



RESIDENTIAL DEVELOPMENT LAND

SWC OF ROUTE 59 AND ANDERSON ROAD
WAUCONDA, IL 60084

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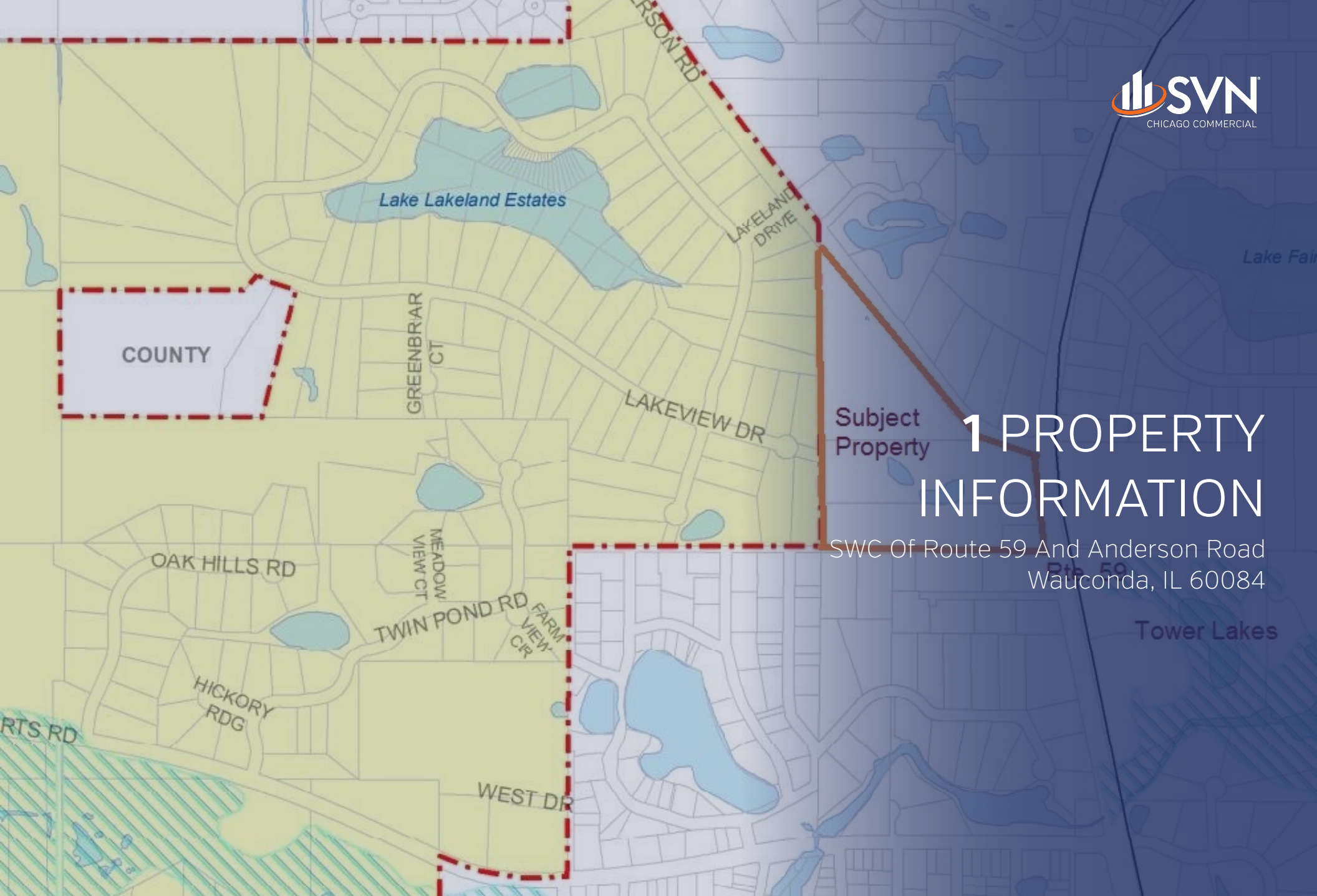
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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

