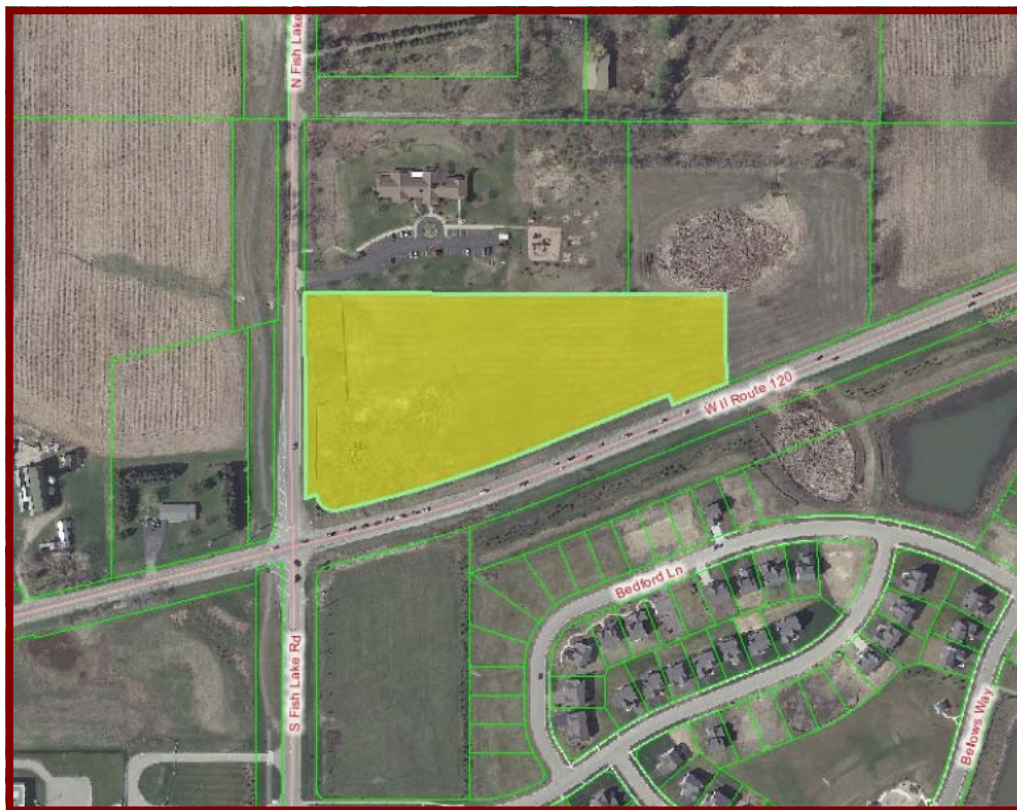


Land For Sale

ROBERT E. FRANK
REAL ESTATE &
847-356-LAND
RobertEFrankRealEstate.com

26222 W. IL Route 120, Volo, IL 60073



Robert E. Frank, GRI
Owner / Broker

P.O. Box 1111
Lake Villa, IL 60046

Phone: 847-356-LAND
Fax: 847-356-3311
Robert Cell: 847-508-5263

E-mail:
RobertEFrankRealEstate@gmail.com
Landman5263@aol.com

Features:

- *Corner Location*
- *Signalization Planned in 2012*
- *Utilities Nearby*
- *On Busy Route 120*
- *Adjoining Land Also Available*

Directions:
Northeast Corner of Route 120 & Fish Lake Road

\$849,900

Commercial Corner priced under \$2.50 per square foot! Full intersection signalization planned in 2012. Fairly level site ready for gas station, strip center, corporate headquarters, medical offices, etc...

Sewer and water service nearby. Taxes based upon farmland value allowing long term hold. Located just east of Rt 12 on heavily trafficked Rt 120 corridor across from Lancaster Falls Subdivision. Daily traffic counts are approximately 20,500. Monthly income from billboard sign.

