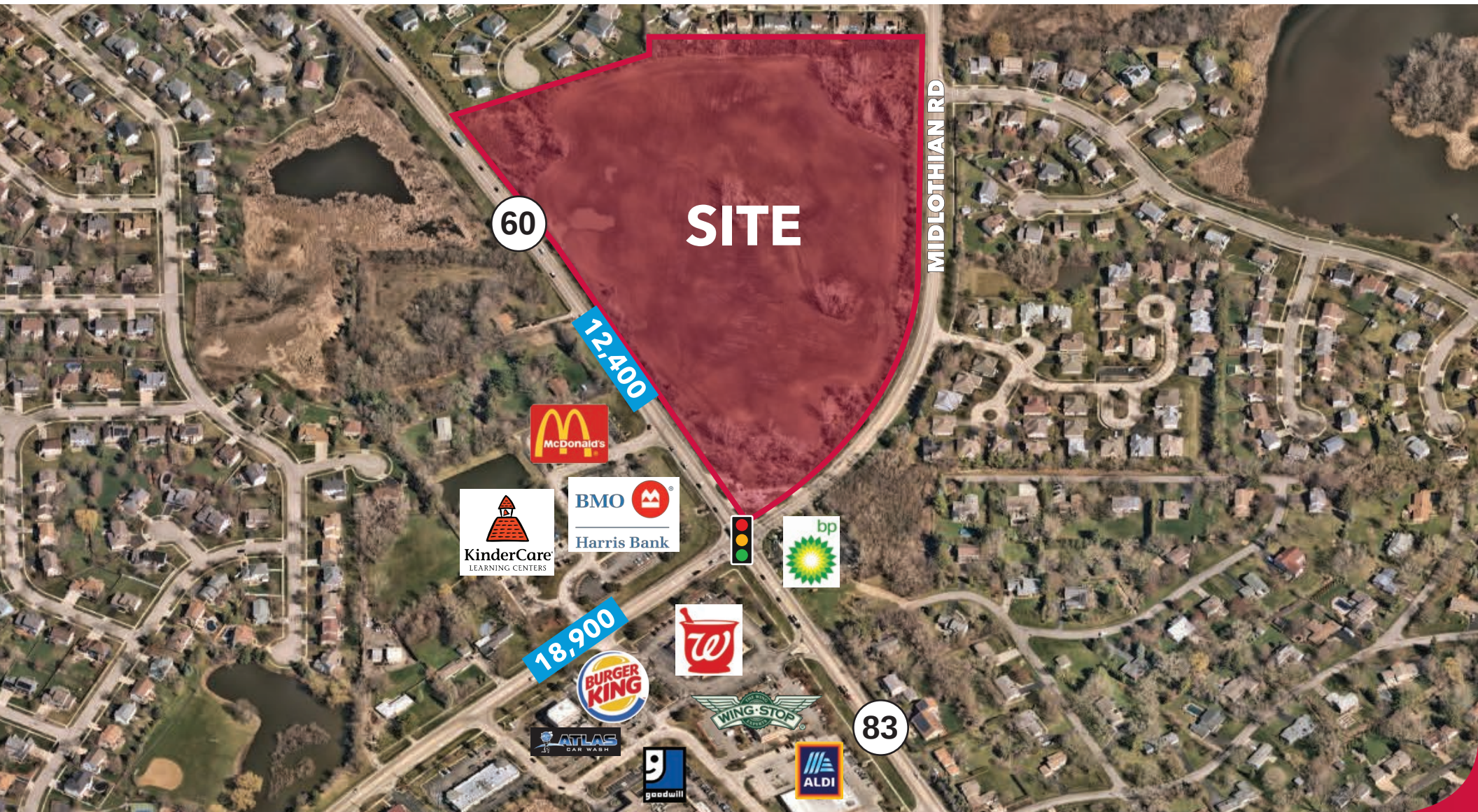


24 ACRES FOR SALE

NEC OF ROUTE 60/83 & MIDLOTHIAN ROAD | MUNDELEIN, IL



9450 WEST BRYN MAWR AVENUE | SUITE 550 | ROSEMONT, IL 60018
773.355.3000 (main) | www.lee-associates.com

RICK SCARDINO | Principal

rscardino@lee-associates.com | 773.355.3040

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

LOCATION OVERVIEW



The Village of Mundelein is a northern suburb of Chicago, located in Lake County. It lies 33 miles Northwest of the Chicago Loop.

