

# DEVELOPMENT OPPORTUNITY

# FOR SALE



4961, 4977 GRAND AVE & 935 ROGERS RD | GURNEE, IL



## PROPERTY OVERVIEW

Fantastic investor/developer opportunity!!!!  
Over 2 acres of land available located near high traffic intersection of Milwaukee Avenue and Grand Avenue.

Location is adjacent to a strip center at the hard corner of Grand and Milwaukee. Virtually adjacent to Six Flags and close to Gurnee Mills.

I-294 also in close proximity. The property is currently zoned residential, but has potential zoning change to commercial use. A great investment opportunity!!!!

## DETAILS

|                        |  |
|------------------------|--|
| <b>AVAILABLE LAND:</b> | ±2 acres   |
| <b>SALE PRICE:</b>     | \$825,000  |
| <b>PROPERTY TYPE:</b>  | Land   |
| <b>PIN:</b>            | 07-15-41-0026 (4977 Grand Ave)<br>07-15-41-0003 (4961 Grand Ave)<br>07-15-41-0025 (935 Rogers Rd)<br>07-15-41-0028 (0 Rogers Rd)<br>07-15-41-0029 (0 Rogers Rd)<br>07-15-41-0008 (0 Rogers Rd) |
| <b>COUNTY:</b>         | Lake   |
| <b>TYPE/ZONING:</b>    | Residential w/ Commercial Potential  |

## FOR MORE DETAILS CONTACT:

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TRAFFIC REPORT



| Street              | Cross Street      | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |
|---------------------|-------------------|----------------|------------|------------------|-------------|-------------------------|
| 1 Grand Ave         | Illinois Route 21 | 0.02 SE        | 2010       | 33,387           | MPSI        | .07                     |
| 2 Grand Ave         | Illinois Route 21 | 0.02 SE        | 2011       | 33,621           | MPSI        | .07                     |
| 3 Grand Ave         | N Riverside Dr    | 0.02 SE        | 2012       | 29,553           | MPSI        | .07                     |
| 4 Illinois Route 21 | Grand Ave         | 0.07 S         | 2010       | 8,735            | MPSI        | .09                     |
| 5 Illinois Route 21 | Grand Ave         | 0.07 S         | 2011       | 8,761            | MPSI        | .09                     |
| 6 N Riverside Dr    | Grand Ave         | 0.07 S         | 2012       | 10,294           | MPSI        | .09                     |
| 7 Illinois Route 21 | Grand Ave         | 0.04 N         | 2010       | 14,913           | MPSI        | .11                     |
| 8 Illinois Route 21 | Grand Ave         | 0.04 N         | 2011       | 15,055           | MPSI        | .11                     |
| 9 N Riverside Dr    | Grand Ave         | 0.04 N         | 2012       | 21,202           | MPSI        | .11                     |
| 10 Grand Ave        | Illinois Route 21 | 0.04 NW        | 2010       | 32,151           | MPSI        | .13                     |



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## DEMOGRAPHIC REPORT

| Radius                                    | 1 Mile   |        | 3 Mile   |        | 5 Mile   |        |
|---|----------|--------|----------|--------|----------|--------|
| <b>Population</b>                         |          |        |          |        |          |        |
| 2019 Projection                           | 5,092    |        | 57,213   |        | 166,093  |        |
| 2014 Estimate                             | 5,061    |        | 56,823   |        | 166,024  |        |
| 2010 Census                               | 4,991    |        | 55,930   |        | 166,647  |        |
| Growth 2014 - 2019                        | 0.61%    |        | 0.69%    |        | 0.04%    |        |
| Growth 2010 - 2014                        | 1.40%    |        | 1.60%    |        | -0.37%   |        |
| <b>2014 Population by Hispanic Origin</b> | 893      |        | 15,552   |        | 63,160   |        |
| <b>2014 Population By Race</b>            | 5,061    |        | 56,823   |        | 166,024  |        |
| White                                     | 3,856    | 76.19% | 42,332   | 74.50% | 122,821  | 73.98% |
| Black                                     | 586      | 11.58% | 6,858    | 12.07% | 25,643   | 15.45% |
| Am. Indian & Alaskan                      | 33       | 0.65%  | 598      | 1.05%  | 2,613    | 1.57%  |
| Asian                                     | 450      | 8.89%  | 5,453    | 9.60%  | 10,861   | 6.54%  |
| Hawaiian & Pacific Island                 | 4        | 0.08%  | 78       | 0.14%  | 211      | 0.13%  |
| Other                                     | 132      | 2.61%  | 1,505    | 2.65%  | 3,875    | 2.33%  |
| <b>Households</b>                         |          |        |          |        |          |        |
| 2019 Projection                           | 2,194    |        | 21,241   |        | 55,442   |        |
| 2014 Estimate                             | 2,182    |        | 21,103   |        | 55,377   |        |
| 2010 Census                               | 2,156    |        | 20,766   |        | 55,390   |        |
| Growth 2014 - 2019                        | 0.55%    |        | 0.65%    |        | 0.12%    |        |
| Growth 2010 - 2014                        | 0.22%    |        | 2.00%    |        | 0.18%    |        |
| Owner Occupied                            | 1,112    | 50.96% | 13,487   | 63.91% | 35,818   | 64.68% |
| Renter Occupied                           | 1,071    | 49.08% | 7,616    | 36.09% | 19,559   | 35.32% |
| <b>2014 Households by HH Income</b>       | 2,182    |        | 21,102   |        | 55,376   |        |
| Income: <\$25,000                         | 483      | 22.14% | 3,730    | 17.68% | 11,273   | 20.36% |
| Income: \$25,000 - \$50,000               | 676      | 30.98% | 5,039    | 23.88% | 13,397   | 24.19% |
| Income: \$50,000 - \$75,000               | 303      | 13.89% | 3,738    | 17.71% | 10,054   | 18.16% |
| Income: \$75,000 - \$100,000              | 262      | 12.01% | 2,462    | 11.67% | 6,390    | 11.54% |
| Income: \$100,000 - \$125,000             | 129      | 5.91%  | 1,831    | 8.68%  | 4,598    | 8.30%  |
| Income: \$125,000 - \$150,000             | 198      | 9.07%  | 1,508    | 7.15%  | 3,350    | 6.05%  |
| Income: \$150,000 - \$200,000             | 70       | 3.21%  | 1,396    | 6.62%  | 3,163    | 5.71%  |
| Income: \$200,000+                        | 61       | 2.80%  | 1,398    | 6.62%  | 3,151    | 5.69%  |
| <b>2014 Avg Household Income</b>          | \$67,504 |        | \$84,347 |        | \$78,428 |        |
| <b>2014 Med Household Income</b>          | \$47,671 |        | \$61,258 |        | \$56,823 |        |