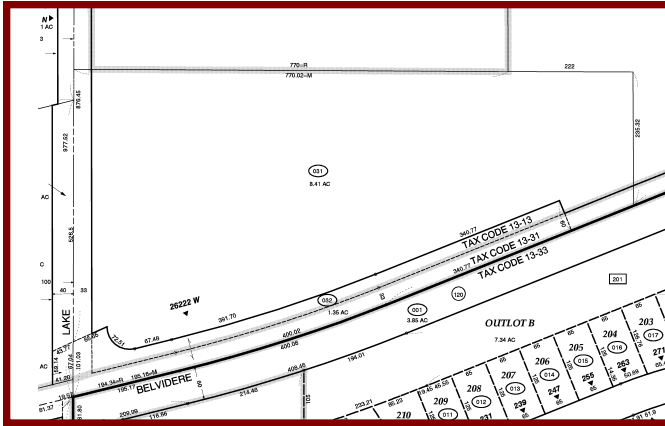
Additional adjoining acreage available. Bank owned and motivated seller!

Land For Sale

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REAL ESTATE &
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26222 W. IL Route 120, Volo, IL 60073

Plat Map



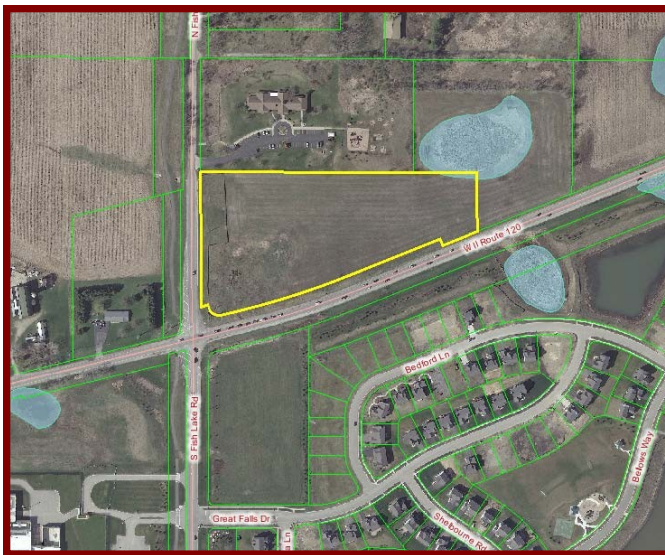
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Lake County
Wetland
Inventory

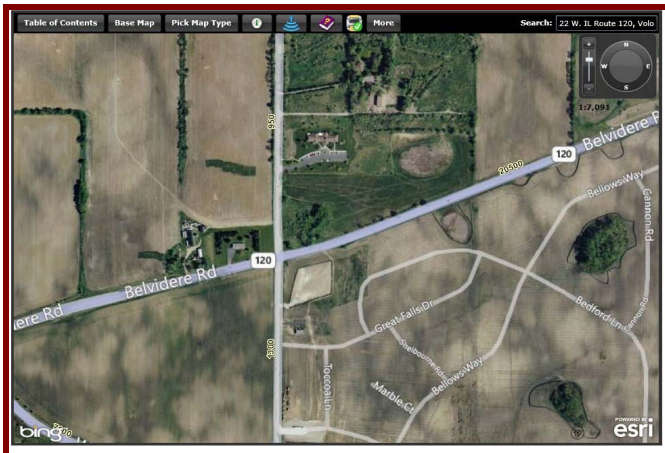


Features:

- *Corner Location*
- *Signalization Planned in 2012*
- *Utilities Nearby*
- *On Busy Route 120*
- *Adjoining Land Also Available*

Directions:
Northeast Corner of Route
120 & Fish Lake Road

IDOT Daily
Traffic Count



Approx. Daily
Traffic Count:
20,500



Land
 Status: **NEW**
 Area: **19**
 Address: **26222 W IL Route 120 , Volo, Illinois 60073**
 Directions: **Northeast Corner of Route 120 & Fish Lake Road. East of Route 12.**
 Sold by:
 Closed:
 Off Market:
 Dimensions: **391.7X67.48X72.51X528X770.02X235.32**
 Ownership: **Fee Simple**
 Corp Limits: **Volo**
 Coordinates: **N: S: E: W:**
 Rooms:
 Bedrooms:
 Basement:

MLS #: **07970420**
 List Date: **01/07/2012**
 List Dt Rec: **01/07/2012**
 Contract Date:
 Financing:
 Subdivision:
 Township: **Wauconda**
 Bathrooms/
 (full/half):
 Master Bath:
 Bmt Bath: **No**

