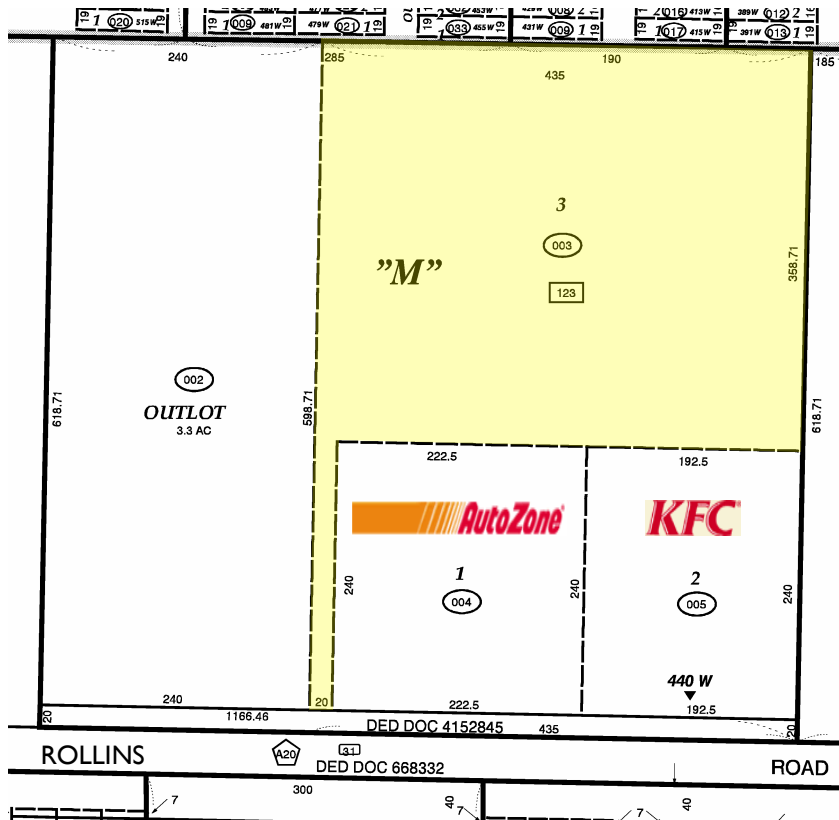


Commercial Site For Sale

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

**Lot #3, Rollins Road
Round Lake Beach, IL 60073**



**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:
RobertEFrankRealEstate@gmail.com**

**We're on
the Web!**

Features:

- C-3 Zoning in Village of Round Lake Beach
- Sewer and water already on site
- Fully engineered with storm water detention on site
- Cleared lot and ready to build
- Approximately \$6.00 per square foot and may be divisible

Property is located on Rollins Road just 2 blocks west of Cedar Lake Road

Asking \$995,000

3.69 acre commercial site with municipal sewer and water on site! Commercial zoning. Adjoins Eagle Creek Shopping Plaza. Fully engineered with storm water detention off site. Great site that may be divisible. Join Auto Zone, KFC, & Big Lots! High average daily traffic counts!

www.RobertEFrankRealEstate.com

All Information is not Guaranteed

Commercial Site For Sale

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

Aerial Map



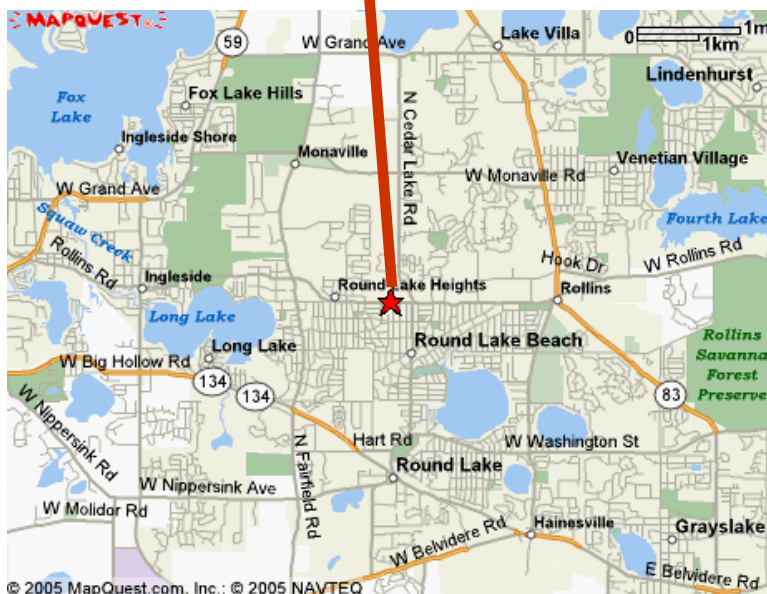
Page 2

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Topography Map



Page 3

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Federal Emergency Management Assoc.
Flood Plain Map



