

# LAND FOR SALE

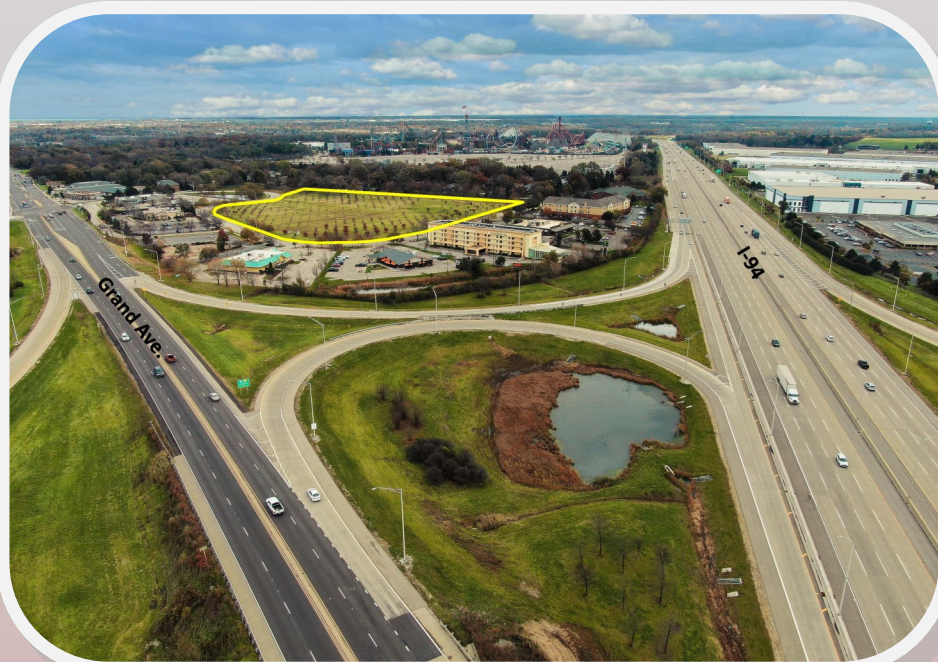
## DEVELOPMENT SITE

### PROPERTY FEATURES:

- \* Approx. 10.17 Acres
- \* Prime Gurnee Commercial Area
- \* High Grand Avenue Traffic Counts
- \* Zoned C/B2 (Community Business Dist.)
- \* Signage Visible from I-94
- \* South East quadrant of I-94 and Grand Ave.

### DIRECTIONS:

East on Grand Ave. To Northridge Drive. Property on the south side.



#### PINS:

07-15-307-001 (9.29 Acres)  
07-15-307-002 ( .88 Acres)

#### 2018 TAX BILLS:

\$234.46 (07-15-307-001)  
\$ 28.82 (07-15-307-002)

#### IDOT TRAFFIC COUNTS

Approx. 26,400 (Grand)  
Approx. 8,050 (Dilleys)  
Approx. 100,000 (I-94)

#### 2017 TOTAL HOUSEHOLDS:

1 Mile: 2,360  
3 Mile: 17,839  
5 Mile: 47,375

#### 2017 ESTIMATED POPULATION:

1 Mile: 5,852  
3 Miles: 49,543  
5 Miles: 136,137

#### 2017 EST. MEDIAN HOUSEHOLD INCOME:

1 Mile: \$84,103  
3 Miles: \$86,544  
5 Miles: \$75,186

**5589 Northridge Dr.  
Gurnee, IL 60031**

*Price Reduced*

**\$5,316,060**

Rare opportunity to purchase or ground lease 10 acres in the heart of Gurnee! Great location at the south east corner of I-94 and Grand Avenue (Rt 132). Traffic count at Grand is 26,400 per day. Join Olive Garden, McDonalds, Outback Steak House, among many others. Ideal for hospitality, corporate headquarters, restaurant, hotel, conference center, entertainment. Lies between Gurnee Mills and Six Flags Great America. Easy access! First signalized intersection west of I-94. Opportunity for signage visible from I-94. Improved with sewer, water, storm water. Planted for farmland tax value. Seller prefers to sell entire site but may consider selling smaller parcel.



