

## 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](mailto:mgoodwin@bigfarms.com)

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



<b>County:</b>	Lake
<b>Township:</b>	Ela Township, Lake County Section 12
<b>Gross Land Area:</b>	28.5 Acres
<b>Property Type:</b>	Vacant farmland with Development Potential
<b>Possible Uses:</b>	Single Family Residential Development
<b>Total Investment:</b>	\$3,847,500
<b>Unit Price:</b>	\$130,000 per acre
<b>Buildings:</b>	No Buildings
<b>Utilities:</b>	Sewer at site, Well water required
<b>Zoning:</b>	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.

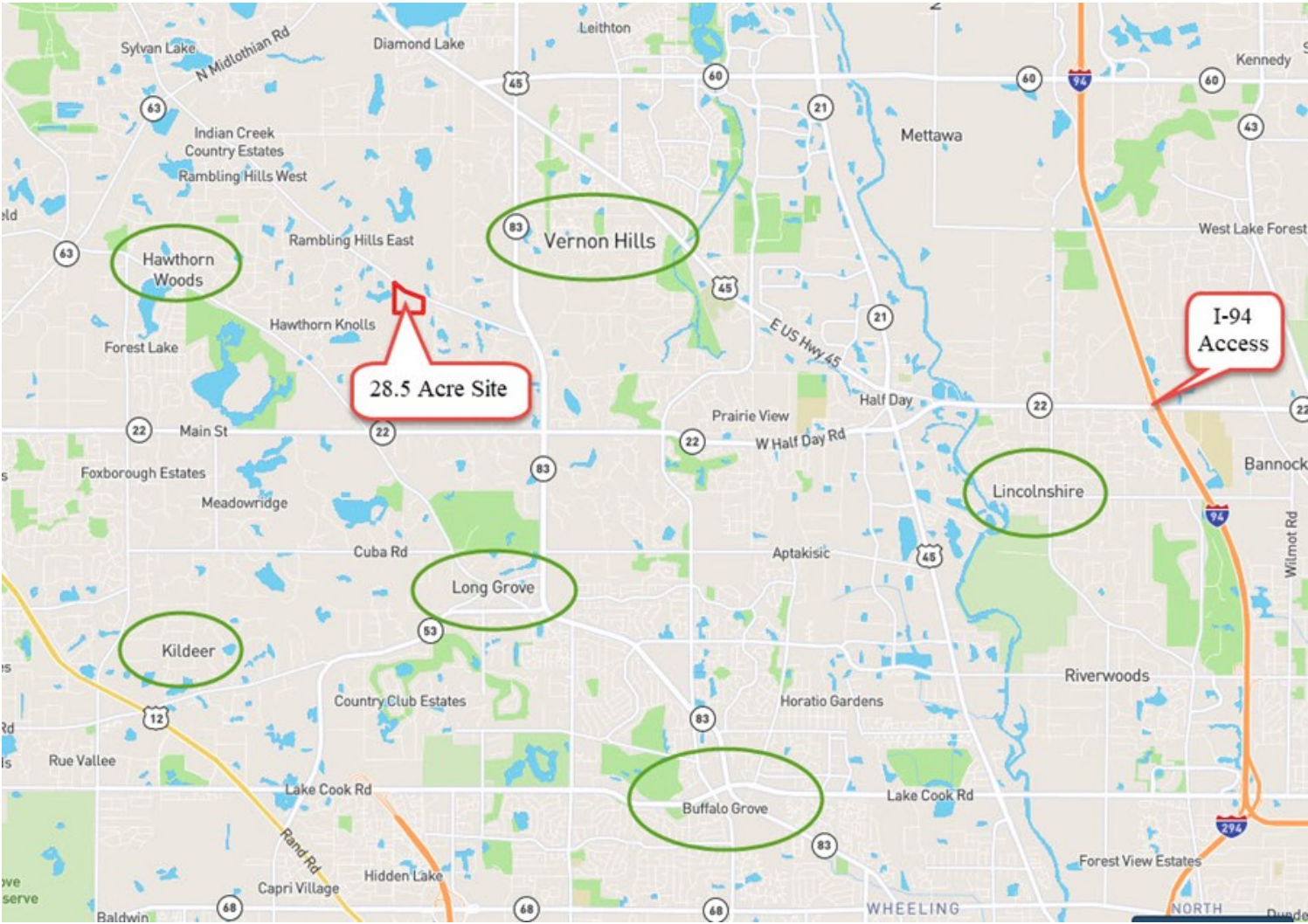
**Investment Amount:** The investment needed for this parcel is \$3,847,500 or \$130,000 per acre.

