

## GRAYSLAKE TRANSPORTATION PARCEL 43.5 ACRES

700-798 S. Lake Street  
Grayslake IL 60030

For more information contact:

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

**GOODWIN**



<b>County:</b>	Lake
<b>Township:</b>	Avon Township
<b>Gross Land Area:</b>	43.5 Acres
<b>Property Type:</b>	Vacant Development Land
<b>Possible Uses:</b>	Residential development & Wetland Banking
<b>Total Investment:</b>	\$950,000
<b>Buildings:</b>	No Buildings Included with this offering
<b>Utilities:</b>	Available from the city of Graylake and at the site



The client said SELL THIS LAND! HUGE PRICE REDUCTION! Unique opportunity with multiple profit centers. 43.5 acres next to the Grayslake Metra Station. Potential for up to 422 mid-rise residential units on 5-9 acres. Balance in open space and potential 33 acre wetland bank.

- High Density Residential Development potential
- Extraordinary suburban Infill site
- Wetland bank profit center potential
- Adjacent to the proposed Rt. 83 & Rt 120 Re-alignment
- Utilities are at the site located on Lake Street
- Metra Station (Milwaukee North Line (MD-N) to Union Station Chicago.

## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** Grayslake Transportation Parcel 43.5 Acres  
**Tax ID Number/APN:** Tax ID# 06-35-300-027 & 06-35-300-033  
**Possible Uses:** Unique opportunity with several potential uses. High Density Multi-family Development potential. Potential for a 33 acre wetland bank. The wetland bank is a potential profit center. The wetland bank also provides a long term open space amenity for the future high density residential development. The open space can be donated to a conservation entity as a charitable contribution to shelter profits from this project.  
**Zoning:** Per 1986 Heartland Settlement Agreement:  
Allows PD approval of calculated density of 422 midrise dwelling units  
Requires approval of Planned Unit Development Application  
Grayslake's Lake St existing sewer/water can serve 300 DUs (2006)

### AREA & LOCATION

**School District:** Community consolidated School District 46  
Grayslake Community High School District 127  
**Market Type:** Suburban Chicago Market Infill Site.  
**Location Description:** The Grayslake community or area profile has two dominant tapestry groups. Enterprising Professionals (60.4%) and In Style (37.4%). An explanation of these groups is included with this brochure. An executive summary provided by Esri of the 1, 3, & 5 mile radii is also included. In general terms this is a younger and more affluent population than the average US household.  
**Site Description:** The site is primarily open space and farmland. It is adjacent to the Metra Milwaukee North line, and future Rt 53 extension through Lake County.  
**Highway Access:** I-94 is approximately 6 miles from this parcel.  
The Proposed Rt 83/120 re-alignment is adjacent to this parcel.  
**Road Type:** Lake Street is Asphalt.  
**Largest Nearby Street:** W. Belvidere road (Rt 120) is only half a mile north.  
1.25 miles to Rt. 83  
2.5 miles to Rt 45  
**Transportation:** Grayslake Metra Station Metra Station (Milwaukee North Line (MD-N) to Union Station Chicago is adjacent to this parcel  
Prairie Crossing Station (MD-North) Metra Station is 2.5 miles or 6 minutes.  
Chicago O'Hare International Airport is 35 miles or 47 minutes.

### LAND RELATED

**Lot Frontage (Feet):** 1328 feet of frontage on Lake Street  
**Buildings:** No buildings are included with this offering.  
**Flood Plain or Wetlands:** The parcel has several acres in a flood plain. It is approved for a future 33 acre wetland bank.  
**Available Utilities:** Utilities are available from the village of Grayslake.

### FINANCIALS

**Finance Data Year:** 2017 Taxes paid in 2018  
**Real Estate Taxes:** The real-estate taxes are \$1,884  
**Investment Amount:** 43.5 acre Transportation parcel is being offered at \$950,000.