List Price: **\$849,900**
 Orig List Price: **\$849,900**
 Sold Price:
 Rental Price:
 Rental Unit:
 List Mkt Time: **1**
 Points:
 Contingency:
 County: **Lake**
 # Fireplaces:
 Parking:
 Garage Type:
 # Spaces: **0**

Remarks: **Commercial corner priced under \$2.50 PSF! Full intersection signalization planned in 2012. Fairly level site ready for gas station, strip ctr, corp headquarters, med offices, etc. Sewer & water nearby. Farm lease in place. Taxes being challenged. Located just east of Rt. 12 on heavily trafficked Rte. 120 across from Lancaster Fall Subdivision. Daily traffic counts approx. 20500. Monthly billboard income!**

School Data	Assessments	Tax	Miscellaneous
Elementary: Wauconda (118)	Special Assessments: No	Amount: \$10,599	Waterfront: No
Junior High: Wauconda (118)	Special Service Area: No	PIN: 0902200031000000	Acreage: 8.41
High School: Wauconda Comm (118)		(Map)	Appx Land SF: 366383.16
Other:	Zoning Type: Commercial	Mult PINs: No	Front Footage: 391.7
	Actual Zoning: B3	Tax Year: 2010	# Lots Avail: 1
		Tax Exmps: Other	Farm: Yes
			Bldgs on Land?: No

Lot Size: 8.0-9.99 Acres	Ownership Type: Corporation	Type of House:
Lot Desc: Corner	Frontage/Access: State Road	Style of House:
Land Desc: Level, Tillable	Road Surface: Asphalt	Basement Details:
Land Amenities:	Rail Availability: None	Construction:
Farms Type: Other	Tenant Pays:	Exterior:
Bldg Improvements:	Min Req/SF (1):	Air Cond:
Current Use: Agricultural/Land Only	Min Req/SF (2):	Heating:
Potential Use: Commercial	Other Min Req SF:	Utilities to Site: Electric Nearby, Gas Nearby, Sanitary Sewer Nearby, Water-Nearby
Location: Corner	Lease Type:	General Info: None
Known Liens: None Known	Loans:	Backup Package: Yes
Seller Needs: Cash, Cash and Paper	Equity:	Backup Info: Demographics, Leases-Copies, Tax Bill, Traffic Counts
Seller Will:		Possession: Closing
		Sale Terms: Conventional, Owner May Help/Assist

Agent Remarks: **Additional adjoining acreage also available. MLS #: 07887473. Bank owned and motivated seller.**

Internet Listing: All	Remarks on Internet?: Yes	Addr on Internet?: Yes
VOW AVM: Yes	VOW Comments/Reviews: Yes	Lock Box: None
Listing Type: Exclusive Right to Sell	Holds Earnest Money: Yes	Special Comp Info: None
Coop Comp: 2.5% - \$300 (on Gross SP)	Addl. Sales Info.: REO/Lender Owned	
Showing Inst: Call LA at 847-508-5263 then walk site.		Expiration Date:
Owner: OOR	Ph #:	Agent Owned/Interest?: No
Broker: Robert E. Frank Real Estate (2412)	Ph #: (847) 356-5263	Team:
List Agent: Robert Frank, GRI (11927)	Ph #: (847) 356-5263	Email: landman5263@aol.com; Landman5263@aol.com
Co-lister:	Ph #:	More Agent Contact Info:

Copyright 2012 MRED LLC - The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.

MLS #: 07970420

Prepared By: Robert Frank, GRI | Robert E. Frank Real Estate | 01/07/2012 01:25 PM

Demographics

Census Tract/Block: 8642.05/1

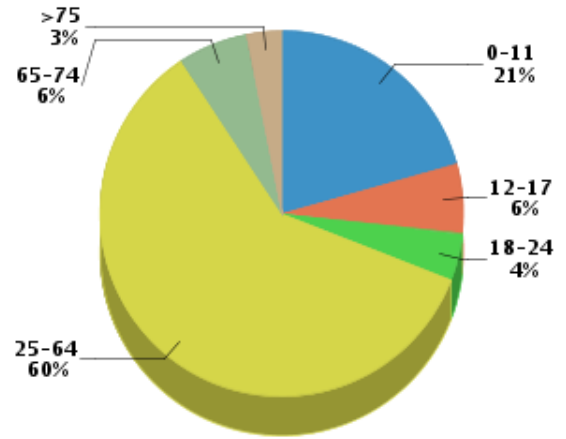
Population

Year 2008

General Population Information

Census Tract:	8642.05
Census Block:	1
Number of People in 2000:	3,916
Estimated Number of People in 2008:	5,921
Estimated Number of People in 2013:	6,985
Estimated Growth in Next 5 Years:	17.97%
Actual Growth in Last 10 Years:	47.22%

