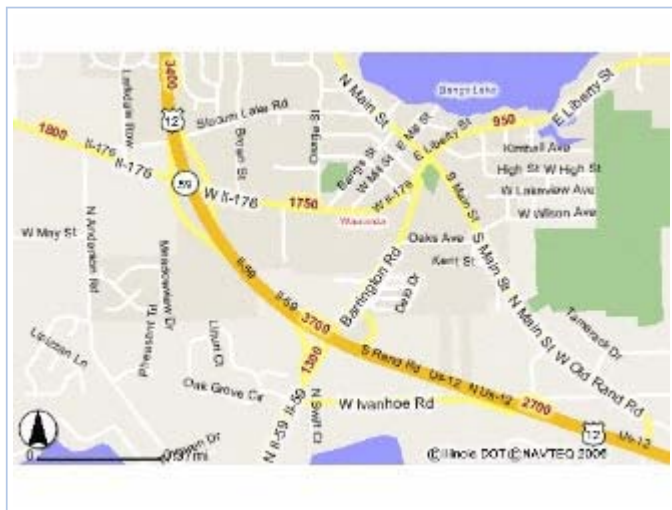


Land For Sale

14 Acres Rt. 12 Wauconda

574 Rand Road, Wauconda, IL 60084



Price: **\$3,180,000**
 Lot Size: **14.60 AC**
 Property Type: Land
 Property Sub-type: Retail (land)
 Property Use Type: Vacant/Owner-User
 Features:
 Electricity/Power
 Water
 Telephone
 Cable
 Gas/Propane

Last Verified 7/23/2009
 Listing ID 16286847

1 Lot Available

Lot	Price:	\$3,180,000
	Lot Size:	14.60 AC
	Lot Type:	Retail (land)
	Commission Split:	3%

Description

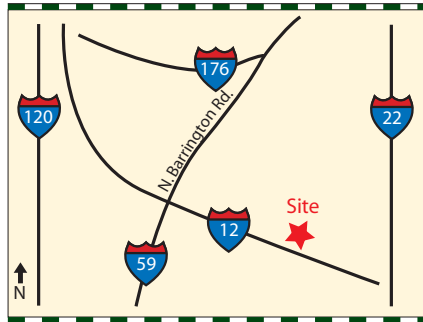
14.6 acres on busy highway Rt.12 (Rand Raod.) Over 570' of frontage with high traffic counts 32,900 autos daily (IDOT 06'.) Close to the intersection of Rt.59. Possible traffic signal at front of parcel. Village is flexible to multiple retail and commercial uses. Sewer and Water can be brought to site.

Just east of Rt. 59 in Wauconda.

Map of 574 Rand Road, Wauconda, IL 60084 (Lake County)

14 ACRE COMMERCIAL DEVELOPMENT PARCEL FRONTING ON BUSY STATE HIGHWAY ROUTE 12 - FOR SALE OR JOINT VENTURE

Wauconda, Illinois



FOR INFORMATION CONTACT:

Jim Esperson - President
Countryside Realty &
Development Inc.
20670 Driftwood Court
Mundelein IL, 60060
Phone (847) 417 8000
Fax (847) 949 6950
jaesperson@comcast.net



LAND FACTS:

- 570 feet of frontage on busy State Route 12 (Rand Road)
- Sewer and water available
- Lower Lake County taxes
- Close to intersection of Rt. 59 & Rt. 176
- 2006 – IDOT traffic at 32,900 automobiles daily

- Site is cleared and level
- Multiple potential uses include retail and commercial
- Business friendly municipality (Wauconda)
- Great Site for auto dealership, retail shopping center, nursing home with retail, etc.
- Sale price: \$4,000,000 - (\$6.55 per sq. ft. gross)

WILLIAMSON REAL ESTATE, INC.

