

Mixed Use Development Opportunity

21560 W Long Grove Road
Kildeer, IL



Property Highlights

21560 W Long Grove Road
Kildeer, IL

For Sale ±30 Acres for Residential and ±15 acres of Retail frontage

- + Located in Unincorporated Kildeer
- + Potential Residential/Mixed-Use Development Opportunity
- + Currently proposed for retail along Rand Road with a Residential use in back
- + Across from Deer Park Town Center, the dominant lifestyle shopping center in the northwest suburbs of Chicago
- + Lake Zurich Community Unit School District 95
- + Great location with access to high end retail and transportation corridors

- + Traffic Counts:
42,600 vehicles per day on Rand Rd (Rt 12)
3,750 vehicles per day on W Long Grove Rd
- + Part of PIN Number: 14-34-100-048
- + Please call for additional Information

[Due Diligence Link](#)

Site Aerial



Shared Infrastructure & Development Costs:

- Earthwork / detention
- Shared access roads including curbcuts on Rand and Long Grove and access drive behind retail
- Common site utilities
- Residential partner will be responsible for 2/3 of the actual cost of the well. Retail will cover 100% of any overage.
- Civil engineering for the common infrastructure will be done by a mutually acceptable firm shared pro rata
- Retail will contribute its pro rata share to future maintenance of the onsite detention.

±30
Acres

Subject to Offer
Asking Price





Area Amenities and Transportation Corridors

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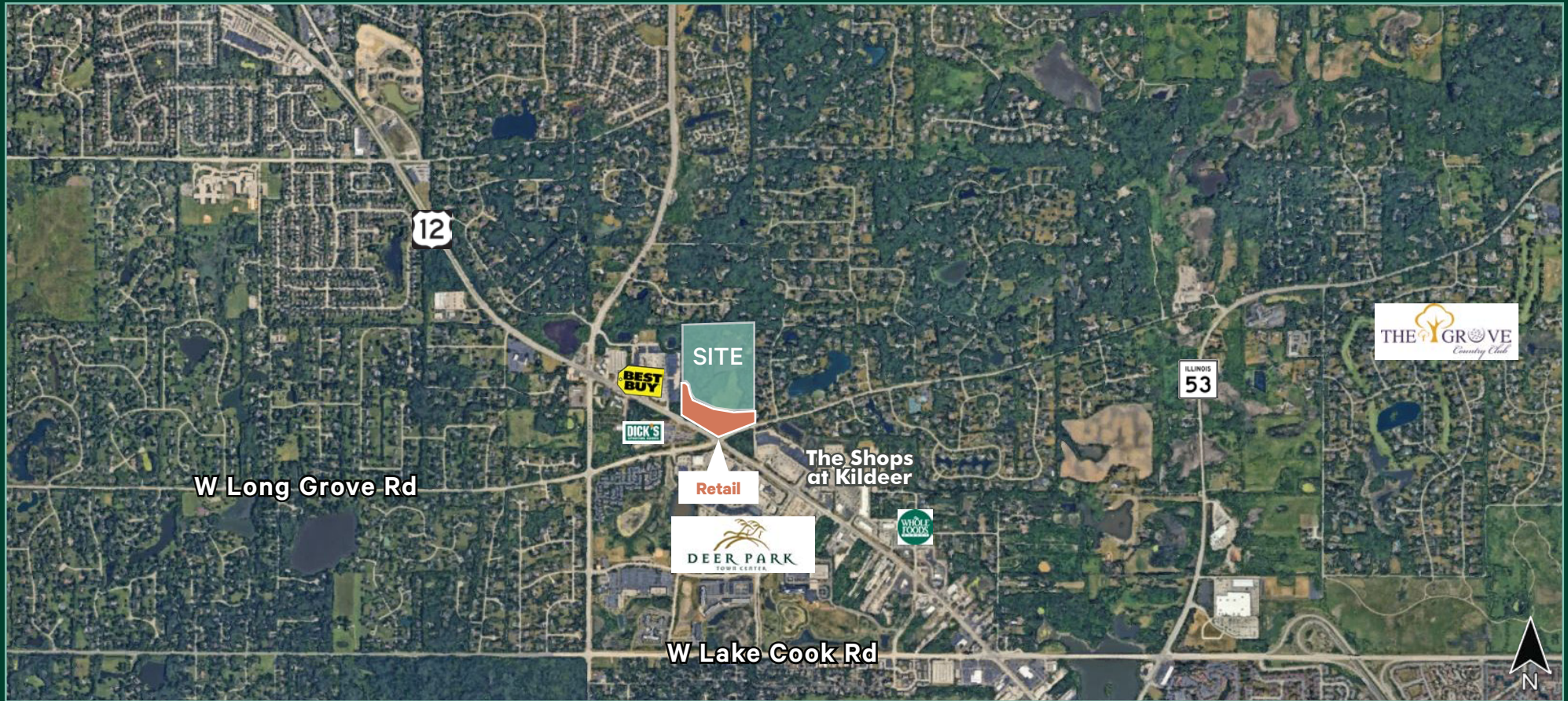
Demographic Snapshot

21560 W Long Grove Road
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	1 MILE	3 MILES	5 MILES
Population	3,426	59,951	176,434
Households	1,247	22,689	67,449
Average Household Income	\$251,029	\$149,114	\$162,660
Average Housing Value	\$587,209	\$416,422	\$430,649

Floodplains / Wetlands





Contact Us

Tony Gange

Executive Vice President
+1 630 573 7030
tony.gange@cbre.com

Brian Buckingham

First Vice President
+1 630 573 7021
brian.buckingham@cbre.com

Mike Smith

Vice President
+1 630 573 7804
mike.r.smith@cbre.com

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