### LOCATION

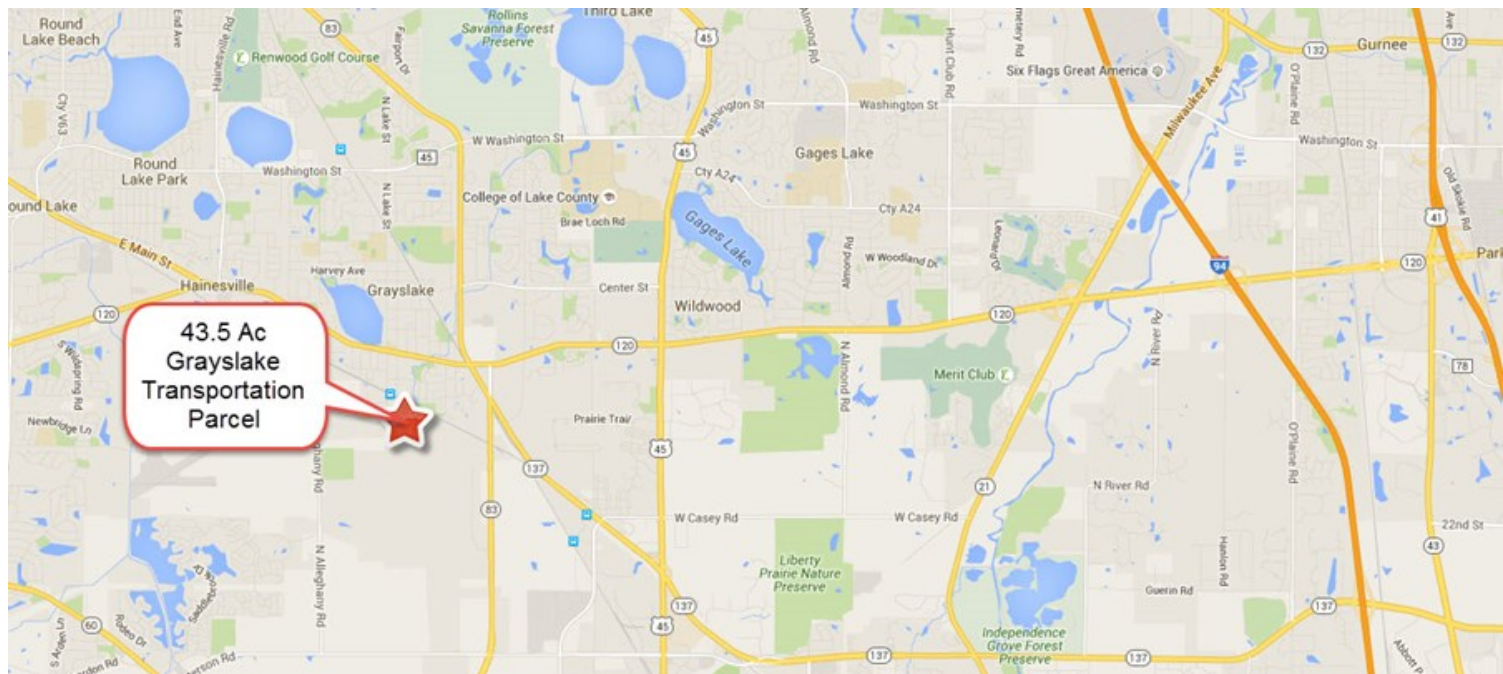
**Address:** 700-798 Lake Street  
Grayslake, IL 60030  
**County:** Lake  
**MSA:** Chicago-Rockford