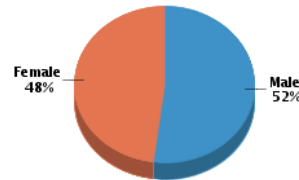
Population By Age



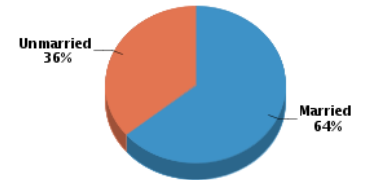
General Household Information

Number of Households in 2008:	2,153
Number of Households in 2013:	2,552
Estimated Growth in Next 5 Years:	18.53%
Actual Growth in Last 10 Years:	49.10%
Average Household Size in 2008:	2.68

Gender



Marriage

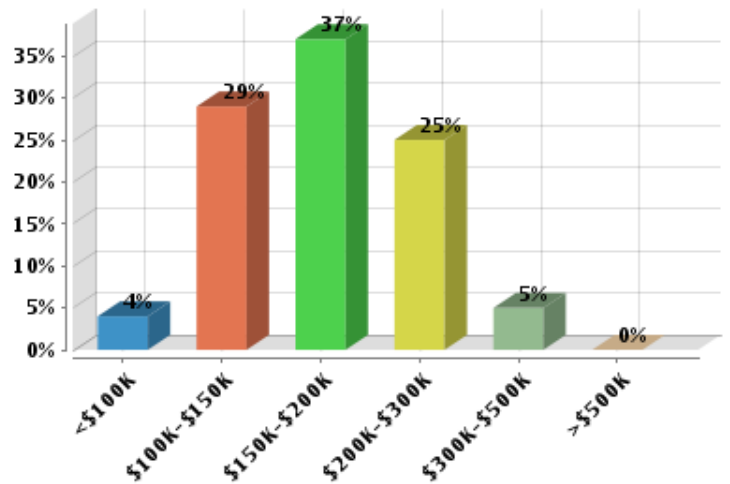


Housing

Median Value

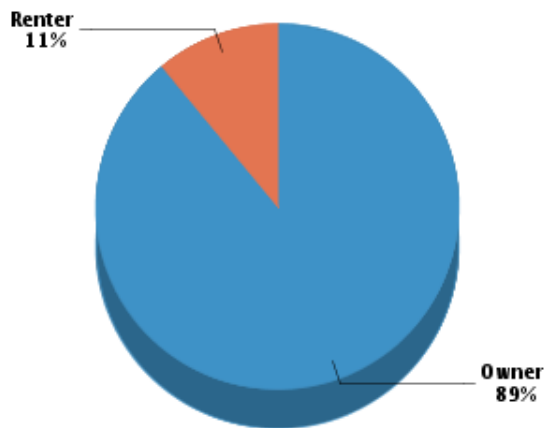
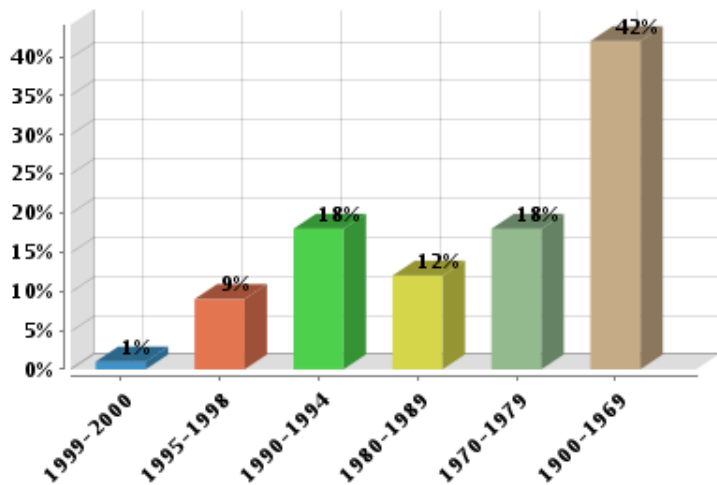
Median Home Value: \$166,300

