

LAND FOR SALE 9.88 ACRES

**MAKE AN OFFER!
ALL OFFERS CONSIDERED!**



PROPERTY SPECIFICATIONS

Description: Vacant Land

Land Size: 9.88 Acres/430,373 SF

Topography: Level

Utilities: Stubbed in to Lot Line

Sewer/Water: Stubbed in to Lot Line

Frontage: Approximately 348 Feet

Possession: Closing

Zoning: Commercial

Real Estate Taxes: \$16,441.58 (2020)

Sale Price: ~~\$845,000~~ **\$399,000/\$.93 PSF**

PROPERTY OVERVIEW

Suitable for Senior Living/Retail/Automotive

- Vacant, raw land adjacent to Firestone
- Located on Randall Rd with access to signalized intersection
- Prime exposure along Randall Rd Retail Corridor
- Cross access with Firestone and closed Dominick's center
- Area retailers include Firestone, Shell Gas Station, Great Escape, The Room Place and Ashley Furniture
- Property can be annexed to Carpentersville and zoned C-2
- Ideally suited for retail/automotive along the frontage and possible senior housing in the rear overlooking wetlands. Public Storage is not a permitted use.
- Site has low grade wetlands in the back half of the property, approximate net usable site is 4.5-5 acres. A preliminary wetlands delineation map is available.
- **PIN:** 03-08-300-029

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