### LOCATION

**Address:** 24150 N. Gilmer Rd.  
Long Grove, IL 60047

**County:** Lake County Illinois

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

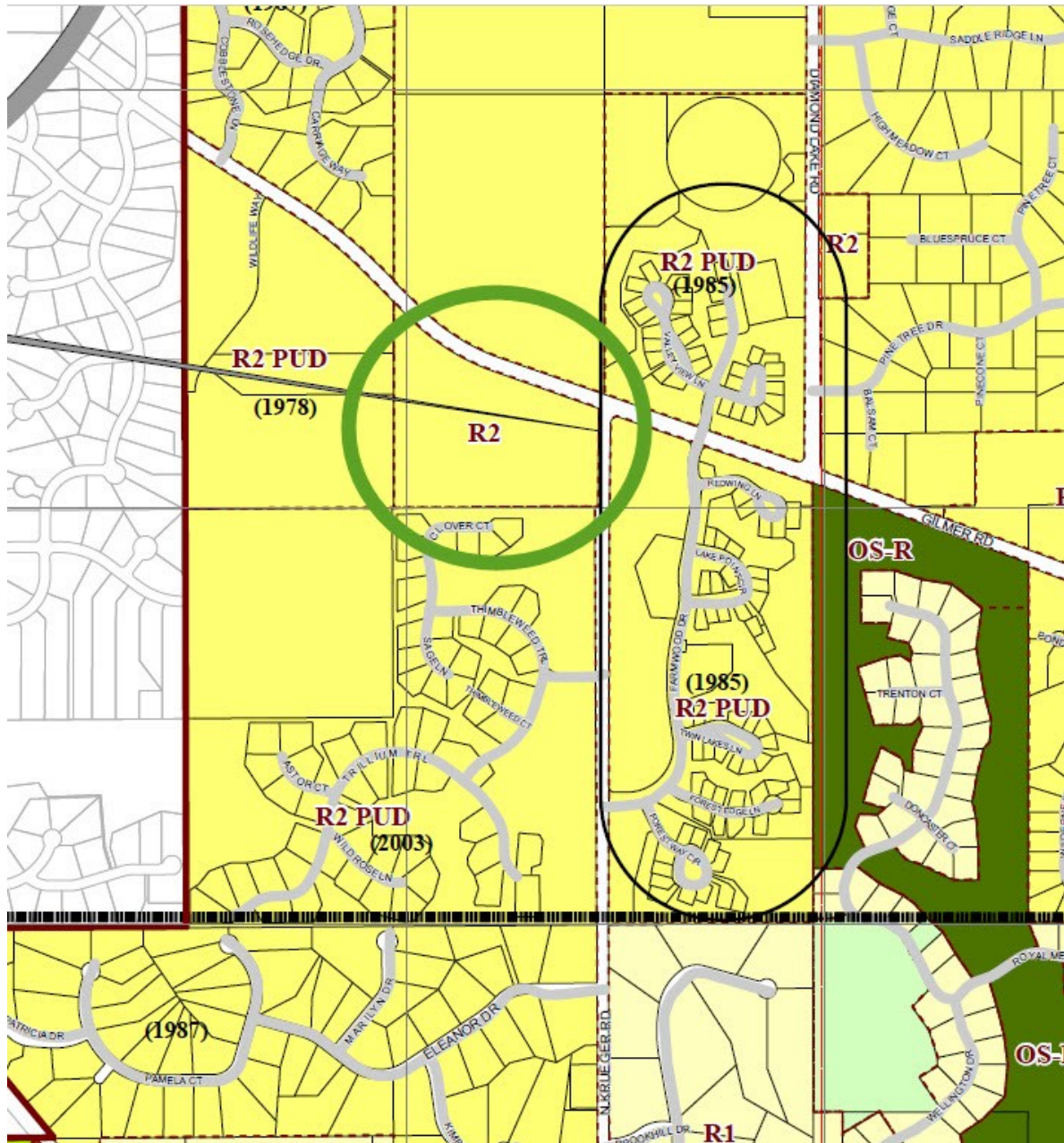




