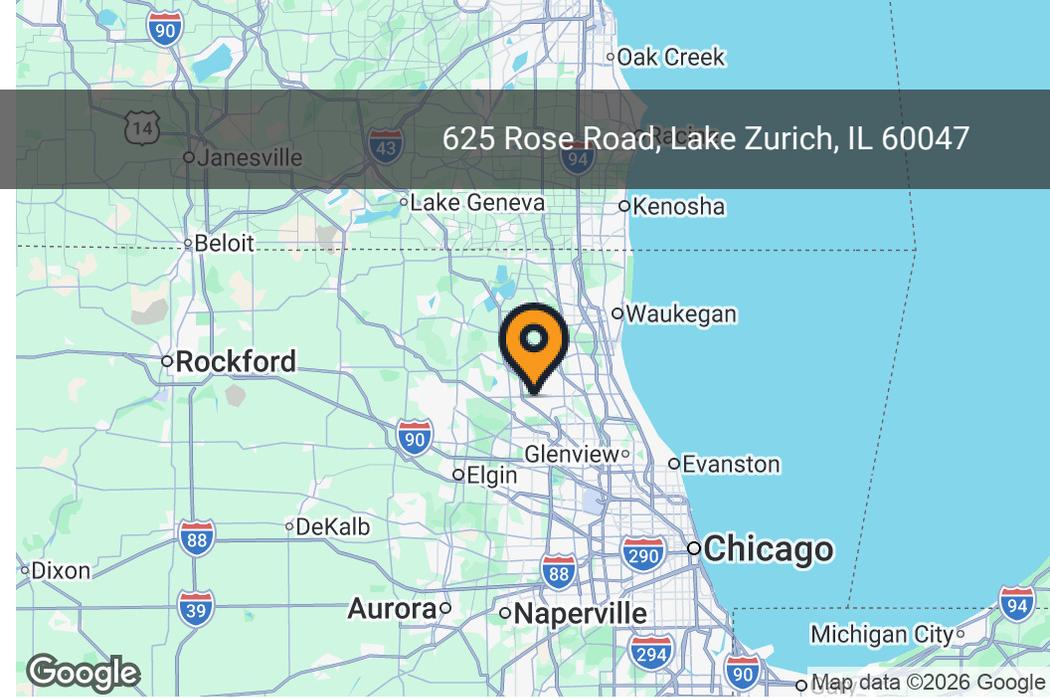


LAND FOR SALE



VIDEO

EXECUTIVE SUMMARY

iReal Estate Commercial is excited to offer a 5.34-acre land site for sale, located at 625 Rose Road in Lake Zurich, Illinois, a northwest suburb of Chicago in Lake County. This development opportunity is zoned Industrial I-1 and I-2 and allows for a wide range of permitted uses, including manufacturing, transportation, construction, wholesale trade, agriculture, retail, office, and flex space. Truck parking is allowed with a special use permit and a building on the site. The owners invested nearly \$1 million to develop a pad-ready building site. This prepared site will save buyers significant costs associated with engineering, construction, permits, and, most importantly, time, as it typically takes around one year to create a pad-ready site. Seller financing is available through a short-term loan at a discounted rate.

The site is situated within the Lake Zurich Industrial Park, conveniently located just off Route 22 (Half Day Road/Main Street). This industrial and office park features 100 industrial/flex properties, with overall occupancy exceeding 94%. The area boasts a strong and stable workforce in Lake County, lower property taxes compared to neighboring counties, and close proximity to major interstate highways. Chicago serves as the nation's premier freight rail hub, with major carriers like BNSF, Union Pacific, CSX, and Norfolk Southern.

OFFERING SUMMARY

Raw Land:	\$800,000 (\$151,000 per Acre)
Cost of Improvements:	\$990,000
Total Asking Price:	SUBJECT TO OFFER
Lot Size:	5.34 Acres
Zoning:	I-1 and I-2
Lake County RE taxes (2024):	\$18,284.36
APN:	1416301021

For More Information:
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PROPERTY HIGHLIGHTS

Building Name	5.34-Acre-Development Site With Improvements In Lake Zurich Industrial Park
Property Type	Land
Best Use	Industrial, Warehouse, Manufacturing, Distribution, Flex, Retail, Office, Construction, Transportation, Trucking
Lot Size	5.34 Acres (667.6' deep and 354' wide)

The lot measures approximately 354 feet wide along Rose Road and 667.6 feet deep to the south. It is ready for construction and includes approximately \$1 million in improvements, significantly reducing costs, time, and risks associated with infrastructure, engineering, and construction. The related construction and engineering plans are included in the sale price.