Home Values



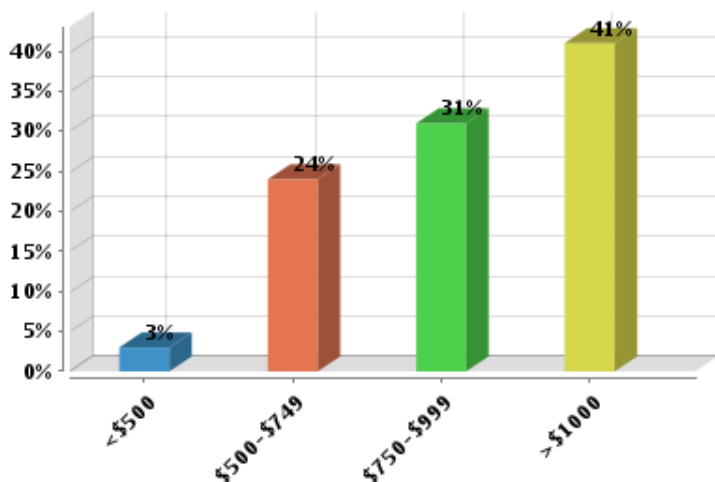
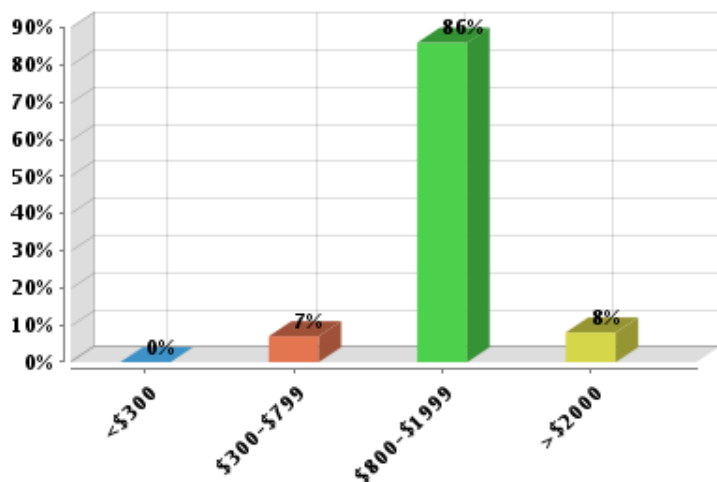
Year Built

Owner Occupancy



Mortgage Payments

Rent Payments



Median Mortgage: \$1,392

Median Gross Rent: \$896

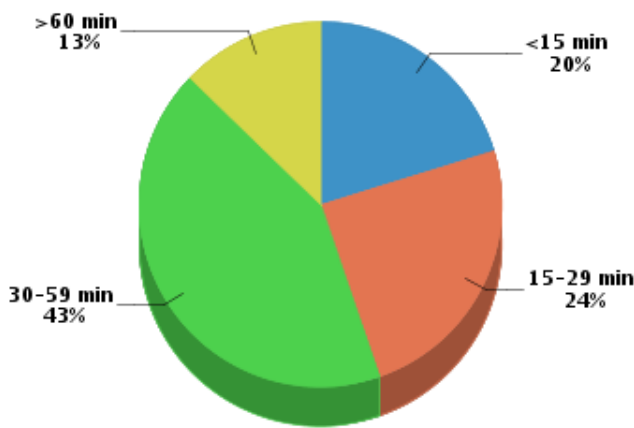
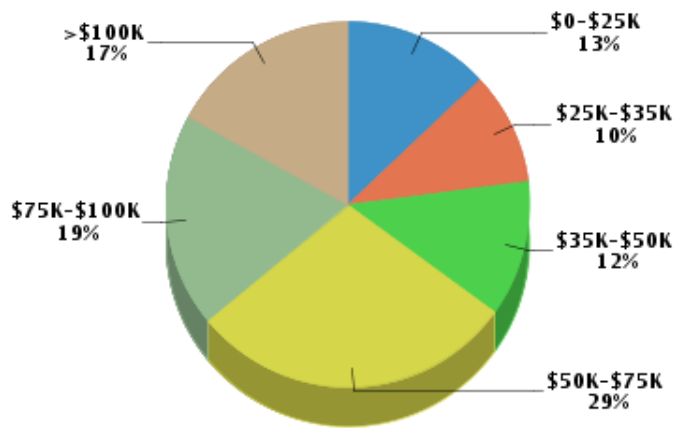
Quality of Life

