

LAND FOR SALE

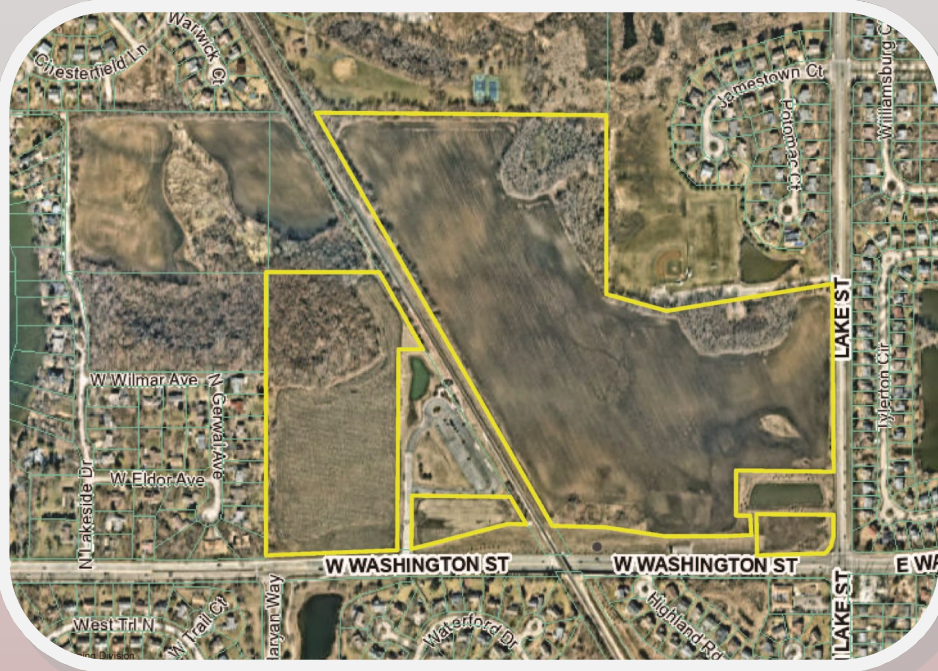
DEVELOPMENT SITE

PROPERTY FEATURES:

- * *Approx. 75.7503 Acres*
- * *Near Rollins Savannah Forest Preserve*
- * *Subdivision Potential*
- * *Commercial / Multi-Family Potential*
- * *Metra Station on Site*
- * *Grayslake Location*

DIRECTIONS:

Northwest Corner of Lake Street & Washington Street



PINS:

06-22-400-025 (Approx. 75.7503 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:

\$4,192.24 (Approx. 93.9% of total)

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.
Grayslake, IL 60030**

Price Reduced to

\$2,875,000

Grayslake 76 acre Parker Farm has been in the family for well over a century. Frontage on Lake Street AND Washington Street! The east acreage adjoins Doolittle Park and single family housing. The west acreage adjoins Metra station and single family area. This infill opportunity for new housing product in Grayslake is ideal for single family housing/PUD. Can 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! Village of Grayslake needs new housing stock and this site is ideally located. Sewer and water to site. Possible senior housing, cluster homesites, attached housing. Corner may accommodate commercial use. Possible corporate campus with zoning change. Seller will divide. 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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REAL ESTATE &
847-356-LAND

RobertEFrankRealEstate.com

*All information is
Not Guaranteed*



Land
 Status: **NEW**
 Area: **30**
 Address: **21238 W Washington St , Grayslake, IL 60030**
 Directions: **Northwest Corner of Lake Street & Washington Street**

MLS #: **11873952** List Price: **\$2,875,000**
 List Date: **09/22/2023** Orig List Price: **\$2,875,000**
 List Dt Rec: **09/22/2023** Sold Price:
 Rental Price: **\$0**
 Rental Unit:
 Lst. Mkt. Time: **6**
 Concessions:
 Contingency:

Closed:
 Off Market:
 Dimensions: **75.75 ACRES**
 Ownership: **Fee Simple**
 Subdivision:
 Contract Date:
 Financing:
 Corp Limits: **Grayslake** Township: **Avon** County: **Lake**
 Coordinates: **N:34** # Fireplaces:
W:19

