

28 AC LONG GROVE RESIDENTIAL DEVELOPMENT SITE

24150 N. Gilmer Rd
Long Grove IL 60447

For more information contact:

Mark Goodwin
1-815-741-2226
mgoodwin@bigfarms.com

Goodwin & Associates Real Estate, LLC
is an AGENT of the SELLERS.



County:	Lake
Township:	Ela
Gross Land Area:	28.5 Acres
Property Type:	Vacant farmland with Development Potential
Possible Uses:	Single Family Residential Development
Total Investment:	\$3,847,500
Unit Price:	\$135,000 per acre
Buildings:	No Buildings
Utilities:	Sewer at site, Well water required
Zoning:	R-2



Long Grove, IL is located in Lake County. This is an area of luxury homes with beautiful natural landscapes and lakes. This 28.5 acres has excellent exposure with frontage on Gilmer road and N. Krueger road. The parcel is across the street from Country Meadows Elementary School and Woodlawn Middle School. It is currently zoned R-2. The site was previously planned for a church complex. One of the few large parcels available in this market area.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 28 Acre Long Grove Residential Development Site
Tax ID Number/APN: 14-12-400-007 (28.51 Acres)
Possible Uses: Single Family Residential Development
Zoning: The parcel is zoned R-2 by the village of Long Grove.

AREA & LOCATION

School District: Kildeer Countryside Community School District 96
Stevenson High School

Market Type: Affluent residential development area. The Tapestry Segmentation for this area is: 100% Affluent Estates (L1) Details are included with this information package.

Location Description: Long Grove is located in south-central Lake County Illinois. The property is approximately one mile west of Rt. 83 at the southwest corner of Gilmer road and N.Krueger road.

Site Description: Flat to gently rolling farmland with several acres of trees. It is a corner parcel in an area of a large residential homes. The parcel is south of Gilmer road across from Country Meadows Elementary School and Woodlawn Middle School.

Side of Street: South side of Gilmer road and west side of W. Kreuger road.

Highway Access: Rt. 83 approximately one mile east. I-94 at Half Day road is only 7.1 miles east.

Road Type: Asphalt streets.

Property Visibility: Excellent marketing window for this parcel due to it's location on busy Gilmer road and N. Krueger road.

Largest Nearby Street: Rt. 83 is approximately one mile east.
Interstate 94 is approximately 7 miles east.

Transportation: Prairie View Metra Station is only 3.6 miles from the 28 acre Long Grove development site. The Prairie View station is served by Metra's North Central Service Line. The stations is approximately 34.4 miles to Chicago's Union Station.

LAND RELATED

Lot Frontage (Feet): 1475 feet of frontage on Gilmer road.
645 feet of frontage on N. Krueger road

Buildings: No buildings on this parcel.

Flood Plain or Wetlands: Site does contain acres considered wetland.

Topography: Flat to gently rolling

Available Utilities: Lake County Public Works has trunk lines on both N. Kreuger road and Gilmer road. There is a lift station located on the north side of Gilmer road west of the school property. Buyers should contact Lake County Public Works to determine the available capacity of these sewer lines.

FINANCIALS

Finance Data Year: The 2017 tax year.

Real Estate Taxes: The 2017 taxes paid in 2018 were \$497.