Occupation

Employment Sector

Executive/Professional:	32%
Technical:	17%
Sales:	34%
Administrative:	19%
Private Household:	2%
Service:	9%
Protective Services:	2%
Farming:	1%
Skilled:	1%
Blue Collar:	12%

Private:	80%
Government:	10%
Self-Employed:	11%



Average Household Income: **\$71,924**

Education

Enrollment

Public Pre-School:	2%
Private Pre-School:	2%
Public School:	8%
Private School:	4%
Public College:	3%
Private College:	1%
Not Enrolled in School:	87%

Level

Not a High School Graduate:	9%
High School Graduate:	30%
Some College:	27%
College Graduate:	27%
Graduate Degree:	6%

► **Schools**

Geographic Area: **2.00 mile radius**

Public Schools

Elementary Schools

Big Hollow School District 38	Phone #	Distance	Grades	# of Students	Total \$/Student	Kindergarten
Big Hollow Elementary School 33315 Fishlake Dr	(847) 740-1490	1.47	2nd-4th	420	\$.01 - \$6,499.99	No

Jr. High/High Schools

Big Hollow School District 38	Phone #	Distance	Grades	# of Students	Total \$/Student	Adv. Placement
Big Hollow Middle Sch 26051 W Nippersink Rd	(847) 740-1490	1.68	5th-8th	240	\$.01 - \$6,499.99	Unknown

► **Local Businesses**

Geographic Area: **1.00 mile radius**

Banking

	Address	Phone #	Distance	Description
Hsbc Bank	300 S Fish Lake Rd	(847) 740-2750	0.04	Banks

Fitness

	Address	Phone #	Distance	Description
Stonewall Orchard Golf Club	25675 W Il Route 60	(847) 740-4890	0.59	Golf Courses-Private

Grocery Stores

	Address	Phone #	Distance	Description
Cua Cookies	793 Galena Dr	(847) 546-0982	0.26	Cookies & Crackers

Koenemann's Sausage Co	27090 Volo Village Rd	(815) 385-6260	0.84	Sausages
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Home Improvement

	Address	Phone #	Distance	Description
Woodlawns Landscape Co Inc	25952 W Il Route 60	(847) 740-0327	0.41	Landscaping Equipment & Supplies
J M Irrigation Llc	25850 W Il Route 60	(847) 546-0165	0.47	Sprinklers-Garden & Lawn-Retail
Shutter Hut	31632 N Ellis Dr # 101	(847) 740-6790	0.67	Shutters
Vsi Garage Doors & Operators	31632 N Ellis Dr # 109	(847) 548-0011	0.67	Door & Gate Operating Devices

Medical

	Address	Phone #	Distance	Description
Health Care Svc	26575 W Commerce Dr	(847) 740-5592	0.53	Health Services
Manny Ot & Assoc	26575 W Commerce Dr	(847) 740-6229	0.53	Occupational Therapists

Recreation

	Address	Phone #	Distance	Description
Wrecking Ball Fight Facility	31632 N Ellis Dr # 302	(847) 201-7276	0.67	Martial Arts Instruction

Religious Organizations

	Address	Phone #	Distance	Description
Chapel	25270 W Il Route 60	(847) 918-8822	0.96	Churches

Restaurant/Lounges

	Address	Phone #	Distance	Description
Bobby's Barrel Inn	35009 N Gilmer Rd	(815) 385-8811	0.96	Restaurants

Social Services

	Address	Phone #	Distance	Description
Nicasa	31979 N Fish Lake Rd	(847) 546-6450	0.57	Alcoholism Information & Treatment Ctrs