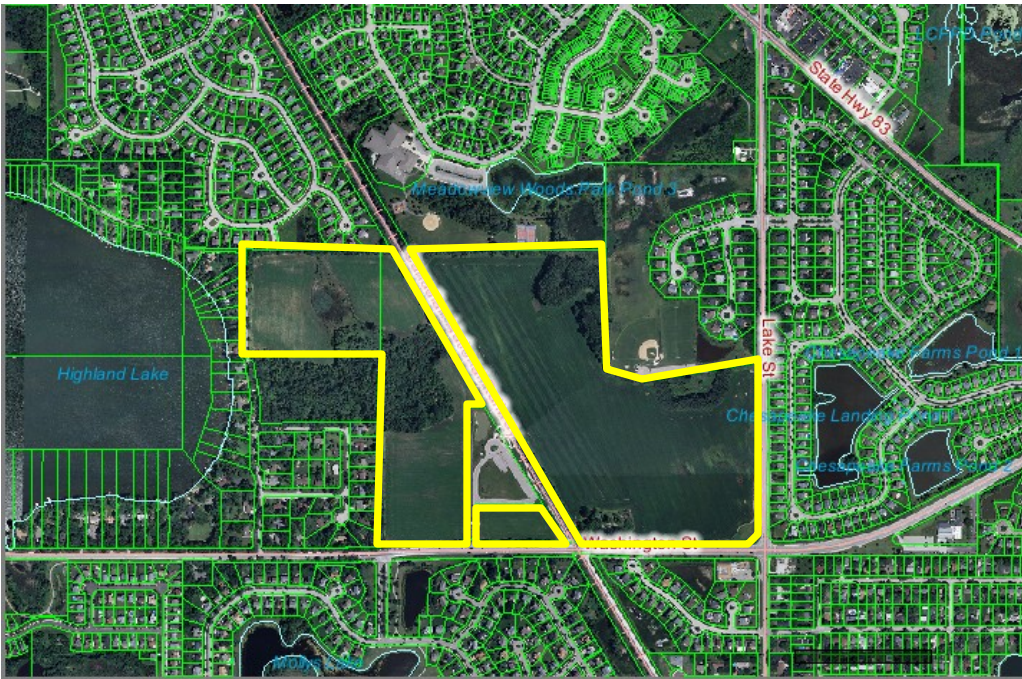


Land For Sale

*Robert E. Frank
Real Estate, Inc.*

Serving Your Real Estate Needs in
Lake & McHenry Counties Since 1980

**21238 W. Washington &
34303 N. Lakeside
Grayslake, IL 60030**



**Robert E. Frank, GRI
Owner / Broker**

**P.O. Box 1111
Lake Villa, IL 60046**

**Phone: 847-356-LAND x11
Fax: 847-356-3311
Cell: 847-508-LAND (5263)**

**E-mail:
Landman5263@ameritech.net
Landman5263@aol.com**

**We're on
the Web!**

Features:

- *Approx. 101.2383 Acres*
- *Near Rollins Savannah Forest Preserve*
- *Commercial / Multi-Family Potential*
- *Metra Station on Site*
- *Grayslake Location*

Property is located on North-west Corner of Washington St. & Lake St. in Grayslake, IL.

All Information is not Guaranteed

**Asking
\$79,900 Per Acre or
approx. \$8,090,000**

Grayslake Development site. Over 100 Acre Parker Farm located at NW corner of Washington Street and Lake Street. Village will consider commercial/retail on frontage with multi family surrounding Metra Station and single family east of RR Tracks. Ideal mixed use site in the heart of Grayslake. Site includes high traffic signalized NW corner of Washington and Lake Streets. Adjoins parkland and Metra station. Do not damage crop.