## AERIAL MAP OF LONG GROVE 28 ACRE DEVELOPMENT SITE



# ZONING MAP FOR 28 ACRES IN LONG GROVE, IL



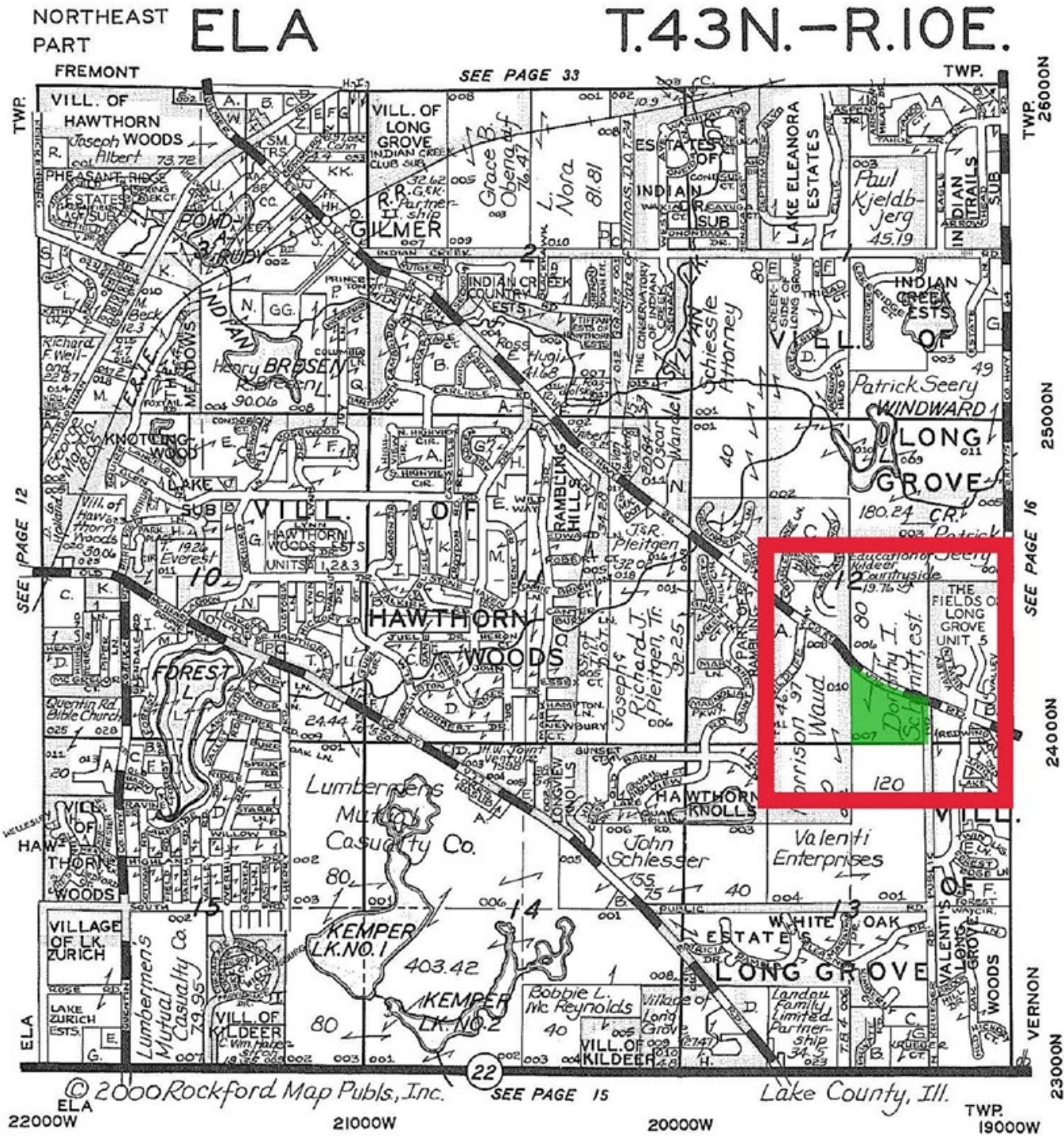


## AERIAL MAP OF LONG GROVE DEVELOPMENT