Sandra Williamson CCIM — (847) 526-6600
Ext: 12

Land For Sale

27060 W. HIGHWAY 176

27060 W. HIGHWAY 176, WAUCONDA, IL 60084



Price:	\$2,500,000
Lot Size:	20 AC
Total Lot Size:	20 AC
Property Type:	Land
Property Sub-type:	Commercial/ Other (land)
Property Use Type:	Vacant/Owner-User
Tax ID / APN #:	09-27-400-011, 012, 013 & 014
Zoning Description:	NC/SE

Last Verified 8/26/2009
Listing ID 13927366

1 Lot Available

Lot	Price:	\$2,500,000
	Lot Size:	20 AC
	Lot Type:	Commercial/ Other (land)

Description

WAUCONDA CORPORATE LIMITS. HOUSE LOCATED ON PROPERTY. WELL AND SEPTIC. APPROXIMATELY 20 ACRES. PROPOSED 53 TOWNHOMES AND A 10,500 SQ. FT. COMMERCIAL BUILDING WITH DRIVE THRU CAPABILITY, ZONING REQUIRED. WATER AND SEWER AVAILABLE. PLAT OF SURVEY, WETLAND & FLOOD PLAIN DELINEATION REPORTS AVAILABLE.

BUSY ROUTE 176.

Map of 27060 W. HIGHWAY 176, WAUCONDA, IL 60084 (Lake County)

900 N. RAND ROAD
Wauconda, Illinois

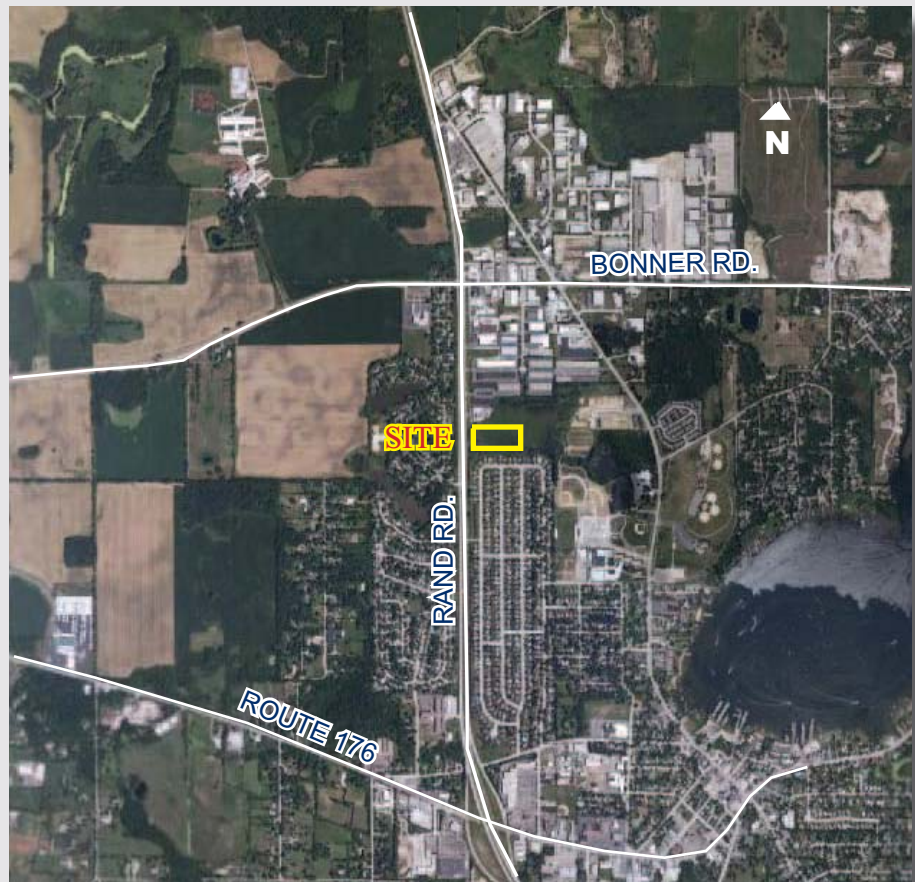
- ▶ 6.3 acres For Sale
- ▶ LI - Limited Industrial Zoning
- ▶ Price: \$1,200,000
- ▶ Utilities, electricity, gas, sanitary and water to site
- ▶ 226' frontage on Route 12
- ▶ Site offers great visibility and is ready for development

EXCLUSIVE AGENT:

DOUG REED

312.458.4408

dreed@hsacommercial.com



HSA COMMERCIAL REAL ESTATE
233 S. WACKER DRIVE
SUITE 350
CHICAGO, IL 60606
312.332.3555 | 312.332.4122 FAX
www.hsacommercial.com



HSA Commercial — (312) 683-7246

Land For Sale

900 N. Rand Road

900 N. Rand Road, Wauconda, IL 60084



Price: **\$1,200,000**
 Lot Size: **6.30 AC**
 Property Type: Land
 Property Sub-type: Industrial (land)
 Property Use Type: Vacant/Owner-User

Last Verified 9/9/2009
 Listing ID 16237128

1 Lot Available

Lot	Price:	\$1,200,000
	Lot Size:	6.30 AC
	Lot Type:	Industrial (land)

Description

6.3 acres for sale, zoned LI-limited industrial zoning, utilities, electricity, gas, sanitary and water to site, 226' frontage on Route 12

Site offers great visibility and is ready for development.

Created 5/13/2009



Land Status: **ACTV** MLS #: **07292411**
 Address: **27104 N Anderson Rd, Wauconda, 60084**
 Acreage: **4.41** Price: **\$329,000**
 Approx. Land SF: **192099.9** Rental Price:
 Front Footage: **108**
 Total Lots Available: **1** Area: **84**
 PIN: **09274020120000** Actual Zoning: **Other / R-1**
 Multiple PIN:
 Special Assessment/Service Area: **No** Taxes: **\$1,635.75**
 Ownership: **Fee Simple** Tax Year: **2008**
 Subdivision: **PICK FARMS** Agent Owned/Interest: **No**
 Lot Dimensions: **108X795X380X841.2**
 Lot Size: **2.0-4.99 Acres**
 Current Use: **Residential-Single Family**
 Frontage/Access: **Public Road** Contract Date:
 Road Surface: **Asphalt** Closed Date:
 Backup Package: **No** Sold Price:
 Waterfront: **No** Rented Price:

Coordinates North: South: East: West:
 Directions: **WEST ON RT 176 FROM RT 12 TO ANDERSON RD S TO HOUSE ON WEST SIDE OF STREET. MAJORITY OF LAND IS WEST OF HOUSE PATH HAS BEEN MOWED.**

Backup Info: **Aerial Map, Tax Bill**
 Air: **Central Air**
 Amenities (Land):
 Basement: **Yes**
 Building Exterior: **Garage/s, House**
 Building Improvements: **Aluminum/Vinyl/Steel Siding**
 Construction: **Wood Frame**
 Farms Type:
 Heat/Fuel: **Gas, Forced Air**
 Known/Existing Liens: **None Known**
 Land Description: **Level, Wooded**

Location:
 Potential Use: **Estate, Residential-Estate, Residential-Single Family, Zoning Change Required**
 Utilities To Site: **Electric to Site, Gas to Site, Septic-Mechanical, Septic-Private, Well-Private**
 Schools -
 Elementary: **WAUCONDA** District #: **118** Middle: **WAUCONDA MIDDLE SCHOOL** District #: **118** High: **WAUCONDA COMM** District #: **118**

Rental Price: Rental Unit: Lease Type: Loans: Equity:
Commercial
Existing House (if applicable)
 # Rooms: # Bedrooms: **2** # Bathrooms: **1** Master Bedroom Bath: **No** # Fireplaces: **0** Basement Baths: **No**
 Type Parking: **Garage** # Cars: **2** Type: **1 Story** Style: **Bungalow**

Remarks: **SMALL 800 SQ. FT. HOUSE ON OVER 4 ACRES OF GORGEOUS LAND JUST OUTSIDE WAUCONDA CITY LIMITS. HOUSE CAN BE LIVED IN WHILE YOU SET WHEELS IN MOTION TO DEVELOP OR BUILD YOUR DREAM HOUSE-ENDLESS POTENTIAL W/EASY ACCESS TO MAJOR ACCESS ROUTES. ADJACENT TO PROPERTY WITHIN VILLAGE LIMITS OF WAUCONDA.**

