

## LAND FOR SALE

### Development Opportunity

Retail or Industrial

**BUILD TO SUIT OR GROUND LEASE OPPORTUNITY**



## PROPERTY SPECIFICATIONS

**Description:** Vacant Land

**Land Size:** .92 Acres

**Lot Dimensions:** Approx 177' x 241'

**Topography:** Level

**Utilities:** Water - well  
Sewer - Crystal Lake

**Possession:** Closing

**Zoning:** B-2, Can re-zone to Industrial

**Real Estate Taxes:** \$2,472.60 (2020)

**Sale Price:** \$299,000 (\$7.46 PSF)

## PROPERTY OVERVIEW

- Build to suit or ground lease opportunity
- Located at signalized intersection of Pyott & Rakow Rds. Rakow is an extension of Randall Rd.
- Located just west of Virginia Rd. and Rt. 31
- Curb cuts off of Jennings Dr
- Located kitty corner from Bucky's Gas Station
- Adjacent 27,000 SF building for sale. Can be combined with lot for redevelopment opportunity
- **PIN:** 19-08-478-015

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DIRECTIONS: Northwest corner of Rakow and Pyott.



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**GRID**  
PROPERTIES