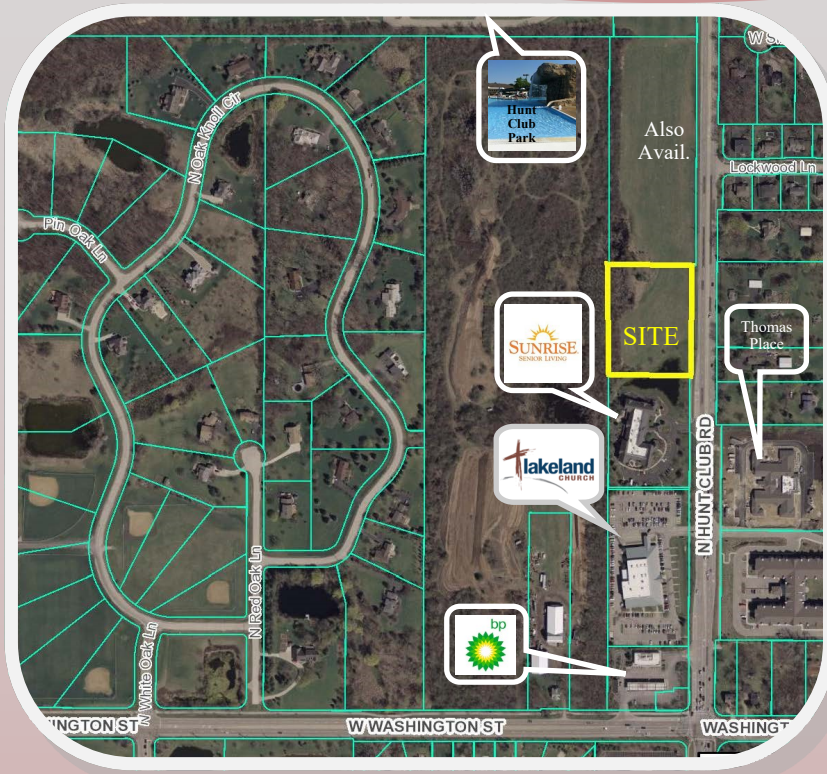


# LAND FOR SALE

## GREAT LOCATION

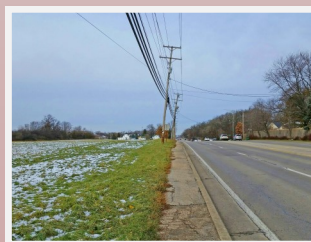
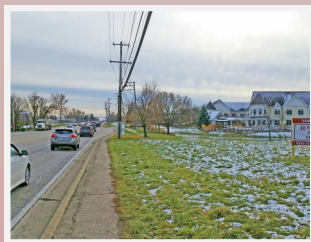


### PROPERTY FEATURES:

- \* Approx. 3.02 Acres
- \* Additional 7+ Adjoining Acres Available
- \* Approx. 21,400 Vehicles per Day
- \* Sewer & Water to Site
- \* Zoned R-1 Single Family
- \* Many Potential Uses

### DIRECTIONS:

From Grand Ave. (IL Route 132) and Hunt Club Road, South to Property



**0 Hunt Club Rd. (3+ Acres)  
Gurnee, IL 60031**

*Asking*  
**\$849,900**

3 PLUS ACRE SITE WITH FRONTAGE ON GURNEE'S HUNT CLUB CORRIDOR. SEWER AND WATER TO SITE. READY FOR YOUR PROFESSIONAL BUILDING, MEDICAL OFFICE, FINANCIAL INSTITUTION, SENIOR HOUSING, ETC... JOIN SUNRISE OF GURNEE AND THOMAS PLACE OF GURNEE SERVING THE AGING ADULT COMMUNITY. WALK TO HUNT CLUB PARK COMMUNITY CENTER. LIES BETWEEN GRAND AND WASHINGTON STREET. ADDITIONAL 7 ACRES TO THE NORTH AVAILABLE FOR LARGER DEVELOPMENT. ZONED SINGLE FAMILY. GURNEE WILL CONSIDER REZONING DEPENDING UPON USE. WALK PROPERTY AT OWN RISK.



**Robert E. Frank, GRI**  
Robert E. Frank Real Estate, Inc.  
P.O. Box 1111, Lake Villa, IL 60046  
OFFICE: (847) 356-5263  
CELL: (847) 508-5263  
FAX: (847) 356-3311  
RobertEFrankRealEstate@gmail.com  
www.Facebook.com/RobertEFrankRealEstate

**www.RobertEFrankRealEstate.com**



*All information is  
Not Guaranteed*



**Land**  
 Status: **NEW**  
 Area: **31**  
 Address: **0 Hunt Club Rd Lot 1, Gurnee, Illinois 60031**  
 Directions: **From Grand Ave. (IL Rte. 132) and Hunt Club Road: South to property**  
 Closed:  
 Off Market:  
 Dimensions: **420 X 312 X 420 X 313**  
 Ownership: **Fee Simple**  
 Corp Limits: **Gurnee**  
 Coordinates: **N:35 W:16**  
 Rooms:  
 Bedrooms:  
 Basement:  
 Contract Date:  
 Financing:  
 Subdivision:  
 Township: **Warren**  
 Bathrooms /  
 (full/half):  
 Master Bath:  
 Bmt Bath:  
 List Price: **\$849,900**  
 Orig List Price: **\$849,900**  
 Sold Price:  
 Rental Price: **\$0**  
 Rental Unit:  
 List Mkt Time: **1**  
 Points:  
 Contingency:  
 County: **Lake**  
 # Fireplaces:  
 Parking:  
 Garage Type:  
 # Spaces: **0**