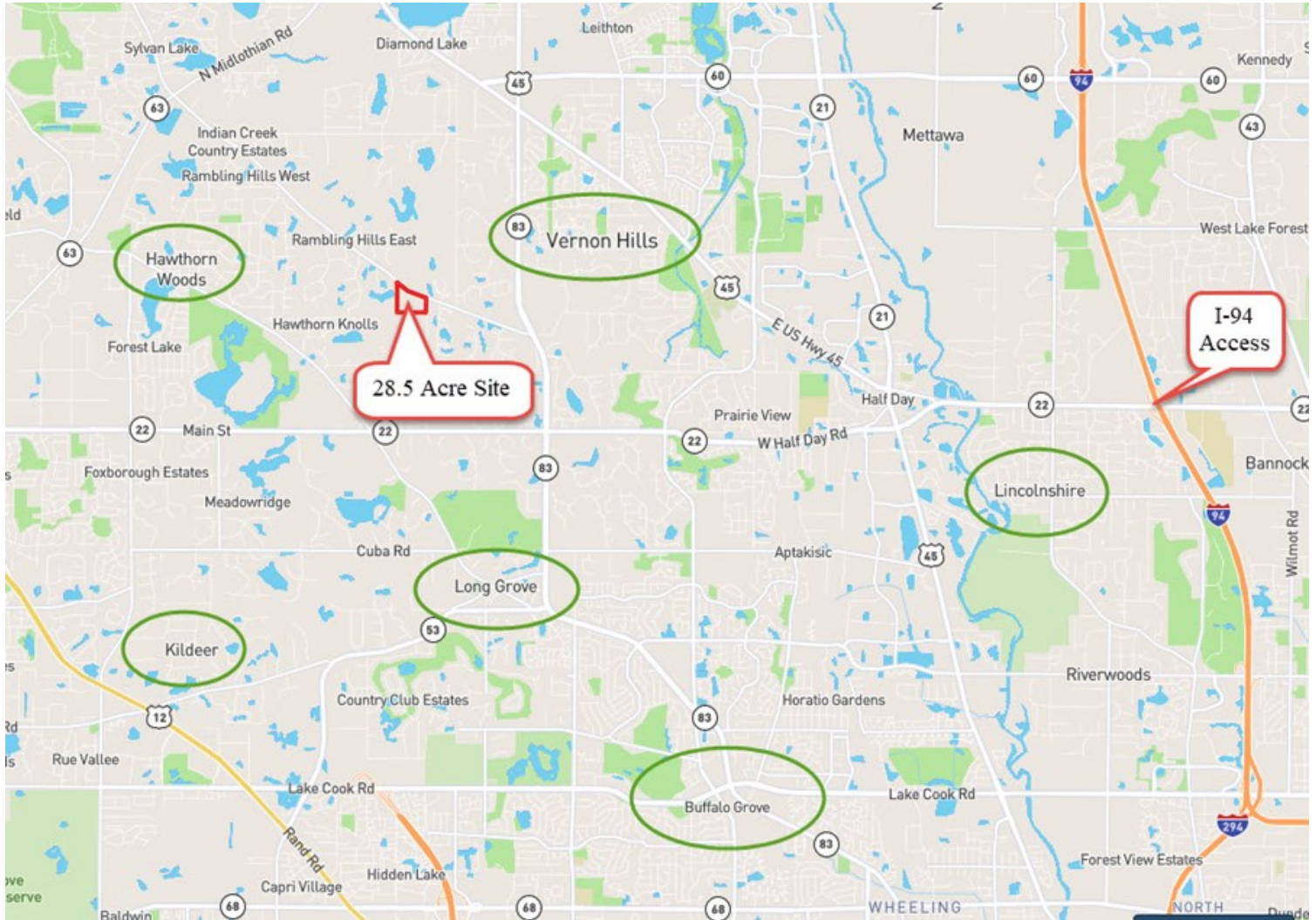
Investment Amount: The investment needed for this parcel is \$3,847,500 or \$135,000 per acre.

LOCATION

Address: 24150 N. Gilmer Rd.
Long Grove, IL 60047
Latitude:42.2135
Longitude: -88.0093

