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Property Description

OFFERING SUMMARY - PARCEL ONE

SALE PRICE: \$1,250,000
LOT SIZE: +/- 57.5 ACRES

PROPERTY OVERVIEW

Former Pheasant Valley Golf Course. Excellent Restaurant/Wedding Venue

+/- 11,000 SF Clubhouse with Commercial Kitchen
Current seating +/- 200 people and expandable
+/- 250 parking spaces
3-way Type 210 Liquor Permit
+/- 3,600 SF Maintenance Facility
+/- 57.5 Acres Rolling Hills Pond & Walkways
+/- 3,000 SF Farmhouse. Possible owners/staff residence. Bridal Suite
Irreplaceable land in Crown Point Path of Progress
Unincorporated Lake County
Crown Point School District

OFFERING SUMMARY - PARCEL TWO

SALE PRICE: \$825,000
LOT SIZE: +/- 82.5 ACRES

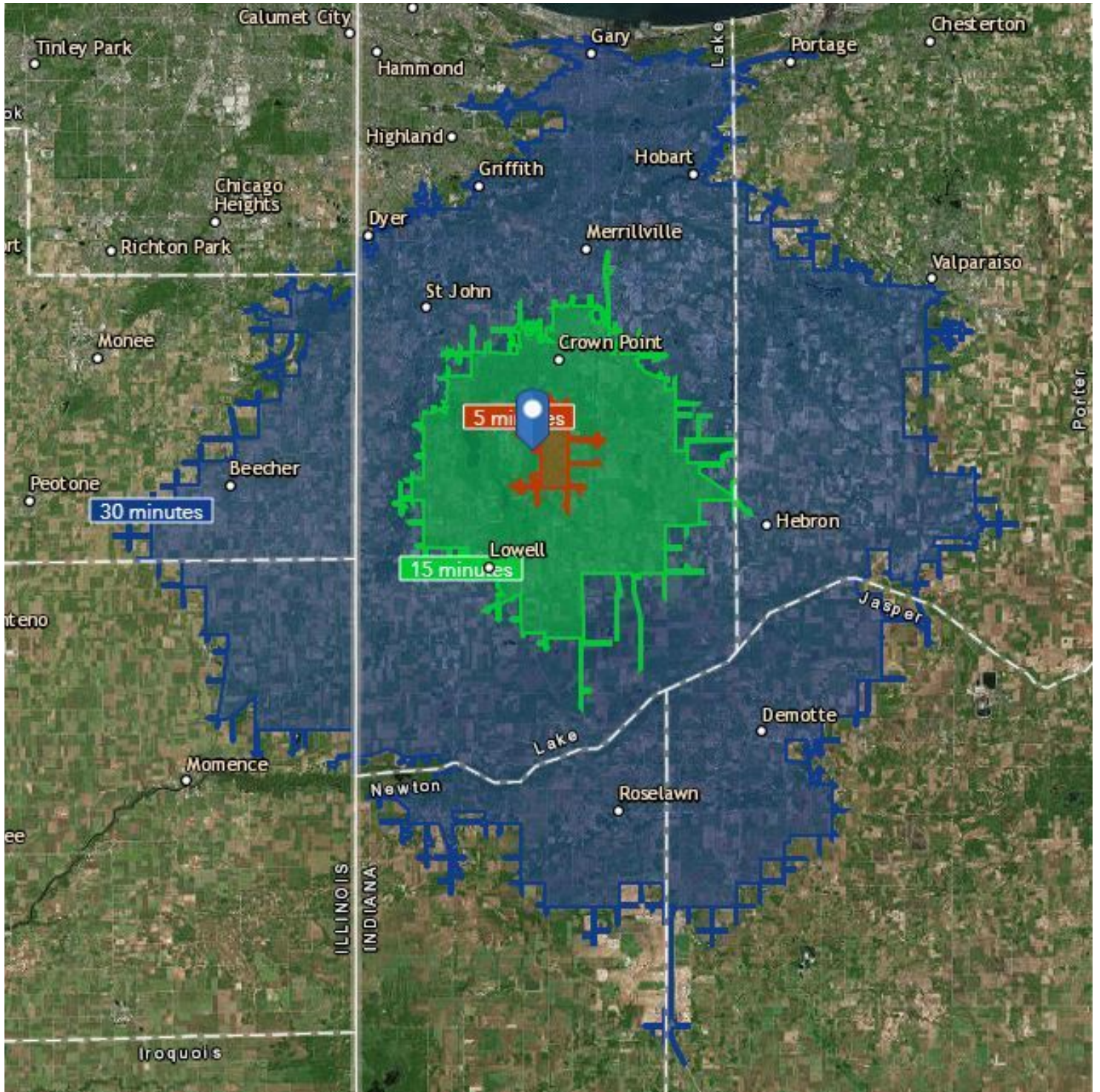
PROPERTY OVERVIEW

Some of the best developed land on the former Golf Course
+/- 82.5 Acres for \$10,000 per acre
+/- 8,000 SF Maintenance barn
Amazing Residential and Recreational potential uses for this property
Can be purchased as an on-going business separately

LOCATION OVERVIEW

Located on 141st Street, +/- a half mile West of Court Street in South Crown Point. Approximately an hour from Chicago, Illinois.

Drive Time Map - 5 15 30 Minutes



Demographic And Income Comparison

Drive Time: 5, 15, 30 minute radii

Latitude: 41.36222

Longitude: -87.38202

	5 minutes	15 minutes	30 minutes
Census 2010 Summary			
Population	483	56,931	328,564
Households	151	21,553	122,792
Families	121	15,506	86,788
Average Household Size	3.10	2.58	2.64
Owner Occupied Housing Units	139	17,631	92,815
Renter Occupied Housing Units	12	3,922	29,977
Median Age	40.7	39.0	38.6
2018 Summary			
Population	926	61,863	337,042
Households	292	23,482	126,537
Families	231	16,719	88,393
Average Household Size	3.11	2.58	2.62
Owner Occupied Housing Units	276	19,569	96,926
Renter Occupied Housing Units	15	3,913	29,612
Median Age	43.3	40.8	40.3
Median Household Income	\$74,553	\$69,631	\$61,451
Average Household Income	\$95,393	\$88,148	\$78,624
2023 Summary			
Population	999	64,202	340,245
Households	315	24,376	127,934
Families	248	17,278	88,968
Average Household Size	3.11	2.58	2.62
Owner Occupied Housing Units	300	20,610	99,357
Renter Occupied Housing Units	15	3,766	28,577
Median Age	44.5	41.4	41.3
Median Household Income	\$80,941	\$80,294	\$72,562
Average Household Income	\$108,100	\$102,802	\$91,760
Trends: 2018-2023 Annual Rate			
Population	1.53%	0.75%	0.19%
Households	1.53%	0.75%	0.22%
Families	1.43%	0.66%	0.13%
Owner Households	1.68%	1.04%	0.50%
Median Household Income	1.66%	2.89%	3.38%

Location Maps

