

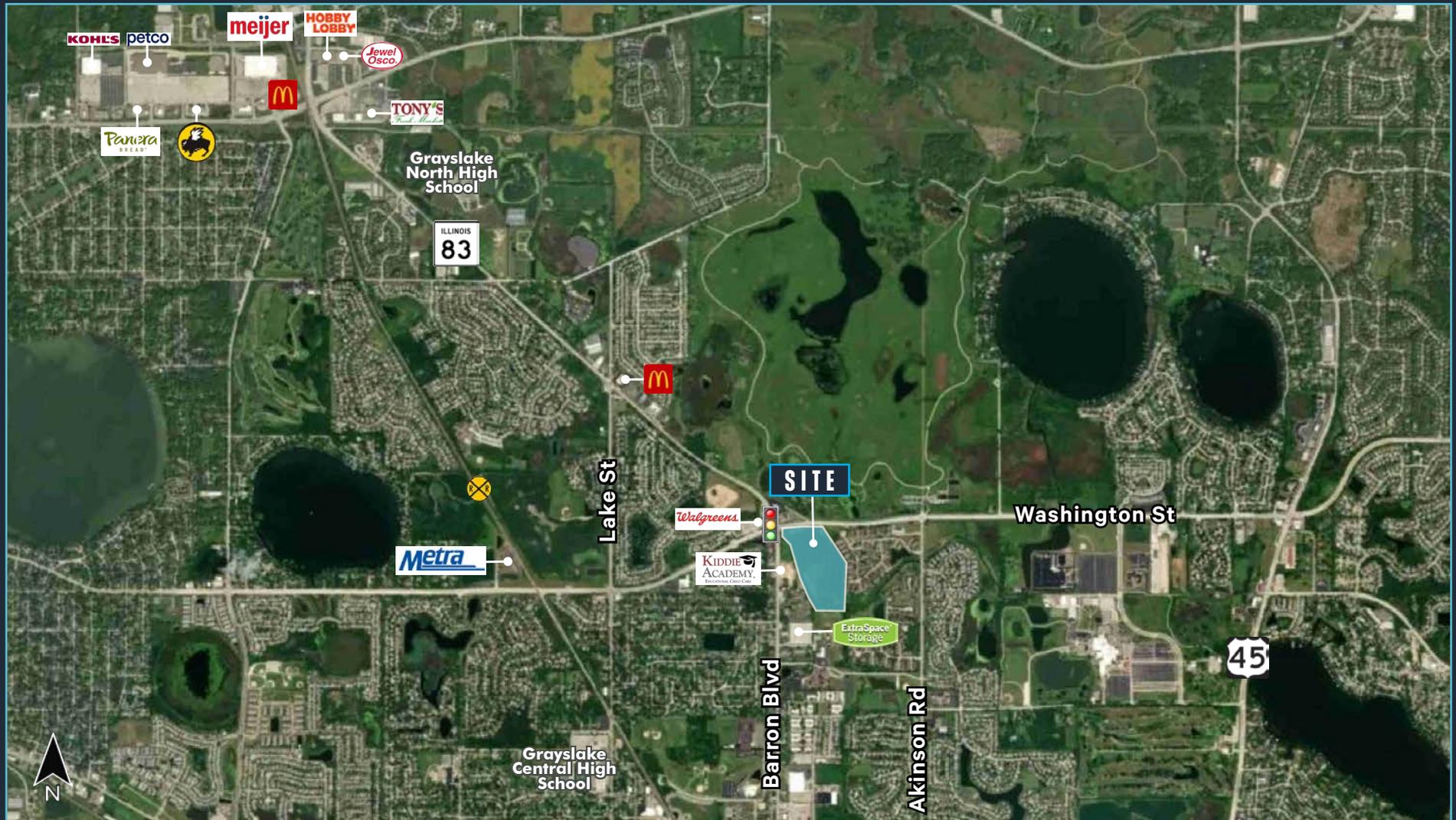
SEC OF ROUTE 83 & WASHINGTON STREET

CBRE

GRAYSLAKE, IL

RESIDENTIAL DEVELOPMENT INFILL OPPORTUNITY!
±22 ACRES

LAND FOR SALE



PROPERTY HIGHLIGHTS

FOR SALE ±22 Gross Acres - Divisible
±12 Buildable Acres

ZONED SCB - Shopping Business District &
R5 - Residential District (15 units/acre)

LOCATION

- Signalized intersection
- All utilities to site
- Grayslake Metra Station is 1 mile west of site
- Potential for high density residential
- Approximately 540 ft of frontage along Rt 45
- Within Grayslake Community High School District 127, rated the 17th Best School District in IL

TRAFFIC COUNTS:

24,200 vehicles per day on Washington St (Rt 45)
20,000 vehicles per day on Barron Blvd (Rt 83)

PIN NUMBERS:

