

## LOTS AVAILABLE FOR BUILD TO SUIT OR GROUND LEASE 1-2.9 ACRES



### PROPERTY SPECIFICATIONS

**Description:** Fully Developed Lots

**Land Size:** Lot 9: 41,231 SF (.95 AC)  
Lot 10: 43,995 SF (1.01 AC)  
Lot 11: 41,274 SF (.95 AC)

**Topography:** Flat

**Environmental Status:** Phase 1 Available

**Utilities:** To Site

**Sewer/Water:** Village

**Frontage Dimensions:** Lot 9: 252'  
Lot 10: 260'  
Lot 11: 119'

**Zoning:** B-2 PUD

**Real Estate Taxes:** Lot 9: \$7,285 (2025)  
Lot 10: \$12,282 (2025)  
Lot 11: \$6,557(2025)

**BTS or Ground Lease Terms:** **SUBJECT TO OFFER**

### PROPERTY OVERVIEW

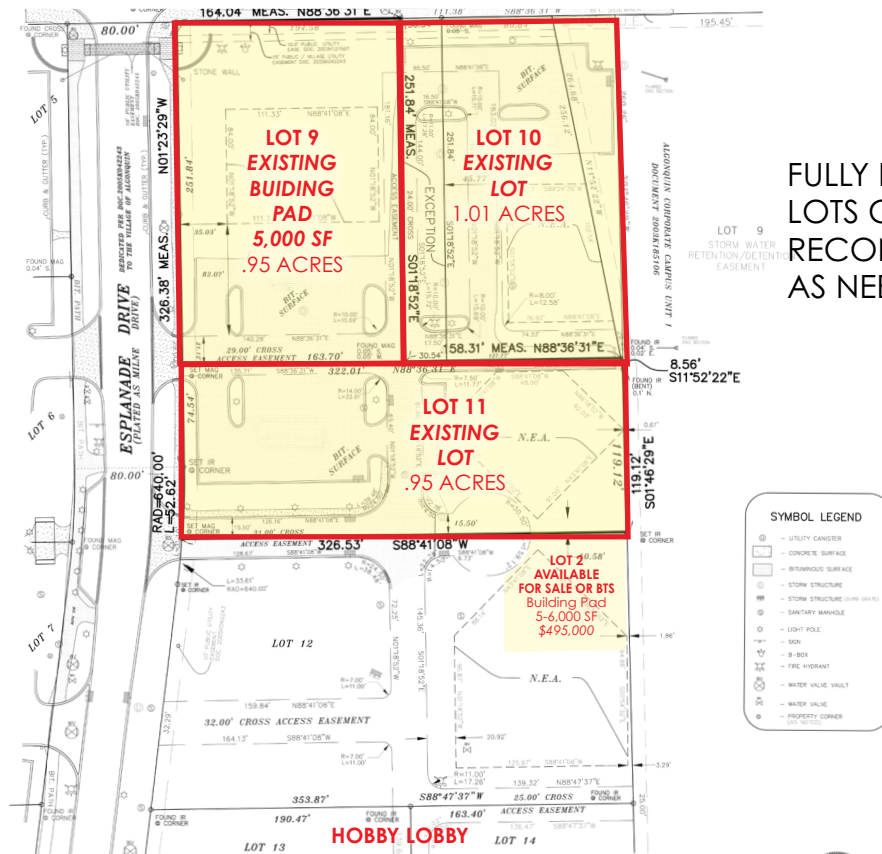
Fully Improved Lots  
Restaurant/Retail/QRS/Daycare/Automotive

- Signalized intersection of Randall Rd & Corporate Pkwy
- Approved monument signage on Randall Rd
- Fully developed lots with curbing, parking lot, lighting, landscaping and off-site detention - can be reconfigured as needed
- Lots 10 & 11 front Randall Road
- Across the street from the new Portillo's and Cooper's Hawk!
- The Esplanade is part of the 1,000 acre Algonquin Corporate Campus
- Located just south of Algonquin Commons, a 600,000 SF Lifestyle Center anchored by Trader Joe's, Barnes & Nobles, Nordstrom Rack and Dick's Sporting Goods. Algonquin Commons is currently undergoing a \$30M renovation
- Adjacent Lot 2 available for sale, call broker for details
- PINs: (Lot 9) 03-06-427-021  
(Lot 10) 03-06-427-018, -020  
(Lot 11) 03-06-427-013

