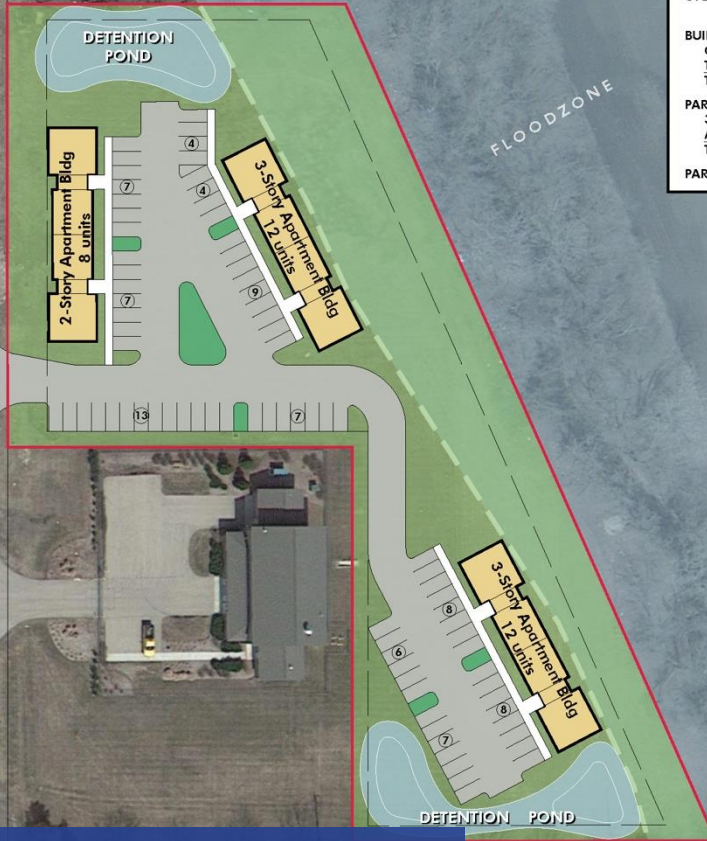




**HALIGUS ROAD**

**GRAFTON FARM DRIVE**



SITE DATA	
ZONING DISTRICT:	R-4 MULTI-FAMILY RESIDENTIAL
SITE AREA:	2.8 AC. ± 121,968 SF
DENSITY: Site Area/3,800 sf	MAX 32 DWELLING UNITS
OPEN SPACE (FLOOD ZONE)	0.80 AC. ± 35,010 SF
<b>BUILDING DENSITY / AREA:</b>	
ONE 2-STORY 8 D.U. BLDG.	8 D.U.
TWO 3-STORY 12 D.U. BLDG.	24 D.U.
<b>TOTAL DWELLING UNITS</b>	<b>32 D.U.</b>
<b>PARKING REQUIRED:</b>	
32 D.U. x 2 SPACES	64 SPACES
ADDTL (2) FOR EA. (4) D.U.	16 SPACES
<b>TOTAL PARKING REQUIRED</b>	<b>80 SPACES</b>
<b>PARKING PROVIDED:</b>	<b>80 SPACES</b>

# 9260 Haligus Road, Lake in the Hills, IL Parkside Apartments Land

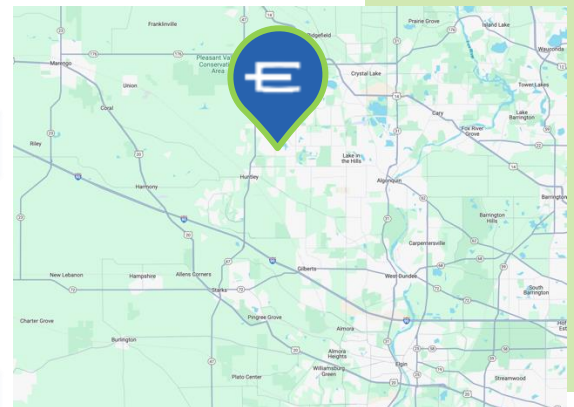
LAND: 2.77 Acres of Residential Multi-Family Land

ZONING: R-4

PIN: 18-22-200-031

**ASKING PRICE: \$325,000**

- Previously approved for 39 one and two bedroom apartment units
- Perfect for a multi-family, townhouse, senior living or solar farm project
- Walking distance from Sunset Park, Bark Park, and Public Works Lake in LITH
- Ownership is a general contractor, can construct the project as needed. Previous plans exist.



SCAN FOR LISTING



\*Owner is an IL Licensed Real Estate Agent



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# LOCATION



Population		Households	
2020 Total Population	28,982	2024 Median Household Income	\$109,145
2024 Total Population	27,959	2029 Median Household Income	\$121,109
2029 Total Population	27,272	2024-2029 Annual Rate	2.10%
2024-2029 Annual Rate	-0.50%		

Housing Units by Occupancy Status and Tenure	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	10,121	100.0%	10,061	100.0%	10,171	100.0%
Occupied	9,848	97.3%	9,757	97.0%	9,751	95.9%
Owner	8,419	83.2%	8,417	83.7%	8,556	84.1%
Renter	1,429	14.1%	1,340	13.3%	1,195	11.7%
Vacant	273	2.7%	304	3.0%	420	4.1%

Owner Occupied Housing Units by Value	2024		2029	
	Number	Percent	Number	Percent
Total	8,417	100.0%	8,556	100.0%
<\$50,000	86	1.0%	61	0.7%
\$50,000-\$99,999	86	1.0%	56	0.7%
\$100,000-\$149,999	194	2.3%	102	1.2%
\$150,000-\$199,999	724	8.6%	490	5.7%
\$200,000-\$249,999	1,536	18.2%	1,268	14.8%
\$250,000-\$299,999	1,700	20.2%	1,694	19.8%
\$300,000-\$399,999	2,714	32.2%	3,184	37.2%
\$400,000-\$499,999	877	10.4%	1,106	12.9%
\$500,000-\$749,999	417	5.0%	491	5.7%
\$750,000-\$999,999	61	0.7%	77	0.9%
\$1,000,000-\$1,499,999	2	0.0%	2	0.0%
\$1,500,000-\$1,999,999	2	0.0%	2	0.0%
\$2,000,000+	18	0.2%	23	0.3%
Median Value	\$296,544		\$319,064	
Average Value	\$318,130		\$338,882	