



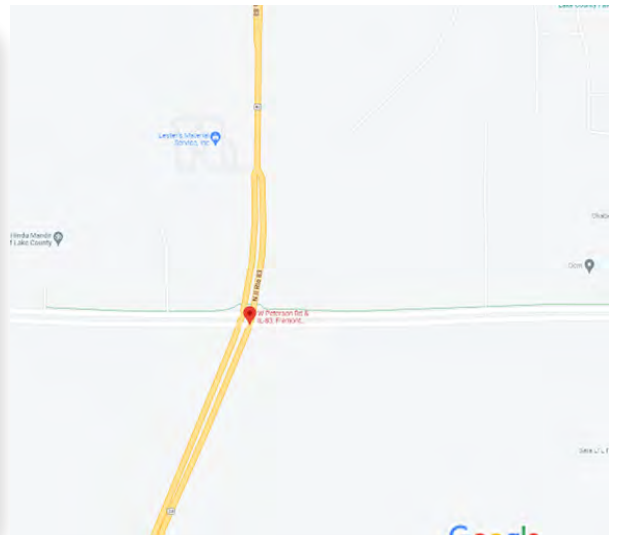
# FOR SALE

7.4 Acre Corner Parcel  
Grayslake, Illinois

NW Corner of Peterson Road and Rt. 83, Grayslake, Illinois



- Signalized intersection
- All utilities available at the site
- High-growth industrial area
- Gateway to Cornerstone and Grayslake Business Parks
- Zoned MX (mixed use) in Grayslake
- Ideal location for gas station and fast-food restaurants
- May be divisible



FOR ADDITIONAL INFORMATION CONTACT: **Brian Butler**

**The Butler Group** | 243 Burlington Ave, Clarendon Hills, IL 60514 | Phone 630.321.9500 | Fax 630.321.9501 | Email [bbutler@thebutlergroup.net](mailto:bbutler@thebutlergroup.net)

*The above listing information was obtained from a source deemed reliable. However, The Butler Group shall assume no liability for its accuracy. The above information is subject to change or withdrawal without further notice.*

# FOR SALE

## 7.4 Acre Corner Parcel Grayslake, Illinois

- Location:** The subject property is located at the northwest corner of Peterson Road and Illinois Rt. 83 in Grayslake, Illinois.
- Plot:** Mostly rectangular parcel with 824 feet of frontage on Rt. 83 and 346 feet of frontage on Peterson Road for a total area of 7.40 acres. (See attached survey.)
- Zoning:** The property is zoned MX (mixed use) in the village of Grayslake. The zoning allows a multitude of commercial uses
- Traffic counts:** Peterson Road: 19,000 average daily count  
Route 83: 6,300 average daily count
- Asking Price:** \$5.65 per square foot or \$1,792,533.96
- Comment:** A corner parcel, this property is an excellent location for retail development to support the existing and future surrounding industrial development. Specifically, a gas station with fuel to serve trucks, and freestanding fast food restaurant.
- Surrounding Development:** The property is surrounded by two business parks that total 1,734 acres. Cornerstone Business Park is 640 acres and has completed its first building, owned by the Medline Corporation, which contains 1.4 million square feet. Grayslake Business park contains 1,094 acres and is being developed around a 300,000 square foot Federal Express facility.

