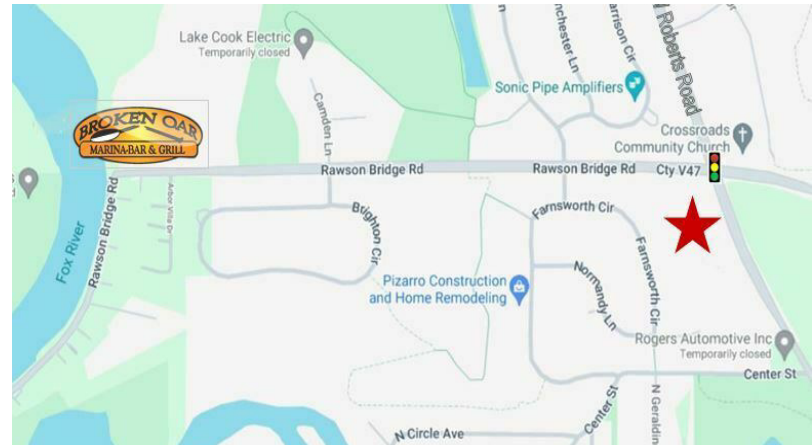


28965 W Roberts Rd.
Port Barrington, IL 60010

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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No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.



www.PremierCommercialRealty.com | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156

Senior Broker
Bruce Kaplan

BruceK@PremierCommercialRealty.com
O: 847.854.2300 x20 C: 847.507.1759

For Sale

[illegible][illegible][illegible]

PLAT OF SURVEY & TOPOGRAPHY

 Hatch Heritage Land Consultants A.C.	REVISIONS		SCALE: 1" = 80'	INFORMATION ON SHEET 1. ALL 2. REFERENCE TO EXISTING PLAN OF SUBMITTER 3. ALL 4. ALL 5. ALL 6. ALL 7. ALL 8. ALL 9. ALL 10. ALL 11. ALL 12. ALL 13. ALL 14. ALL 15. ALL 16. ALL 17. ALL 18. ALL 19. ALL 20. ALL 21. ALL 22. ALL 23. ALL 24. ALL 25. ALL 26. ALL 27. ALL 28. ALL 29. ALL 30. ALL 31. ALL 32. ALL 33. ALL 34. ALL 35. ALL 36. ALL 37. ALL 38. ALL 39. ALL 40. ALL 41. ALL 42. ALL 43. ALL 44. ALL 45. ALL 46. ALL 47. ALL 48. ALL 49. ALL 50. ALL 51. ALL 52. ALL 53. ALL 54. ALL 55. ALL 56. ALL 57. ALL 58. ALL 59. ALL 60. ALL 61. ALL 62. ALL 63. ALL 64. ALL 65. ALL 66. ALL 67. ALL 68. ALL 69. ALL 70. ALL 71. ALL 72. ALL 73. ALL 74. ALL 75. ALL 76. ALL 77. ALL 78. ALL 79. ALL 80. ALL 81. ALL 82. ALL 83. ALL 84. ALL 85. ALL 86. ALL 87. ALL 88. ALL 89. ALL 90. ALL 91. ALL 92. ALL 93. ALL 94. ALL 95. ALL 96. ALL 97. ALL 98. ALL 99. ALL 100. ALL
	PREPARED FOR		ADDRESS	
	DESIGN, DRAW		CHASE IN EXISTING ROAD	
	DRAWN BY		PORT JUNCTION, ALABAMA	
CHECKED BY		JES MC 300-444-100		

LEGEND

POWER POLE
TRAFFIC SIGNAL
BOX
WIRET BOX
UTILITY BOX
TELEPHONE BOX
TELEPHONE BOX
SANITARY MANHOLE
OPEN BOX
STEAM MANHOLE
WELL
WELL BOX
TRAFFIC SIGNAL AND HOLD
POWER POLE AND WIRE
STANDARD BELL
GROUND LIGHT
LIGHT POLE
WELL BOX

[illegible]

8.5005 AC.±
370,283 SQ. FT.

CENTER STREET

STREET

San Francisco

San Jose

Proposed site for new building

Existing building

San Francisco

San Jose

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