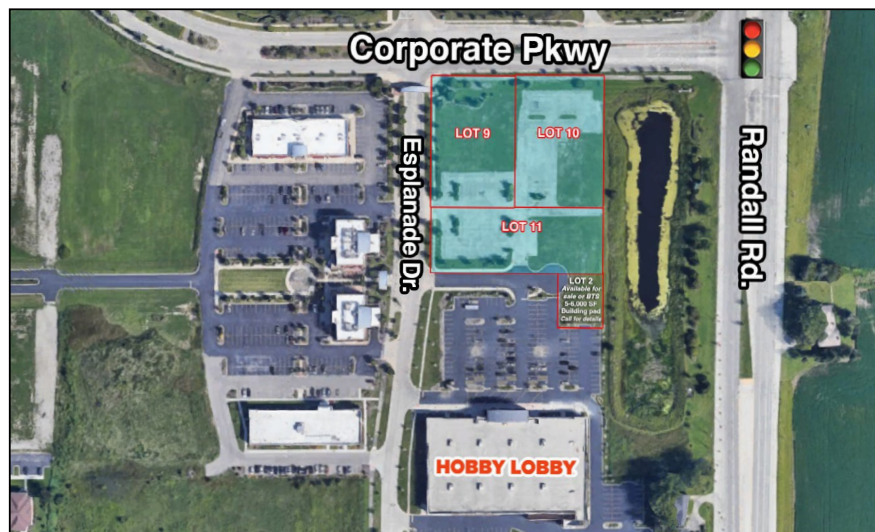
**LINDA KOST**  
Senior Broker  
847.910.8820  
LKost@realtymetrix.com

Realty Metrix Commercial  
2390 Esplanade Drive, Suite 201  
Algonquin, IL 60102





FULLY DEVELOPED  
LOTS CAN BE  
RECONFIGURED  
AS NEEDED



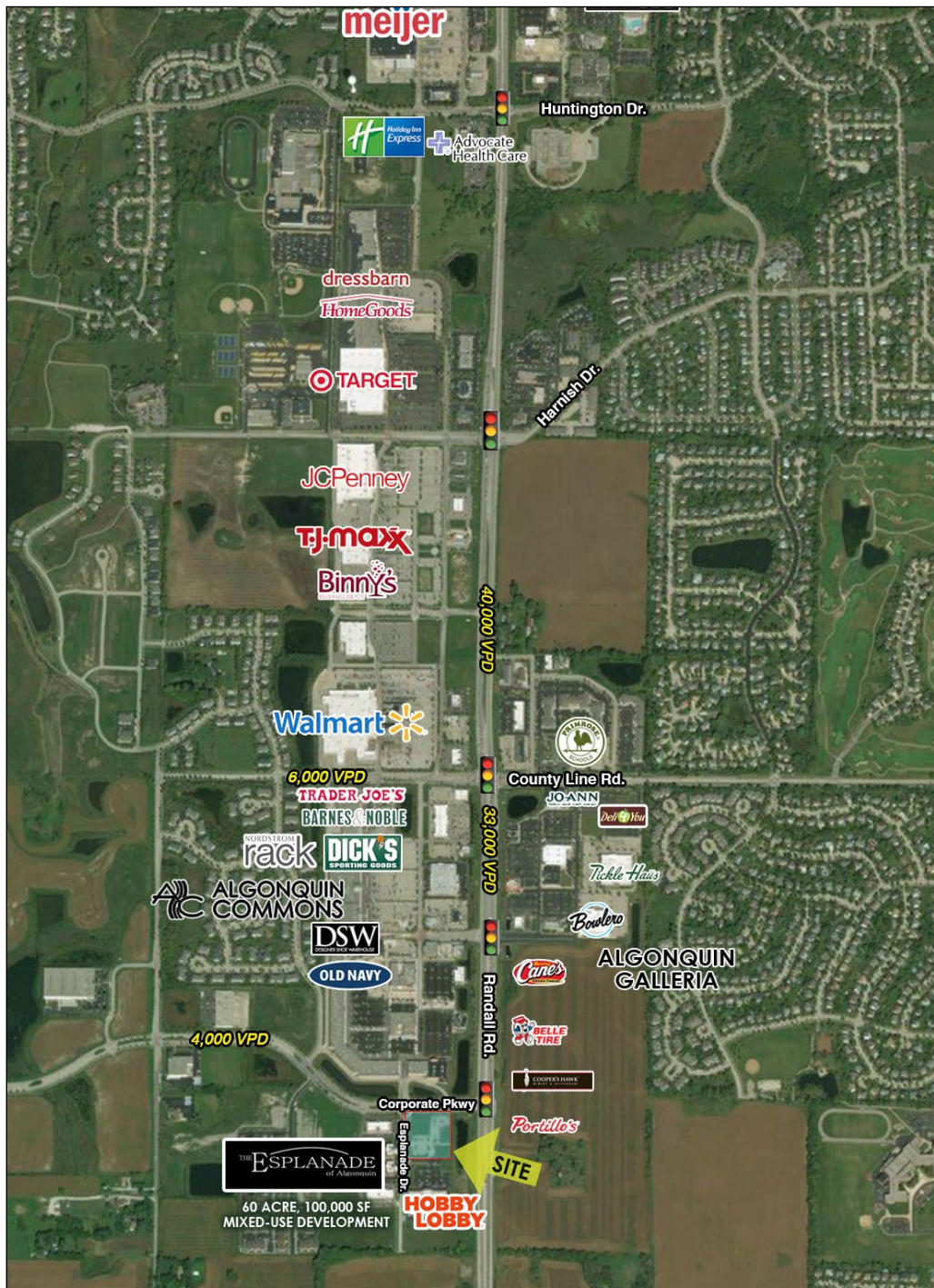
**LINDA KOST**  
Senior Broker  
847.910.8820  
LKost@realtymetrix.com