**Remarks: 3 PLUS ACRE SITE WITH FRONTAGE ON GURNEE'S HUNT CLUB CORRIDOR. SEWER AND WATER TO SITE. READY FOR YOUR PROFESSIONAL BUILDING, MEDICAL OFFICE, FINANCIAL INSTITUTION, SENIOR HOUSING, ETC... JOIN SUNRISE OF GURNEE AND THOMAS PLACE OF GURNEE SERVING THE AGING ADULT COMMUNITY. WALK TO HUNT CLUB PARK COMMUNITY CENTER. LIES BETWEEN GRAND AND WASHINGTON STREET. ADDITIONAL 7 ACRES TO THE NORTH AVAILABLE FOR LARGER DEVELOPMENT. ZONED SINGLE FAMILY. GURNEE WILL CONSIDER REZONING DEPENDING UPON USE. WALK PROPERTY AT OWN RISK.**

#### **School Data**

Elementary: **Woodland (50)**  
 2nd/Alternate: **Woodland Primary**  
 Junior High: **Woodland (50)**  
 2nd/Alternate: **Woodland Intermediate**  
 High School: **Warren Township (121)**  
 Other:

#### **Assessments**

Special Assessments: **No**  
 Special Service Area: **No**

#### **Tax**

Amount: **\$57.65**  
 PIN: **07202050010000 (Map)**  
 Mult PINs: **No**  
 Tax Year: **2015**  
 Tax Exmps: **Other**

#### **Miscellaneous**

Waterfront: **No**  
 Acreage: **3.02**  
 Appx Land SF: **131551**  
 Front Footage: **420**  
 # Lots Avail: **2**  
 Farm: **No**  
 Bldgs on Land?: **No**

Zoning Type: **Single Family**  
 Actual Zoning: **R-1**

Lot Size: **3.0-3.99 Acres**  
 Lot Desc:  
 Land Desc: **Cleared, Tillable**  
 Land Amenities:  
 Farms Type:  
 Bldg Improvements:  
 Current Use: **Agricultural/Land Only**  
 Potential Use: **Condominium, Office and Research, Planned Unit Development, Residential-Multi-Family, Residential-Single Family, Retail, Special Use, Zoning Change Required**  
 Location: **Mixed Use Area**  
 Known Liens: **None Known**  
 Seller Needs: **Cash, New Opportunity**  
 Seller Will:

Ownership Type: **Land Trust**  
 Frontage/Access: **County Road**  
 Road Surface: **Asphalt**  
 Rail Availability: **None**  
 Tenant Pays:  
 Min Req/SF (1):  
 Min Req/SF (2):  
 Other Min Req SF:  
 Lease Type:  
 Loans:  
 Equity:

Type of House:  
 Style of House:  
 Basement Details: **None**  
 Construction:  
 Exterior:  
 Air Cond:  
 Heating:  
 Utilities to Site: **Electric to Site, Gas to Site, Sanitary Sewer to Site, Water-Municipal, Water to Site**  
 General Info: **None**  
 Backup Package: **Yes**  
 Backup Info: **Aerial Map, Demographics, Soil Map, Tax Bill, Traffic Counts**  
 Possession: **Closing**  
 Sale Terms:  
 Addl. Sales Info.: **None**  
 Agent Owned/Interest: **No**

Broker: **Robert E. Frank Real Estate** Ph #: **(847) 356-5263** Team:  
 List Agent: **Robert Frank, GRI** Ph #: **(847) 356-5263** Email:  
 Co-lister: Ph #: **robertefrankrealestate@gmail.com; Landman5263@aol.com**  
 More Agent Contact Info:

Copyright 2016 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 #: 09403720

Prepared By: Robert Frank, GRI | Robert E. Frank Real Estate | 12/12/2016 11:34 PM



# LAND FOR SALE GREAT LOCATION

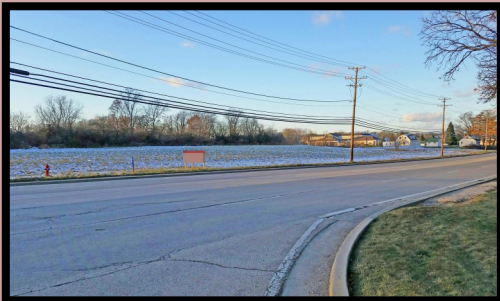
0 Hunt Club Rd., Gurnee, IL 60031



Approx. 3 Acres Aerial



Approx. 10 Acres Aerial



**Robert E. Frank, GRI**  
Robert E. Frank Real Estate, Inc.  
RobertEFrankRealEstate@gmail.com  
www.Facebook.com/RobertEFrankRealEstate

P.O. Box 1111, Lake Villa, IL 60046  
OFFICE: (847) 356-5263  
CELL: (847) 508-5263  
FAX: (847) 356-3311



**www.RobertEFrankRealEstate.com**

*All information is  
Not Guaranteed*