www.RobertEFrankRealEstate.com

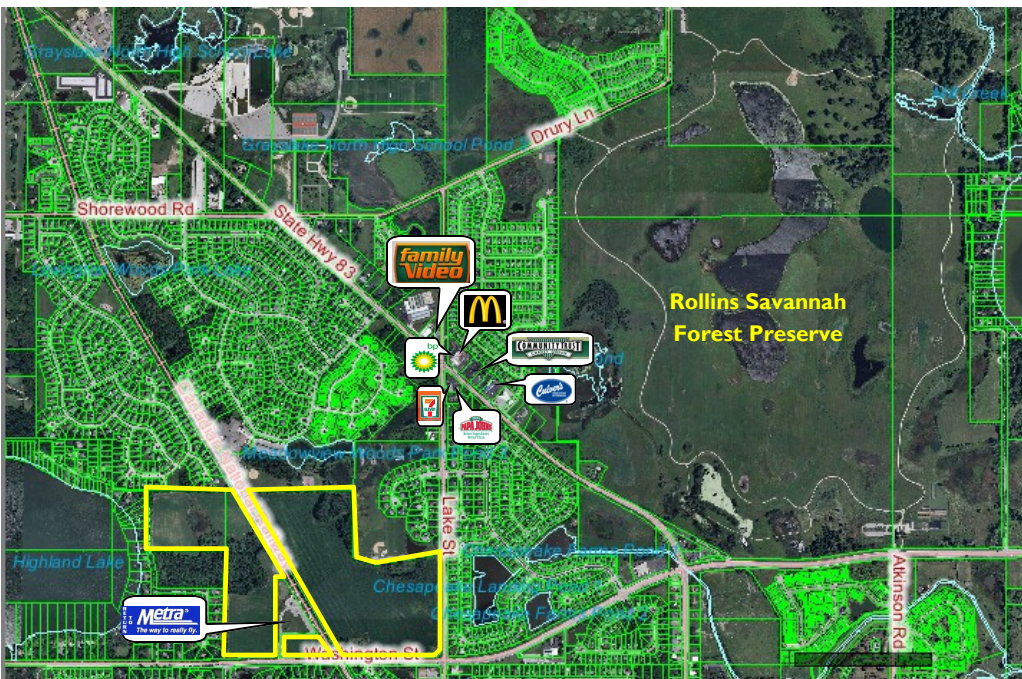
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Aerial



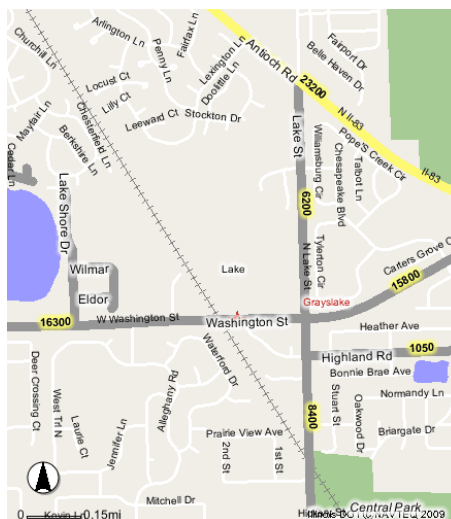
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Traffic Count



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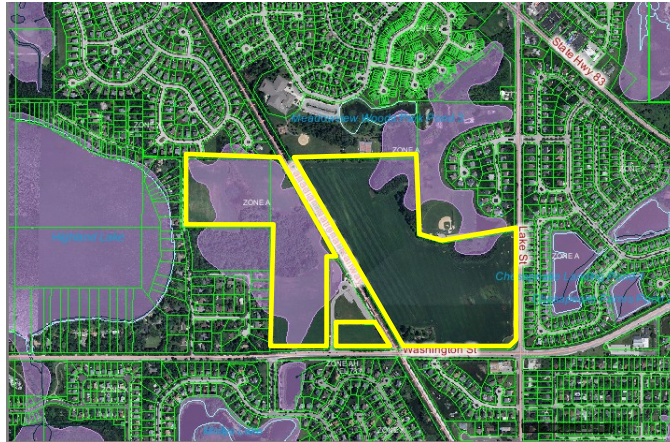
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FEMA



Lake County
Wetland
Inventory



Topography



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Land
 Status: **ACTV**
 List Price: **\$8,090,000**
 Rent Price: **\$0**
 Rental Unit:
 Address: **21238 W Washington Street, Grayslake 60030**
 Directions: **Northwest Corner of Lake Street & Washington Street**
 Sold by:
 Off Mkt Date:
 Closed Date:
 Owner: **Fee Simple**
 Frnt Footage: **1300**
 Corp Limits: **Grayslake**
 Township: **Avon**
 Rooms:
 Fireplaces:
 Basement:

MLS #: **07597176**
 List Date: **08/02/2010**
 Orig List Price: **\$8,090,000**
 Orig Rnt Price: **\$0**
 Lease Type:
 Contract Date:
 Finance Code:
 Subdivision:
 Dimensions: **4409940.3**

Area: **30**
 List Dt Rec: **08/02/2010**
 Sold Price:
 Rented Price:
 Actual Zoning: **Single Family / R1**
 Contingency:
 List Mkt Time: **10**
 Points:
 Census Tract: **8611.04**
 Subdvn Lot #:
 County: **Lake**

Bedrooms:
 Bathrooms:
 Mstr Bath:
 Bmt Bath:
 Bedrooms:
 Parking:
 Cars:

School Data	Coordinates	Tax	Miscellaneous	Backup Package: Yes
Elementary: (46)	North: 34	Amount: \$6,391.35	Waterfront: No	Appx Land Sq Ft: 4409940.3
Junior High: (46)	South: 0	PIN: 06224000210000	Acres: 101.24	Tot Lots Avail: 2
High School: (127)	West: 19	Mult PINs: Yes	Special: No	Min Req/Sq Ft (1):
Other:	East: 0	Tax Year: 2009	Loans:	Min Req/Sq Ft (2):
		Tax Exmps:	Equity:	Other Min Req Sq Ft:

Air Cond:
 Land Amenities:
 Backup Info: **Aerial Map, Traffic Counts**
 Basement:
 Bldg Improvements: **House and Out Bldgs**
 Client Needs:
 Client Will:
 Construction:
 Current Use: **Agricultural/Land Only**
 Exterior:

Foundation:
 Farms Type: **Other**
 Features: **Public Road**
 Heat/Fuel:
 Oth Info: **Commuter Train**
 Known Existing Liens: **None Known**
 Land Description: **Level**
 Location: **Corner**
 Lot Size: **100+ Acres**
 Ownership Type: **Other**

Potential Use: **Commercial, Planned Unit Development, Residential-Single Family, Zoning Change Required**
 Possession: **Closing**
 Road Surface: **Asphalt**
 Rail Availability: **None**
 Style:
 Tenant Pays:
 Type:
 Sale Terms:
 Utilities: **Electric to Site, Gas to Site, Sanitary Sewer to Site, Water to Site**

Remarks: **Grayslake Development site. Over 100 Acre Parker Farm located at NW corner of Washington Street and Lake Street. Village will consider commercial/retail on frontage with multi family surrounding Metra Station and single family east of RR Tracks. Ideal mixed use site in the heart of Grayslake. Site includes high traffic signalized NW corner of Washington and Lake Streets. Adjoins parkland and METRA station.**

Agent Remarks: **Grayslake Park District, LCDOT, 4 States Land Co. excluded as buyers. Contact office prior to walking site. Do not damage farm crop.**

Internet Listing: **All**
 VOW AVM: **Yes**
 Listing Type: **Exclusive Right to Sell**
 Coop Comp: **2% - \$250**
 Showing Inst: **Contact Office Prior to Showing - Do Not Damage Crop**
 Owner: **OOR**
 Broker: **Robert E. Frank Real Estate (2412)**
 List Agent: **Robert Frank (11927)**
 Co-lister:

Remarks on Internet?: **Yes**
 VOW Comments/Reviews: **Yes**
 Holds Earnest Money: **Yes**
 Special Comp Info: **None**
 Ph #:
 Ph #: **(847) 356-5263**
 Ph #: **(847) 356-5263**
 Ph #:

Addr on Internet?: **Yes**
 Lock Box: **None**
 Agent Owned/Interest?: **No**
 Team:
 Email: **Landman5263@ameritech.net; Landman5263@aol.com**
 More Agent Contact Info:

GRAYSLAKE IL Demographics

General Stats:

Total Population: **18506**
Male: **9073 (49%)**
Female: **9433 (50%)**

Education:

25+ years old total: **11459**
25+ years old less than 9th grade: **179 (1%)**
25+ years old 12th grade w/ no degree: **436 (3%)**
25+ years old with HS degree: **1762 (15%)**
25+ years old with some college: **2518 (21%)**
25+ years old with associated degree: **742 (6%)**
25+ years old with bachelor degree: **3821 (33%)**

Married Status:

15+ years old total: **13026**
15+ years old never married: **2468 (18%)**
15+ years old married but seperated: **9084 (69%)**
15+ years old seperated: **84 (0%)**
15+ years old widowed: **357 (2%)**
15+ years old divorced: **1033 (7%)**

Work:

16+ years old total: **12798**
16+ in labor force: **10042 (78%)**
16+ not in labor force: **2756 (21%)**
16+ workers: **9728 (76%)**
16+ workers that commute alone: **7859 (61%)**
16+ workers that carpools: **794 (6%)**
16+ workers that use public trans: **606 (4%)**
16+ workers that walk to work: **74 (0%)**
16+ workers other means to work: **30 (0%)**
16+ work at home: **365 (2%)**
16+ mean travel time to work: **35.7 mins**

Age:

18+ years old male: **5977**
18+ years old female: **6402**
65+ years old male: **348**
65+ years old female: **493**

Income:

Median household income: **73143**
Median family income: **81503**
Per capital income: **28898**

Households:

Total family households: **4950**
Total non-family households: **1553**
Avg household size: **2.84**
Avg family size: **3.31**

Housing:

Total housing units: **6642**
Total occupied housing units: **6503**
Total vacant housing units: **139**
Owner occupied housing units: **5103**
Renter occupied housing units: **1400**
Median rooms in housing units: **6.5**
Median home value of owner occupied units: **192900**

Race:

Total white: **16840**
Total black/african american: **293**
Total american indian natives: **35**
Total asian: **783**
Total native hawaii/pacific islanders: **6**
Other races: **314**
Total two plus race: **235**
Total hispanic or latino: **920**
Total white along not hispanic or latino: **16293**