Often referred to as “the Heart of Lake County,” the village offers amenities and services to support visitors, residents and business alike. Furthermore, it also offers strong industrial base, well established educational opportunities and great housing values.

Mundelein is home to major employers like Amcor Flexibles Healthcare, Maclean-Fogg, Medline Industries, Mundelein Elementary School and High School, Ruprecht Company and the University of Saint Mary of the Lake.



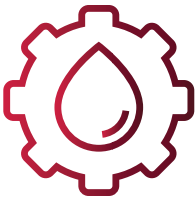
PROPERTY HIGHLIGHTS



24 acres available
Sale price: Subject to Offer



High household income (\$140,000+) in surrounding areas



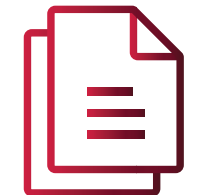
Site boundaries are adjacent to a Village watermain (8"), sanitary sewer lines (10" and 18"), and stormwater utilities (12")



Located nearby multiple local parks



Ideal site for residential or mixed-use development with the hard corner ideal for retail use



[R-1 \(Residential\)](#) zoning with a small corner zoned [GC \(General Commercial\)](#); once annexed into Village of Mundelein, it will default to R-1 Single-Family Residential zoning



2 miles from Countryside Golf Club and Steeple Chase Golf Club



Route 60/83: 12,400 VPD
Midlothian Road: 18,900 VPD



Less than 2 miles from Mundelein High School

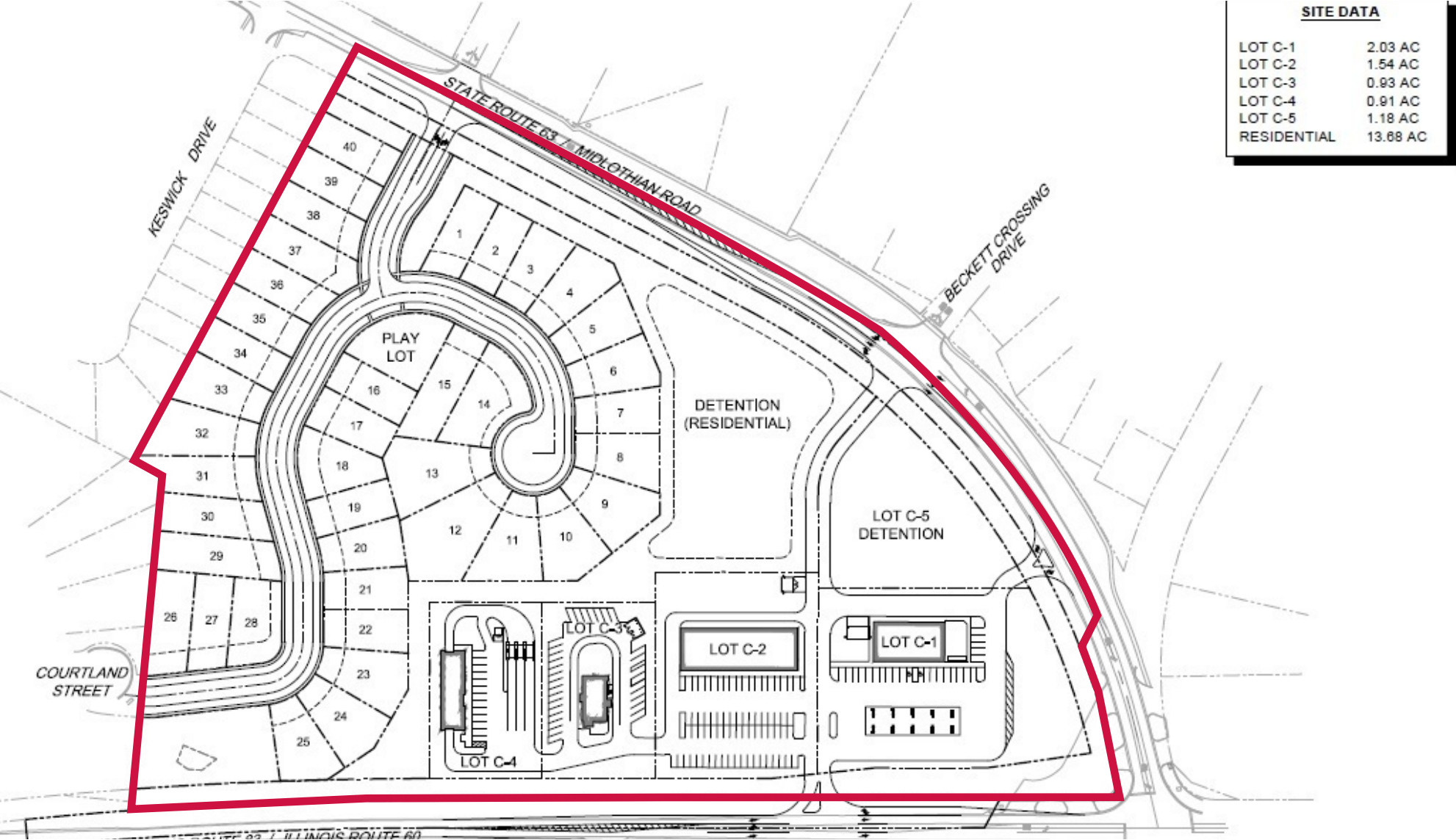


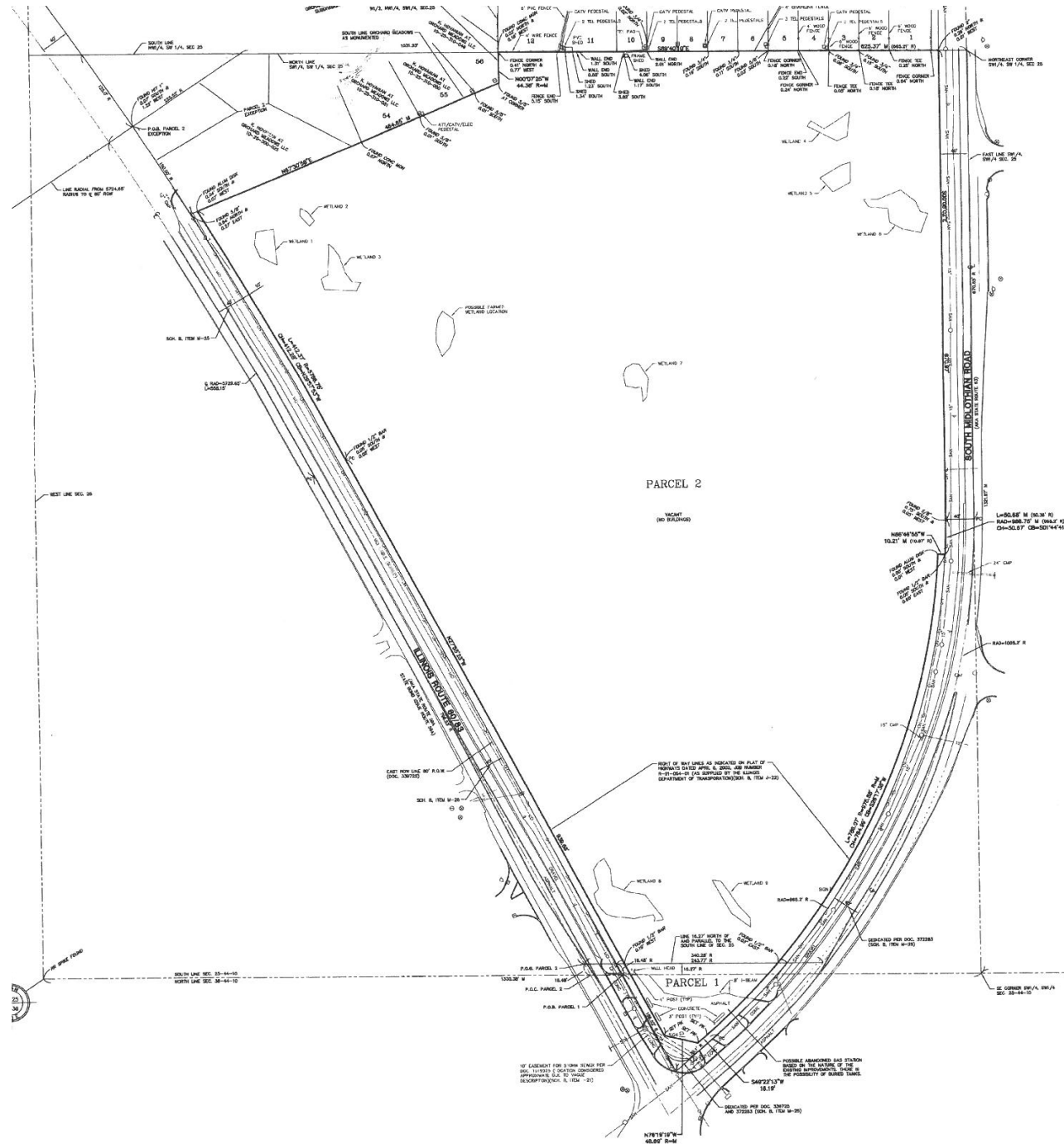
Stop-lit intersection

	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	8,726	56,830	112,659
# OF HOUSEHOLDS	2,982	20,847	42,251
HOUSEHOLD INCOME	\$141,888	\$169,534	\$192,548
DAYTIME POPULATION	3,347	37,841	98,354

[CLICK HERE TO VIEW FULL DEMOGRAPHICS REPORT](#)

