

# LAND FOR SALE

## DEVELOPMENT SITE



### PROPERTY FEATURES:

- \* Approx. 19.25 Acres
- \* Near Rollins Savannah Forest Preserve
- \* Subdivision Potential
- \* Commercial / Multi-Family Potential
- \* Metra Station on Site
- \* Grayslake Location
- \* Additional Acreage Available

### DIRECTIONS:

Northwest Corner of Lake Street & Washington Street

#### PINS:

06-22-400-025 (Approx. 19.25 Acres)

#### PRICE REDUCED TO:

Approx. \$38,000 per Acre

#### 2020 ESTIMATED POPULATION:

1 Mile: 4,966  
3 Miles: 53,320  
5 Miles: 136,729

#### 2022 TAX BILL:

Approx. \$1,071.50

#### IDOT TRAFFIC COUNTS

Approx. 16,300 (Washington)  
Approx. 5,500 (Lake)

#### 2020 EST. AVG. HOUSEHOLD INCOME

1 Mile: \$109,040  
3 Miles: \$103,939  
5 Miles: \$ 96,459

**21238 W. Washington St. West  
Grayslake, IL 60030**

*Asking*

**\$735,000**

Grayslake 19 plus acre parcel with existing curb cut and adjoining Washington Street METRA station. Ideal for PUD, Attached housing, single family homes. Possible commercial with upper lever residential along Washington Street south of METRA Station. Developers bring your creative concepts to the table. Any proposed development is subject to Village of Grayslake approval. Across from desirable Haryan Farms Subdivision. Additional 56 plus acres available at NW Corner of Washington and Lake. Curb cut into site already. Priced under \$40,000 per acre. Site can also accommodate move up product or 55 and over community. Lies in top ranked Grayslake High School District 127. Blocks from thriving downtown business district. Walk and bike to Metra, downtown restaurants, parks, etc... Site adjoins wonderful trail system connection to many GL Parks! Sewer and water to site. Walk property at own risk. Concept plans available on our website.



**Robert E. Frank, GRI**  
Robert E. Frank Real Estate, Inc.  
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*All information is  
Not Guaranteed*



**Land**  
 Status: **NEW** MLS #: **11873953** List Price: **\$735,000**  
 Area: **30** List Date: **09/22/2023** Orig List Price: **\$735,000**  
 Address: **21238 W Washington St Lot WEST, Grayslake, IL 60030**  
 Directions: **Lies just west of RR Bridge over Washington Street. Enter METRA station to view site.**

Closed: Contract Date: Rental Price: **\$0**  
 Off Market: Financing: Rental Unit:  
 Dimensions: **19.25 ACRES** Lst. Mkt. Time: **6**  
 Ownership: **Fee** Subdivision: Concessions:  
 Corp Limits: **Simple** Contingency:  
 Coordinates: **Grayslake** Township: **Avon** County: **Lake**  
 # Fireplaces:  
 Rooms: Bathrooms: **/** Parking:  
 (full/half):  
 Bedrooms: Master Bath: Garage Type:  
 Basement: Bmt Bath: **No** # Spaces: **0**

Mobility Score: -



Remarks: **Grayslake 19 plus acre parcel with existing curb cut and adjoining Washington Street METRA station. Ideal for PUD, Attached housing, single family homes. Possible commercial with upper lever residential along Washington Street south of METRA Station. Developers bring your creative concepts to the table. Any proposed development is subject to Village of Grayslake approval. Across from desirable Haryan Farms Subdivision. Additional 56 plus acres available at NW Corner of Washington and Lake. Curb cut into site already. Priced under \$40,000 per acre. Site can also accommodate move up product or 55 and over community. Lies in top ranked Grayslake High School District 127. Blocks from thriving downtown business district. Walk and bike to Metra, downtown restaurants, parks, etc... Site adjoins wonderful trail system connection to many GL Parks! Sewer and water to site. Walk property at own risk. Concept plans available on our website.**

School Data  
 Elementary: **(46)**  
 Junior High: **Grayslake (46)**  
 High School: **Grayslake North (127)**

Assessments	Tax	Miscellaneous
Special Assessments: <b>No</b>	Amount: <b>\$1,071.50</b>	Waterfront: <b>No</b>
Special Service Area: <b>No</b>	PIN: <b>06224000250000</b>	Acreage: <b>19.25</b>
	Mult PINs: <b>No</b>	Appx Land SF: <b>838530</b>
	Tax Year: <b>2022</b>	Front Footage: <b>1150</b>
Zoning Type: <b>Single Family</b>	Tax Exmps: <b>Other</b>	# Lots Avail: <b>1</b>
Actual Zoning: <b>R1</b>		Farm: <b>Yes</b>
		Bldgs on Land?: <b>No</b>

