

FOR SALE



Build Your Dream Home On The Lake— Two Lots Available
41-45 S DEERE PARK, HIGHLAND PARK, IL 60035

\$3.0—\$3.6m

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41 S Deere Park

Incredible lakefront lot. Once in a lifetime opportunity to build a new home on the lake. 41 S Deere Park is the larger of the two lots available, approximately 1.6 acres and would allow an approximate 10,000 square foot home.

Situated at the bookend of the enchanting South Deere Park Drive, just across the Lake Cook line, and next-door to the beloved Lakeshore Country Club. Lot features 230 feet of private lake front, breath taking views, and stabilized bluff.

Nearby sales in this prestigious location average approximately \$9m per acre and \$736 per square foot built. With new homes achieving even higher. Bring your architect and your dream. Lot will be delivered vacant with no structure.

Address	41 S Deere Park
City	Highland Park
County	Lake
PIN	17-22-305-053-1005
Built	N/A
Lot size	Approx 1.6 Acres
Home Size Allowed	10,000 (Approx)
Lake Frontage	230 (Approx)
Pool	No
Zoning	R4—LFOZ
Property Type	Vacant Land
Property Tax (2022)	\$21,893.39
Ceiling Heights	TBD
Parking	TBD
Price	\$3,600,000



45 S Deere Park

Address	45 S Deere Park
City	Highland Park
County	Lake
PIN	17-22-305-053-1005
Built	N/A
Lot size	Approx .92 Acres
Home Size Allowed	8,000 (Approx)
Lake Frontage	120 (Approx)
Pool	Yes
Zoning	R4—LFOZ
Property Type	Vacant Land
Property Tax (2022)	\$21,893.39
Ceiling Heights	TBD
Parking	TBD
Price	\$3,000,000

Once in a lifetime opportunity to build a new home on the lake. 45 S Deere Park is the smaller of the two available lots, approximately .92 acres and would allow an approximate 8,000 square foot home AND the only pool directly next to the lake in the entire North Shore.

Situated at the bookend of the enchanting South Deere Park Drive, just across the Lake Cook line, and next-door to the beloved Lakeshore Country Club. Lot features 120 feet of private lake front, breath taking views, lakefront pool and stabilized bluff.

Bring your architect and your dream. Lot will be delivered vacant with no structure.



Gallery



Gallery



Comparable Sales



Price: \$2,825,000
Sold: February 2024
Year Built: 1949
Sqft: N/A
Lot Size: 1.0 Acre
Lake Frontage: 100ft
Condition: Tear Down
Address: 919 Sheridan, Highland Park



Price: \$9,750,000
Sold: Active
Year Built: 2023
Sqft: 8,700
Lot Size: 0.85 Acres
Lake Frontage: 137ft
Condition: Brand New
Address: 585 Longwood Ave, Glencoe



Price: \$12,000,000
Sold: July 2023
Year Built: 2005
Sqft: 12,500
Lot Size: 0.8 Acres
Lake Frontage: 94ft
Condition: Good / Renovated
Address: 691 Sheridan, Winnetka