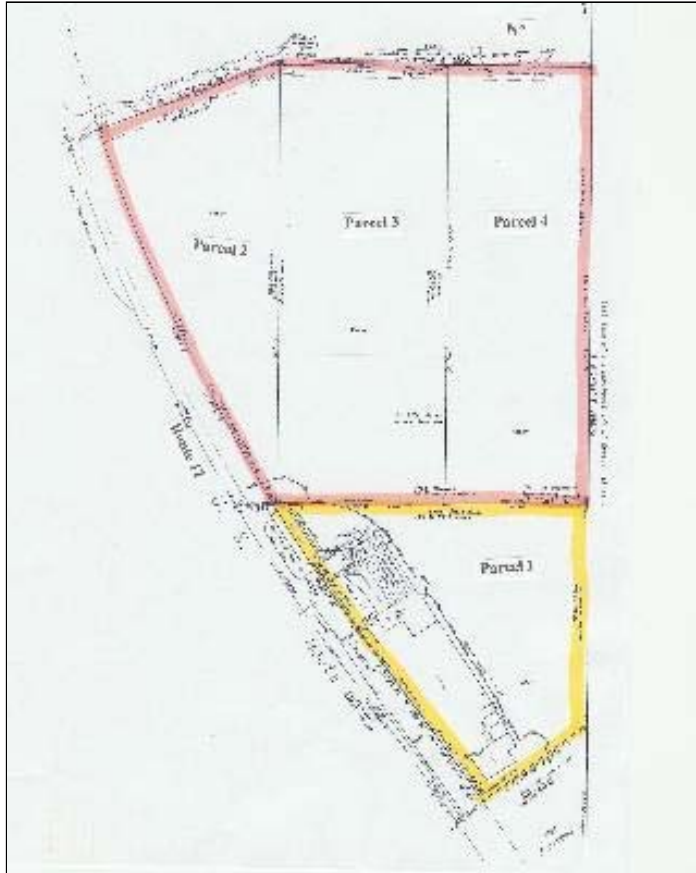
Copyright 2009 MRED LLC - INFORMATION NOT GUARANTEED, CHECK FLOOD INSURANCE, ROOM SIZES ROUNDED TO THE NEAREST FOOT

Prepared By: Patricia Palzet-Taylor - RE/MAX American Dream 08/13/2009 04:36 PM

Property Details for Listing # 06867122

29855 Us Highway 12 Highway
Wauconda, IL 60084
Price: \$2,600,000

Type: Land
County: Lake



PROPERTY DETAILS:

Remarks: Approx. 20 Acres vacant land with frontage on Route 12. Zoned Industrial/General Commercial. Adjacent to listing #

Property Type: Land

Listing Status: Active

Area Name: Wauconda

Township: Wauconda

Acres: 20.00

Lot Dimension: 900X745X923X650

Zoning: COMMR

FINANCIAL INFORMATION:

Listing Price: \$2,600,000

Annual Taxes: \$1,300

Utilities: Electric Nearby, Gas Nearby

Tax Year: 2007



Courtesy of Williamson Real Estate Inc.

The data relating to real estate for sale on this web site comes in part from the Broker ReciprocitySM Program of Midwest Real Estate Data. Real estate listings held by brokerage firms other than IllinoisRealEstate.com are marked with the Broker ReciprocitySM logo or the Broker ReciprocitySM thumbnail logo (a little black house) and detailed information about them includes the name of the listing brokers.

The broker providing these data believes them to be correct, but advises interested parties to confirm them before relying on them in a purchase decision.

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Data last updated: 09/14/2009

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Gledhill Properties, Inc.

Thomas Gledhill — (847) 325-7030

Land For Sale

Foxford Wauconda

NWC of Fairfield Road and Gilmer Rd, Wauconda, IL 60084



Price: **\$1,269,774**
 Lot Size: **5.30 AC**
 Property Type: Land
 Property Sub-type: Retail (land)
 Property Use Type: Vacant/Owner-User
 Features:
 Electricity/Power
 Irrigation
 Water
 Telephone
 Cable
 Gas/Propane

Last Verified 9/8/2009
 Listing ID 15498686

1 Lot Available

Lot	Price:	\$1,269,774.05
	Lot Size:	5.30 AC
	Lot Type:	Retail (land)
	Commission Split:	2%