County: Lake County Illinois

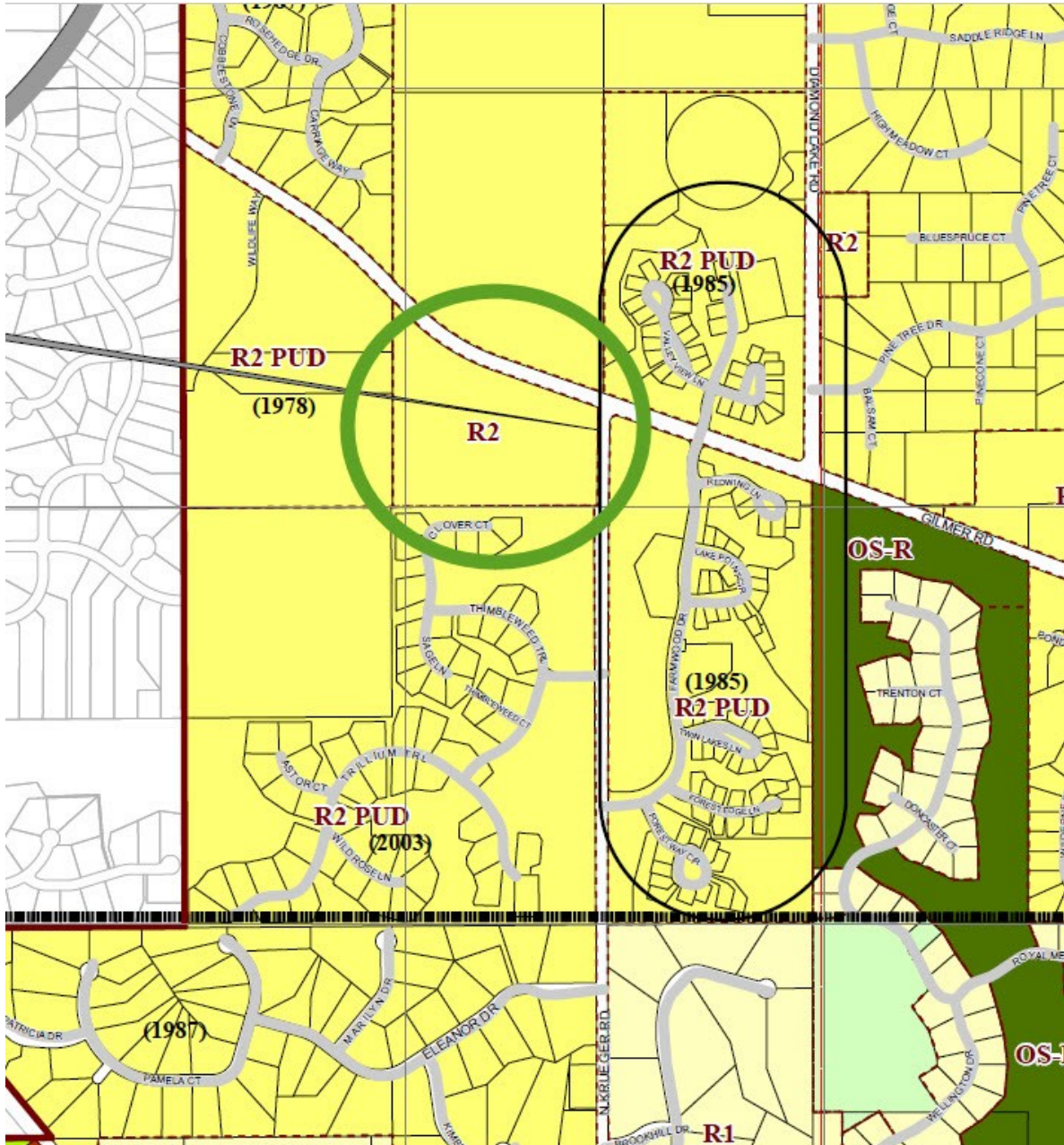
LOCATION MAP FOR 28 ACRE DEVELOPMENT SITE IN LONG GROVE, IL