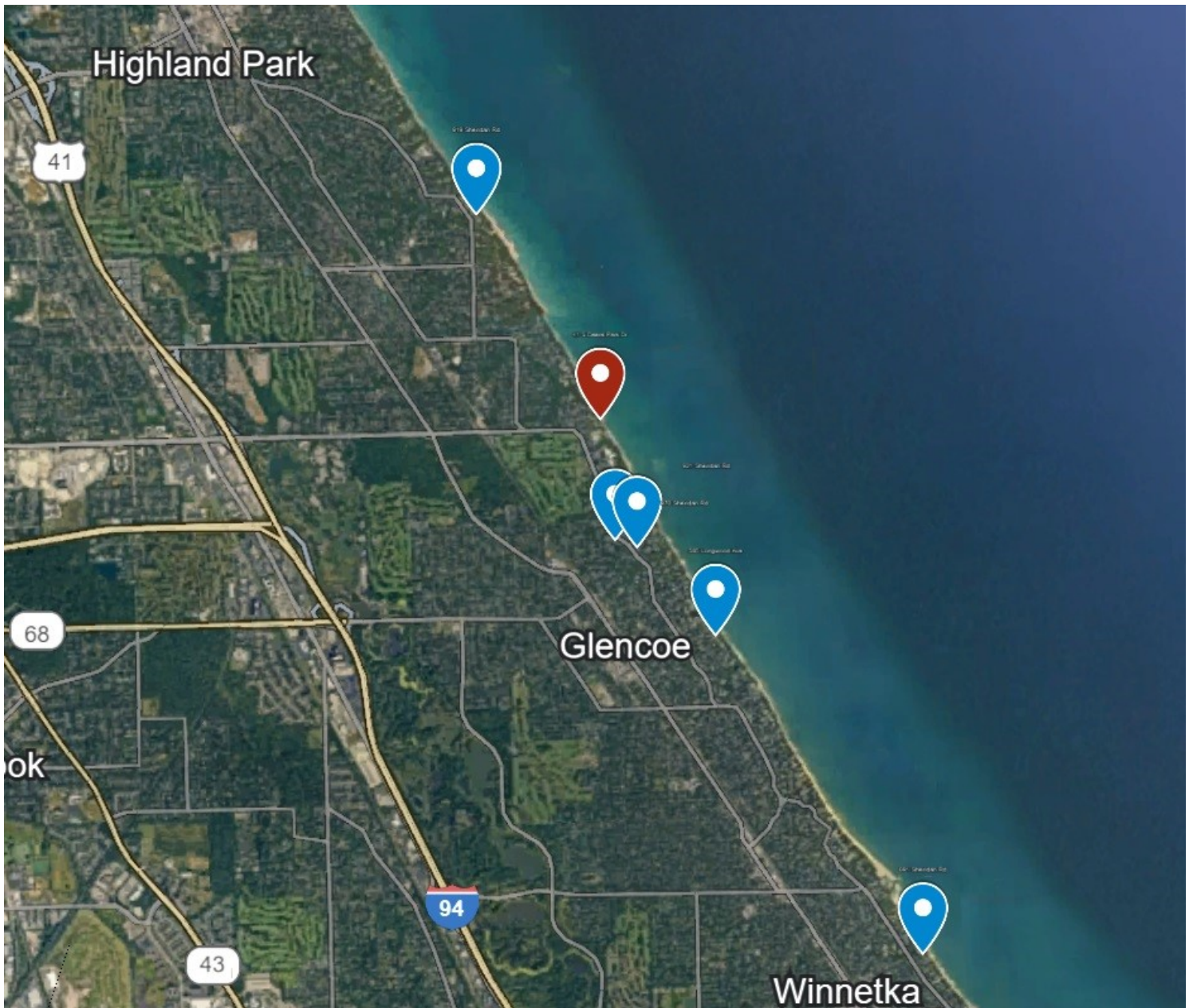


Price: \$3,802,500
Sold: January 2024
Year Built: 2023
Sqft: 8,400
Lot Size: 0.39
Lake Frontage: None
Condition: Brand New
Address: 921 Sheridan, Glencoe



Price: \$4,100,000
Sold: July 2022
Year Built: Proposed New Construction
Sqft: 10,000
Lot Size: .54 Acres
Lake Frontage: None
Condition: Tear Down
Address: 970 Sheridan, Glencoe

Sales Comps Summary



Address	Sold Date	Sold Price	Built	Acres	Sqft	\$/Acre	\$/Sqft	Condition
919 Sheridan, Highland Park	Feb 2024	\$2,825,000	1949	1.00	N/A	\$2,825,000	N/A	Tear Down
585 Longwood, Glencoe	ACTIVE	\$9,750,000	2023	0.85	8,700	\$11,470,588	\$1,121	Brand New
691 Sheridan, Winnetka	Jul 2023	\$12,000,000	2005	0.8	12,500	\$15,000,000	\$960	Renovated
921 Sheridan, Glencoe	Jan 2024	\$3,802,500	2023	0.39	8,400	\$9,750,000	\$453	Brand New
970 Sheridan, Glencoe	Jul 2022	\$4,100,000	Proposed	0.54	10,000	\$7,592,593	\$410	Proposed
Average		\$6,495,500	2000	0.72	9,900	\$9,327,636	\$736	

Subject Propety	Sold Date	Ask Price	Built	Acres	Sqft	\$/Acre	\$/Sqft	Condition
41 Deere Park	For Sale	\$3,600,000	2025	1.60	10,000	\$2,250,000	\$360	Proposed
45 Deere Park	For Sale	\$3,000,000	2025	0.92	8,000	\$3,260,870	\$375	Proposed



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