Laundry Features:  
 Lot Size: **10.0-24.99 Acres**  
 Lot Size Source: **County Records** Pasture  
 Acreage:  
 Tillable Acreage:  
 Wooded Acreage:  
 Lot Desc: **Corner**  
 Land Desc: **Level, Tillable, Wetland/s**  
 Land Amenities: **Sidewalks**  
 Farms Type:  
 Bldg Improvements:  
 Current Use: **Agricultural/Land Only**  
 Potential Use: **Commercial, Office and Research, Planned Unit Development, Residential-Estate, Residential-Multi-Family, Residential-Single Family, Zoning Change Required**  
 Location: **Corner**  
 Known Liens: **None Known**

Ownership Type: **Other**  
 Frontage/Access: **City Street, County Road, Public Road, Signal Intersection, Paved**  
 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:  
 Seller Needs: **Cash**  
 Seller Will:  
 Gas Supplier: **Nicor Gas**

Type of House:  
 Style of House:  
 Basement Details:  
 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: **Commuter Train**  
 Backup Package: **Yes**  
 Backup Info: **Aerial Map, Traffic Counts**  
 Possession: **Closing**  
 Sale Terms:  
 Addl. Sales Info.: **None**  
 Broker Owned/Interest: **No**

Electric Supplier: **Commonwealth Edison**

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 #: 11873953

Prepared By: Robert E Frank, GRI | Robert E. Frank Real Estate | 09/27/2023 03:26 PM





**FEMA**  
100 Year Floodplain

*Highlighted with a blue shading*



**LCWI**  
Lake Co. Wetland Inventory

*Highlighted with a very light blue shading*



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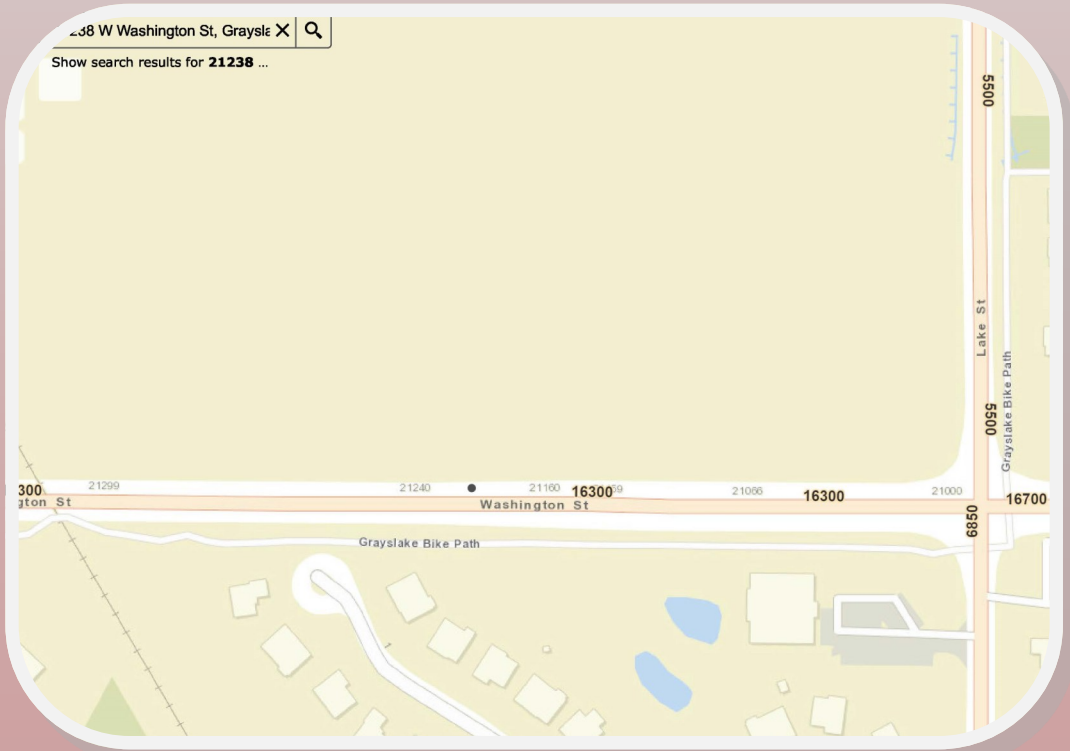
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Topography