AERIAL MAP OF LONG GROVE 28 ACRE DEVELOPMENT SITE



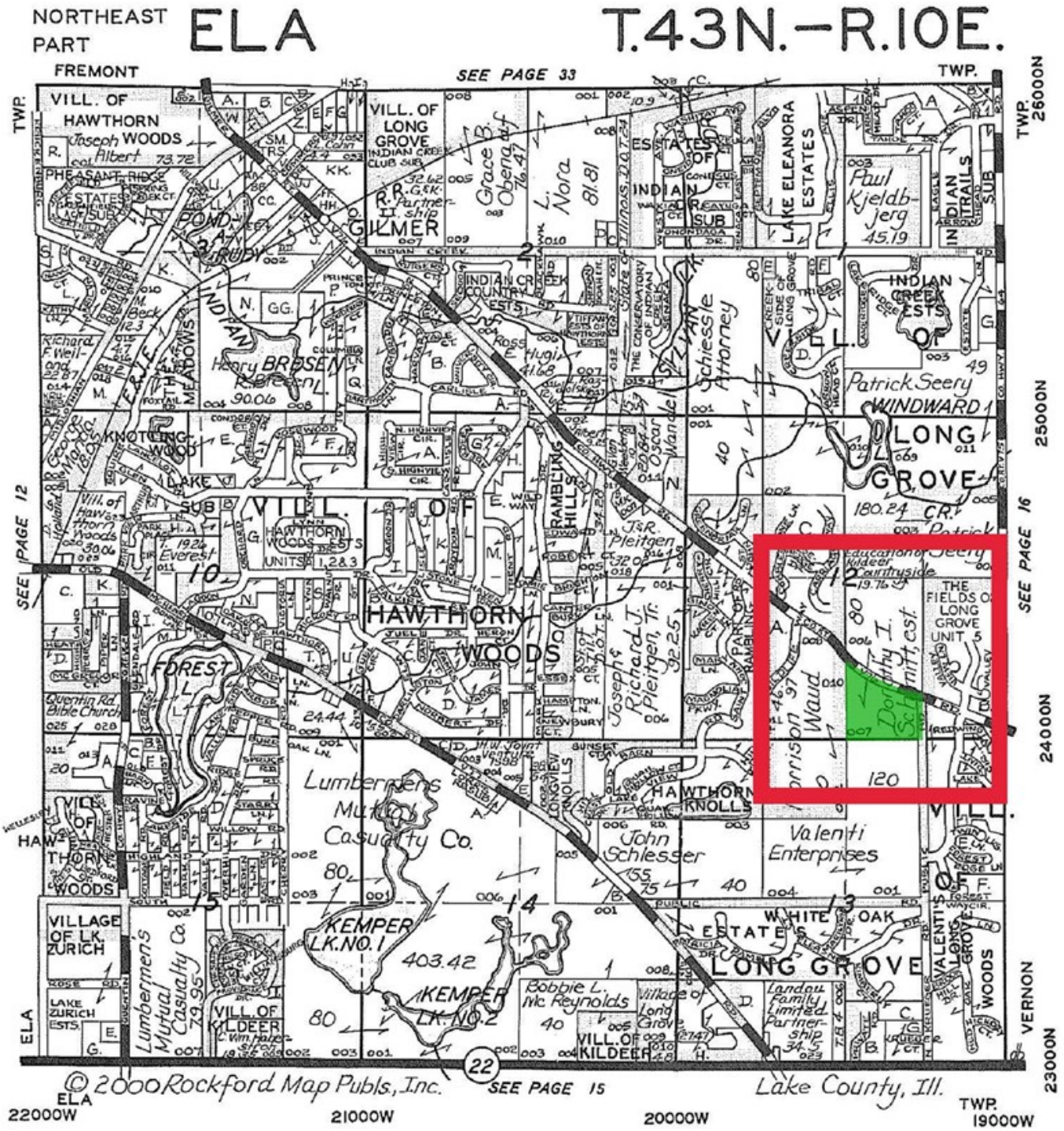
ZONING MAP FOR 28 ACRES IN LONG GROVE, IL