**Robert E. Frank, GRI**  
Robert E. Frank Real Estate, Inc.  
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**www.RobertEFrankRealEstate.com**



*All information is  
Not Guaranteed*



**Land**  
 Status: **NEW**  
 Area: **31**  
 Address: **5589 Northridge Dr Lot 11, Gurnee, IL 60031**  
 Directions: **From I 94 and Grand Avenue east to Northridge, south to property/sign.**

Closed:  
 Off Market:  
 Dimensions: **535 X 533 X 848 X 760**

Ownership: **Fee Simple w/ HO Assn.**  
 Corp Limits: **Gurnee**  
 Coordinates:

Contract Date:  
 Financing:  
 Rental Price: **\$0**  
 Rental Unit:  
 List Mkt Time: **1**  
 Concessions:

Subdivision:  
 Township: **Warren**  
 County: **Lake**  
 # Fireplaces:

Bathrooms (full/half): **/**  
 Master Bath:  
 Bmt Bath:  
 Rooms:  
 Bedrooms:  
 Basement:  
 Mobility Score: **40 - Fair Mobility!**



Remarks: **Rare opportunity to purchase or ground lease 10 acres in the heart of Gurnee! Great location at the south east corner of 194 and Grand Avenue (Rt 132) Traffic count at Grand is 26,400 per day. Join Olive Garden, McDonalds, Outback Steak House, among many others. Ideal for hospitality, corporate headquarters, restaurant, hotel, conference center, entertainment. Lies between Gurnee Mills and Six Flags Great America. Easy access! First signalized intersection west of I-94. Opportunity for signage visible from I-94 Improved with sewer, water, storm water. Planned for farmland tax value. Seller prefers to sell entire site but may consider selling smaller parcel. Walk at your own risk.**

School Data  
 Elementary: **(56)**  
 Junior High: **Viking (56)**  
 High School: **Warren Township (121)**

Assessments	Tax	Miscellaneous
Special Assessments: <b>No</b>	Amount: <b>\$263.28</b>	Waterfront: <b>No</b>
Special Service Area: <b>No</b>	PIN: <b>07153070010000</b>	Acreage: <b>10.17</b>
	Mult PINs: <b>Yes</b>	Appx Land SF: <b>443005</b>
	Tax Year: <b>2018</b>	Front Footage: <b>1295</b>
	Tax Exmps: <b>Other</b>	# Lots Avail: <b>2</b>
		Farm: <b>No</b>
		Bldgs on Land?: <b>No</b>

Laundry Features: **<span class="value" \$addtruncate>**  
 Lot Size: **10.0-24.99 Acres**  
 Lot Desc: **Corner, Cul-De-Sac**  
 Land Desc: **Cleared, Irregular, Level, Tillable**  
 Land Amenities: **Curbs and Gutters**  
 Farms Type:  
 Bldg Improvements:  
 Current Use: **Agricultural/Land Only, Commercial**  
 Potential Use: **Commercial, Office and Research, Planned Unit Development, Special Use**  
 Location:  
 Known Liens: **None Known**  
 Seller Needs: **Cash**  
 Seller Will:

Ownership Type: **Other**  
 Frontage/Access: **City Street, Public Road**  
 Driveway:  
 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: **<span class="value" \$addtruncate>**  
 Electric Supplier: **<span class="value" \$addtruncate>** Commonwealth Edison

Type of House:  
 Style of House:  
 Basement Details: **None**  
 Construction:  
 Exterior:  
 Air Cond: **None**  
 Heating: **None**  
 Utilities to Site: **Electric to Site, Gas to Site, Sanitary Sewer to Site, Sewer-Storm Available, Water-Municipal, Water to Site**  
 General Info: **Interstate Access**  
 Backup Package: **Yes**  
 Backup Info: **Aerial Map, Demographics, Legal-Description, Existing Survey, 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:**

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

MLS #: 10605158

Prepared By: Robert E Frank, GRI | Robert E. Frank Real Estate | 01/08/2020 12:40 PM







ALTA / ACSM LAND TITLE SURVEY

OF

LOTS 1, 2, 3, 4, 11 AND 12 IN NORTHRIDGE PLAZA, BEING A SUBDIVISION OF SECTIONS 15 AND 16, TOWNSHIP 45 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED SEPTEMBER 9, 1992 AS DOCUMENT 3209739, IN LAKE COUNTY, ILLINOIS.

