



**ROBERT E. FRANK**  
 OWNER / MANAGING BROKER  
 847-508-5263



*Development Site*  
**LAND FOR SALE**  
 PRICED AT  
**\$ 995,000**



**LOT 3, ROLLINS CENTER SUB.**  
**ROUND LAKE BEACH, IL 60073**

**ABOUT PROPERTY**

Shovel ready 3.69 acre site adjoining Auto Zone and KFC. Exposure to Rollins Road with approximately 24,000 vehicles per day. Lies just west of the fully signalized intersection of Rollins and Cedar Lake Road. Storm detention already engineered, constructed, and located off site. This parcel can accommodate a large retail user, a strip center with drive thru end caps, professional medical / office. Round Lake Beach may consider multi family, multi-story apartments, light industrial. Existing full curb cut on Rollins Road and recorded access from Eagle Creek Plaza. Sellers will consider dividing the site. Sewer, storm water, and municipal water to site. Possible marquee signage on Rollins Road. Zoned C3. Will require rezoning for apartments or light industrial. Rollins retail corridor includes Walgreens, McDonald's, Taco Bell, Kohl's, Meijers, and new planned Target. LCDOT plans new pedestrian walkway along Rollins Road. Access site from two existing curb cuts on Rollins with right and left turn lanes. Also, access site from recorded cross easement with Eagle Creek Plaza to the east.

**FEATURES**

- PIN: 06-1-123-003
- Approx. 3.69 Acres
- Approx. 24,000 Vehicles/day
- C-3 Zoning in Village of Round Lake Beach
- Sewer and water already on site
- Fully engineered with storm water detention off site
- Cleared lot and ready to build
- Approximately \$6.20 PSF and may be divisible
- Grayslake Schools
- Cross Access to Eagle Creek Plaza

**PIN(S):**  
06-17-123-003

**2025 TAX BILL:**  
\$149.42

**PRICE:**  
\$995,000

**IDOT TRAFFIC COUNTS:**  
 APPROX. 24,000 (ROLLINS)  
 APPROX. 7,600 (CEDAR LAKE)\*  
 \*(DOES NOT LIE DIRECTLY ON CEDAR LAKE ROAD)

**2023 EST. POPULATION:**  
 1 MILE: 16,913  
 3 MILES: 72,581  
 5 MILES: 134,958

**2023 EST. AVG. HOUSEHOLD INCOME:**  
 1 MILE: \$98,542  
 3 MILES: \$115,143  
 5 MILES: \$119,494

- 📞 847-356-LAND
- 📍 P.O. BOX 1111, LAKE VILLA, IL 60046
- 🌐 WWW.ROBERTEFRANKREALESTATE.COM
- ✉ ROBERTEFRANKREALESTATE@GMAIL.COM