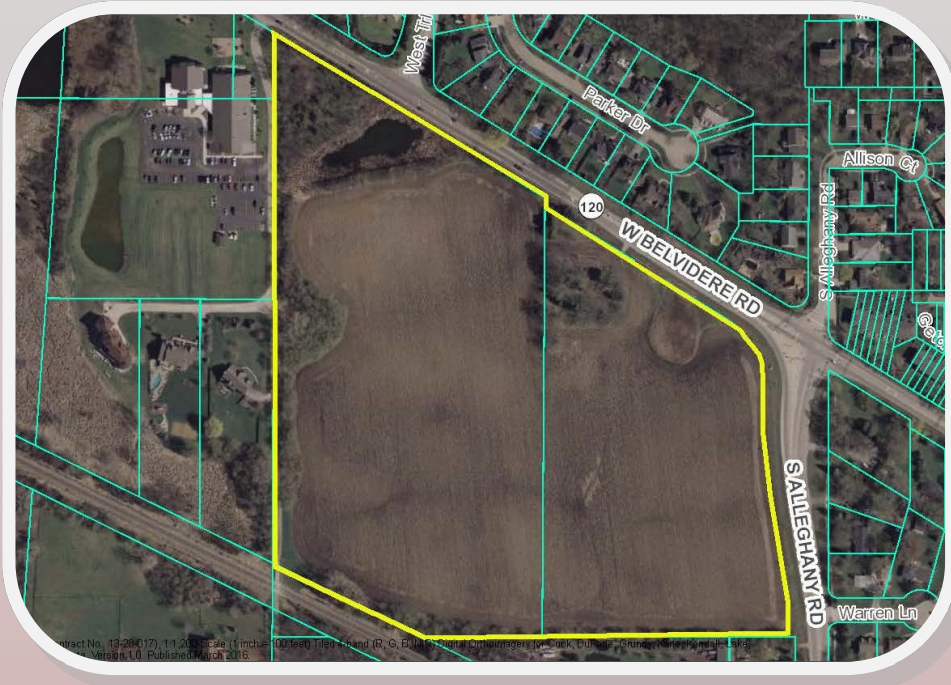


# LAND FOR SALE HIGH PROFILE CORNER



## PROPERTY FEATURES:

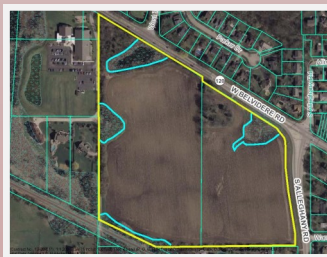
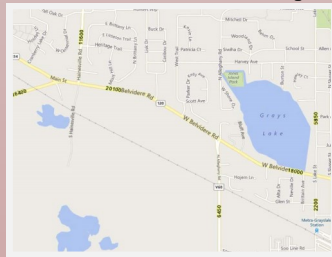
- \* Approx. 30.525 Acres
- \* Corner Location
- \* Signalized Intersection
- \* Multiple Potential Uses
- \* Currently Farmed
- \* Approx. 20,100 vehicles per day on Rt. 120
- \* Approx. 6,450 vehicles per day on Alleghany

## DIRECTIONS:

From I-94 & Route 120 west to south west corner of Alleghany & Rt. 120. From Rt 12 & Rt. 120 go east to south west corner of Alleghany & Rt. 120

Traffic: 20,100 & 6,450 per day

LCWI



**SWC Rte. 120 & Alleghany  
Grayslake, IL 60030**

**\$4,151,939**

Grayslake Corner with newer traffic signal. Over 30 acre site could be zoned for gas station, medical, office, light industrial, corporate headquarters, multi family, senior housing. May also be an ideal location for a National Restaurant. Use your imagination. Seller will consider subdividing site. Hard corner can be carved off.

Currently being farmed. Bordered by Rt. 120/Alleghany/railroad.

Walk at own risk and do not damage crops.

\* Call for per square foot pricing \*

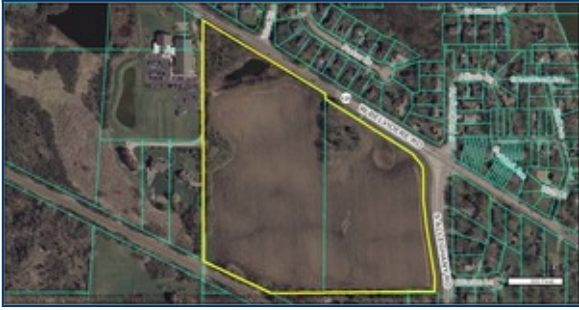


**Robert E. Frank, GRI**  
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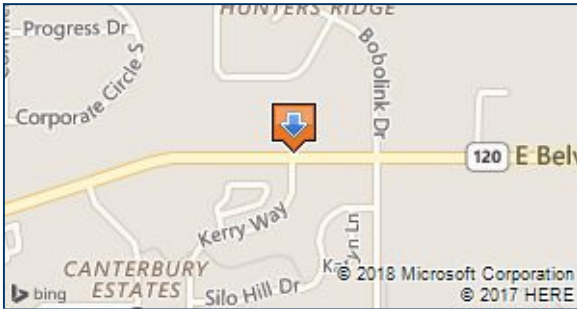
*All information is  
Not Guaranteed*