Lake County Wetland Inventory
Flood Plain Map

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Lot #3, Rollins Road Round Lake Beach, IL 60073

Page 4

PIN: 06-17-123-003

County: Lake

Township: Avon

Zoning: C3

Dimensions: 20 x 599 x 435 x 359 x 415 x 240

Land Square Footage: 160,462

Land Acres: 3.69

2008 Taxes: \$18,824.44

Current Use: Commercial, Retail Vacant Land

Frontage: Public Road

Land Description: Cleared, Level

Location: Central Business District

Lot Size: 2.0—4.99 acres

Potential Use: Commercial, Retail

Road Surface: Asphalt

Utilities to Site: Sanitary Sewer, Municipal Water

Robert E. Frank, GRI
Owner / Broker

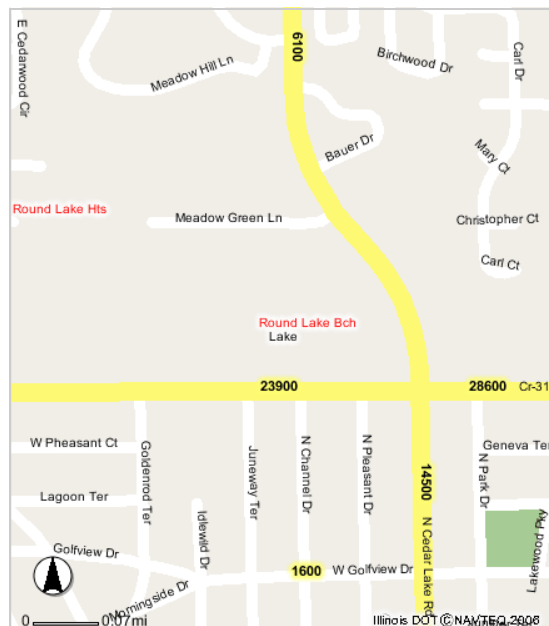
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IDOT
Avg. Daily Traffic Count

*Approx. 23,900 Vehicles
Per Day*



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Multiple Listing Service

MLSNI

Northern Illinois



Demographics

Schools

Climate

Houses of Worship

Property Location: LOT 3 ROLLINS Round Lake Beach, IL 60073

Zoom Level: [Census Tract](#) | [City](#) | [County](#)

Income

Median Income	\$56,625
Median Income Ranking (State)	75th Percentile
Median Income Ranking (National)	77th Percentile
Average Income Households w/ Children	\$65,196
Average Ranking Income Households w/ Children (State)	64th Percentile
Average Ranking Income Households w/ Children (National)	68th Percentile

Age

Average Age	28 years
Age 0-9 Years	20.7%
Age 10-17 Years	13.38%
Age 18-29 Years	19.31%
Age 30-39 Years	15.16%
Age 40-49 Years	14.49%
Age 50-64 Years	9.38%
Age 65+ Years	7.58%

Employment

Average Travel Time To Work	36 minutes
Employment: Farming/Fishing/Forestry (%)	.28%
Employment: Administrative Support (%)	18.44%
Employment: Sales (%)	10.6%
Employment: Managerial (%)	10.39%
Employment: Professional (%)	9.75%
Employment: Service (%)	40.97%
Employment: Laborer/Operator (%)	9.57%
Employment: Technician/Precision Craft (%)	<.01%

Household

Married	63.05%
Single	36.95%
Married w/ Children	41.1%
Married w/ No Children	21.95%
Single w/ Children	13.96%
Single w/ No Children	22.99%

Housing

	23 years
Single Family Attached	6.31%
Single Family Detached	82.43%
Mobile Home/Other	<.01%
Owner Occupied: Median Housing Value	\$162,343
Owner Occupied: Media Number of Bedrooms	3
Renter Occupied: Median Housing Value	\$479
Renter Occupied: Median Number of Bedrooms	2

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Multiple Listing Service
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 Northern Illinois



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Houses of Worship

Property Location: LOT 3 ROLLINS Round Lake Beach, IL 60073

Zoom Level: [Census Tract](#) | [City](#) | [County](#)

Income

Median Income	\$60,159
Median Income Ranking (State)	79th Percentile
Median Income Ranking (National)	80th Percentile
Average Income Households w/ Children	\$64,027
Average Ranking Income Households w/ Children (State)	62nd Percentile
Average Ranking Income Households w/ Children (National)	67th Percentile

Age

Average Age	28 years
Age 0-9 Years	21.75%
Age 10-17 Years	13.35%
Age 18-29 Years	17.78%
Age 30-39 Years	19.93%
Age 40-49 Years	13.99%
Age 50-64 Years	8.61%
Age 65+ Years	4.59%

Employment

Average Travel Time To Work	38 minutes
Employment: Farming/Fishing/Forestry (%)	.31%
Employment: Administrative Support (%)	18.44%
Employment: Sales (%)	11.55%
Employment: Managerial (%)	11.9%
Employment: Professional (%)	11.35%
Employment: Service (%)	34.65%
Employment: Laborer/Operator (%)	11.37%
Employment: Technician/Precision Craft (%)	<.01%