NOTES:

- 1) SURVEY BASED ON CHICAGO TITLE INSURANCE COMPANY ORDER NO. 1409 000603452 LK, EFFECTIVE DATE OF NOVEMBER 24, 1997.
- 2) SEWER SERVICE AGREEMENT DATED JUNE 17, 1982 AND RECORDED JULY 2, 1982 AS DOCUMENT 2166711, BETWEEN NORTH SHORE SANITARY DISTRICT AND DANIEL F. LODESKY AND JOAN M. LODESKY, RELATING TO INSTALLATION AND CONNECTION OF SANITARY SEWER FROM LAND HEREIN TO VILLAGES SANITARY SEWER SYSTEM.
- 3) TERMS, PROVISIONS AND EASEMENTS CONTAINED IN THE ANNEXATION AND DEVELOPMENT AGREEMENT BETWEEN THE VILLAGE OF GURNEE, THE GURNEE-GRAND LIMITED PARTNERSHIP AND MID TOWN BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST DATED JULY 10, 1989 AS TRUST NO. 1719, RECORDED SEPTEMBER 9, 1991 AS DOC. 3060028.
- 4) DECLARATION OF RESTRICTIVE COVENANT MADE BY DANIEL F. LODESKY AND JOAN M. LODESKY, DATED MARCH 9, 1983 AND RECORDED MARCH 10, 1983 AS DOCUMENT 2202065.
- 5) RIGHT OF UTILITY COMPANIES AND THE VILLAGE OF GURNEE WITH RESPECT TO THE WATER MANHOLE, SEWER INLET, POWER POLE AND ELECTRIC BOX, AS DISCLOSED BY PLAT OF SURVEY BY NEIL J. LEE, DATED JULY 26, 1989 AND REVISED JULY 31, 1989, AUGUST 1, 1989, AND AUGUST 4, 1989.
- 6) EASEMENT FOR THE BENEFIT OF MCDONALDS CORPORATION BY DOCUMENT DATED MARCH 9, 1983 AND RECORDED MARCH 9, 1983 AS DOCUMENT 2201906.
- 7) DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS FOR NORTHRIDGE PLAZA, DATED SEPTEMBER 4, 1992 AND RECORDED SEPTEMBER 9, 1992 AS DOCUMENT 3209740, AND THE ADDENDUM THERETO RECORDED AS DOCUMENT 3209741 AND AMENDED BY DOCUMENT 3352623, BY MID-TOWN BANK AND TRUST COMPANY DATED JULY 10, 1989 AND KNOWN AS TRUST NO. 1719.
- 8) COVENANTS, CONDITIONS AND RESTRICTIONS BY DOC. 3352627.
- 9) THERE ARE NO BUILDINGS ERECTED ON THE PROPERTY'S BEING SURVEYED.
- 10) SELLER HEREBY COVENANTS AND AGREES, IN CONSIDERATION OF THE TERMS AND CONDITIONS RECITED IN SAID CONTRACT, THAT THE PROPERTY DESCRIBED ON EXHIBIT B, WILL NOT BE USED FOR A RESTAURANT OR FOOD SERVICE ESTABLISHMENT OF ANY TYPE WHICH EITHER (1) DERIVES 25% OR MORE OF ITS GROSS ANNUAL SALES FROM THE SALE OF HAMBURGERS, GROUND BEEF PRODUCTS, FRENCH FRIES, OR b) CHICKEN AND FRENCH FRIES, OR 2) DERIVES 25% OR MORE OF ITS GROSS ANNUAL SALES FROM DRIVE-THRU OR CARRY-OUT BUSINESS, WHICH INCLUDES BUT IS NOT LIMITED TO BURGER KING, WENDY'S, JACK-IN-THE BOX, BURGER CHEF, TACO BELL, KENTUCKY FRIED CHICKEN AND BROWN'S CHICKEN FOR A PERIOD OF TWENTY (20) YEARS FROM THE DATE THIS DOCUMENT IS RECORDED. RECORDED MARCH 9, 1983 BY DOCUMENT 2202065 AND EXPIRES MARCH 9, 2003.

