

27125 N Williams Park Rd  
Wauconda, IL 60084

For Sale

MLS #12275469

LAND



LAND 40 ACRES ZONED AG

\$2,300,000 (\$1.32 PSF)

#### 40 ACRES Commercial Land Home/Office and 2 Out Buildings

40 Acres offers rolling hills and attractive tree line. Ideal for landscape business, hospitality, horses, special event venue, or any live/work situation allowed by AG zoning (Lake County).

Currently on site:

- 3,555 SF ranch home/business office featuring 6 bedrooms/private offices, 4.5 baths, enclosed porch.
- 2,400 SF 30' x 80' barn with horse stalls and cement floor.
- 3,726 SF 46' x 81' storage building with 24' x 14' door and cement floor.
- Pond

Just south of Route 176 for quick access to all essential services, yet still quiet and very easy for your clients/customers to find you. 1,395' frontage on N Williams Park Road. Contact broker for more information.

#### Specifications

Description:	Land - Other
Land Size:	1,742,400 SF - 40 Acres
Topography:	Hills & Trees
Buildings:	3 (see description)
Environmental Status:	TBD
Utilities:	to site
Sewer/Water:	Well & Septic
Frontage Dimensions:	1,395'
Zoning:	AG
Taxes:	\$16,856.64 (2024)
PIN #:	09-27-300-011

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O: 847.854.2300 x26 C: 815.529.7890

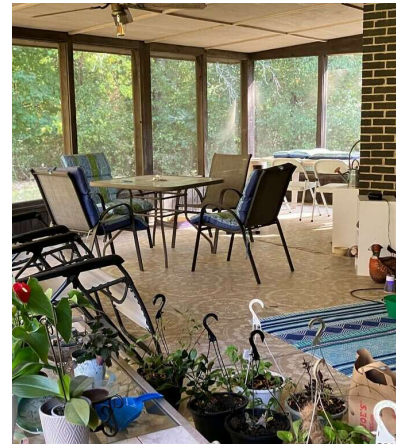
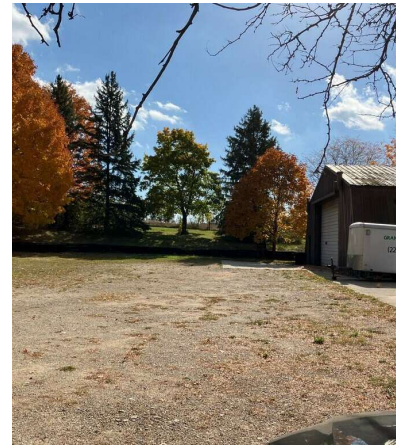
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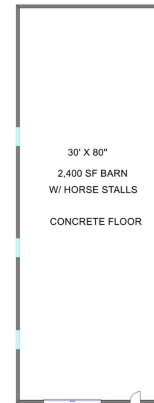
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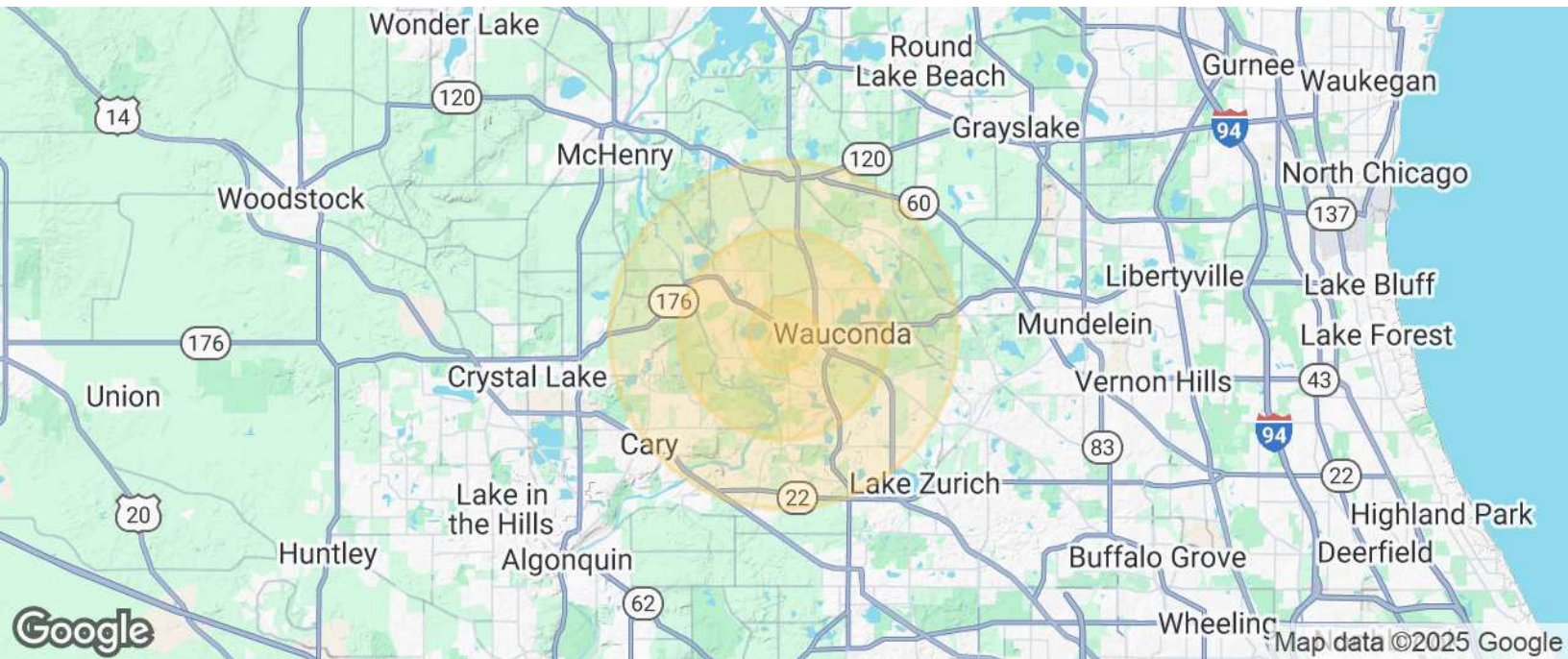
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Population	1 Mile	3 Miles	5 Miles
Total Population	2,319	28,530	75,222
Average Age	41	43	42
Average Age (Male)	41	43	41
Average Age (Female)	42	44	43

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	873	11,406	28,115
# of Persons per HH	2.7	2.5	2.7
Average HH Income	\$121,458	\$125,911	\$149,085
Average House Value	\$363,519	\$365,172	\$402,004

Demographics data derived from AlphaMap

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