## GENERAL OUTLINE OF GRAYSLAKE TRANSPORTATION PARCEL

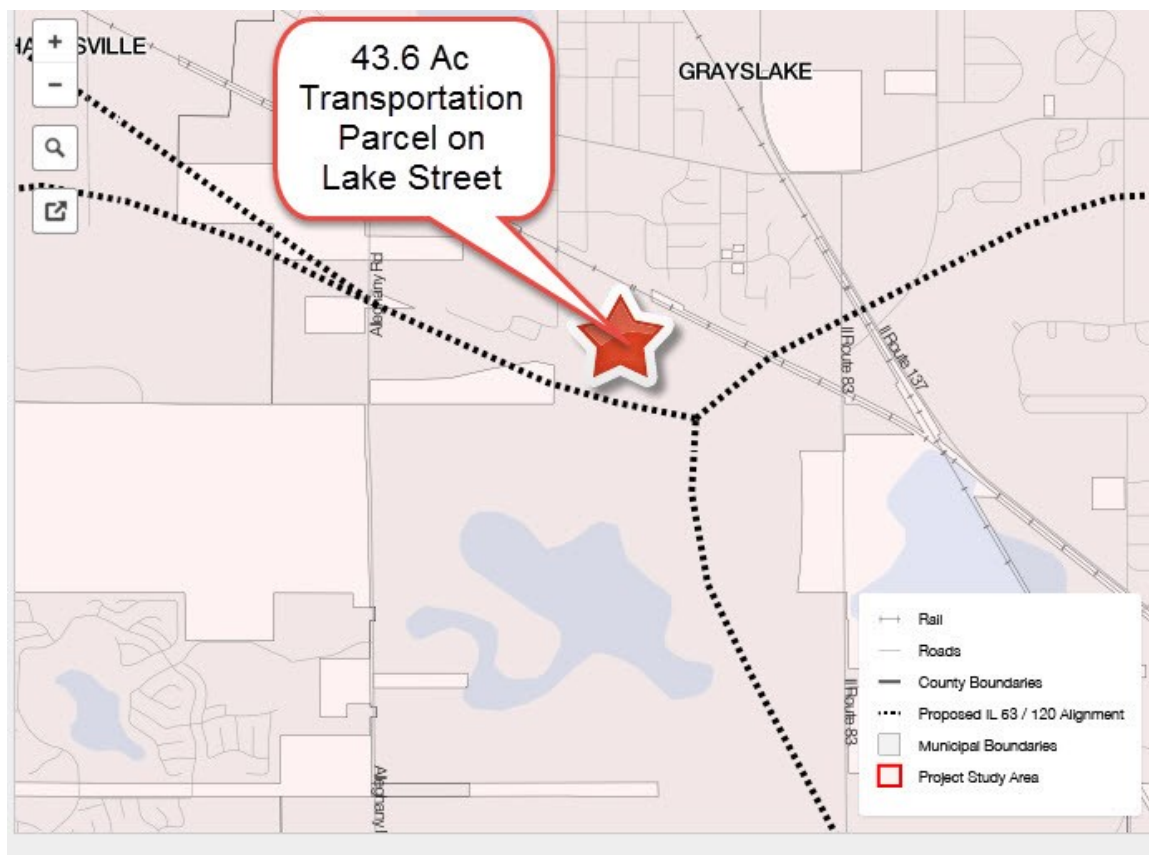




LOCATION MAP FOR THE GRAYSLAKE TRANSPORTATION PARCEL



## RT 83 & RT 120 PROPOSED EXTENSION AND RE-ALIGNMENT



LOCATION OF THE RESIDENTIAL / BUILDABLE AREA OF THE GRAYSLAKE TRANSPORTATION PARCEL





AERIAL OF 38.5 AC GRAYSLAKE TRANSPORTAION PARCEL

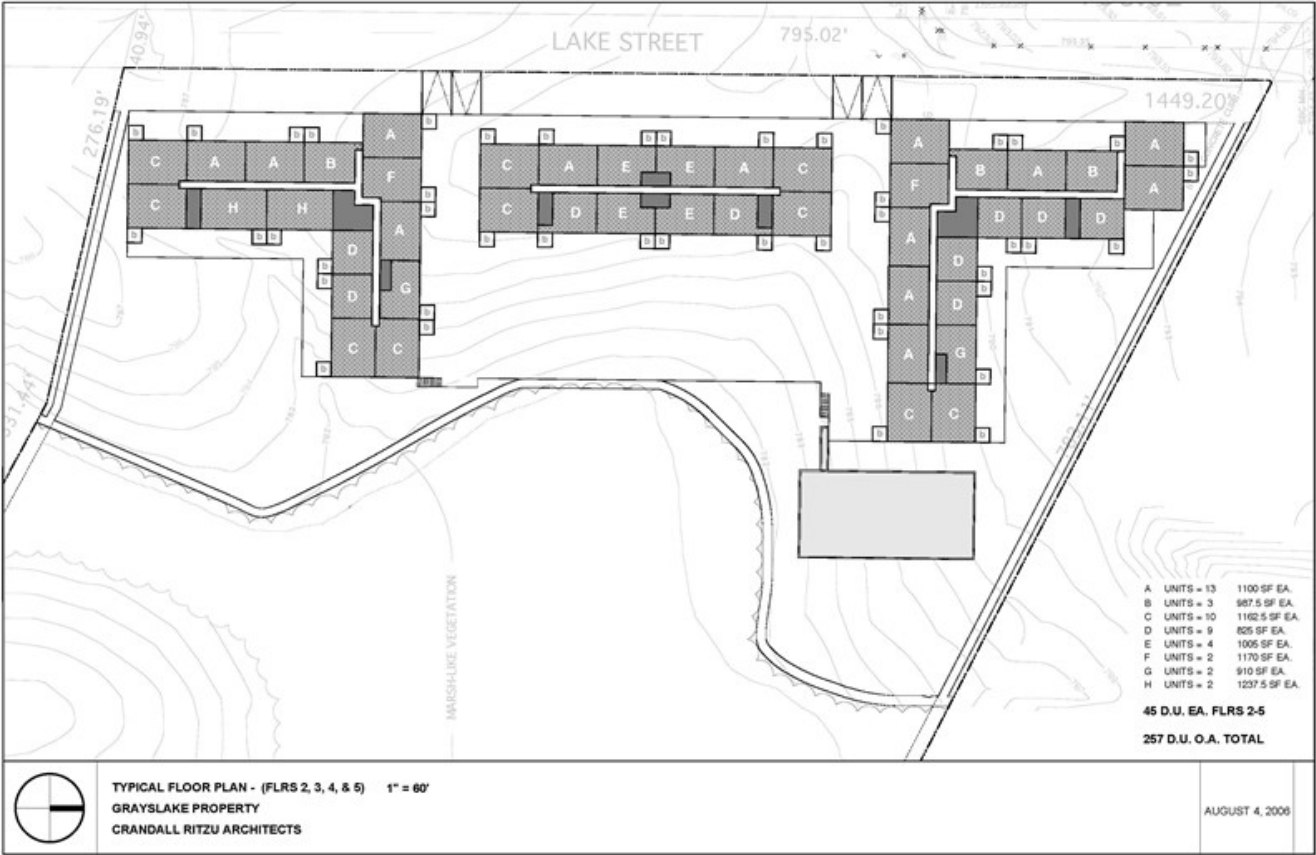


## GRAYSLAKE METRA STATION LAKE STREET



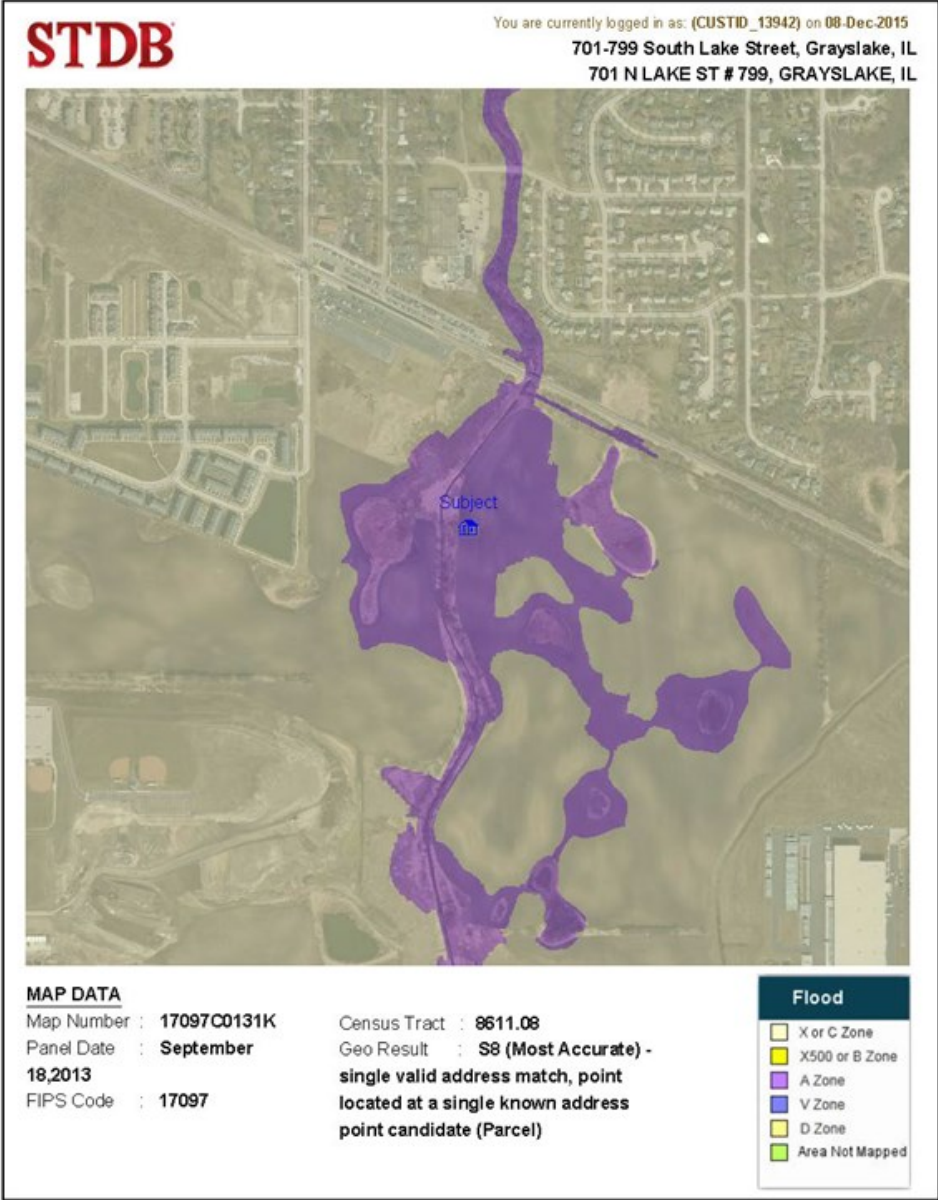


RESIDENTIAL DEVELOPMENT PLAN FOR THE GRAYSLAKE TRANSPORTATION PARCEL





FLOOD MAP



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## TAPESTRY SEGMENTATION ENTERPRISING PROFESSIONALS



LifeMode Group: Upscale Avenues

# Enterprising Professionals

2D

Households: 1,627,000

Average Household Size: 2.46

Median Age: 34.8

Median Household Income: \$77,000

### WHO ARE WE?

*Enterprising Professionals* residents are well educated and climbing the ladder in STEM (science, technology, engineering, and mathematics) occupations. They change jobs often and therefore choose to live in condos, town homes, or apartments; many still rent their homes. The market is fast-growing, located in lower density neighborhoods of large metro areas. *Enterprising Professionals* residents are diverse, with Asians making up over one-fifth of the population. This young market makes over one and a half times more income than the US median, supplementing their income with high-risk investments. At home, they enjoy the Internet and TV on high-speed connections with premier channels and services.

