

LAND
FOR SALE

±3.02 AC

ALL
UTILITIES
AT SITE

RESIDENTIAL /
COMMERCIAL
POTENTIAL

MINUTES
NEAR
RAND ROAD
RETAIL
CORRIDOR


TRANSWESTERN
REAL ESTATE
SERVICES

21638 WEST FIELD PKWY

Deer Park, IL 60010

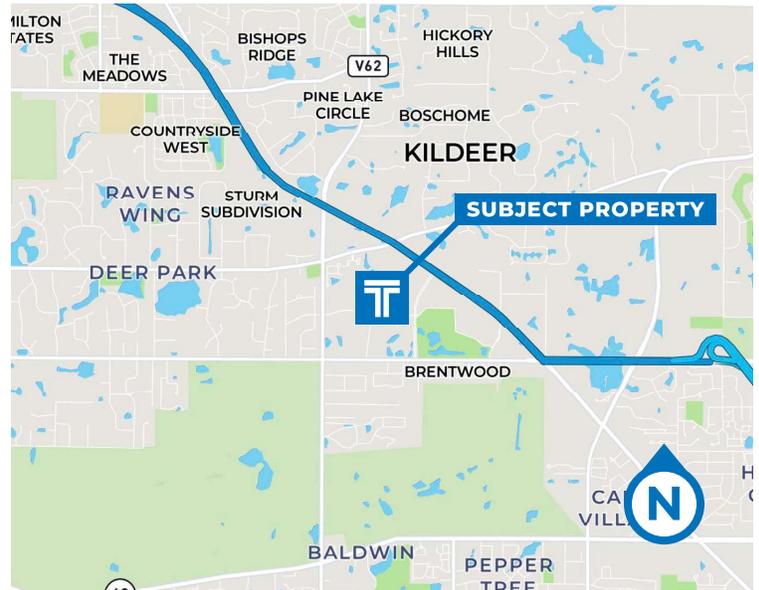


PROPERTY SPECIFICATIONS

- **LAND SIZE:** ±3.02 AC / ±131,551 SF
- **SALE PRICE:** SUBJECT TO OFFER

PROPERTY HIGHLIGHTS

- Zoning: Planned Unit Development – Village of Deer Park, Lake County, IL
- Residential and/or Commercial possibilities with Village approvals
- Well positioned for future development categories such as residential town homes, condominium, multifamily, or freestanding commercial or retail use.
- Favorable household and income demographics
- Location within minutes of major suburban retail corridor on Rand Road (US 12)
- Platted and graded lot with frontage curbs with curb cut access points complete
- All utilities at site
- Tax PIN: 1434301063



ALEX GENOVA

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PLAT OF SURVEY

LOT 1 IN THE FINAL PLAT OF OFFICES AT DEER PARK TOWN CENTER RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 9 AND 10 IN DEER PARK TOWN CENTER SECOND RESUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 34, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, ACCORDING TO SAID FINAL PLAT RECORDED JULY 7, 2008 AS DOCUMENT NUMBER 6371025, IN LAKE COUNTY, ILLINOIS.

ALSO KNOWN AS:

THE OFFICES AT DEER PARK TOWN CENTER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 1 IN THE FINAL PLAT OF OFFICES AT DEER PARK TOWN CENTER RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 9 AND 10 IN DEER PARK TOWN CENTER SECOND RESUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 34, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 21, 2009, AS DOCUMENT NUMBER 6552757, IN LAKE COUNTY, ILLINOIS.