Realty Metrix Commercial  
2390 Esplanade Drive, Suite 201  
Algonquin, IL 60102



**GRID7**  
PROPERTIES



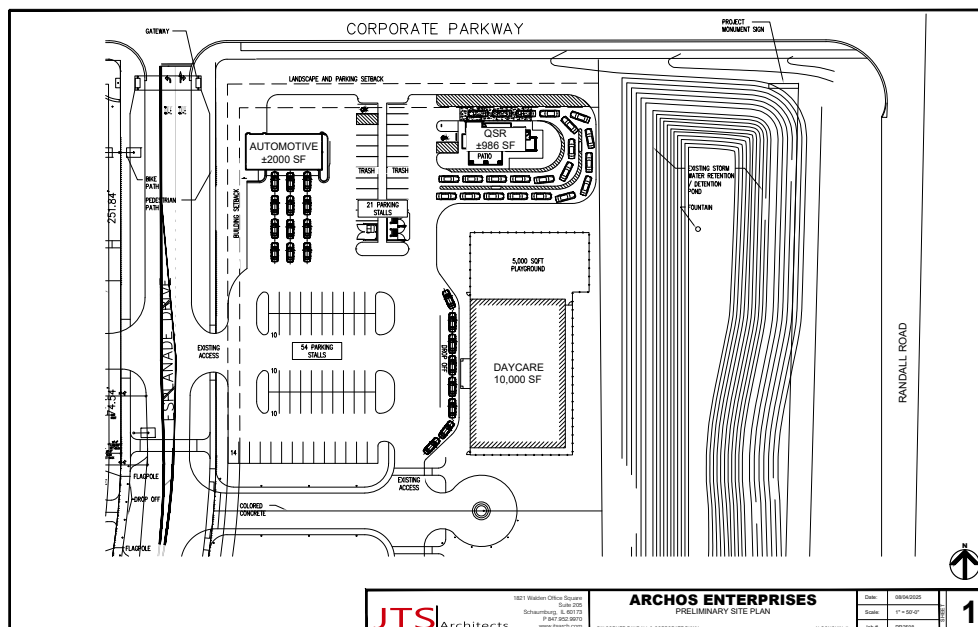
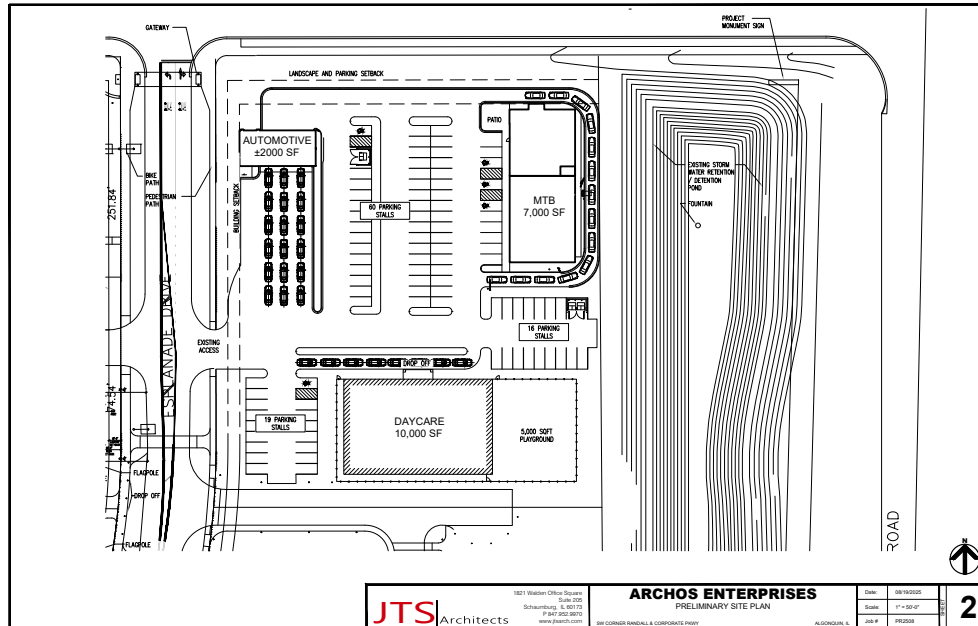


**LINDA KOST**  
Senior Broker  
847.910.8820  
LKost@realtymetrix.com

Realty Metrix Commercial  
2390 Esplanade Drive, Suite 201  
Algonquin, IL 60102



## CONCEPT DRAWINGS, SUBJECT TO CHANGE CALL FOR DETAILS



**LINDA KOST**  
Senior Broker  
847.910.8820  
LKost@realtymetrix.com

Realty Metrix Commercial  
2390 Esplanade Drive, Suite 201  
Algonquin, IL 60102