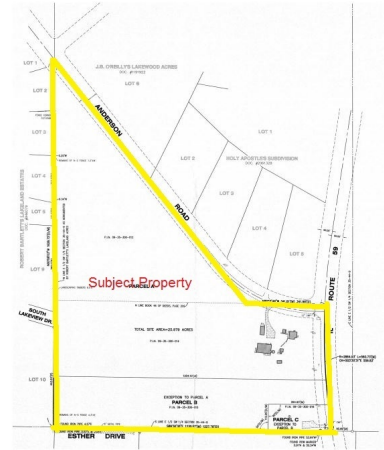


Subject
Property

1 PROPERTY INFORMATION

SWC Of Route 59 And Anderson Road
Wauconda, IL 60084

Property Summary



OFFERING SUMMARY

Sale Price:	\$695,000
Lot Size:	25.9 Acres
Zoning:	E (Estates)
Price / Acre	\$26,833

PROPERTY OVERVIEW

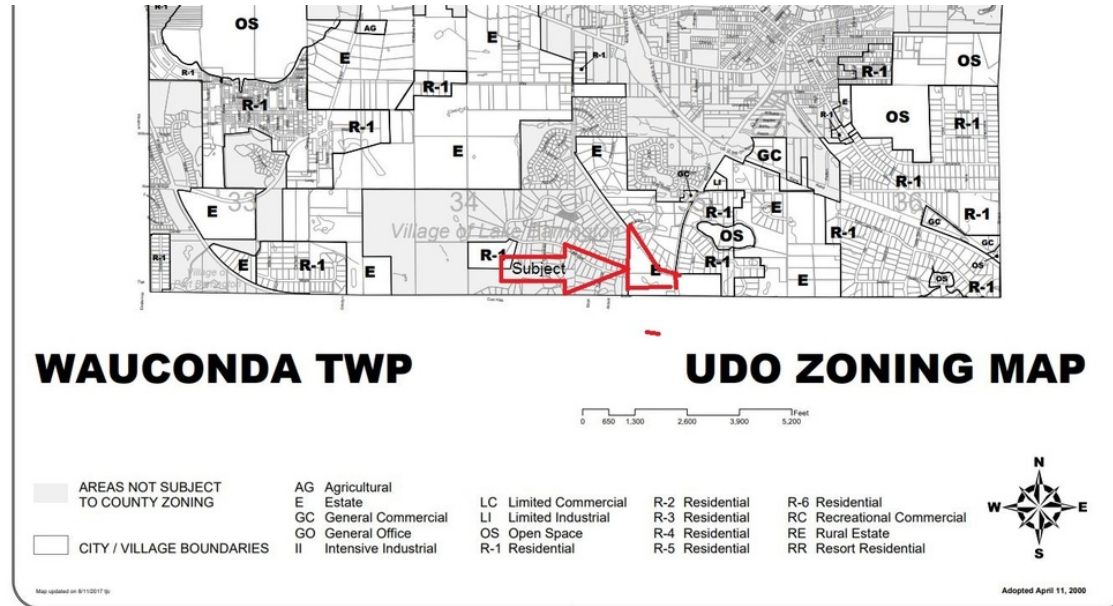
SVN Chicago Commercial is pleased to present a land development opportunity of 25.9 +/- acres of land in the very desirable adjacent areas of Lake Barrington and Tower Lakes. The land is presently in unincorporated Lake County and is zoned E (Estates). The property sits in Tower Lakes master comprehensive zone plan.

Presently water is on Route 59, but sewer needs will be handled by septic fields. Presently the majority of the 25 acres sits in a Forest Conservatory which equates to low real estate taxes. The property is surrounded by the communities of Lake Barrington, Tower Lakes, Wauconda and close by Barrington.

PROPERTY HIGHLIGHTS

- Great location adjacent to Lake Barrington, Tower Lakes
- Water is along frontage on Route 59
- Anderson road leads to upscale residential developments within Lake Barrington
- High visibility on Route 59 with 560 Feet of Frontage
- South Adjacent 4 acre site annexed into Tower Lakes