Rooms: Bathrooms /
 (full/half):
 Bedrooms: Master Bath:
 Basement: Bmt Bath: **No** Garage Type:
 # Spaces: **0**

Mobility Score: -



Remarks: **Grayslake 76 acre Parker Farm has been in the family for well over a century. Frontage on Lake Street AND Washington Street! The east acreage adjoins Doolittle Park and single family housing. The west acreage adjoins Metra station and single family area. This infill opportunity for new housing product in Grayslake is ideal for single family housing/PUD. Can 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! Village of Grayslake needs new housing stock and this site is ideally located. Sewer and water to site. Possible senior housing, cluster homesites, attached housing. Corner may accommodate commercial use. Possible corporate campus with zoning change. Seller will divide. 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: No	Amount: \$4,192.24	Waterfront: No
Special Service Area: No	PIN: 06224000250000	Acreage: 75.75
	Mult PINs: No	Appx Land SF: 3299670
	Tax Year: 2022	Front Footage: 2460
Zoning Type: Single Family R1	Tax Exmps: Other	# Lots Avail: 1
Actual Zoning: R1		Farm: No
		Bldgs on Land?: No

Laundry Features:
 Lot Size: **25.0-99.99 Acres**
 Lot Size Source: **County Records** Pasture
 Acreage:
 Tillable Acreage:
 Wooded Acreage:
 Lot Desc: **Corner**
 Land Desc: **Level, Tillable, Wetland/s, Wooded**
 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**
 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 #: 11873952

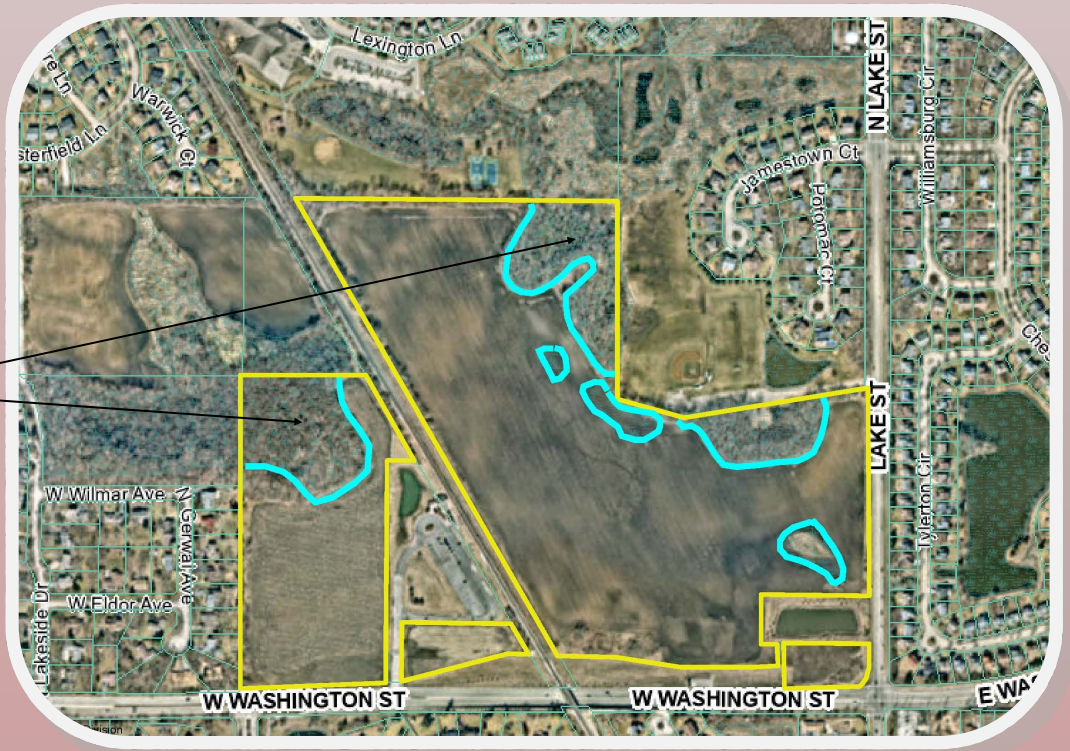
Prepared By: Robert E Frank, GRI | Robert E. Frank Real Estate | 09/27/2023 03:35 PM