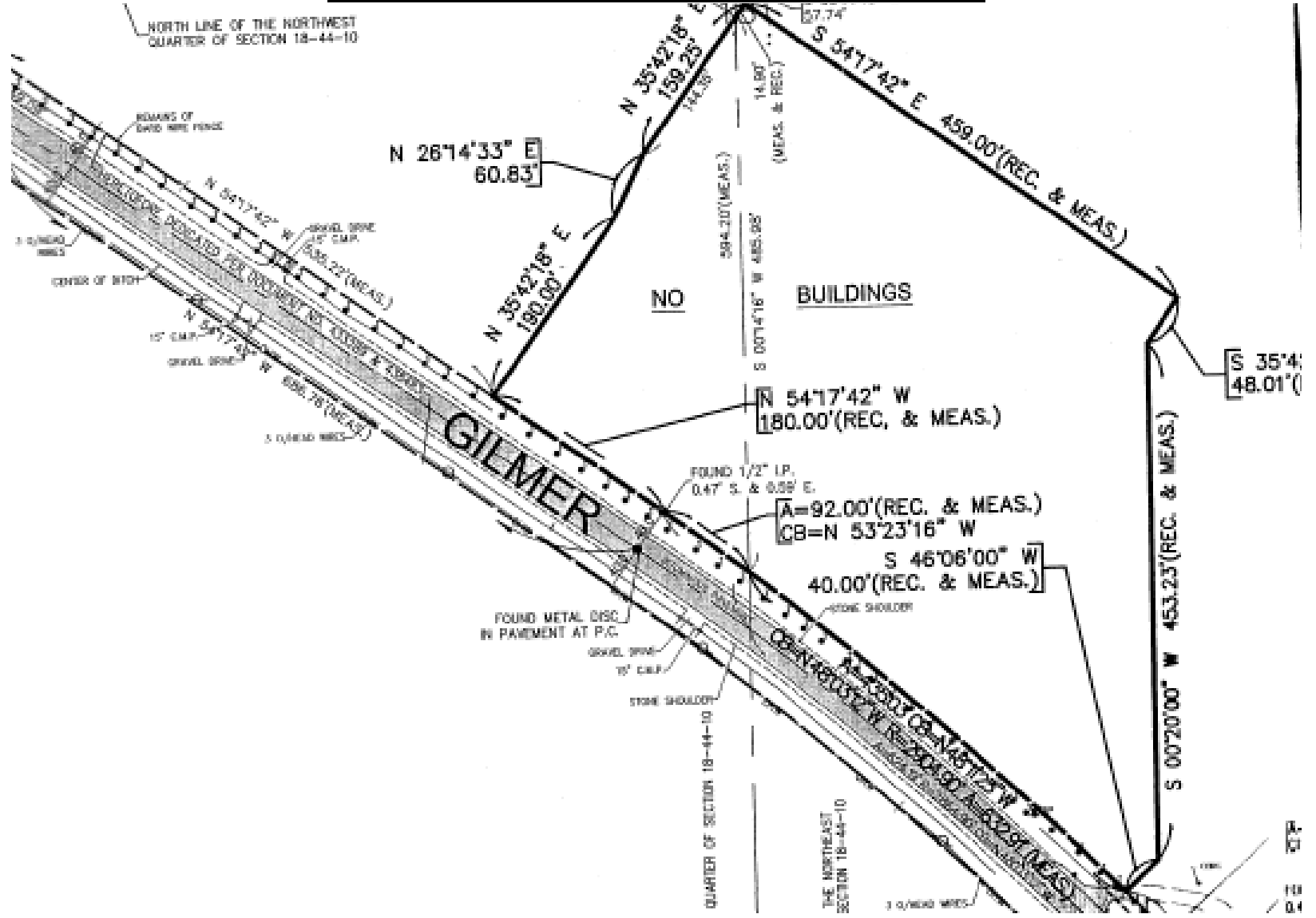
Description

A good convenience center location at the entrance of a new built out residential development located directly west of a new Gilmer Road overpass at Fairfield road

High traffic location with a local need for a convenience center or Bank

Map of NWC of Fairfield Road and Gilmer Rd, Wauconda, IL 60084 (Lake County)

5.3429 Acres Wauconda, Illinois



4/3/2008

Prepared By
Thomas H Gledhill
 847-325-7030



970 Woodlands Parkway
 Vernon Hills, Illinois 600861

HYDRA CORP.