Property Description



PROPERTY OVERVIEW

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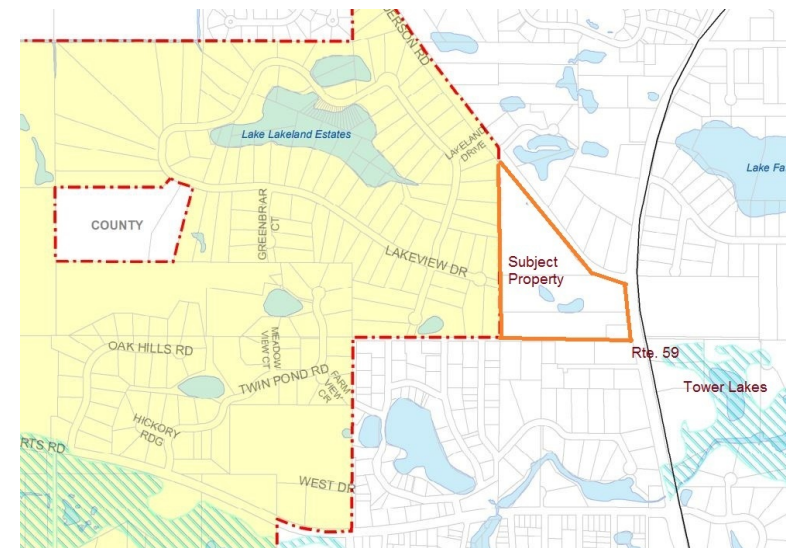
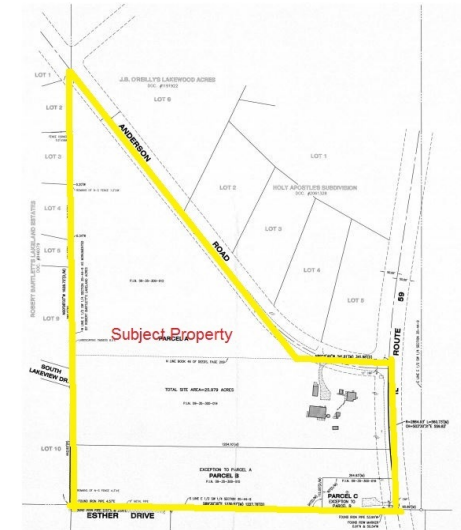
LOCATION OVERVIEW

The subject 25.9 acres is located at the South West corner of highly traveled Route 59 [Barrington Road] and Anderson Road in unincorporated Lake County, Wauconda Township. The property is in the Tower Lakes master zoning plan map. The property location places it in the middle of many surrounding subdivisions.

