

# MILLENNIUM PROPERTIES R/E

# Development Site and Wetland Bank Near Grayslake Metra

700-798 S. Lake St., Grayslake, IL

**\$500,000**



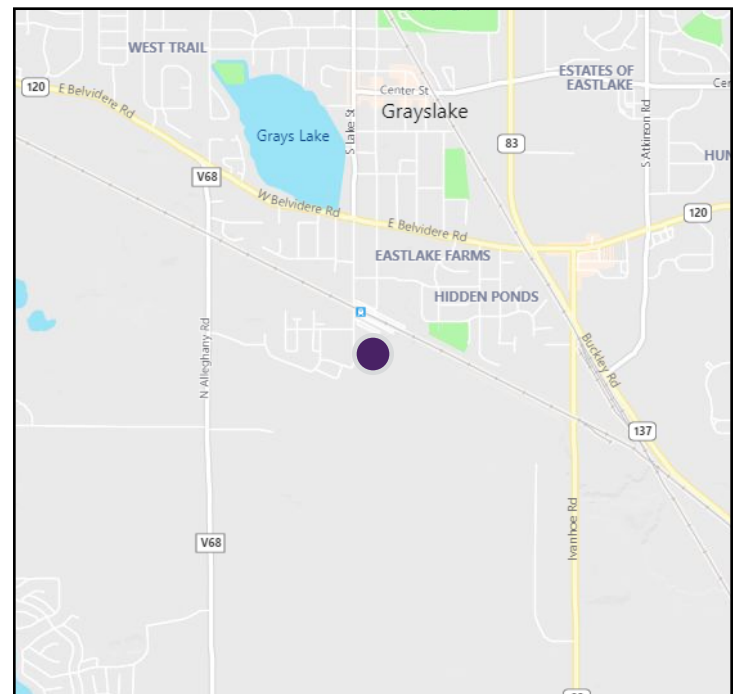
## Property Highlights

- 43.5 acre land site
- Adjacent to Grayslake Metra
- Currently leased as farmland
- Can be entitled for 300+ multi-family units on 5.0 acres
- Water/sewer available at Lake St.
- 30+ ac. suitable for wetland bank development, possible tax credits
- South end of site along proposed realignment of Route 120 North
- Zoning: NC/G1
- Taxes (2018): \$1,931

## Property Overview

A 43.5 acre land site adjacent to the Grayslake Metra station is available for sale. Currently, the site is leased and used as farmland. Via a Planned Development application, the site can be entitled for 300+ multi-family units on 5.0 acres along Lake St. A proposed site plan is available. More than 30 acres are suitable for wetland bank development, with possible tax credits. Wetland banks in Lake County can have significant monetary benefits. The south end of the site is along the proposed realignment of Route 120 North.

Grayslake, a community located in Lake County, is located approximately 40 miles north of downtown Chicago. Grayslake is a largely residential community with three Metra stations and a historic downtown area.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	3,266	47,911	136,407
Households	1,265	17,046	45,753
Median Income	\$75,888	\$85,581	\$86,546