List of improvements (\$990,000 spent):

- Black dirt removed
- Roughed in driveway with curb cut
- Compacted clay pad ready for building and parking lot
- Leveled elevation
- Rear retention wall created
- Storm water lines and manholes installed
- City sanitary sewer line installed to back of building location from Oakwood Road
- City water lines installed to building location along with all fire hydrants



- 5.34-acre-development site with no wetlands in Lake Zurich Industrial Park
- Just one block off Rt 22 - major road for trucks to Interstate highways nearby
- Seller financing is available through a short-term loan at a discounted rate
- Industrial zoning I-1 and I-2 for heavy industry or manufacturing with no residential property next door
- Proximity to I-94 (9.8 miles) and Rt 53/Lake Cook Rd (6 miles)
- 40 miles to downtown Chicago and 66 miles to downtown Milwaukee, WI
- Low Lake County real estate taxes (\$18,284.36 in 2024)
- Village Property Tax Incentive Funding (TIF) available
- Truck parking is allowed upon special use permit and a building on the site
- The proposed building site (+/- 70,000 SF) is fully prepared just beyond the retention pond (engineering and construction plans are included in the sale)
- Phase 1 and soil borings reports available upon request

For More Information:

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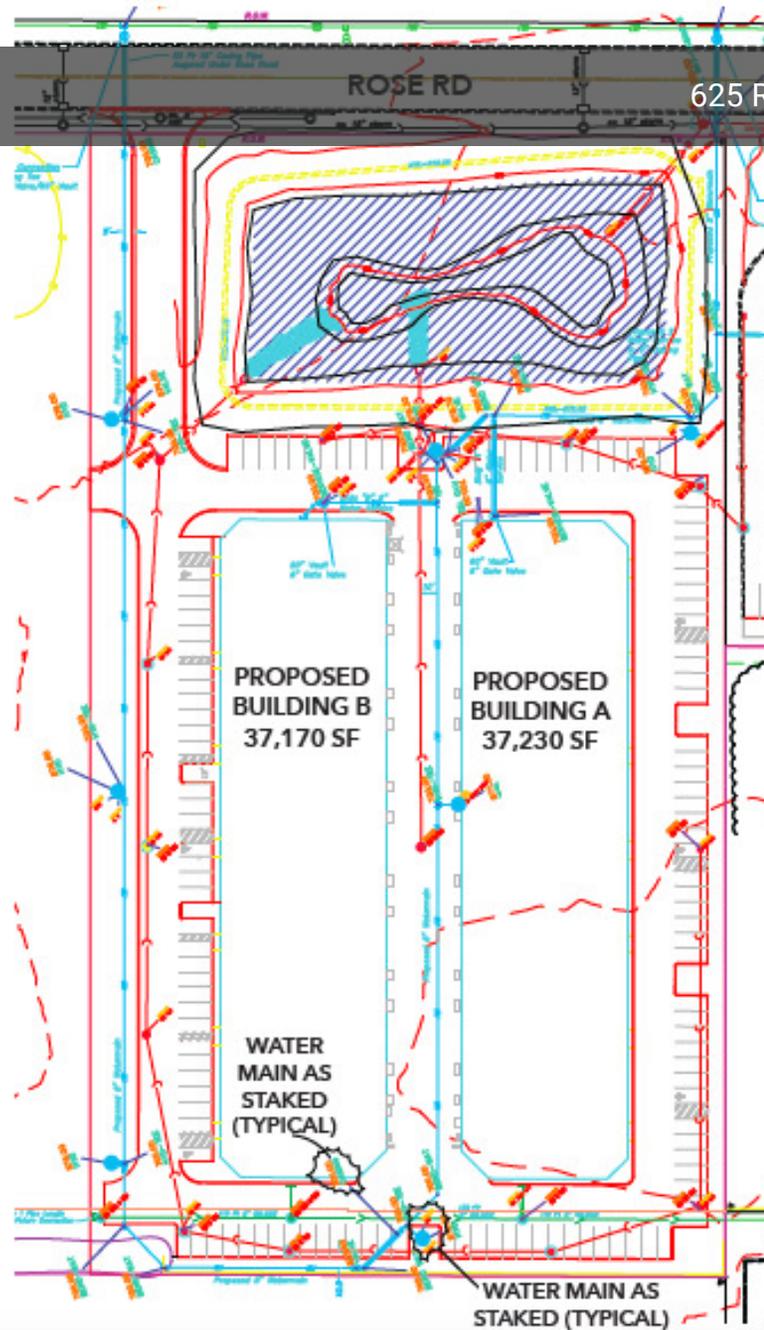


CONCEPTUAL DRAWING

625 Rose Road, Lake Zurich, IL 60047

INSTALLED:

-  = DETENTION POND
-  = STORM SEWER
-  = WATER SERVICE
-  = FIRE HYDRANT



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RETAIL MAP

625 Rose Road, Lake Zurich, IL 60047



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DEMOGRAPHICS

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,387	38,669	114,950
Average Age	41	41	41

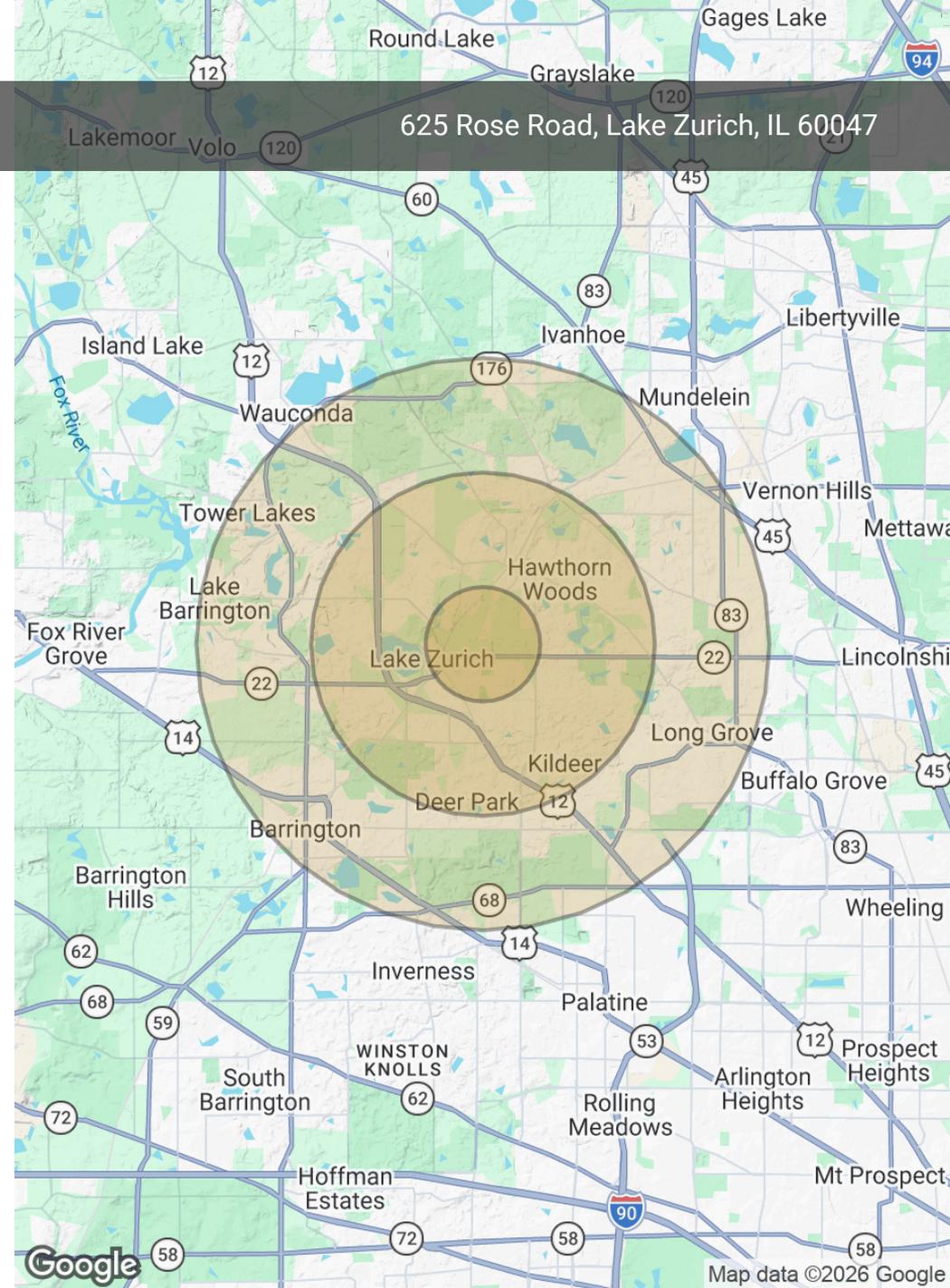
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,311	13,397	42,486
Average HH Income	\$167,783	\$209,583	\$172,448
Average House Value	\$461,281	\$566,450	\$516,492

RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	4,950	30,151	77,149
Total Population - Black	69	395	2,908
Total Population - Asian	679	4,424	13,643
Total Population - Hawaiian	1	18	42
Total Population - American Indian	20	95	853
Total Population - Other	198	883	9,371

Demographics data derived from AlphaMap



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