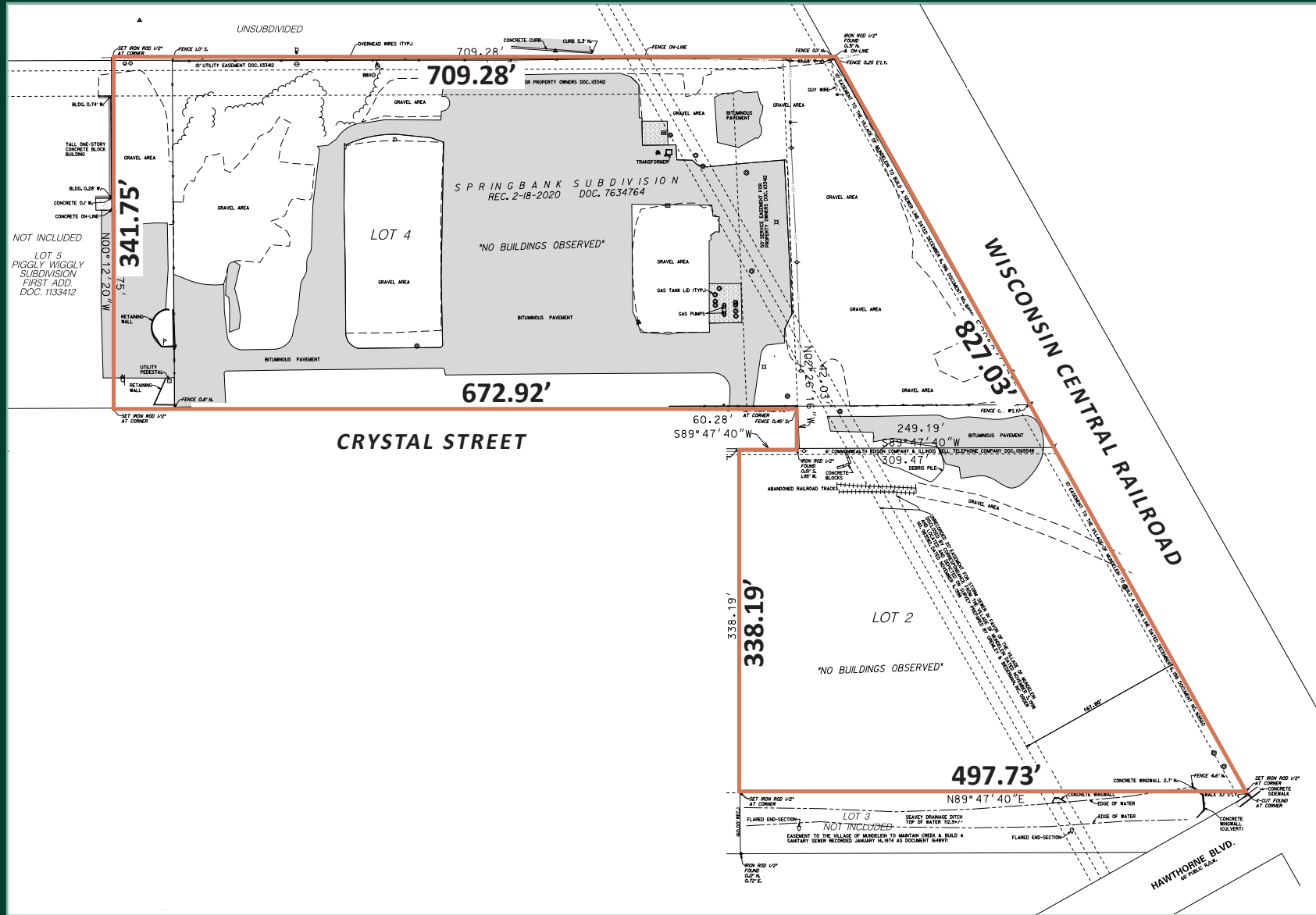
TOWNHOME DEVELOPMENT A
 LAND AREA: 1.10 ACRES
 11 UNITS
 [11 UNITS - DISTRICT 76]
 2,320 GSF/ UNIT
 1,800 NSF/ UNIT
 25,520 GSF/ 19,800 NSF
PARKING PROVIDED
 2 GARAGE SPACES/UNIT = 22 SPACES
 VISITOR PARKING = 5 SPACES
 TOTAL: 27 SPACES