FEMA

100 Year Floodplain

Highlighted with a blue shading



LCWI

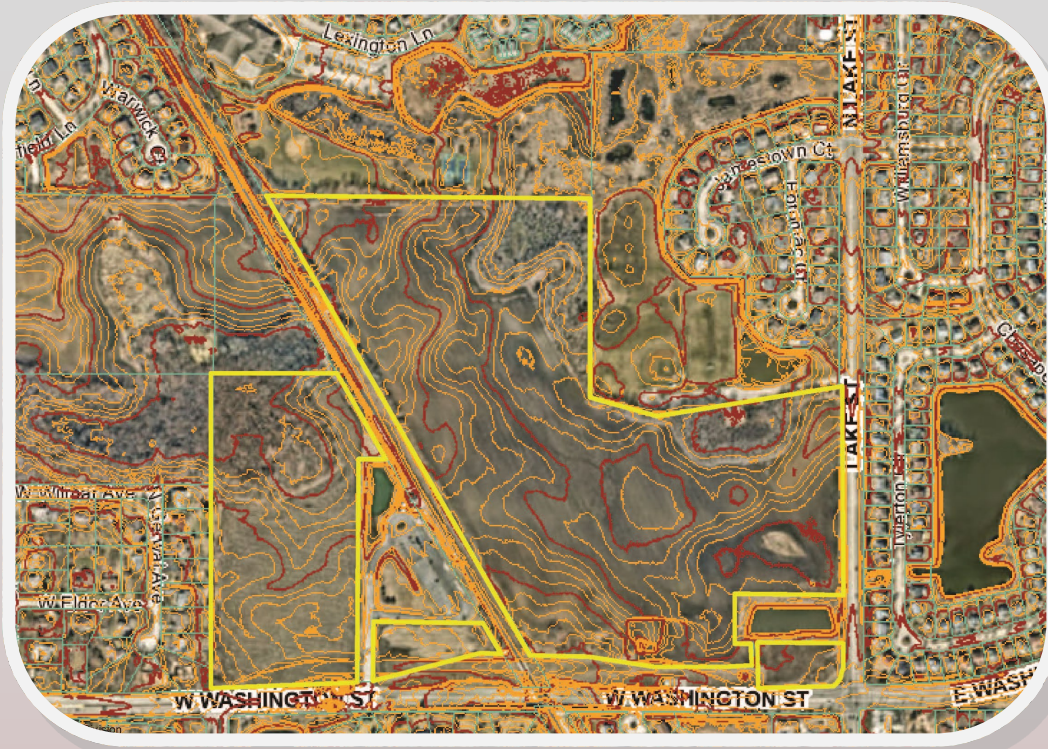
Lake Co. Wetland Inventory

Highlighted with a very light blue shading



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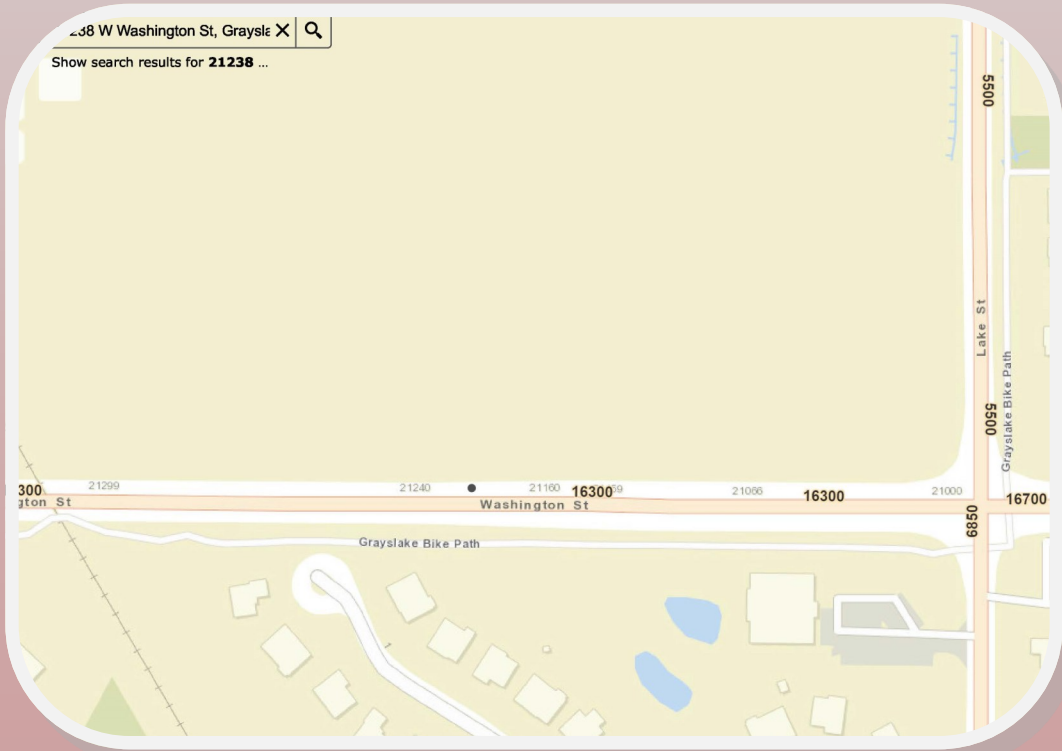


Topography

IDOT