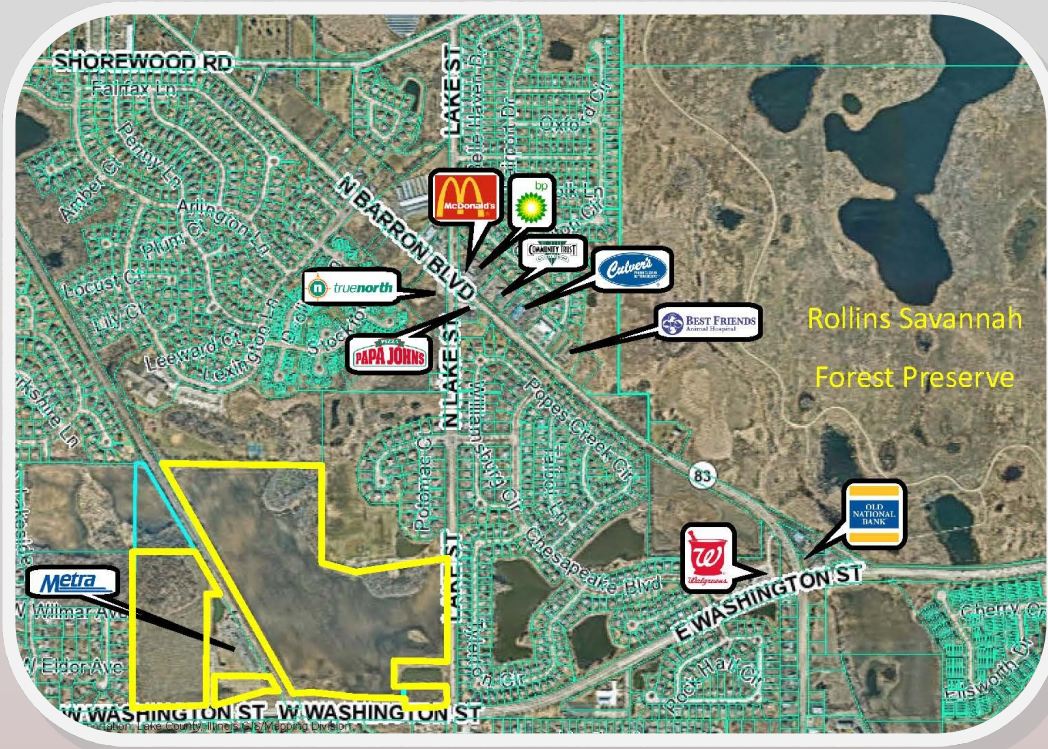
**IDOT**  
 Daily Traffic Count  
 Approx. 16,300  
 on Washington Street  
 Approx. 5,500  
 on Lake St.



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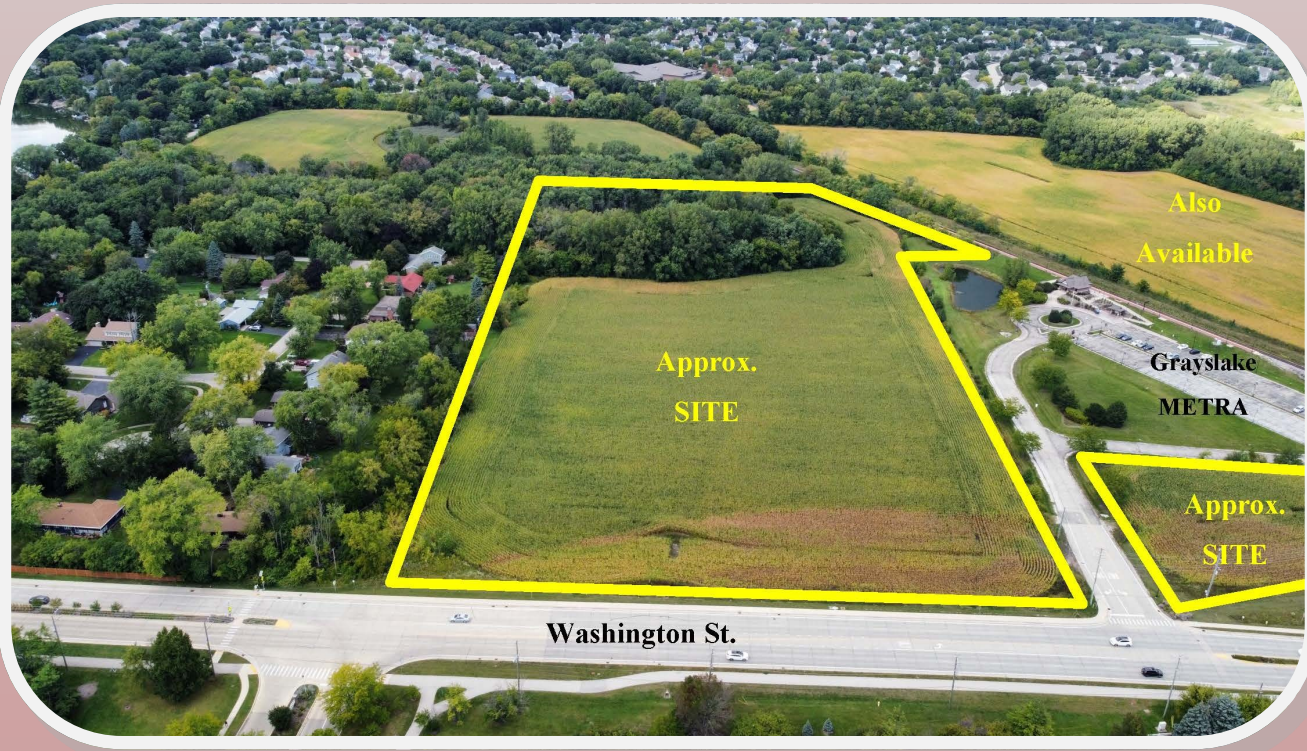
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Area  
Businesses

Rollins Savannah  
Forest Preserve



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