Fredric Holtgren — (847) 540-7000 Ext: 25
 WIL COSLET — (847) 562-6961

Industrial Property For Sale

MARDEN SPEC [1] 31,500 S.F. REDUCED!

Bonner Dr. (Denmar Dr.) & OLD RAND RD, Wauconda, IL 60084



Price:	\$2,835,000
Building Size:	31,500 SF
Price/SF:	\$90
Property Type:	Industrial
Property Sub-type:	Flex Space
Property Use Type:	Vacant/Owner-User
Construction Status:	Under Construction
Commission Split:	3%
No. Stories:	1
Year Built:	2008
Clear Ceiling Height:	18 ft.
No. Dock-High Doors/Loading:	3
No. Drive In / Grade-Level Doors:	6
Lot Size:	84,800 SF
Features:	
	Trailer Parking
	Electricity/Power
	Sprinklers

Last Verified 9/10/2009
 Listing ID 15521534

Description

- 1 New Industrial SPEC building 31,500 S.F.
- 6 Industrial Condo Units available
- Unit 1- 8,250 S.F. One Recessed Loading Dock
- Unit 2- 8,250 S.F. One Recessed Loading Dock
- Unit 3- 5,000 S.F. One Recessed Loading Dock (shared Unit 4 by Staging area)
- Unit 4- 5,000 S.F. One Recessed Loading Dock (shared Unit 4 by Staging area)
- Unit 5- 2,500 S.F.
- Unit 6- 2,500 S.F.
- ALL units have a 12 x 14 on grade overhead door
- Building is 18 Feet in the clear

Ideal For- Distribution, Assembly, Manufacturing, Warehousing
 Adequate Land, parking, and green area

BONNER RD. IN THE WAUCONDA, INDUSTRIAL PARK
 1500 FT. EAST OF OLD RAND RD. ON THE NORTH SIDE
 RT. 12 IS 2 BLOCKS WEST OF THE SITE

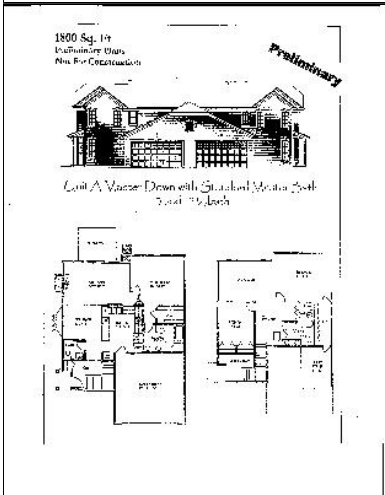
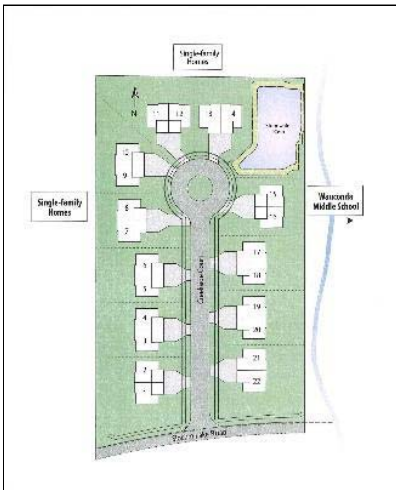
Created 1/18/2008

309 North Slocum Lake Road WAUCONDA, IL 60084

MLS#: 07143050


Price: \$990,000

Proposed Hubbard's Creek subdivision of Wauconda with preliminary plat for 22 dwelling unit sites in 11 duplex Buildings on 4.7 acres. Located in Downtown Wauconda adjacent to middle school, and walking distance to beach, shopping, restaurants, elementary & high schools. Preliminary plat and engineering approved with utilities to site. Complete architectural drawings for 1800 and 2150 sq.ft. units. Asking \$45K/ unit



Listing information courtesy of: KENNETH JAMES REALTY LLC

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Suburbs: Scott Epstein, (847) 829-0130
City: Brian Nygard, (312) 217-8002
info@illinoisrealestate.com