Household

Married	67.28%
Single	32.72%
Married w/ Children	45.21%
Married w/ No Children	22.07%
Single w/ Children	10.46%
Single w/ No Children	22.26%

Housing

	20 years
Single Family Attached	11.92%
Single Family Detached	82.01%
Mobile Home/Other	.13%
Owner Occupied: Median Housing Value	\$122,600
Owner Occupied: Media Number of Bedrooms	3
Renter Occupied: Median Housing Value	\$827
Renter Occupied: Median Number of Bedrooms	2

Population

Land Area	4.995582 (Sq. Mile)
Total Population	27,788
Population Density	5562.52 (People Per Sq. Mile)
Population Density Ranking (State)	17.78%
Population Density Ranking (National)	19.93%
Population Growth Rate	1.6%
Population Growth Rate Ranking (State)	8.61%
Population Growth Rate Ranking (National)	4.59%

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Climate

Houses of Worship

Property Location: LOT 3 ROLLINS Round Lake Beach, IL 60073

Zoom Level: [Census Tract](#) | [City](#) | [County](#)

Income

Median Income	\$67,875
Median Income Ranking (State)	98th Percentile
Median Income Ranking (National)	98th Percentile
Average Income Households w/ Children	\$105,696
Average Ranking Income Households w/ Children (State)	100th Percentile
Average Ranking Income Households w/ Children (National)	99th Percentile

Age

Average Age	34 years
Age 0-9 Years	16.97%
Age 10-17 Years	12.38%
Age 18-29 Years	14.91%
Age 30-39 Years	16.68%
Age 40-49 Years	16.76%
Age 50-64 Years	13.81%
Age 65+ Years	8.49%

Employment

Average Travel Time To Work	33 minutes
Employment: Farming/Fishing/Forestry (%)	.14%
Employment: Administrative Support (%)	18.44%
Employment: Sales (%)	13.25%
Employment: Managerial (%)	19.57%
Employment: Professional (%)	21.5%
Employment: Service (%)	22.89%
Employment: Laborer/Operator (%)	7.63%
Employment: Technician/Precision Craft (%)	<.01%

Household

Married	64.1%
Single	35.9%
Married w/ Children	35.79%
Married w/ No Children	28.31%
Single w/ Children	7.29%
Single w/ No Children	28.61%

Housing

	25 years
Single Family Attached	9.04%
Single Family Detached	68.76%
Mobile Home/Other	1.93%
Owner Occupied: Median Housing Value	\$275,998
Owner Occupied: Media Number of Bedrooms	3
Renter Occupied: Median Housing Value	\$742
Renter Occupied: Median Number of Bedrooms	2

Population

Land Area	447.5637 (Sq. Mile)
Total Population	702,682
Population Density	1570.02 (People Per Sq. Mile)
Population Density Ranking (State)	14.91%
Population Density Ranking (National)	16.68%
Population Growth Rate	1.74%
Population Growth Rate Ranking (State)	13.81%
Population Growth Rate Ranking (National)	8.49%

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Multiple Listing Service

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Houses of Worship

Property Location: LOT 3 ROLLINS Round Lake Beach, IL 60073

School District Info

School District Name	ROUND LAKE AREA SCHS - DIST 116
Address	316 S ROSEDALE CT ROUND LAKE, IL 60073
Phone	(847)270-9000
Type	Independent Local District
Number of Schools	8
Number of Students	6,405
Number of Teachers	311
Student/Teacher Ratio	20.6 to 1

Enrollment

Total Enrollment	6,405
Ungraded Enrollment	0
Pre-Kindergarten Enrollment	13
Kindergarten Enrollment	551
First Grade Enrollment	624
Second Grade Enrollment	566
Third Grade Enrollment	554
Fourth Grade Enrollment	529
Fifth Grade Enrollment	522
Sixth Grade Enrollment	494
Seventh Grade Enrollment	520
Eight Grade Enrollment	440
Ninth Grade Enrollment	509
Tenth Grade Enrollment	425
Eleventh Grade Enrollment	352
Twelfth Grade Enrollment	306

Campus Info

[View Public Schools Campuses](#)
[View Private Schools Campuses](#)

SAT / ACT / College Placement %

Average SAT Scores	N/A
% of Students Who Took SAT	N/A
Average ACT Scores	20.0000
% of Students Who Took ACT	34%
National Merit Finalist	N/A
% Students to 4-year College	40%
% Students to 2-year College	25%
% High School Dropouts	N/A

Expenditures and Funding

Expenditures per Student	\$8,540
% of Expenditures on Instruction	43.5%
National Spending Ranking	18th Percentile
State Spending Ranking	N/A
% Local Funding	47.2%
% State Funding	48.3%
% Federal Funding	4.5%

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