---

FOR ADDITIONAL INFORMATION

---

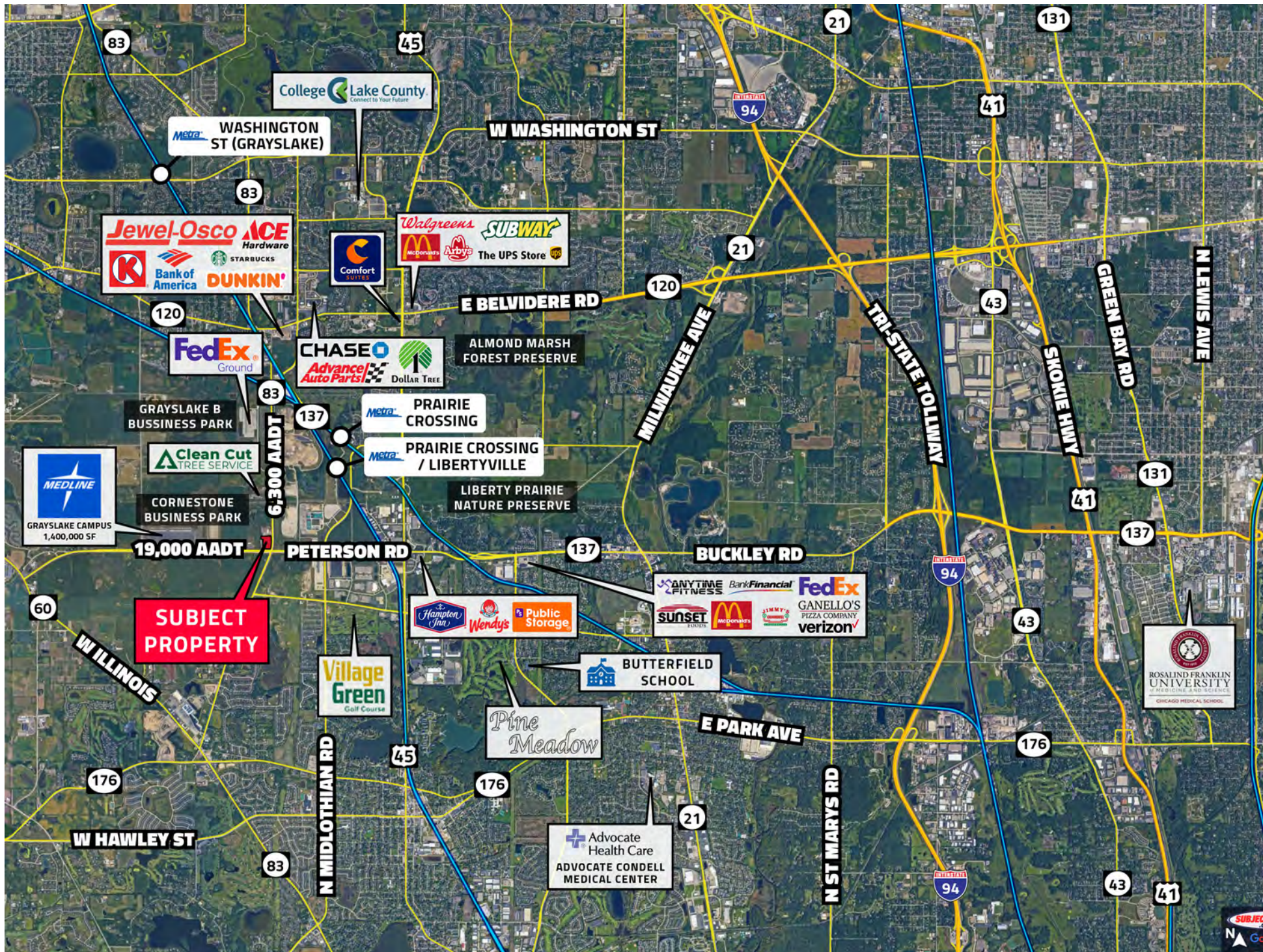
**Brian Butler**

Phone  
**630.321.9500**

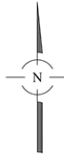
Fax  
**630.321.9501**

Email  
**bbutler@thebutlergroup.net**

*The above listing information was obtained from a source deemed reliable. However, The Butler Group shall assume no liability for its accuracy. The above information is subject to change or withdrawal without further notice.*



# PLAT OF SURVEY



BASIS OF BEARINGS:  
TRUE NORTH BASED ON GEODETIC  
OBSERVATION IL EAST ZONE

IR = IRON ROD  
IP = IRON PIPE  
M = MEASURED  
R = RECORD

PROPERTY DESCRIPTION:  
THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 44 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART THEREOF DESIGNATED FOR HIGHWAY PURPOSES TO STATE OF ILLINOIS BY INSTRUMENT DATED APRIL 9, 1927 AND RECORDED AUGUST 15, 1928 AS DOCUMENT 303862 AND BY INSTRUMENT DATED AUGUST 20, 1952 AND RECORDED AUGUST 23, 1952 AS DOCUMENT 74955 AND BY INSTRUMENT DATED NOVEMBER 1, 1958 AND RECORDED JANUARY 4, 1959 AS DOCUMENT 103484 AND EXCEPT THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND EXCEPT THE SOUTH 662 FEET OF THE WEST 130 FEET OF THE EAST HALF OF SAID SOUTHWEST QUARTER OF SAID SOUTHWEST SECTION OF SECTION 11 AND EXCEPT THE NORTH 8 ACRES OF THE EAST HALF OF SAID SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER SECTION AND ALSO EXCEPT THAT PART CONTAINED IN WARRANTY DEED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION RECORDED MARCH 6, 2014 AS DOCUMENT 7082999, IN LAKE COUNTY, ILLINOIS.

NOTES:  
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. IT IS POSSIBLE THAT ADDITIONAL EASEMENTS, RESTRICTIONS OR OTHER ENCUMBRANCES EXIST OVER THE PROPERTY THAT HAVE NOT BEEN SHOWN HEREON.  
THE AERIAL PHOTO SHOWN HEREON IS ORTHORECTIFIED AND PRODUCED BY NEARMAP WITH A FLIGHT DATE OF OCTOBER 9, 2022. IT EXCEEDS RECOMMENDED ACCURACIES FOR FEATURE 4 TOPOGRAPHIC SITE PLANS & SPECS PER FEDERAL GEOGRAPHIC DATA COMMITTEE (FGDC TABLE 6-3).  
DATE OF BOUNDARY WORK: AUGUST 2, 2006  
DATE OF IMPROVEMENTS SHOWN: OCTOBER 3, 2022  
PROPERTY SURVEYED: 327.372 SQ. FT. OR 7.514 ACRES MORE OR LESS.  
AT CLIENT'S REQUEST MISSING MONUMENTATION, IF ANY, HAS NOT BEEN SET.

NEARMAP  
AERIAL IMAGE  
DATE OF FLIGHT: 10/3/2022

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )  
  
WE, SPACECO, INC. AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157, DO HEREBY DECLARE THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.  
ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.  
NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.  
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.  
GIVEN UNDER OUR HAND AND SEAL THIS 11th DAY OF NOVEMBER, 2022 IN ROSEMONT, ILLINOIS.

*Rebecca J. Papeck*  
REBECCA J. PAPECK, L.S. #00342  
LICENSE EXPIRES: 11-30-2025  
sp@spacecoinc.com  
COMPARE ALL DIMENSIONS TO AS-BUILT BUILDING AND REPORT ANY DISCREPANCIES AT ONCE. REFER TO DEED OR TITLE POLICY FOR BUILDING LINES AND EASEMENTS.



PREPARED FOR:  
LAKE COUNTY LAND HOLDINGS, LLC  
C/O THE ALTER GROUP, LTD.  
2301 OLD GLENVIEW ROAD, SUITE 302  
WILMETTE, IL 60091

REVISIONS:



CONSULTING ENGINEERS  
SITE DEVELOPMENT ENGINEERS  
LAND SURVEYORS  
  
9575 W. Higgins Road, Suite 700,  
Rosemont, Illinois 60018  
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 11/1/2022
JOB NO. 2556
FILENAME: 2556SUR-01.TITLES
SHEET 1 OF 1