ADDRESS: 21660 WEST FIELD PARKWAY, DEER PARK
 PIN: 14-34-301-060
 PIC: 7.98 ACRES

LOT 1
 DEER PARK TOWN CENTER SECOND
 RESUBDIVISION
 DOC. #45329584 DT. 08-08-2003

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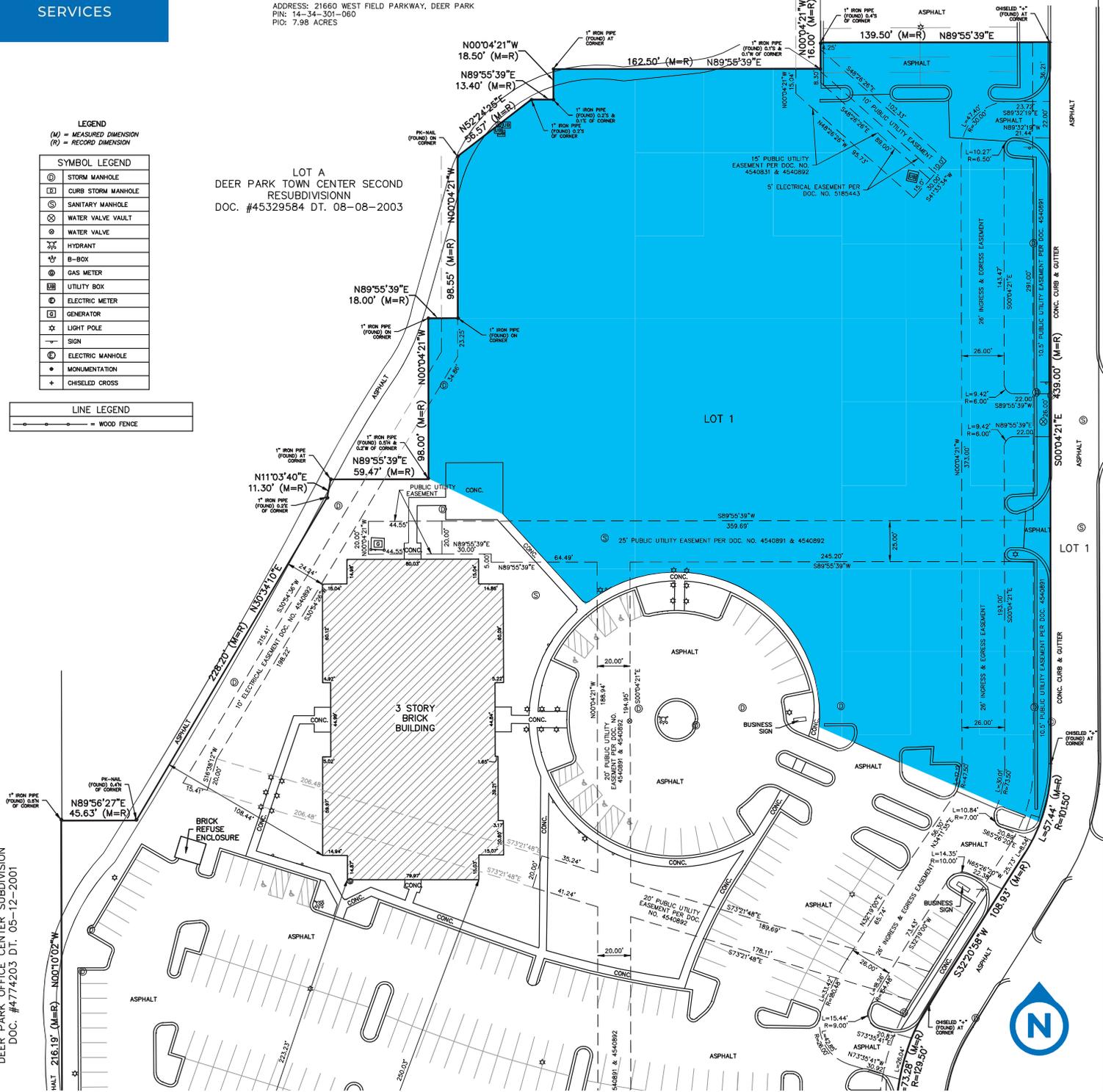
LEGEND
 (M) = MEASURED DIMENSION
 (R) = RECORD DIMENSION

SYMBOL LEGEND	
⊙	STORM MANHOLE
⊠	CURB STORM MANHOLE
⊙	SANITARY MANHOLE
⊙	WATER VALVE VAULT
⊙	WATER VALVE
⊙	HYDRANT
⊙	B-BOX
⊙	GAS METER
⊙	UTILITY BOX
⊙	ELECTRIC METER
⊙	GENERATOR
⊙	LIGHT POLE
⊙	SIGN
⊙	ELECTRIC MANHOLE
⊙	MONUMENTATION
+	CHESEBOLD CROSS

LINE LEGEND	
—	WOOD FENCE

LOT A
 DEER PARK TOWN CENTER SECOND
 RESUBDIVISION
 DOC. #45329584 DT. 08-08-2003

LOT 13
 DEER PARK OFFICE CENTER SUBDIVISION
 DOC. #4774203 DT. 05-12-2001



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