Island Lake, IL 60042

MLS #11893316

LAND





COMMERCIAL LAND

**11.15 ACRES** 

PRICE REDUCED \$899,000

(\$1.85 PSF)

## 11.15 Acres at Signalized Intersection Huge Price Reduction!

Significant price reduction on land located at NE corner of Route 176 and Darrell Road with commercial potential. Zoned AG, but Island Lake would like to see commercial on this site across from Thornton's Gas Station and adjacent to Camping World. Excellent traffic counts. Utilities to site. Three separate parcel numbers, 600 ft. on Route 176 and 800 ft. on Darrell Road. 1/2 mile west of Route 12 and Wauconda. Owned by a church so taxes are exempt. Time to jump on this!

21,300 VPD on Route 176.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	2,904	30,428	70,127
Average HH Income	\$76,373	\$105,490	\$123,456

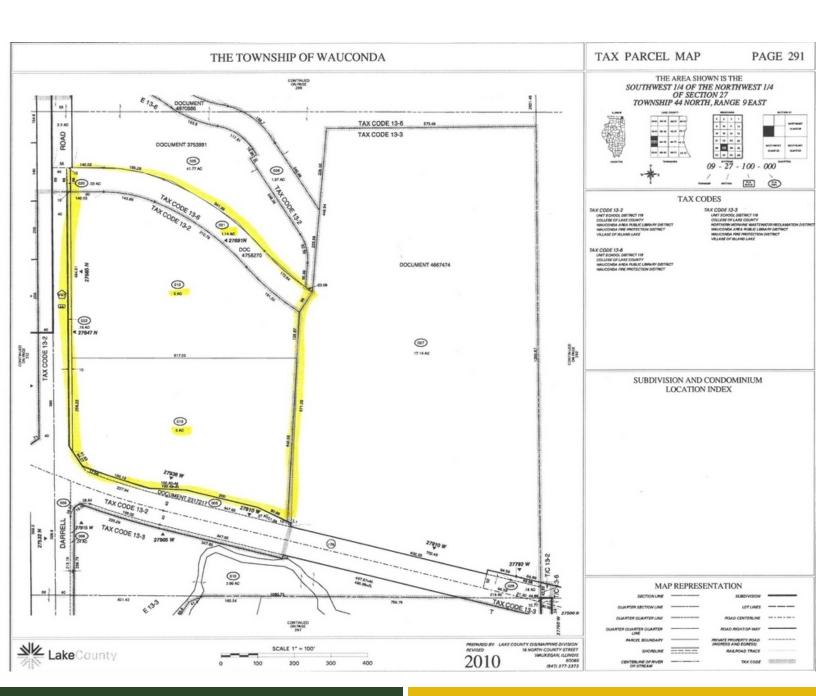
**Specifications** Description: Commercial Land 11.15 Acres (485,694 SF) Land Size: Topography: Sloping **Environmental Status:** TBA Utilities: Nearby Sewer/Water: To Site 600' on Route 176 Frontage Dimensions: 800' on Darrell Road Zoning: AG (Potential Commercial) Taxes: Tax Exempt PIN #: 09-27-100-012, 013, 021

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