SITE



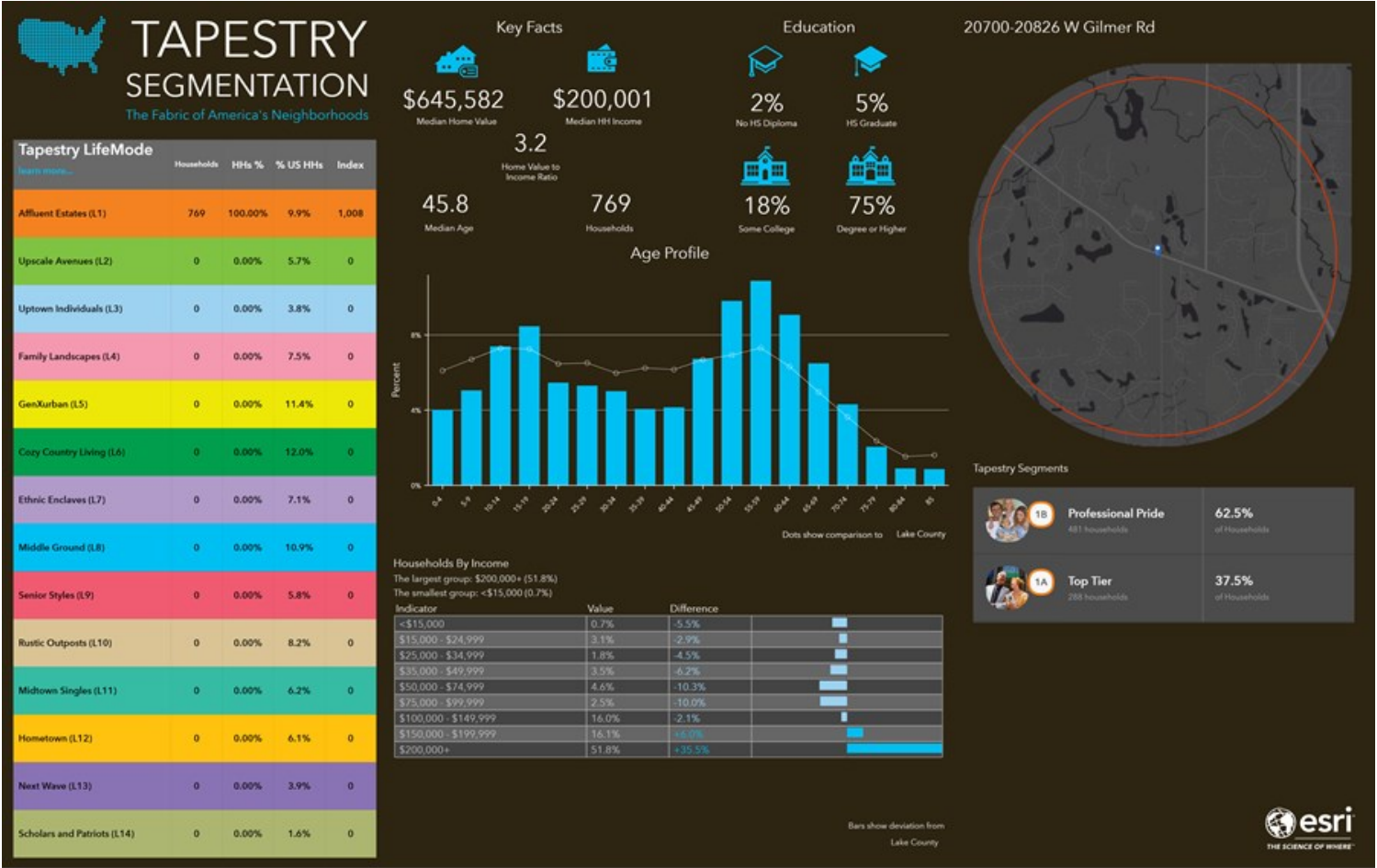


PLAT MAP FOR 28 ACRES IN LONG GROVE, LAKE COUNTY, IL



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

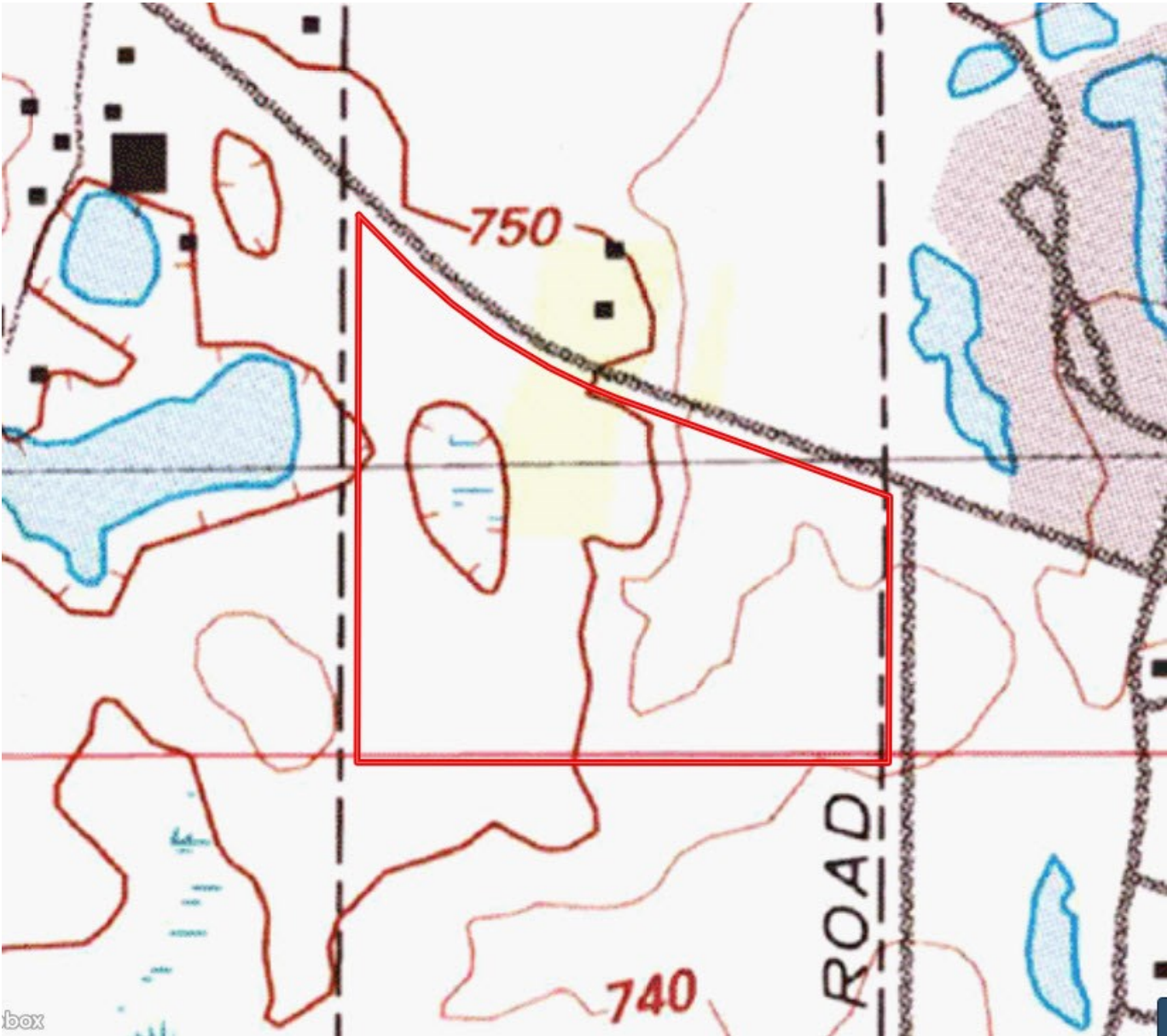


## FLOOD MAP FOR 28 ACRES IN LONG GROVE, IL





TOPOGRAPHICAL MAP



## 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

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