CONCEPTUAL SITE PLAN

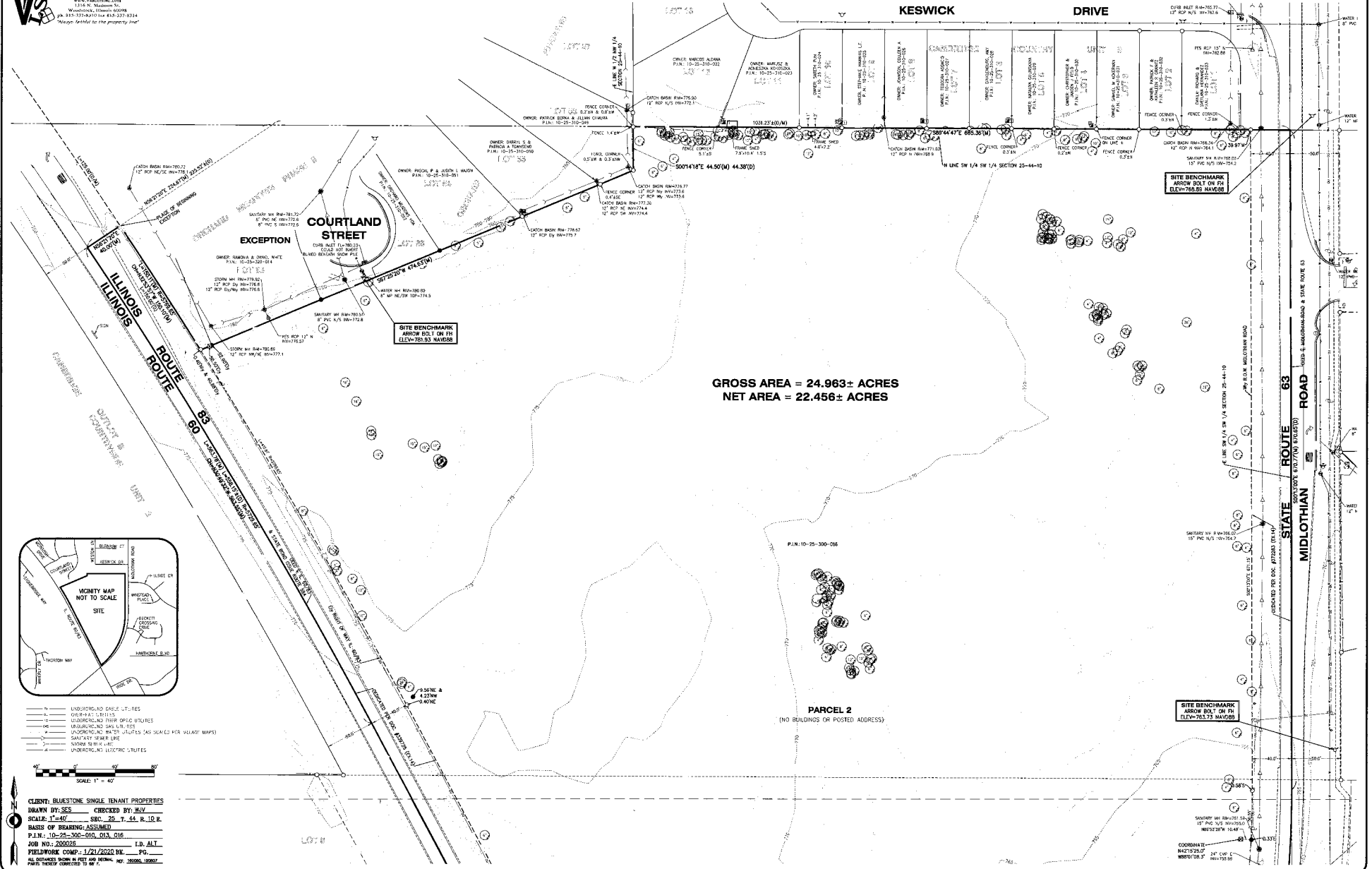




SURVEY (NORTH SECTION)