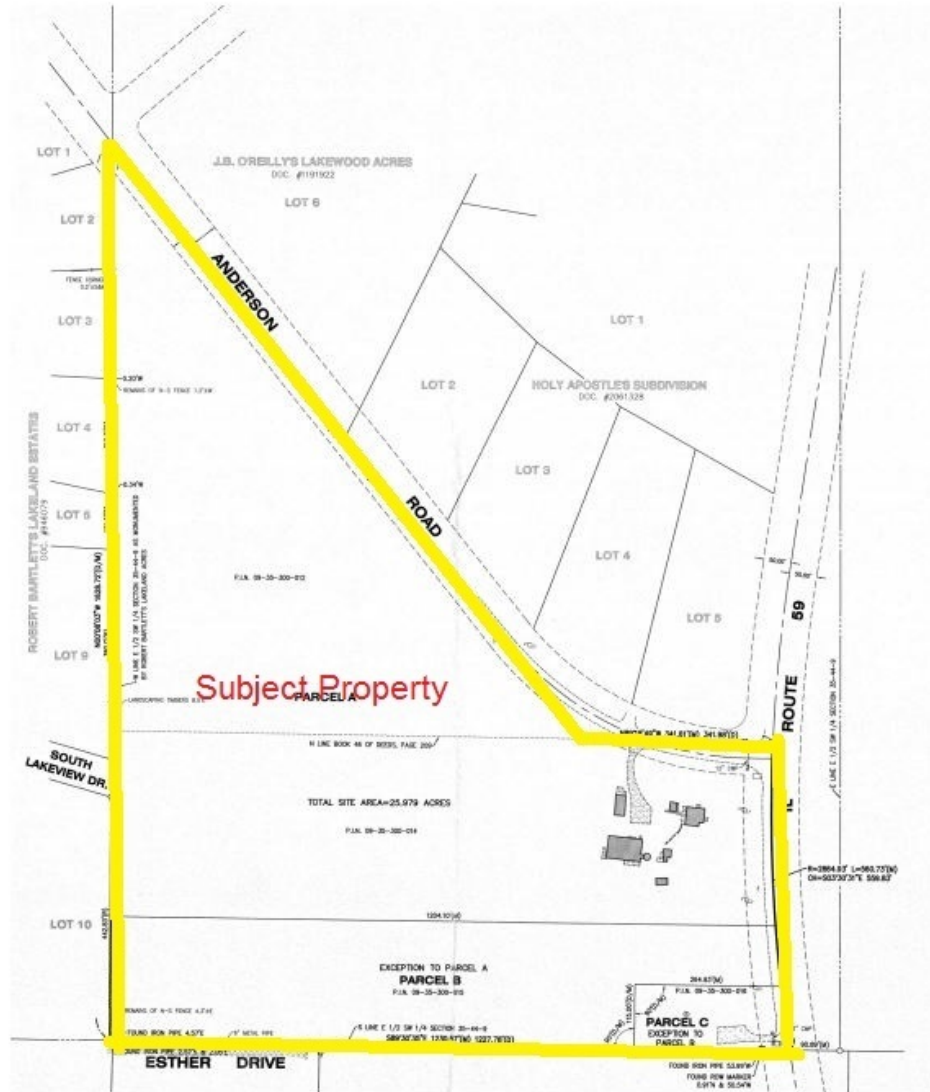
Complete Highlights

SALE HIGHLIGHTS

- Great location adjacent to Lake Barrington, Tower Lakes
- Water is along frontage on Route 59
- Anderson road leads to upscale residential developments within Lake Barrington
- High visibility on Route 59 with 560 Feet of Frontage
- South Adjacent 4 acre site annexed into Tower Lakes
- Property features low taxes do to being in Forest Conservatory