06-23-400-020, 06-23-400-027, 06-26-200-029

TAXES

\$1,402

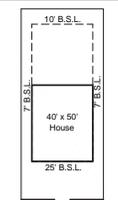
ASKING PRICE

\$2,000,000

PLEASE CALL FOR ADDITIONAL INFORMATION

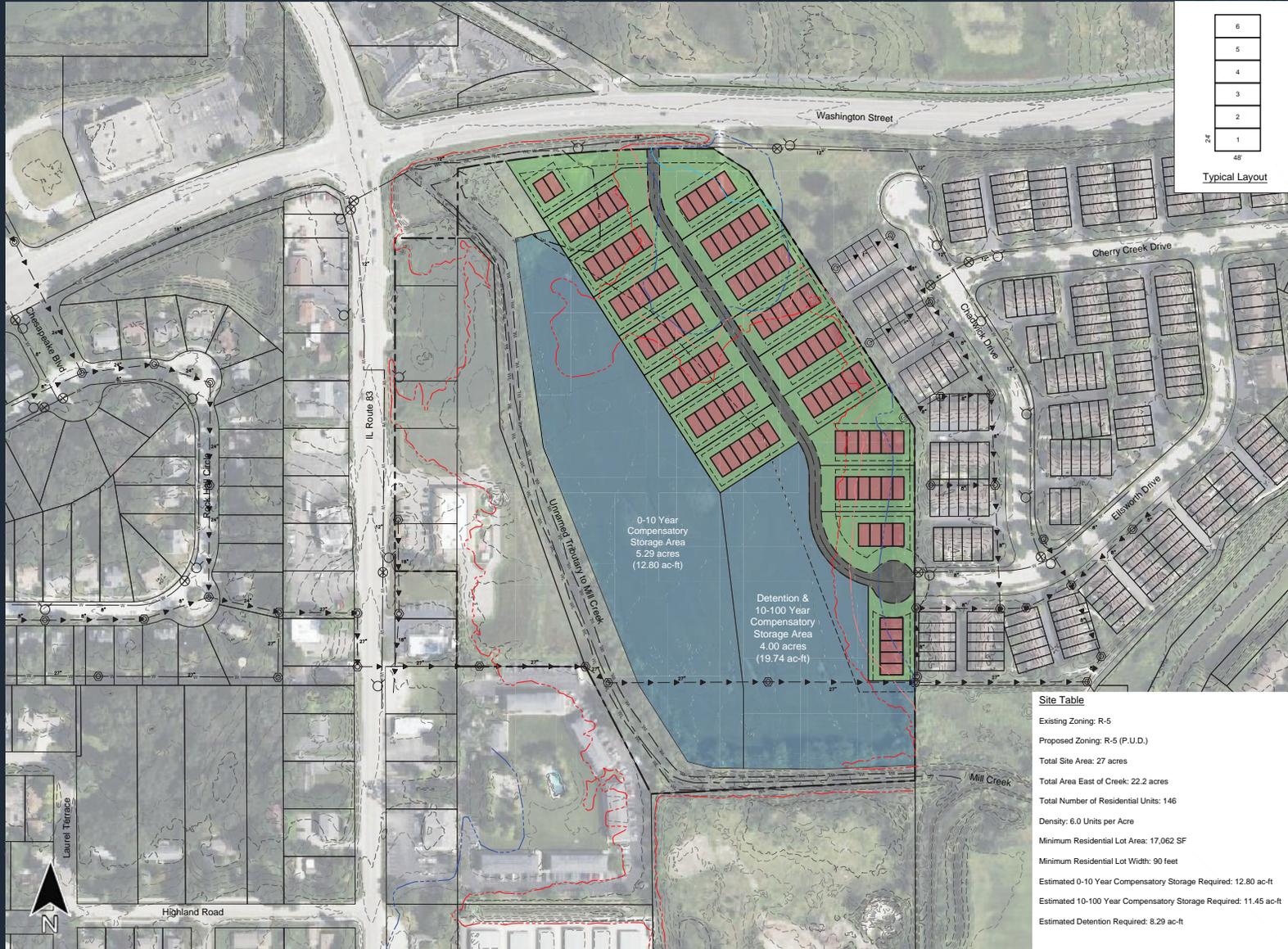


SINGLE FAMILY CONCEPT PLAN



Site Table	
Existing Zoning:	R-5
Proposed Zoning:	R-5 (P.U.D.)
Total Site Area:	27 acres
Total Area East of Creek:	22.2 acres
Total Number of Lots:	46
Density:	2.1 Lots per Acre
Minimum Lot Area:	6,750 SF
Minimum Lot Width:	54 feet
Estimated 0-10 Year Compensatory Storage Required:	12.80 ac-ft

TOWNHOME CONCEPT PLAN



Typical Layout

Site Table

Existing Zoning:	R-5
Proposed Zoning:	R-5 (P.U.D.)
Total Site Area:	27 acres
Total Area East of Creek:	22.2 acres
Total Number of Residential Units:	146
Density:	6.0 Units per Acre
Minimum Residential Lot Area:	17,062 SF
Minimum Residential Lot Width:	90 feet
Estimated 0-10 Year Compensatory Storage Required:	12.80 ac-ft
Estimated 10-100 Year Compensatory Storage Required:	11.45 ac-ft
Estimated Detention Required:	8.29 ac-ft

DEMOGRAPHIC SNAPSHOT



POPULATION

1 MILE: 7,204
3 MILES: 59,597
5 MILES: 139,015



HOUSEHOLDS

1 MILE: 2,919
3 MILES: 21,385
5 MILES: 50,811



AVERAGE HOUSEHOLD INCOME

1 MILE: \$143,998
3 MILES: \$144,661
5 MILES: \$143,857



AVERAGE HOUSING VALUE

1 MILE: \$289,890
3 MILES: \$314,859
5 MILES: \$327,437

CONTACT US

BRIAN BUCKINGHAM

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