For additional information, contact IllinoisRealEstate.com
Phone: Chicago: (312) 217-8002 Suburbs: (847) 829-0130
Fax: (312) 253-2049
Email: homes@illinoisrealestate.com
Website: http://www.illinoisrealestate.com/

Property Details for Listing # 07165121

216 Main Street
Wauconda, IL 60084
Price: \$250,000

Type: Land
County: Lake



PROPERTY DETAILS:

Remarks: Welcome to paradise! In the quaint village of Wauconda this 1.03 acre water front parcel offers the perfect opportunity to build your all inclusive dream home. With profound views of Bangs Lake, water rights, shared piers for motorized & or non motorized water toys who needs a vacation or lake house? Walk to shops, restaurants & night life. Water, sewer and gas are available to site.

Property Type: Land
Listing Status: Active
Subdivision: Mulvaney'S
Area Name: Wauconda
Township: Wauconda
Square Feet of Land:45252
Landscape: Beach, Cleared, Level, Pond/Lake
Acres: 1.03
Lot Dimension: 50X933.67
Lot Description: Curbs and Gutters, Dock-Community, Garbage Removal, Pond/Lake, Sidewalks, Water Right
Zoning: SINGL

SCHOOL INFORMATION:

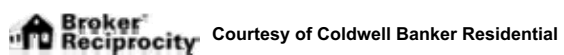
Elementary School:Wauconda Elementary School
Jr. High School: Wauconda Middle School
High School: Wauconda Comm High School

FINANCIAL INFORMATION:

Listing Price: \$250,000
Annual Taxes: \$4,968
Utilities: Gas to Site,Sanitary Sewer to Site,Sewer-Storm Available,Water-Municipal,Water t
Tax Year: 2007

FEATURES & AMENITIES:

Lakefront: Y



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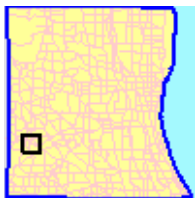
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
Lake County Tax Parcel Map 26671 N US RT 12 (includes 26739)



LakeCounty
Geographic Information System

Lake County Department of
Information and Technology
18 N County St
Waukegan IL 60085

Map Printed on 7/29/2008

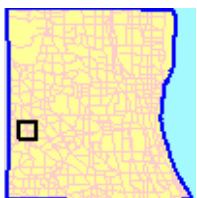
-  Major Roads
-  Railroads
-  Major Water
-  Parcels
-  2007 Aerial Photography

Total acres 7.2
Wauconda Motel
Contact owner:
Emily Slowik
847-526-2101

Disclaimer:

This map is for general information purposes only. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.

Lake County Tax Parcel Map 28620 N US HWY 12 (6 ACRES)



LakeCounty
Geographic Information System

Lake County Department of
Information and Technology
18 N County St
Waukegan IL 60085

Map Printed on 6/12/2008
Parcel 0923101034 is shaded.

- Major Roads
- Railroads
- Major Water
- Parcels
- 2007 Aerial Photography

FOR SALE OR BUILD TO SUIT
CONTACTS :

