

70± ACRES
LINDENHURST, ILLINOIS

- Location:** Route 132 from Deep Lake Road to Munn Road
Lindenhurst, Illinois
- Size:** Approximately 70 gross acres, including that which lies within Crooked Lake and net of Grand Avenue/Deep Lake Road right-of-way. Net acreage approximately 30.22 acres. Divisible into three parcels as shown on attached drawing. Gross acreage will be conveyed as per the attached drawing.
- Highway Frontage:** Approximately 2,226 lineal feet on Route 132; 449 lineal feet on Deep Lake Road; 1,160 lineal feet on Munn Road.
- Lakeshore Frontage:** 1,300 lineal feet.
- Zoning:** Annexed and zoned in the Village of Lindenhurst for multi-family housing and retail/commercial.
- Utilities:** To site.
- Price:**
Entire Site - Gross acres: 69.8 Acres - \$8,500,000
Net acres: 30.22± acres net of 100' wetland setback

Parcel 1 - Gross acreage: 6.7± acres - \$1,400,000
Net acres: 2.92± acres net of wetland setback
Zoned Community Business (Commercial/Retail)

Parcel 2 - Gross acreage: 23.9± acres - \$2,500,000
Net acres: 12.0± acres net of wetland setback
Zoned PUD 2, Commercial, Retail, Multi-Family, Institutional

Parcel 3 - Gross acreage: 38.5± acres - \$6,600,000
Net acres: 14.5± acres net of wetland setback
Zoned Community Business (Commercial/Retail), and PUD,
Commercial, Retail, Multi-Family, Institutional

Parcel 3 (Partial) - \$3,500,000 (50% of the parcel)
- Comments:** Beautiful land parcel sited at the south and east end of Crooked Lake. **Lake Frontage.** Zoned and ready to go in the fast growing Village of Lindenhurst.
- Contact:** Patricia G. Baldwin
773.714.2126
Elise A. Couston, SIOR
773.714.2127

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