

# 28965 W Roberts Rd.

Port Barrington, IL 60010

# For Sale

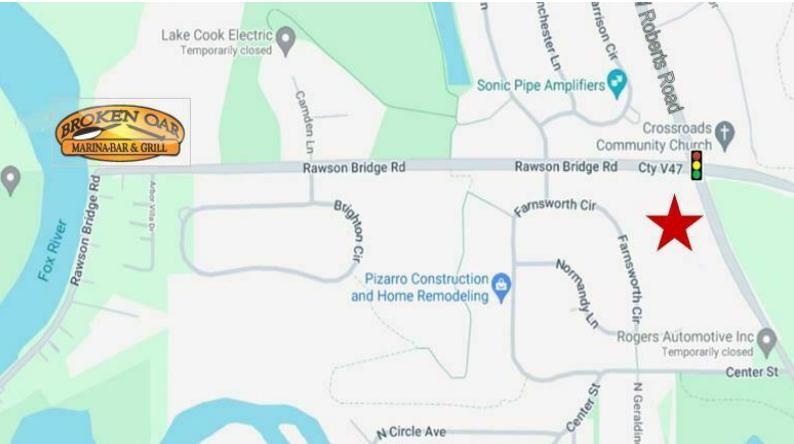
MLS #11341058

LAND



RETAIL LAND

8.5 ACRES



PRICE REDUCED: \$199,000 (\$0.54 PSF)

### 8.5 Acres Retail Land 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.

Price reduced to an unbelievably low price of only 54 cents psf. Well required, must connect to North Moraine Sanitary District for sewer. 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.

7,300 VPD on Rawson Bridge and 7,600 VPD on 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 Required N. Moraine Sanitary Dist. Septic
Frontage Dimensions:	1,115'
Zoning:	BG (General Business)
Taxes:	\$13,118.24 (2024)
PIN #:	09-33-300-016

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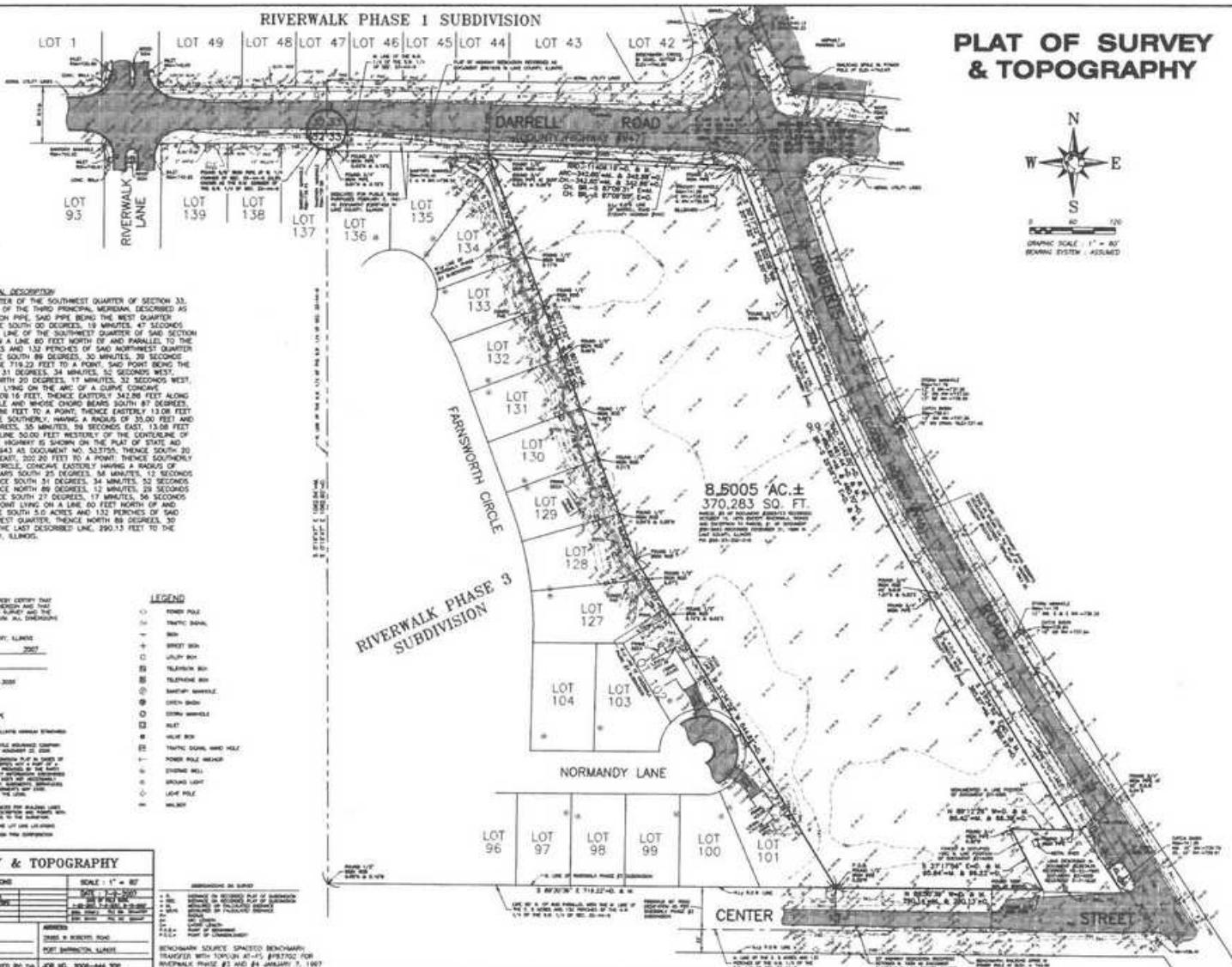
**PREMIER**  
COMMERCIAL REALTY

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