### OUR NEIGHBORHOOD

- Almost half of households are married couples, and 30% are single person households.
- Housing is a mixture of suburban single-family homes, row homes, and larger multiunit structures.
- Close to three quarters of the homes were built after 1980; 22% are newer, built after 2000.
- Renters make up nearly half of all households.

### SOCIOECONOMIC TRAITS

- Median household income one and a half times that of the US.
- Over half hold a bachelor's degree or higher.
- Early adopters of new technology in hopes of impressing peers with new gadgets.
- Enjoy talking about and giving advice on technology.
- Half have smartphones and use them for news, accessing search engines, and maps.
- Work long hours in front of a computer.
- Strive to stay youthful and healthy, eat organic and natural foods, run and do yoga.
- Buy name brands and trendy clothes online.



Note: The index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK, MRI.

## TAPESTRY SEGMENTATION GENXURBAN IN STYLE



LifeMode Group: GenXurban

### In Style

5B

Households: 2,675,000

Average Household Size: 2.33

Median Age: 41.1

Median Household Income: \$66,000

#### WHO ARE WE?

*In Style* denizens embrace an urbane lifestyle that includes support of the arts, travel, and extensive reading. They are connected and make full use of the advantages of mobile devices. Professional couples or single households without children, they have the time to focus on their homes and their interests. The population is slightly older and already planning for their retirement.

#### OUR NEIGHBORHOOD

- City dwellers of large metropolitan areas.
- Married couples, primarily with no children (Index 112) or single households (Index 109); average household size at 2.33.
- Home ownership average at 69% (Index 108); more than half, 51%, mortgaged (Index 112).
- Primarily single-family homes, in older neighborhoods (built before 1980), with a mix of town homes (Index 133) and smaller (5-19 units) apartment buildings (Index 110).
- Median home value at \$213,500.
- Vacant housing units at 8.8%.

#### SOCIOECONOMIC TRAITS

- College educated: 46% are graduates (Index 162); 75% with some college education.
- Low unemployment is at 5.6% (Index 65); higher labor force participation rate is at 68% (Index 108) with proportionately more 2-worker households (Index 112).
- Median household income of \$65,600 reveals an affluent market with income supplemented by investments (Index 143) and a substantial net worth (Index 179).
- Connected and knowledgeable, they carry smartphones and use many of the features.
- Attentive to price, they use coupons, especially mobile coupons.



Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GRK M8.

## EXECUTIVE SUMMARY OF GRAYSLAKE 1, 3, & 5 MILES PAGE 1



### Executive Summary

12 Village Station Ln, Grayslake, Illinois, 60030  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 42.33127  
Longitude: -88.04321

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	3,142	36,293	115,738
2010 Population	3,866	47,543	139,422
2015 Population	4,036	47,698	140,748
2020 Population	4,154	47,844	142,118
2000-2010 Annual Rate	2.10%	2.74%	1.88%
2010-2015 Annual Rate	0.82%	0.06%	0.18%
2015-2020 Annual Rate	0.58%	0.06%	0.19%
2015 Male Population	47.5%	49.0%	49.5%
2015 Female Population	52.5%	51.0%	50.5%
2015 Median Age	33.9	36.2	36.3

In the identified area, the current year population is 140,748. In 2010, the Census count in the area was 139,422. The rate of change since 2010 was 0.18% annually. The five-year projection for the population in the area is 142,118 representing a change of 0.19% annually from 2015 to 2020. Currently, the population is 49.5% male and 50.5% female.

#### Median Age

The median age in this area is 33.9, compared to U.S. median age of 37.9.