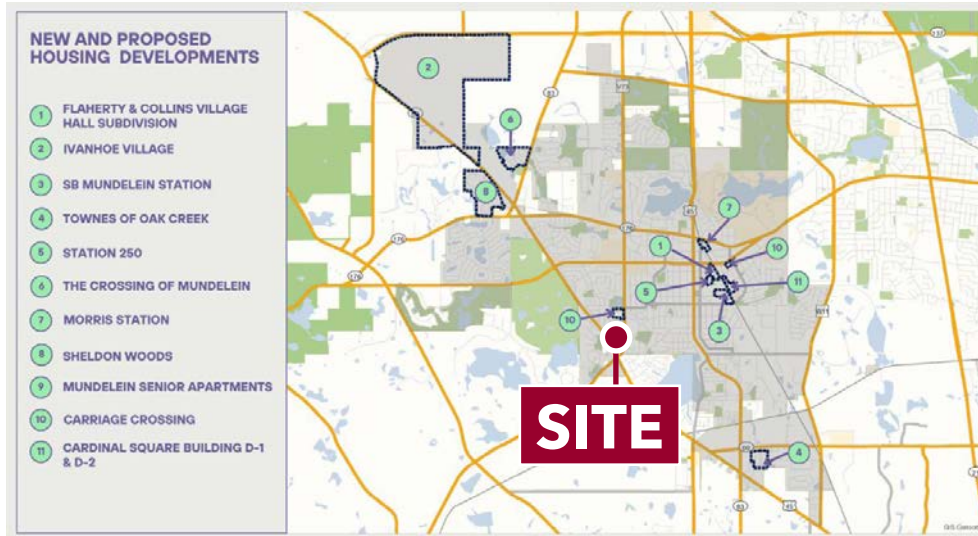
ALTA/NSPS LAND TITLE SURVEY



Vanderstappen
Land Surveying, Inc.
www.vanderstappen.com
1216 N. Madison St.
Woodstock, Illinois 60096
ph. 815-337-8330 fax 815-337-8314
"Always Accurate to the property line"

[illegible]

NEARBY HOUSING DEVELOPMENTS



CLICK IMAGE ABOVE TO VIEW THE INTERACTIVE MAP

EXISTING

CARDINAL SQUARE

180 multi-family residential apartments located in downtown Mundelein. Located close to the Metra Station and downtown Mundelein.

MORRIS STATION

A 139-unit apartment development. There are 16 townhouse-stylized buildings within the development that provide the convenience of garage spaces and the no-maintenance lifestyle. Right at the heart of downtown Mundelein, the units provide exceptional access to dining, retail, entertainment, and public transportation.

STATION 250

A 165-unit apartment complex is being built immediately south of the Village Hall building. The 4-story building provides the largest array of amenities in the area with an indoor golf simulator, dog cleaning station, outdoor pool, sauna, and fitness studio. Units vary from 1 to 2 bedrooms.

THE CROSSINGS OF MUNDELEIN

182-unit townhome subdivision by Lennar behind the Mundelein Crossings shopping center (Target, Home Depot, Ulta) and west of Route 83. 70% homes sold. Townhomes vary from 2 to 4 bedrooms, rear or front-facing garages, and community amenities such as nature trails, playgrounds, and gardens.

UNDER CONSTRUCTION

THE TOWNES AT OAK CREEK

222 new townhomes on the south side of Townline Road (Route 60) on the site of the former Oak Creek Plaza shopping center. Units vary from 1,579 SF to 1,756 SF and come in both two or three-bedroom configurations. A 10-acre park adjacent to the subdivision is also to be developed in coordination with the Mundelein Park and Recreation District.

MUNDELEIN SENIOR APARTMENTS

A 46-unit, 4-story apartment building at the corner of Prospect Avenue and Hawley Street. This new facility will be an independent living senior housing facility. Recreation rooms, art rooms, library, and business center provide ample on-site amenities.

SHELDON WOODS

192 single-family homes by Plute Homes. This development offers new construction homes in a quality school district close to shopping and dining. Located 3.5 miles from downtown Mundelein.

PROPOSED

CARRIAGE CROSSING

This unique building is proposed to include 78 assisted living apartments and 16 memory support studios. A key feature of Carriage Crossing is the ability to adjust care for residents without relocating them, allowing residents to feel more at home.

