

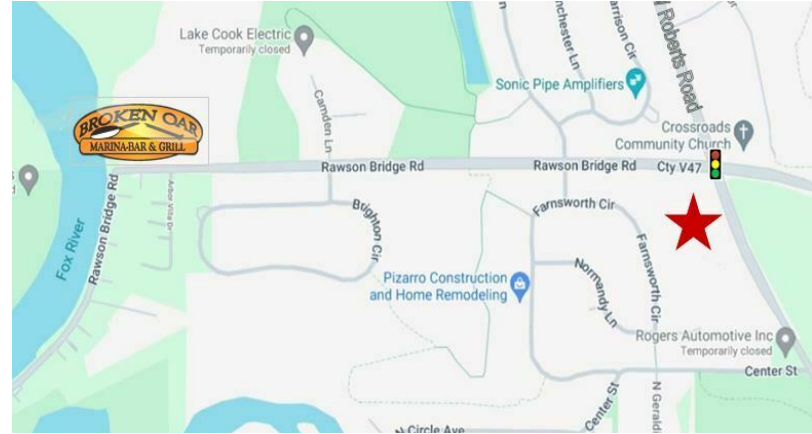
28965 W Roberts Rd.

Port Barrington, IL 60010

For Sale

MLS #11341058

LAND



LAND

8.5 ACRES

PRICE REDUCED \$399,000 (\$1.08 PSF)

8.5 ACRES Signalized Intersection

8.5 Acres at sensational signalized corner commercial site at Roberts Road and Rawson bridge Road. Zoned for general business. Entirely level plot. Perfect development opportunity. Port Barrington would like to see retail use but office is permitted.

Commercial land price reduced to an unbelievably low price of only \$1.08 psf. Well and septic required. 1,115' frontage on Roberts Road. Owner will consider financing. Significant engineering has been done on this site. No gas stations allowed due to ground water protection ordinance.

8,300 VPD on Rawson Bridge, and 9,200 VPD W. Roberts Road.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	2,351	33,967	76,060
Average HH Income	\$136,641	\$142,052	\$139,510

Specifications

Description:	Signalized Corner
Land Size:	8.5 Acres (370,260 SF)
Topography:	Level
Environmental Status:	TBA
Utilities:	Nearby
Sewer/Water:	Well and Septic Required
Frontage Dimensions:	1,115'
Zoning:	BG (General Business)
Taxes:	\$13,266.78 (2023)
PIN #:	09-33-300-016

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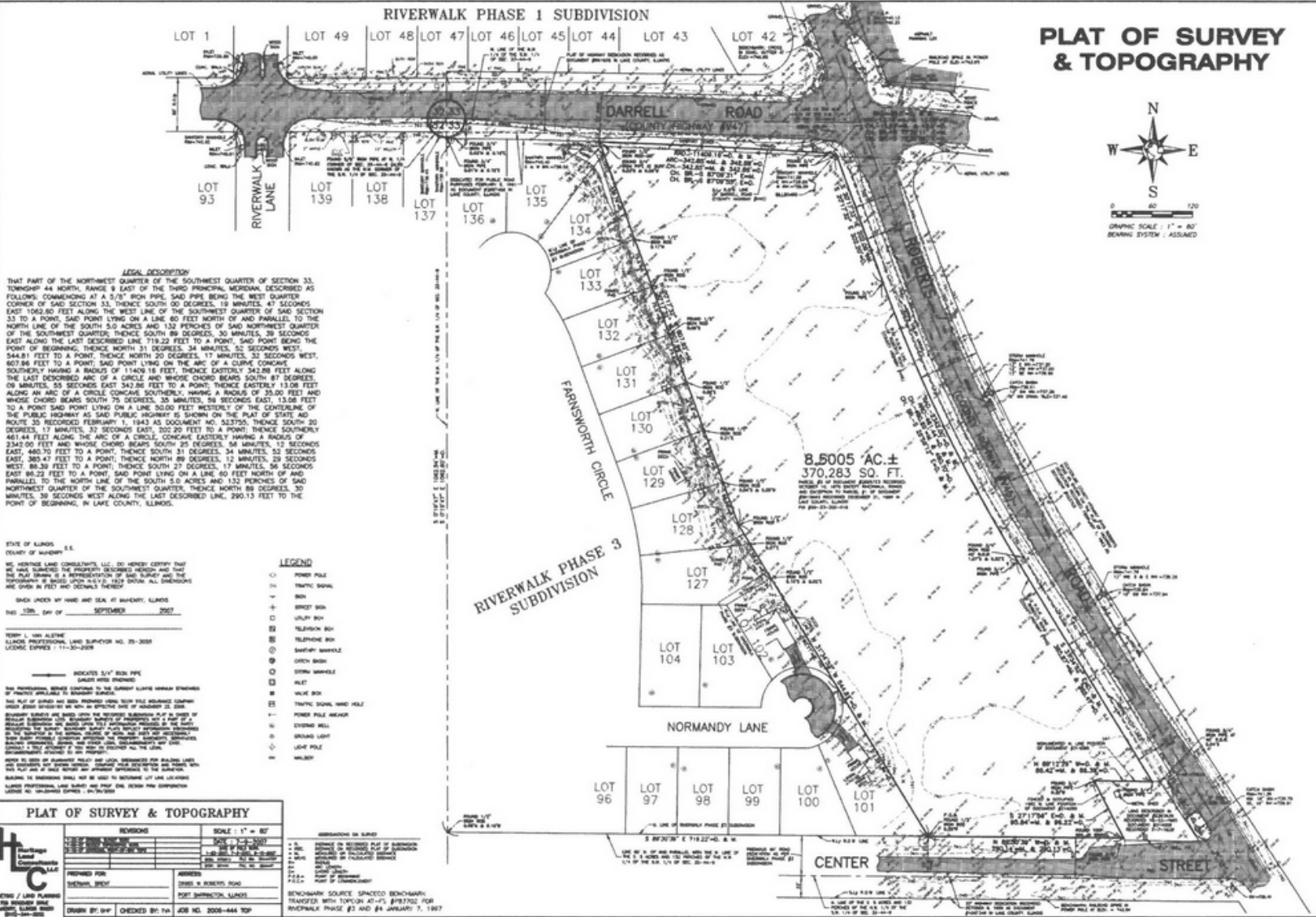


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