#### Race and Ethnicity

	1 mile	3 miles	5 miles
2015 White Alone	80.9%	76.0%	74.7%
2015 Black Alone	3.3%	3.8%	3.7%
2015 American Indian/Alaska Native Alone	0.4%	0.6%	0.6%
2015 Asian Alone	5.1%	8.4%	8.1%
2015 Pacific Islander Alone	0.1%	0.0%	0.0%
2015 Other Race	7.0%	8.2%	9.9%
2015 Two or More Races	3.1%	3.0%	3.0%
2015 Hispanic Origin (Any Race)	15.1%	19.7%	24.2%

Persons of Hispanic origin represent 24.2% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 64.2 in the identified area, compared to 63.0 for the U.S. as a whole.

#### Households

	1 mile	3 miles	5 miles
2000 Households	1,261	12,729	37,736
2010 Households	1,541	16,709	46,514
2015 Total Households	1,615	16,786	47,165
2020 Total Households	1,664	16,869	47,742
2000-2010 Annual Rate	2.03%	2.76%	2.11%
2010-2015 Annual Rate	0.90%	0.09%	0.27%
2015-2020 Annual Rate	0.60%	0.10%	0.24%
2015 Average Household Size	2.50	2.84	2.97

The household count in this area has changed from 46,514 in 2010 to 47,165 in the current year, a change of 0.27% annually. The five-year projection of households is 47,742, a change of 0.24% annually from the current year total. Average household size is currently 2.97, compared to 2.98 in the year 2010. The number of families in the current year is 35,652 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

March 09, 2016

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## EXECUTIVE SUMMARY OF GRAYSLAKE 1, 3, & 5 MILES PAGE 2



### Executive Summary

12 Village Station Ln, Grayslake, Illinois, 60030  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 42.33127  
Longitude: -88.04321

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2015 Median Household Income	\$69,677	\$80,431	\$83,168
2020 Median Household Income	\$79,829	\$91,506	\$94,694
2015-2020 Annual Rate	2.76%	2.61%	2.63%
<b>Average Household Income</b>			
2015 Average Household Income	\$89,039	\$102,712	\$106,632
2020 Average Household Income	\$101,795	\$116,981	\$120,378
2015-2020 Annual Rate	2.71%	2.64%	2.45%
<b>Per Capita Income</b>			
2015 Per Capita Income	\$34,717	\$36,061	\$36,170
2020 Per Capita Income	\$39,750	\$41,152	\$40,935
2015-2020 Annual Rate	2.74%	2.68%	2.51%

#### Households by Income

Current median household income is \$83,168 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$94,694 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$106,632 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$120,378 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$36,170 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$40,935 in five years, compared to \$32,501 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	1,299	13,104	38,775
2000 Owner Occupied Housing Units	765	10,464	32,382
2000 Renter Occupied Housing Units	496	2,265	5,354
2000 Vacant Housing Units	38	375	1,039
2010 Total Housing Units	1,661	17,753	49,253
2010 Owner Occupied Housing Units	974	13,659	39,033
2010 Renter Occupied Housing Units	567	3,050	7,481
2010 Vacant Housing Units	120	1,044	2,739
2015 Total Housing Units	1,673	17,789	49,714
2015 Owner Occupied Housing Units	964	13,391	38,773
2015 Renter Occupied Housing Units	651	3,395	8,392
2015 Vacant Housing Units	58	1,003	2,549
2020 Total Housing Units	1,715	17,919	50,440
2020 Owner Occupied Housing Units	976	13,396	39,094
2020 Renter Occupied Housing Units	688	3,473	8,648
2020 Vacant Housing Units	51	1,050	2,698

Currently, 78.0% of the 49,714 housing units in the area are owner occupied; 16.9% renter occupied; and 5.1% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 49,253 housing units in the area - 79.2% owner occupied, 15.2% renter occupied, and 5.6% vacant. The annual rate of change in housing units since 2010 is 0.41%. Median home value in the area is \$242,756, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 2.62% annually to \$276,314.

**Data Note:** Income is expressed in current dollars  
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

March 09, 2016

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## 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.



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