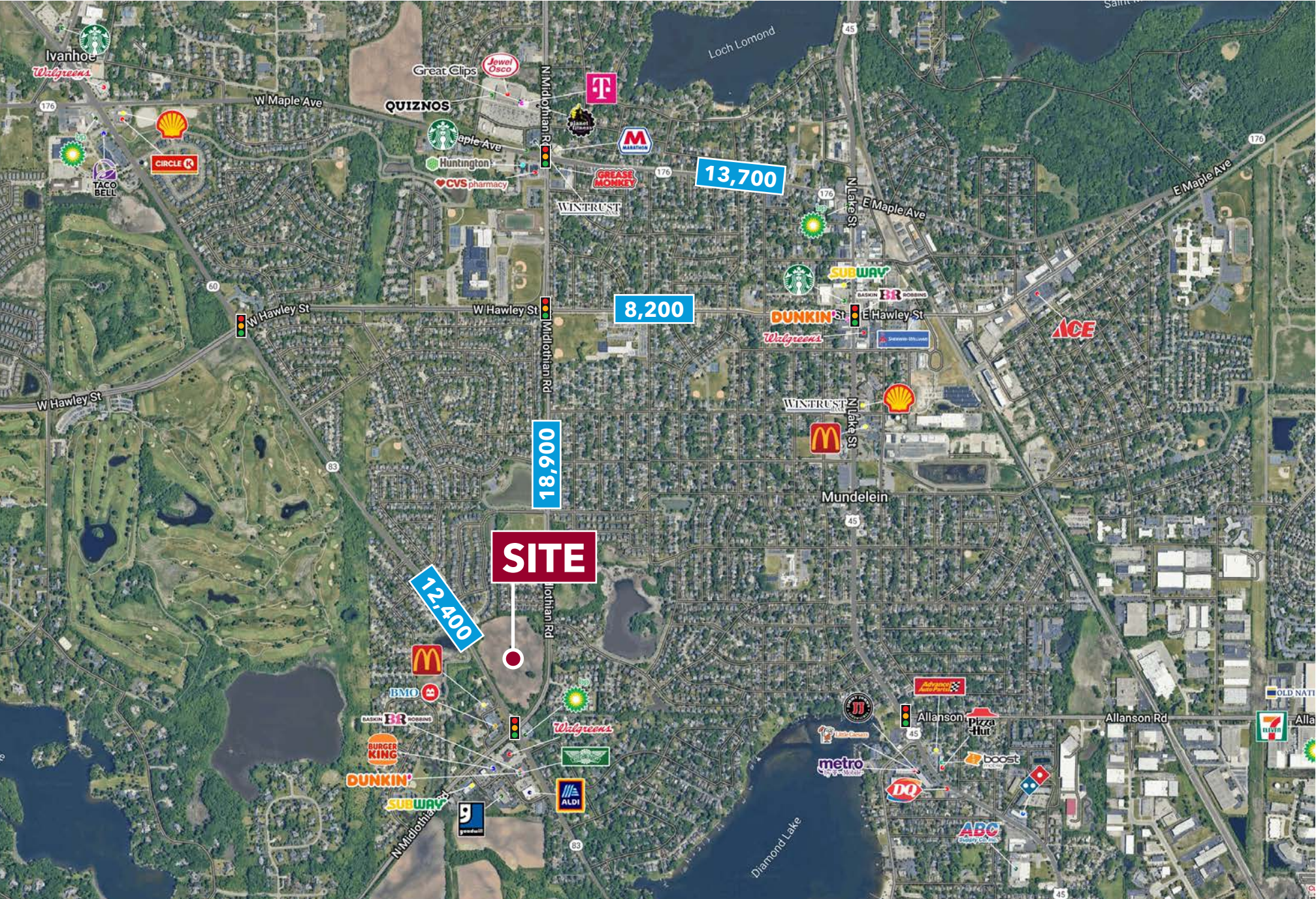
FLAHERTY & COLLINS VILLAGE HALL SUBDIVISION

\$68M proposed project near the Village Hall that includes a 230-unit apartment building, 15-20 townhouses, 3-story 277 spaces parking garage, 5,000 SF free-standing retail.

IVANHOE VILLAGE

The Wirtz Family, owners of the Chicago Blackhawks, Real Estate Holdings, a Beverage Distribution Company, and more, aim to build approximately 1,200 homes, 600 townhomes, 800 multifamily residences, and 600 age-targeted residences on a farm that has been in the family's hands since the 1800's.