AERIAL MAP OF LONG GROVE DEVELOPMENT SITE

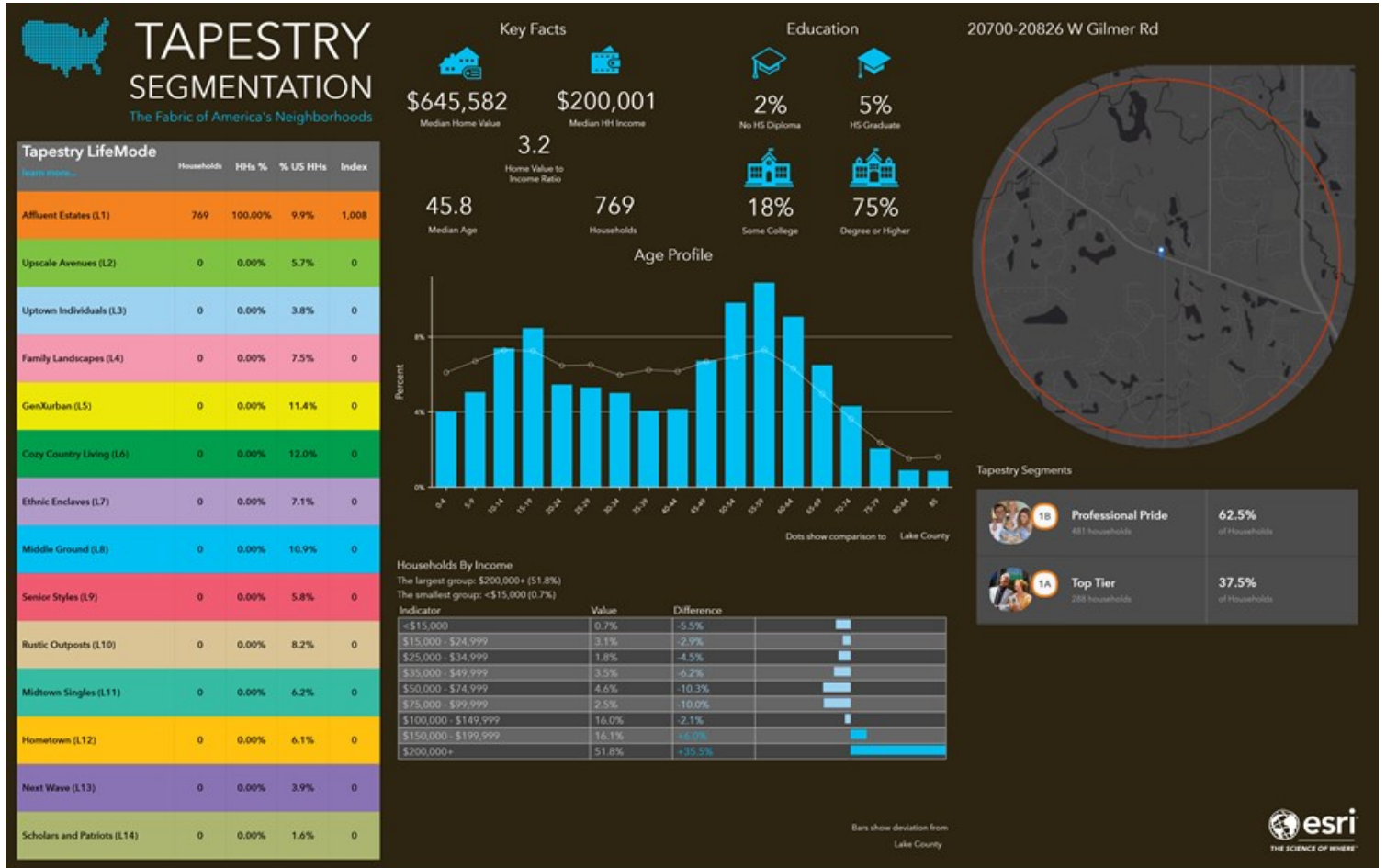


PLAT MAP FOR 28 ACRES IN LONG GROVE, LAKE COUNTY, IL



Plat Map reprinted with permission of Rockford Map Publishers, Inc.