Daily Traffic Count

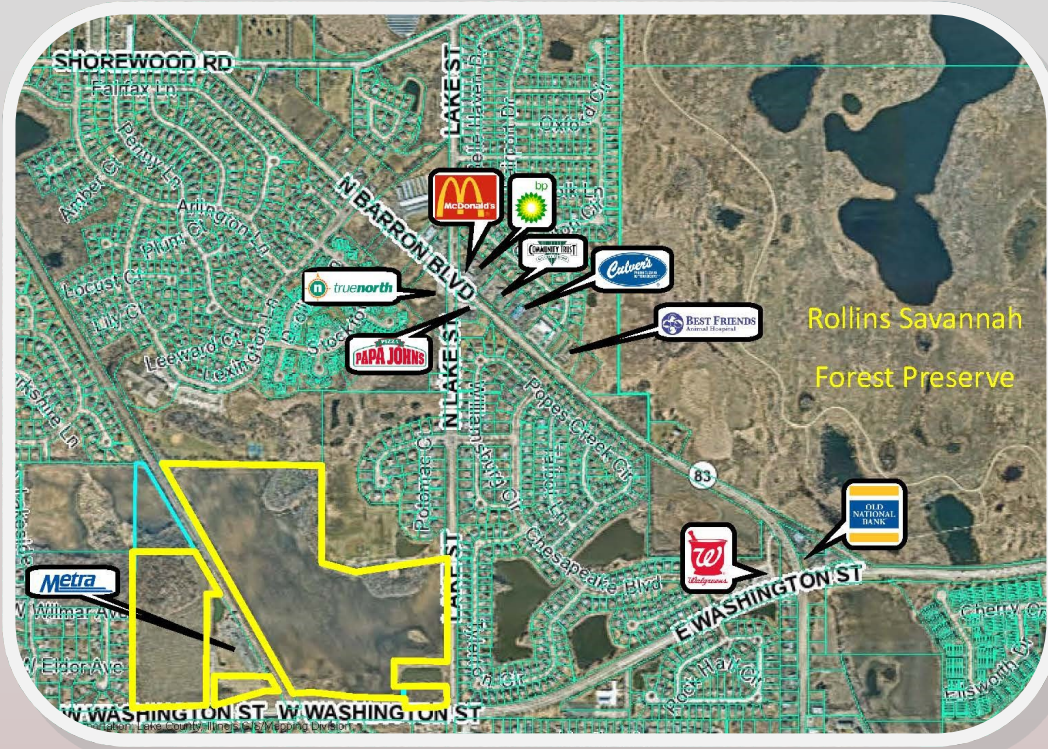
Approx. 16,300
on Washington Street

Approx. 5,500
on Lake St.



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Area
Businesses

Rollins Savannah
Forest Preserve



Approx.
SITE

Approx.
SITE



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