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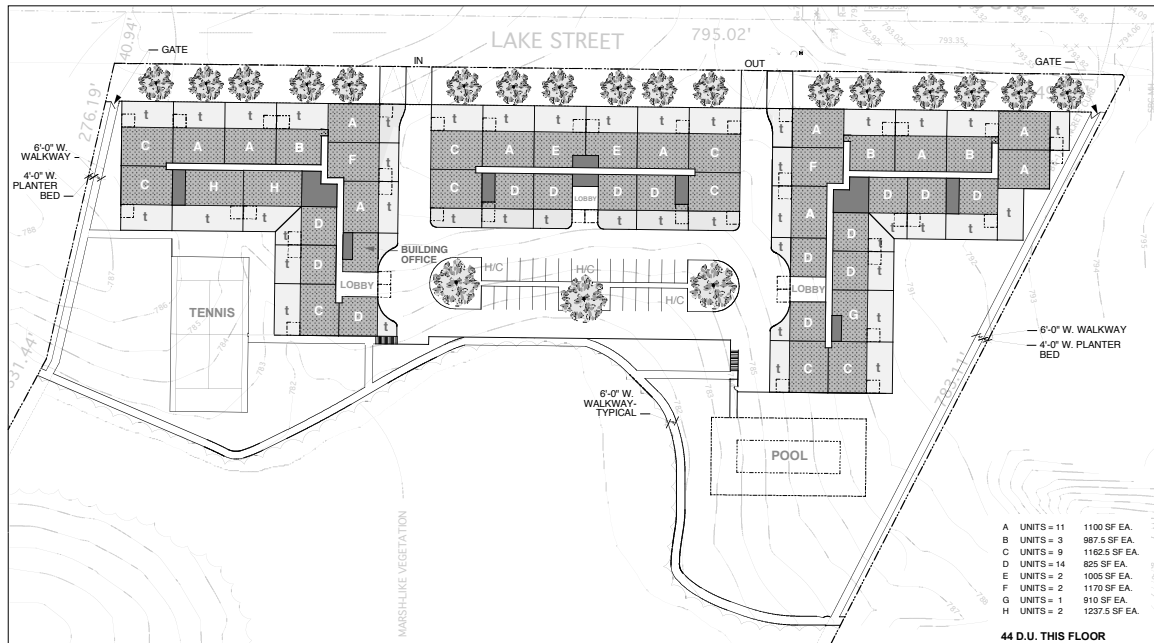
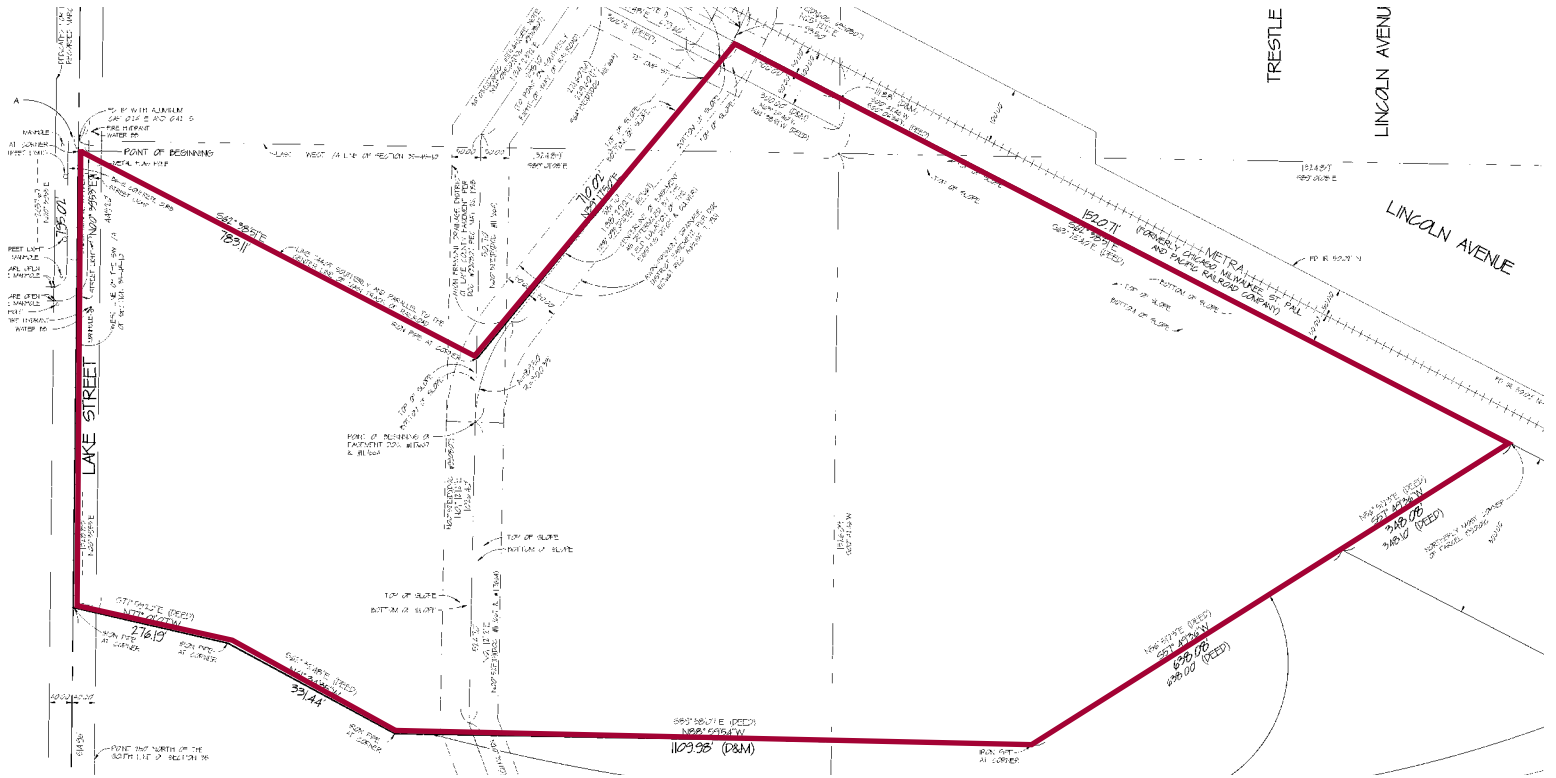
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## Survey and Proposed Site Plan



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## Proposed Alignment of Route 120 North