Total Acreage:

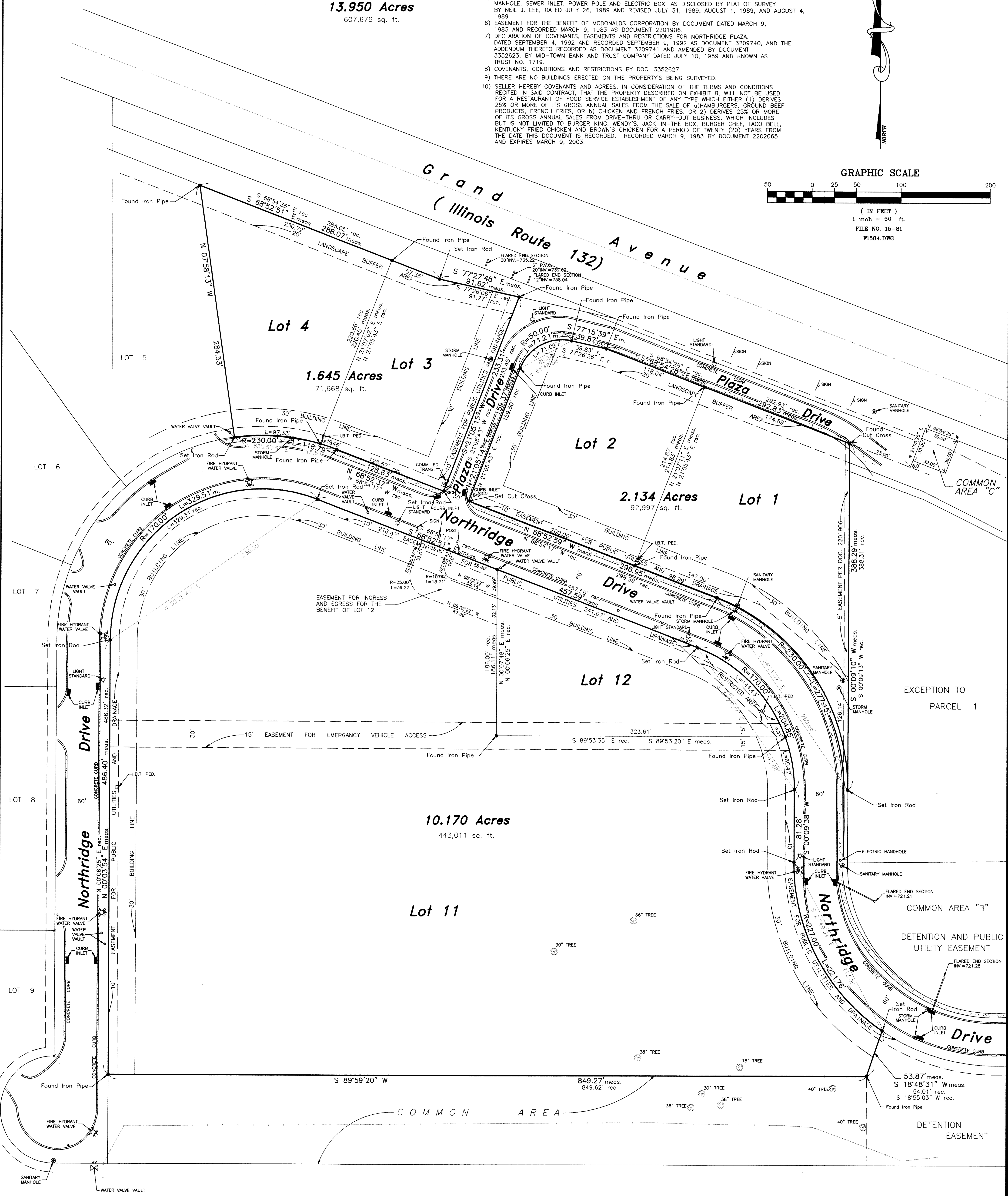
13.950 Acres  
607,676 sq. ft.



GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.  
FILE NO. 15-81  
F1584.DWG



STATE OF ILLINOIS )  
COUNTY OF LAKE ) S.S.  
CERTIFIED TO:  
\*\*CHICAGO TITLE INSURANCE COMPANY  
\*\*NORTHRIDGE PLAZA, INC. A DELAWARE CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM, AND NSPS IN 1997, AND INCLUDES ITEMS OF TABLE A THEREOF, AND PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN SUBURBAN SURVEY.

DATED AT GRAYSLAKE, ILLINOIS THIS 14th DAY OF January A.D. 1998.

*Neil J. Lee*  
ILLINOIS PROFESSIONAL LAND SURVEYOR # 1732

ADD RESTRICTIVE COVENANT NOTE - 08-18-98 N.J.L.

R.E. ALLEN and associates, Ltd.  
professional land surveyors  
grayslake 847-223-0914 illinois