Survey



Additional Photos



Additional Photos





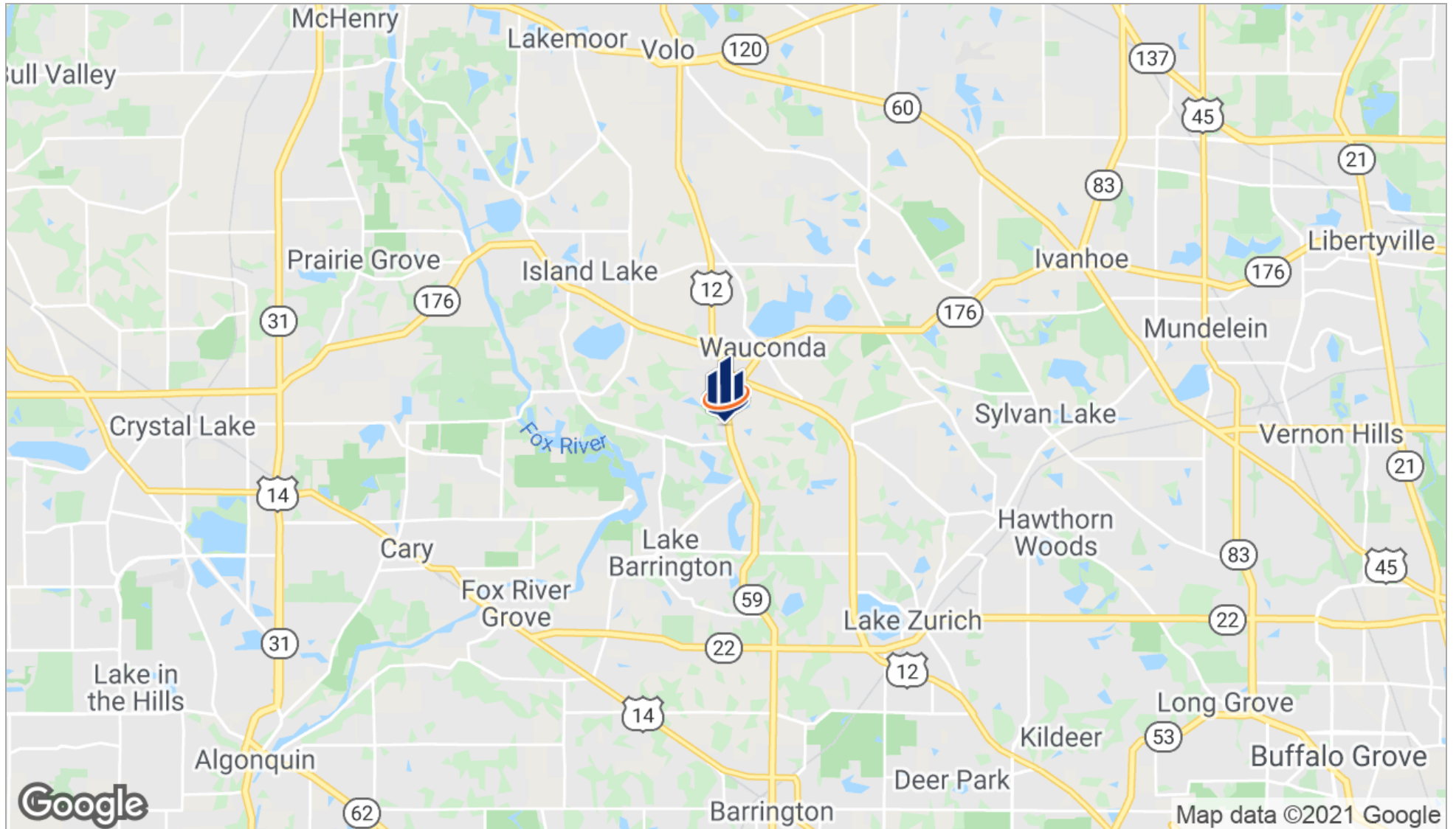
2 LOCATION INFORMATION

SWC Of Route 59 And Anderson Road
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Regional Map