**Land**

Status: **ACTV**      MLS #: **08859023**      List Price: **\$4,151,939**  
 Area: **30**      List Date: **03/11/2015**      Orig List Price: **\$4,151,939**  
 Address: **26155 W IL Route 120 , Grayslake, IL 60030**      List Dt Rec: **03/11/2015**      Sold Price:  
 Directions: **From I-94 and Route 120 west to south west corner of Alleghany and Rt. 120. From Rt 12 and Rt. 120 go east to south west corner of Alleghany and Rt. 120**

Closed:      Contract Date:      Rental Price:  
 Off Market:      Financing:      Rental Unit:  
 Dimensions: **781X1312X410X906X696X107X284X4X259**      List Mkt Time: **1034**  
 Ownership: **Fee Simple**      Subdivision:      Concessions:  
 Corp Limits: **Grayslake**      Township: **Avon**      Contingency:  
 Coordinates:      County: **Lake**  
 Rooms:      # Fireplaces:  
 Bathrooms / (full/half):      Parking:  
 Bedrooms:      Master Bath:      Garage Type:  
 Basement:      Bmt Bath: **No**      # Spaces: **0**



Remarks: **Grayslake Corner with newer traffic signal. Over 30 acre site could be zoned for gas station, medical, office, light industrial, corporate headquarters, multi family, senior housing. May also be an ideal location for a National Restaurant. Use your imagination. Seller will consider subdividing site. Hard corner can be carved off. Currently being farmed. Bordered by Rt. 120/Alleghany/railroad. Walk at own risk and do not damage crops. \* Call for per square foot pricing \***

**School Data**

Elementary: **Prairieview (46)**  
 Junior High: **Grayslake (46)**  
 2nd/Alternate: **Frederick**  
 High School: **Grayslake Central (127)**

**Assessments**  
 Special Assessments: **No**  
 Special Service Area: **No**

**Tax**  
 Amount: **\$428.92**  
 PIN: **06341000180000**  
 (Map)

**Miscellaneous**  
 Waterfront: **No**  
 Acreage: **30.53**  
 Appx Land SF: **1329886.8**  
 Front Footage: **1431**  
 # Lots Avail: **2**  
 Farm: **Yes**  
 Bldgs on Land?: **No**

Zoning Type: **Single Family**  
 Actual Zoning: **R1**  
 Tax Year: **2016**  
 Tax Exmps: **Other**

Lot Size: **25.0-99.99 Acres**  
 Lot Desc: **Corner**  
 Land Desc: **Cleared, Tillable, Wetland/s**  
 Land Amenities:  
 Farms Type: **Grain**  
 Bldg Improvements:  
 Current Use: **Agricultural/W Bldg**  
 Potential Use: **Commercial, Residential-Single Family, Retail**  
 Location:  
 Known Liens: **None Known**  
 Seller Needs:  
 Seller Will:

Ownership Type:  
 Frontage/Access: **Signal Intersection**  
 Road Surface: **Asphalt**  
 Rail Availability: **None**  
 Tenant Pays:  
 Min Req/SF (1):  
 Min Req/SF (2):  
 Other Min Req SF:  
 Lease Type:  
 Loans:  
 Equity:

Type of House:  
 Style of House:  
 Basement Details: **None**  
 Construction:  
 Exterior:  
 Air Cond: **None**  
 Heating:  
 Utilities to Site: **Electric to Site, Gas to Site, Sanitary Sewer Nearby, Water-Municipal, Water-Nearby**  
 General Info: **School Bus Service**  
 Backup Package: **Yes**  
 Backup Info: **Aerial Map, Demographics, Tax Bill, Traffic Counts**  
 Possession: **Closing**  
 Sale Terms:  
 Addl. Sales Info.: **None**  
 Agent Owned/Interest: **No**

Broker: **Robert E. Frank Real Estate**  
 List Agent: **Robert E Frank, GRI**

Ph #: **(847) 356-5263**  
 Ph #: **(847) 356-5263**

Team:  
 Email: **robertfrankrealestate@gmail.com; Landman5263@aol.com**  
 More Agent Contact Info:

Co-lister:

Ph #:

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 NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 08859023

Prepared By: Robert E Frank, GRI | Robert E. Frank Real Estate | 01/07/2018 11:52 PM