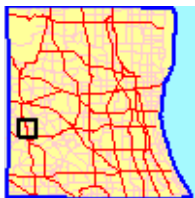
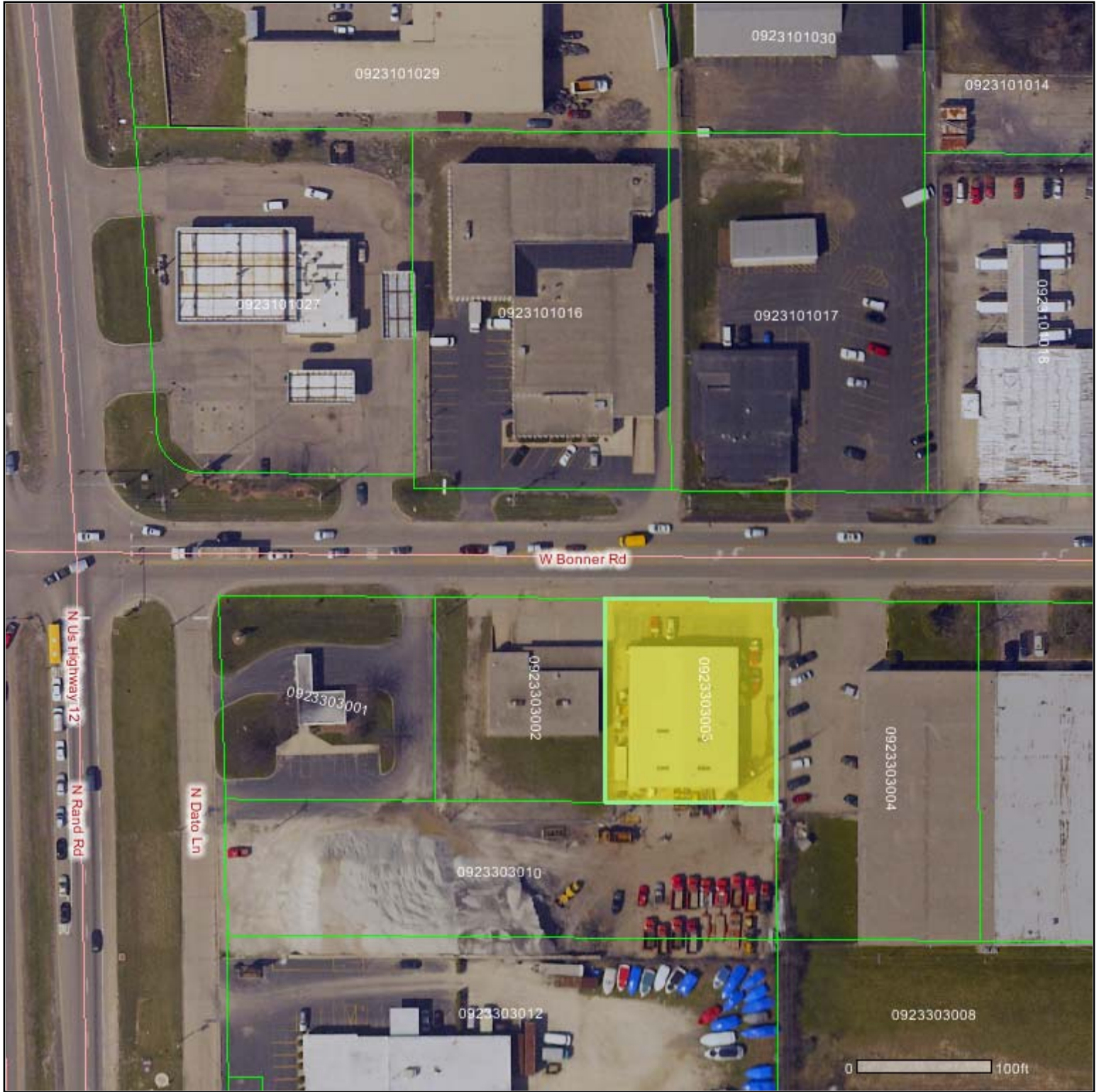
ROBERT HUMMEL :
847-354-1066

DAVE HEMBD :
847-366-4667

Disclaimer:

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Lake County Tax Parcel Map



LakeCounty
Geographic Information System

Lake County Department of
Information and Technology
18 N County St
Waukegan IL 60085

Map Printed on 10/22/2008
Parcel 0923303003 is shaded.

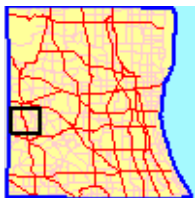
- Major Roads
- Railroads
- Major Water
- Parcels
- 2007 Aerial Photography

12 & Bonner, SE corner
contact owner:
Larry Kennebeck
847-815-8368

Disclaimer:

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Lake County Tax Parcel Map



LakeCounty
Geographic Information System

Lake County Department of
Information and Technology
18 N County St
Waukegan IL 60085

Map Printed on 10/22/2008
Parcel 0914300035 is shaded.

-  Major Roads
-  Railroads
-  Major Water
-  Parcels
-  2007 Aerial Photography

REYNOLDS FAMILY
aprox 200+ acres
CONTACT: ROGER LUNARDI
847-245-8506

Disclaimer:

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