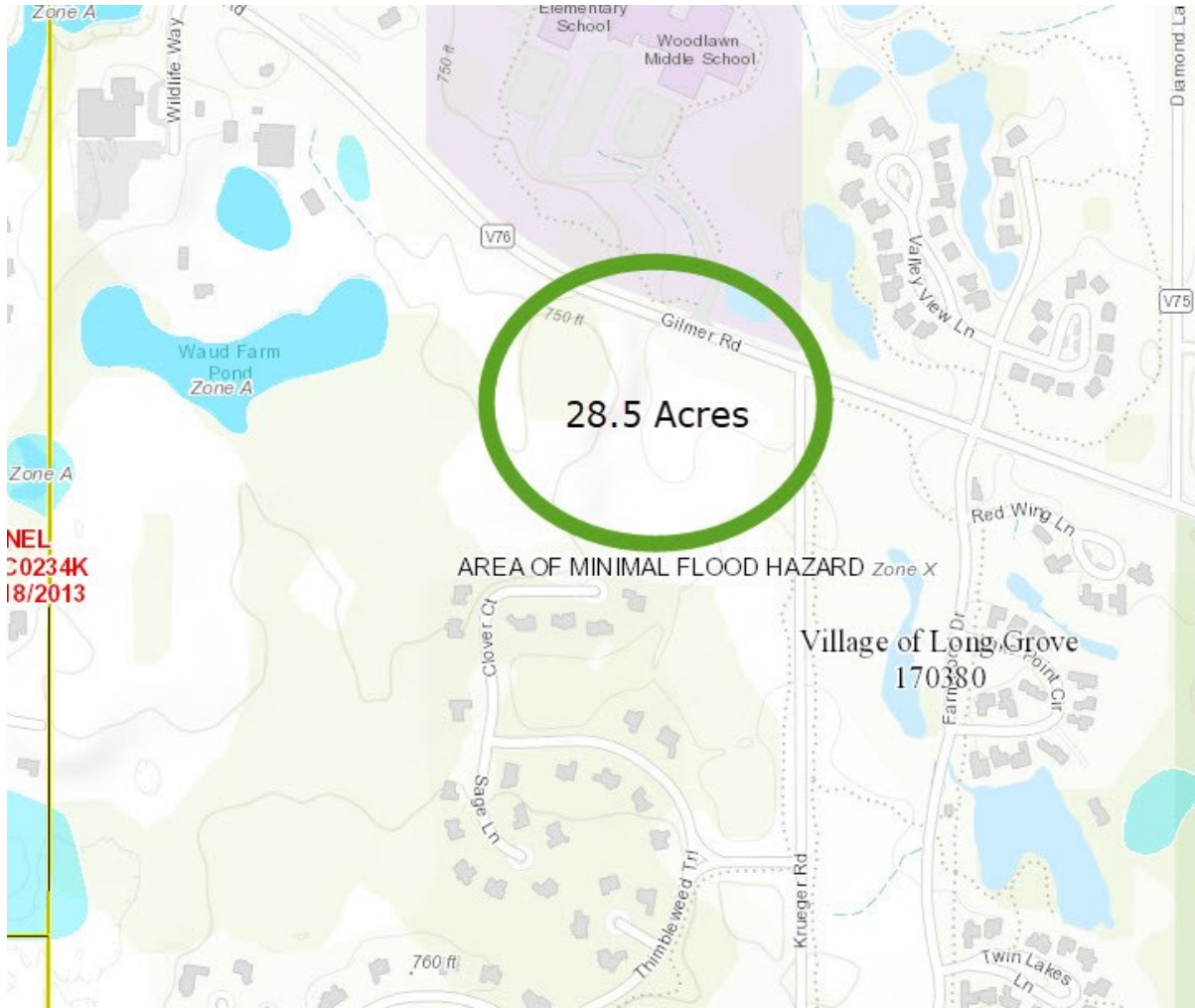
ONE MILE TAPESTRY SEGMENTATION FOR LONG GROVE, IL 28 ACRES



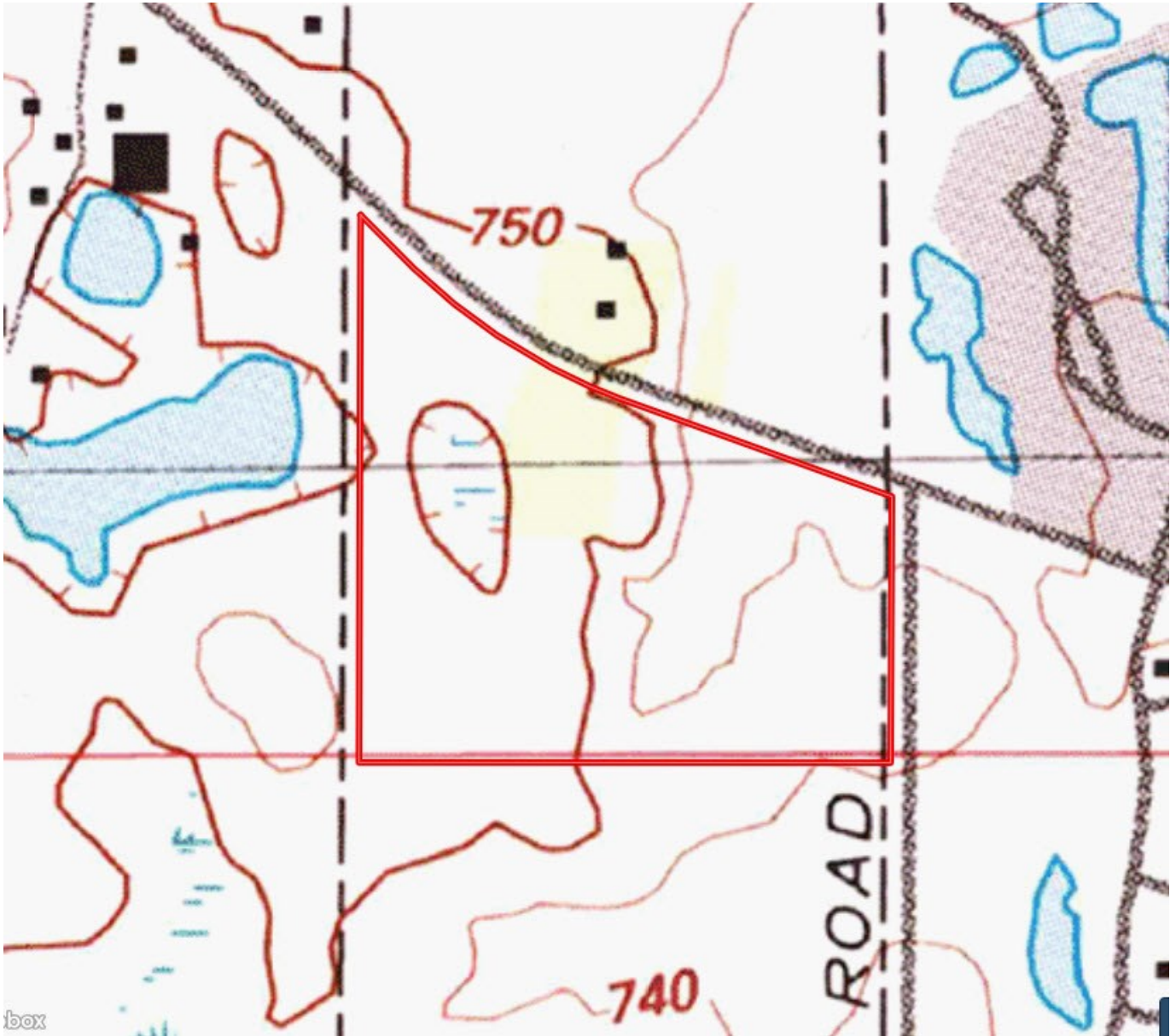
PUBLIC WORKS MAP FOR THE 28 ACRES DEVELOPMENT SITE IN LONG GROVE, IL



FLOOD MAP FOR 28 ACRES IN LONG GROVE, IL



TOPOGRAPHICAL MAP



MARK GOODWIN PROFESSIONAL BIOGRAPHY

Goodwin & Associates Real Estate, LLC is an experienced Illinois land brokerage firm located in Shorewood, Illinois. We specialize in vacant land sales including farmland and commercial/residential development land. Managing Illinois Land Broker and owner, Mark Goodwin, has extensive background in both agriculture and Real Estate, which provides him the knowledge to effectively negotiate and close transactions.

Since 1996, Mark Goodwin has successfully provided brokerage services to landowners throughout the Midwest earning him the title of Accredited Land Consultant, (ALC) designated by the Realtors Land Institute. Throughout his life experiences Mark has acquired a unique background of understanding both the agricultural side of land sales as well as the development side and has made numerous valuable contacts with land owners, brokers and developers. Mark was awarded Illinois Land Broker of the Year in 2011 by the Illinois RLI Chapter.



AGENCY DISCLOSURE

Goodwin & Associates Real Estate, LLC has previously entered into an agreement with a client to provide certain real estate Illinois brokerage services through a Broker Associate who acts as that client's designated agent. As a result, **Broker Associate will not be acting as your agent but as agent of the seller.**

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