RETAILER AERIAL



DEMOGRAPHICS



1 MILE

8,726

Estimated
Population

2,982

Number of
Households

\$141,888

Household
Income

3,347

Daytime
Population

3 MILES

56,830

Estimated
Population

20,847

Number of
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\$169,534

Household
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37,841

Daytime
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5 MILES

112,659

Estimated
Population

42,251

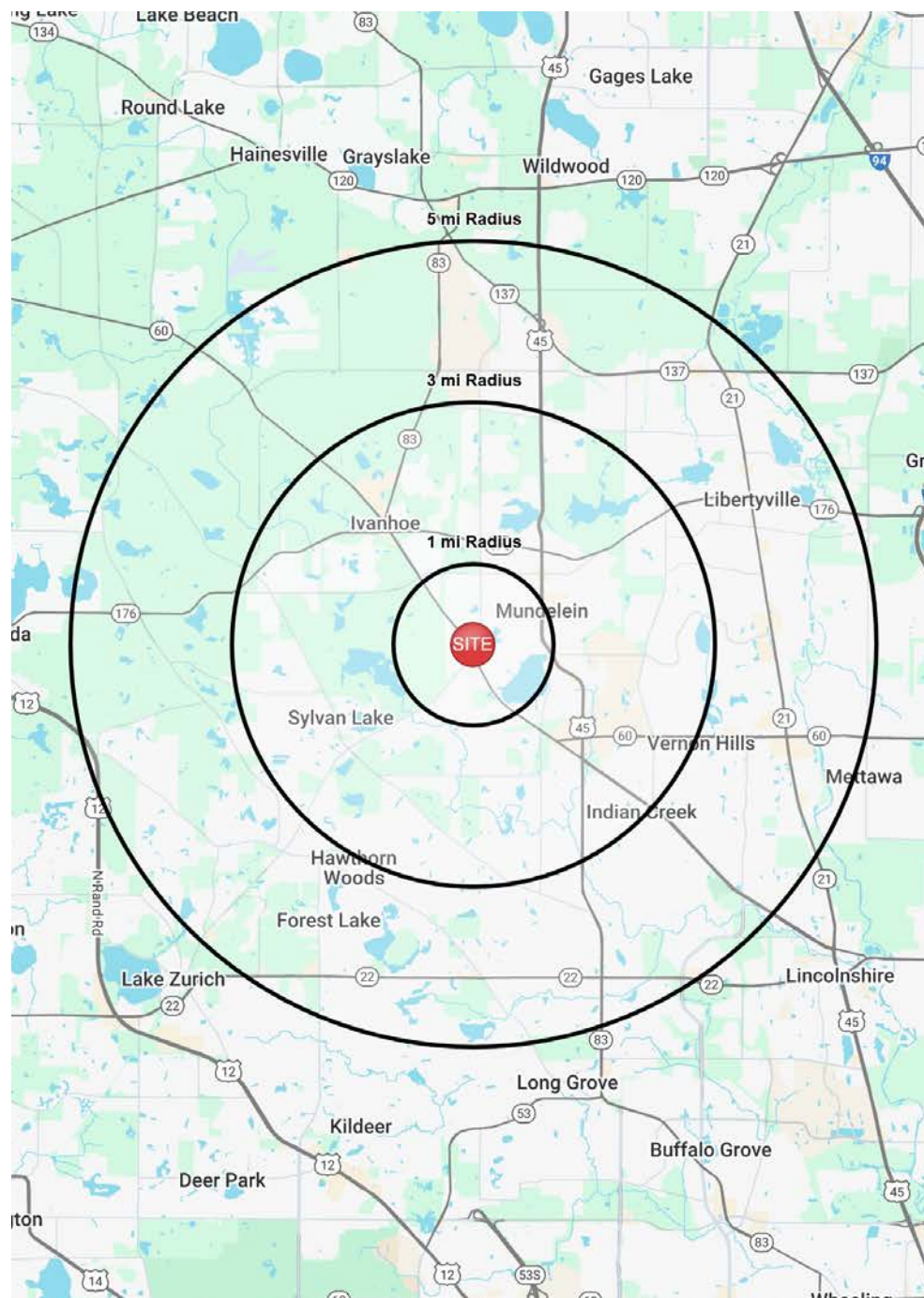
Number of
Households

\$192,548

Household
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98,354

Daytime
Population



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