

27936 W Route 176

Island Lake, IL 60042

For Sale

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.

Specifications

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

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

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