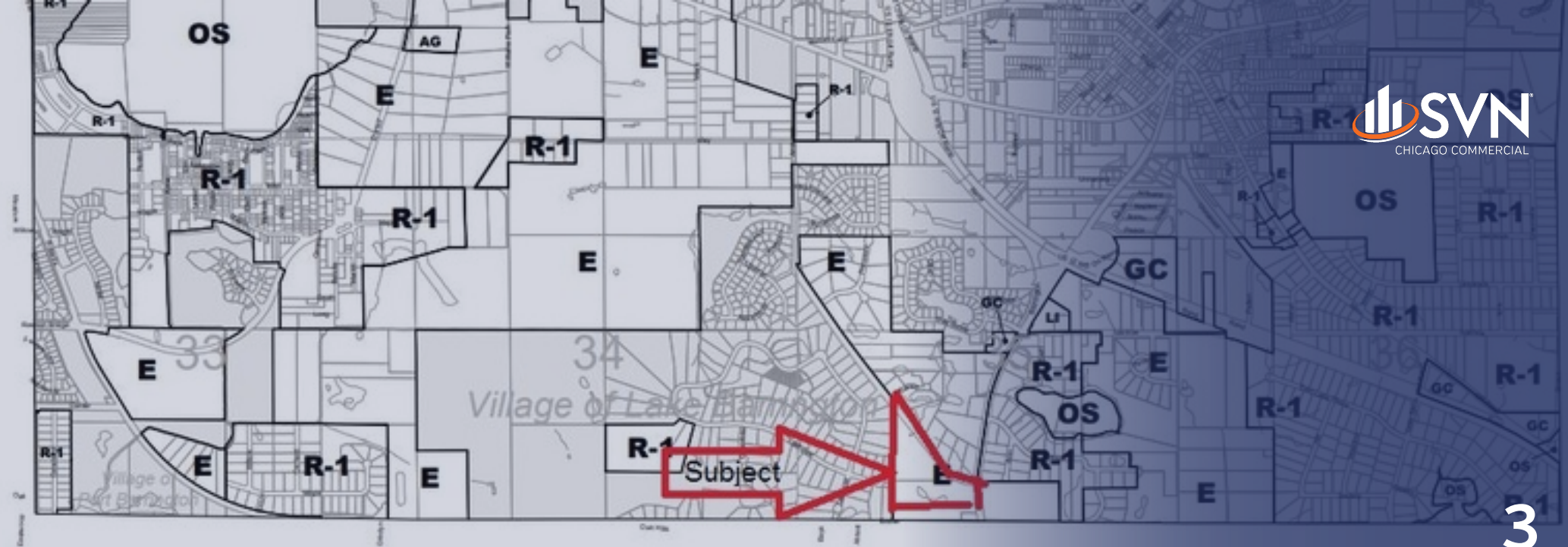


Location Maps



Aerial Map



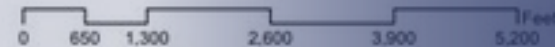


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WAUCONDA TWP

UDO ZONING MAP

SWC Of Route 59 And Anderson Road
Wauconda, IL 60084



NOT SUBJECT
COUNTY ZONING

VILLAGE BOUNDARIES

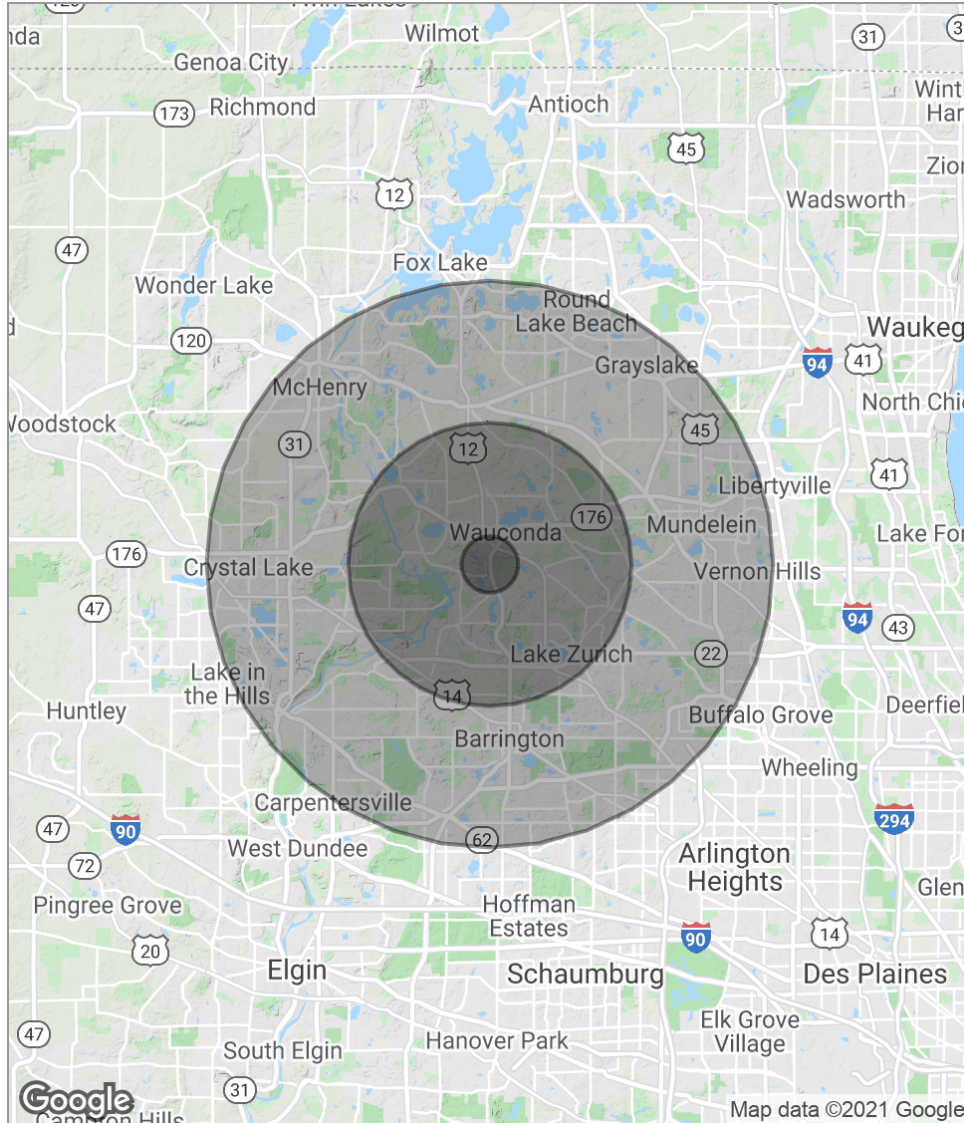
AG Agricultural	LC Limited Commercial	R-2 Residential	R-6 Residential
E Estate	LI Limited Industrial	R-3 Residential	RC Recreational Commercial
GC General Commercial	OS Open Space	R-4 Residential	RE Rural Estate
GO General Office	R-1 Residential	R-5 Residential	RR Resort Residential
II Intensive Industrial			

Demographics Report

	1 MILE	5 MILES	10 MILES
Total population	3,499	69,574	335,995
Median age	43.2	40.0	37.7
Median age (male)	42.4	39.6	36.9
Median age (female)	43.4	40.1	38.4
Total households	1,412	25,203	117,027
Total persons per HH	2.5	2.8	2.9
Average HH income	\$104,743	\$118,915	\$110,213
Average house value	\$224,132	\$352,403	\$366,924

** Demographic data derived from 2010 US Census*

Demographics Map



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