



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



*Over 22 Acres*  
**LAND  
FOR SALE**  
**ASKING  
\$ 1,999,999**

**20295 W. WASHINGTON ST.  
GRAYSLAKE, IL 60030**



## ABOUT PROPERTY

Attention Developers: Grayslake infill site is ready for new construction single family or townhome product. This approximately 22 acre parcel is primarily zoned R5 and partially zoned SCB. Adjoining Cherry Creek Townhome Subdivision has access road already stubbed into the site with possible additional access off Washington Street. Preliminary site plans have been prepared by Hey and Associates. Sewer and water nearby. Recent area improvements include Washington Street Railroad underpass west of Lake Street, Washington Street bike/pedestrian sidewalks, T5 DATA Center adjoining Medline. Meijer's and Jewel Foods nearby. This site is in Grayslake School district. Lake County Forest Preserve trail across the street and Grayslake Village Center is a short drive away.

## FEATURES

- 06-23-400-020
- 06-23-400-027
- 06-26-200-029
- Approx. 22.2 Acres
- Single Family Site Plan Avail
- Townhome Site Plan Avail
- Zoned R5 & SCB
- Great Location!!



**847-356-LAND**



**P.O. BOX 1111, LAKE VILLA, IL 60046**



**WWW.ROBERTEFRANKREALESTATE.COM**



**ROBERTEFRANKREALESTATE@GMAIL.COM**



Virtual Tour



**Land**  
Status: **NEW**  
Area: **30**  
Address: **20295 W Washington St , Grayslake, IL 60030**  
Directions: **SEC of Washington Street and IL Route 83.**

MLS #: **12496392**  
List Date: **10/15/2025**  
List Dt Rec: **10/15/2025**

List Price: **\$1,999,999**  
Orig List Price: **\$1,999,999**  
Sold Price:

Closed:  
Off Market:  
Dimensions: **540x95x645x745x495x850x125x550**  
Ownership: **Fee Simple**  
Corp Limits: **Grayslake**  
Coordinates:  
Rooms:  
Bedrooms:  
Basement:  
Mobility Score: -

Contract Date:  
Financing:  
Subdivision:  
Township: **Avon**  
Bathrooms /  
(full/half):  
Master Bath:  
Bmt Bath: **No**

Rental Price: **\$0**  
Rental Unit:  
Lst. Mkt. Time: **1**  
Concessions:  
Contingency:  
County: **Lake**  
# Fireplaces:  
Parking:  
Garage Type:  
# Spaces: **0**

Remarks: **Attention Developers: Grayslake infill site is ready for new construction single family or townhome product. This approximately 22 acre parcel is primarily zoned R5 and partially zoned SCB. Adjoining Cherry Creek Townhome Subdivision has access road already stubbed into the site with possible additional access off Washington Street. Preliminary site plans have been prepared by Hey and Associates. Sewer and water nearby. Recent area improvements include Washington Street RR underpass west of Lake Street, Washington Street bike/pedestrian sidewalks, T5 DATA Center adjoining Medline. Meijer's and Jewel Foods nearby. This site is in Grayslake School district. Lake County Forest Preserve trail across the street and Grayslake Village Center is a short drive away.**

**School Data**

Elementary: **Meadowview (46)**  
Junior High: **Grayslake (46)**  
High School: **Grayslake Central (127)**

**Assessments**

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

**Tax**

Amount: **\$1,432**  
PIN: **06234000200000**  
Mult PINs: **Yes**  
Tax Year: **2024**  
Tax Exmps: **Other**

**Miscellaneous**

Waterfront: **No**  
Acreage: **22.2**  
Appx Land SF: **967032**  
Front Footage: **540**  
# Lots Avail: **3**  
Farm: **No**  
Bldgs on Land?: **No**

Zoning Type: **Multi-Family**  
Actual Zoning: **R5**

**Laundry Features:**

Lot Size: **10.0-24.99 Acres**

Lot Size Source: **Other**

Pasture Acreage:

Tillable Acreage:

Wooded Acreage:

Lot Desc: **Corner, Wetlands Adjacent, Park Adjacent, Water View, Creek, Level, Streetlights**

Land Desc: **Floodplain, Tillable, Wetland/s**

Land Amenities:

Farms Type:

Bldg Improvements:

Current Use: **Agricultural/Land Only**

Potential Use: **Commercial, Office and Research, Planned Unit Development, Residential-Multi-Family, Residential-Single Family, Special Use, Zoning Change Required, Residential, Residential Lots**

Location: **Mixed Use Area**

Known Liens: **None Known**

Ownership Type: **Individual**

Frontage/Access: **County Road**

Driveway: **Asphalt**

Road Surface: **Asphalt**

Rail Availability: **None**

Tenant Pays:

Min Req/SF (1):

Min Req/SF (2):

Other Min Req SF:

Lease Type:

Loans:

Equity:

Relist:

Seller Needs: **Cash, Cash and Paper**

Seller Will:

Gas Supplier: **Nicor Gas**

Electric Supplier: **Commonwealth Edison**

Type of House:

Style of House:

Basement Details: **None**

Construction:

Exterior:

Air Cond: **None**

Heating: **None**

Utilities to Site: **Electric Nearby, Gas Nearby, Sanitary Sewer Nearby, Water-Nearby**

General Info: **School Bus Service, Flood Zone (Partial)**

Backup Package: **Yes**

Backup Info: **Aerial Map, Tax Bill, Traffic Counts**

Possession: **Closing**

Sale Terms:

Addl. Sales Info.: **None**

Broker Owned/Interest: **No**

Broker: **Robert E. Frank Real Estate (2412) / (847) 356-5263**

List Broker: **Robert E Frank, GRI (11927) / (847) 356-5263 / robertefrankrealestate@gmail.com; Landman5263@aol.com**

CoList Broker:

More Agent Contact Info:

Copyright 2025 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.

NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 12496392

Prepared By: Robert E Frank, GRI | Robert E. Frank Real Estate | 10/15/2025 01:33 PM

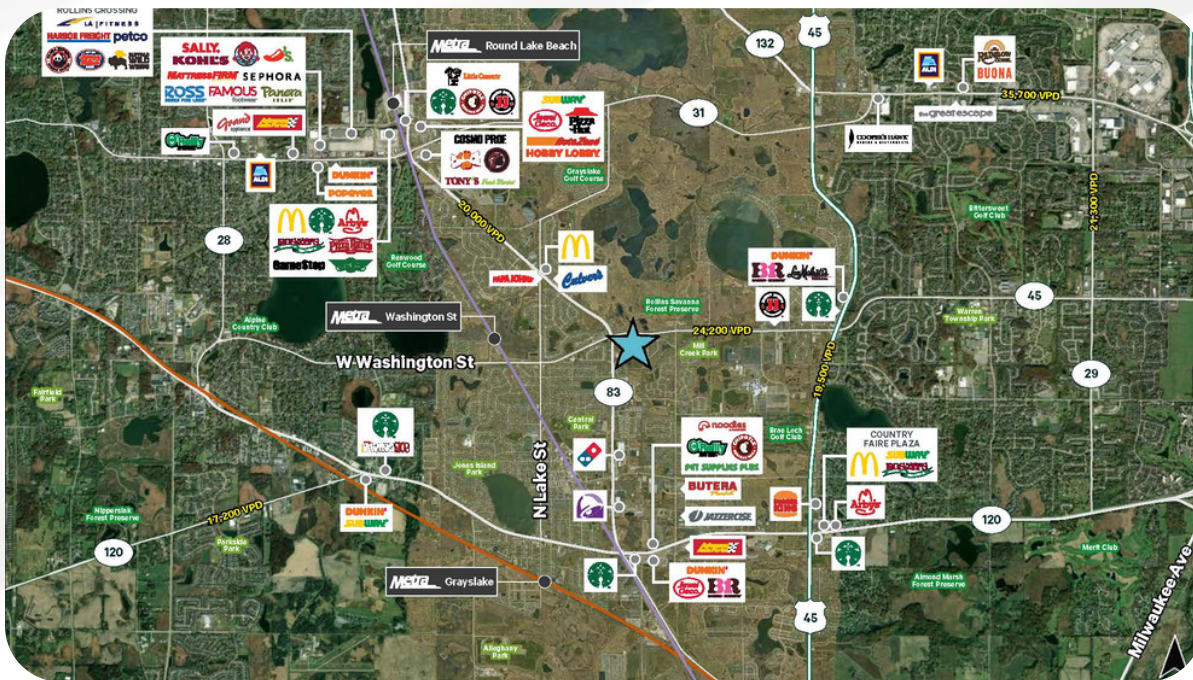


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## AERA BUSINESSES



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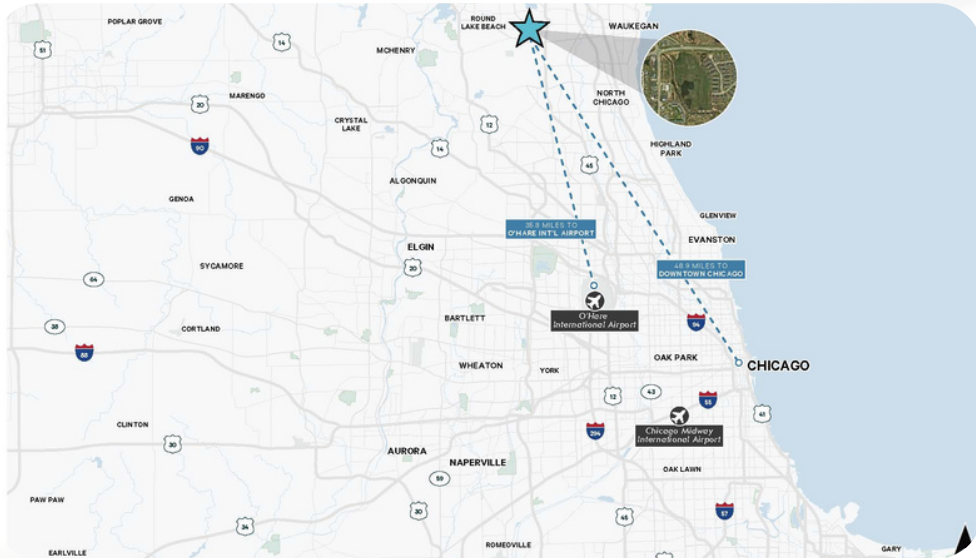


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## LOCATION



## IDOT TRAFFIC COUNT



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