

LAND FOR SALE

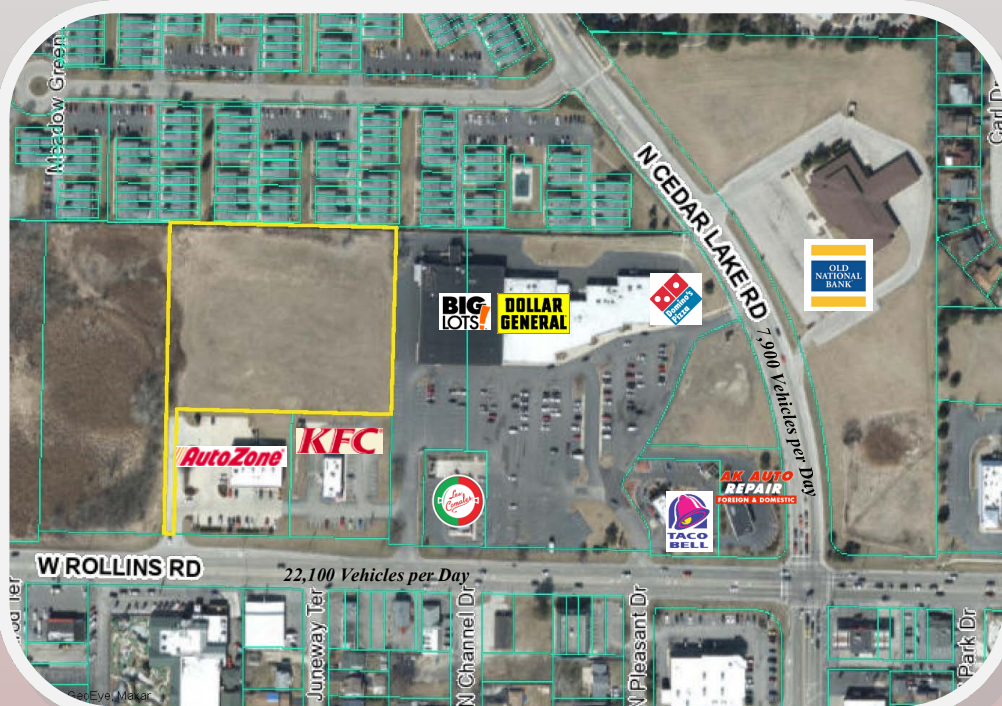
GREAT LOCATION

PROPERTY FEATURES:

- * C-3 Zoning in Village of Round Lake Beach
- * Sewer and water already on site
- * Fully engineered with storm water detention off site
- * Cleared lot and ready to build
- * Approximately \$6.00 PSF and may be divisible
- * Cross Access to Eagle Creek Plaza

DIRECTIONS:

Rollins Road just 2 blocks west of Cedar Lake Road



PINS:
06-17-123-003

LOT SIZE:
3.69 Acres

2022 TAX BILL:
\$113.70

IDOT TRAFFIC COUNTS:
Approx. 22,100 (Rollins Rd.)
Approx. 7,900 ((Cedar Lake Rd.)*)

**Note: property does not lie directly on Cedar Lake Rd.*

2022 ESTIMATED POPULATION:

1 Mile: 16,764
3 Miles: 72,988
5 Miles: 135,002

2022 MEDIAN HOUSEHOLD INCOME:

1 Mile: \$ 73,746
3 Miles: \$ 93,770
5 Miles: \$ 96,633

Lot 3, Rollins Center Subdivision
Rollins Rd.
Round Lake Beach, IL

Asking

\$995,000

3.69 acre commercial site with municipal sewer and water on site! Commercial zoning. Adjoins Eagle Creek Shopping Plaza. Fully engineered with storm water detention off site. Great site! Divisible. Join Auto Zone, KFC, & Big Lots! High average daily traffic counts!



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All information is Not Guaranteed

LAND FOR SALE

GREAT LOCATION

PIN: 06-17-123-003

County: *Lake*

Township: *Avon*

Zoning: *C3*

Dimensions: *20 x 599 x 435 x 359 x 415 x 240*

Land Square Footage: *160,462*

Land Acres: *3.69*

Current Use: *Commercial, Retail Vacant Land*

Frontage: *Public Road*

Land Description: *Cleared, Level*

Location: *Central Business District*

Lot Size: *2.0—4.99 acres*

Potential Use: *Commercial, Retail*

Road Surface: *Asphalt*

Utilities to Site: *Sanitary Sewer, Municipal Water, Gas
Nearby, Electric Nearby*



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