TOWNHOME DEVELOPMENT B
 LAND AREA: 4.36 ACRES
 71 UNITS
 [35 UNITS - DISTRICT 75; 36 UNITS - DISTRICT 76]
 2,280 GSF/ UNIT
 1,760 NSF/ UNIT
 161,880 GSF/ 124,960 NSF
PARKING PROVIDED
 2 GARAGE SPACES/UNIT = 142 SPACES
 VISITOR PARKING = 19 SPACES
 TOTAL: 161 SPACES



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DEVELOPMENT SUMMARY
SITE PLAN



Area Amenities and Transportation Corridors

440 E Crystal Street
Mundelein, IL

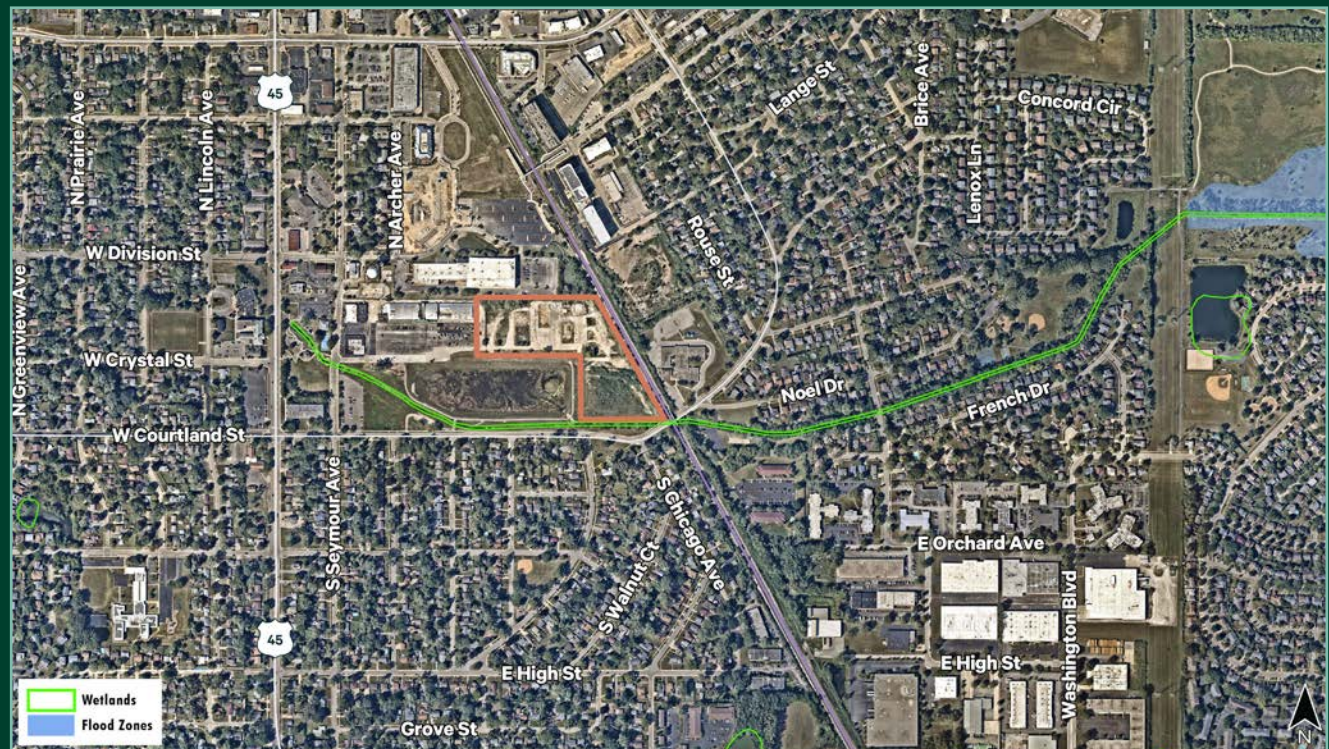


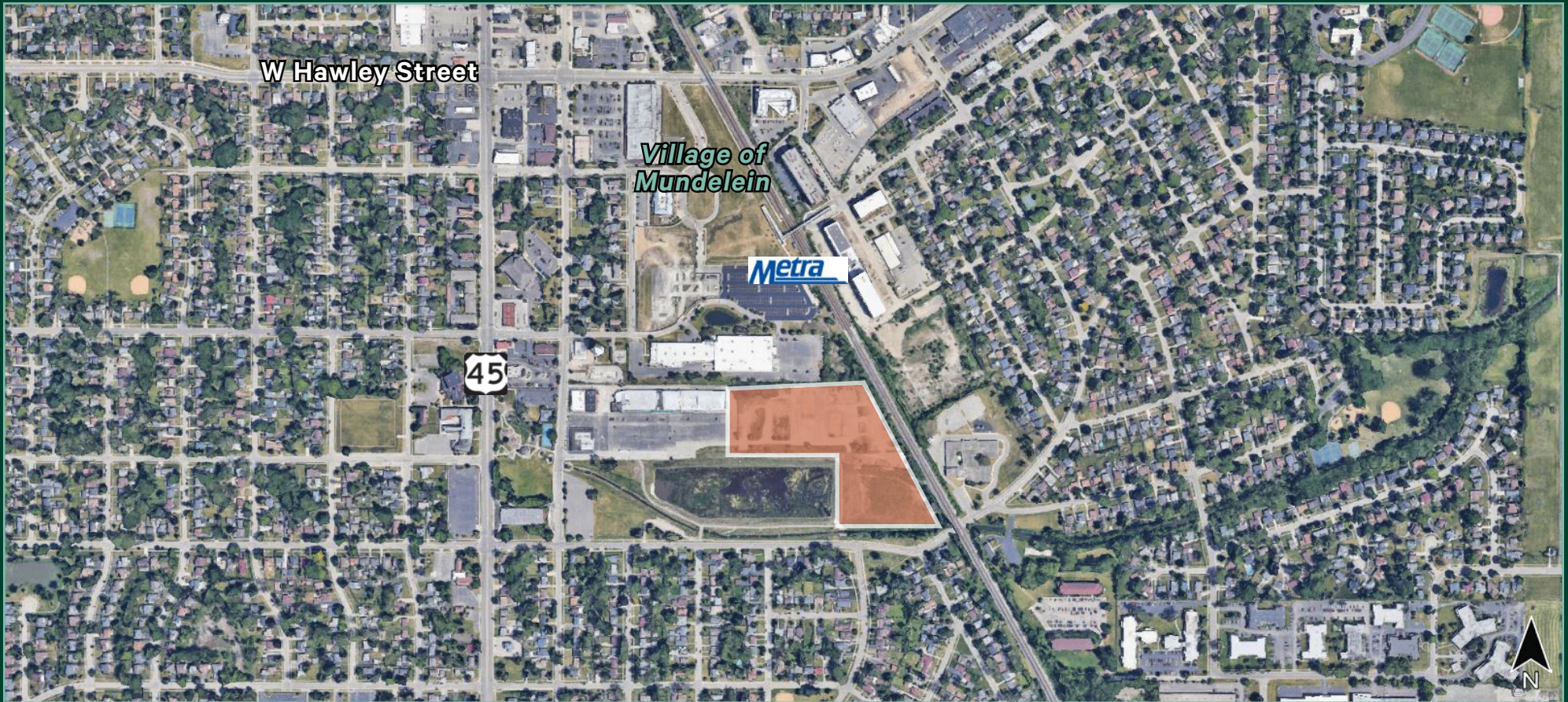
Demographic Snapshot

440 E Crystal Street
Mundelein, IL

	1 MILE	3 MILES	5 MILES
Population	15,367	72,088	108,885
Households	5,318	26,897	40,381
Average Household Income	\$108,278	\$156,607	\$173,234
Average Housing Value	\$259,648	\$393,658	\$436,505

Floodplains / Wetlands





Contact Us

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