

LAND FOR SALE 1-2.9 ACRES

PROPERTY SPECIFICATIONS

Description: Pad Ready Fully Developed

Land Size: Lot 9: 41,231 SF (.95 AC)
Lot 10: 43,995 SF (1.01 AC)
Lot 11: 41,274 SF (.95 AC)

Topography: Flat

Environmental Status: Phase 1 Available

Utilities: To Site

Sewer/Water: Village

Frontage Dimensions: Lot 9: 252'
Lot 10: 260'
Lot 11: 119'

Zoning: B-2 PUD

Real Estate Taxes: Lot 9: \$7,445.44 (2021)
Lot 10: \$11,622.24 (2021)
Lot 11: \$6,700.86 (2021)

Sale Price: Lot 9: ~~\$18.00~~ **\$5.95 PSF**
Lot 10: \$20.00 PSF
Lot 11: ~~\$18.00~~ **\$5.95 PSF**
Lot 2 (also available):
Call broker for details

FLAGSHIP LOCATION!



PROPERTY OVERVIEW

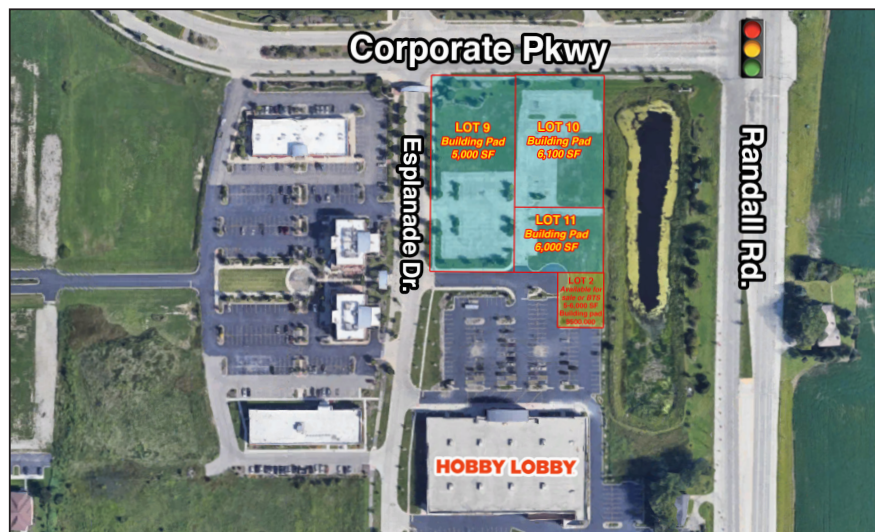
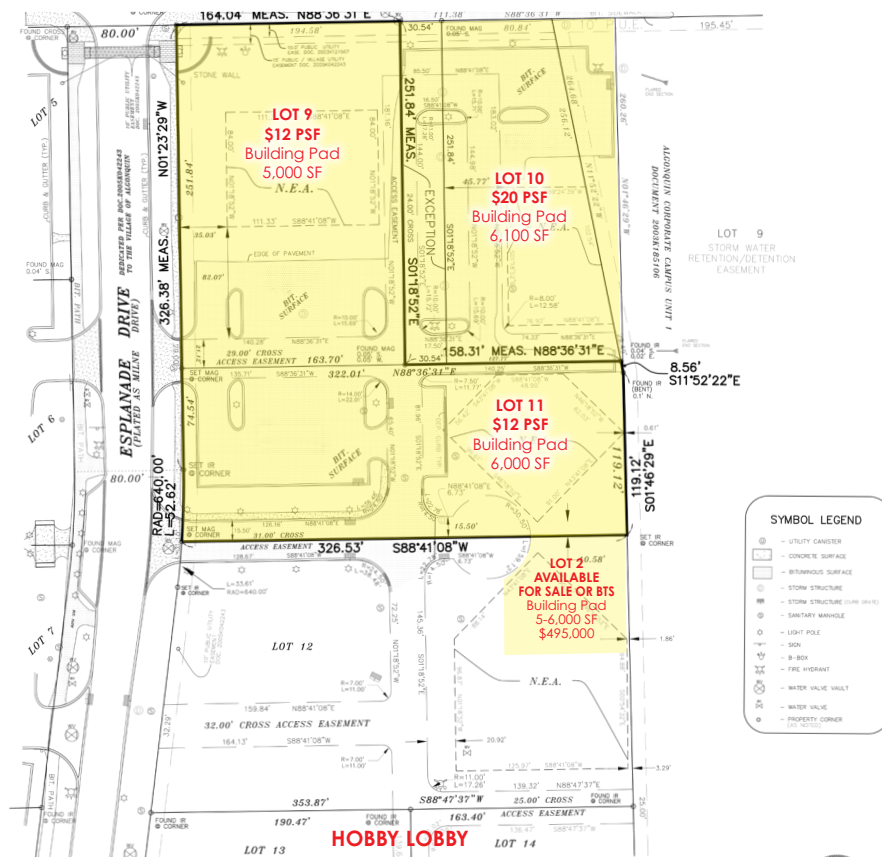
Fully Improved Lots
Restaurant/Retail/Showroom/Medical

- Signalized intersection
- Fully developed lots with curbing, parking lot, lighting, landscaping and off-site detention
- Lots 10 & 11 front Randall Road
- The Esplanade is part of the 1,000 acre Algonquin Corporate Campus
- Located just south of Algonquin Commons, a 600,000 SF Lifestyle Center anchored by Trader Joe's, Barnes & Nobles, Nordstrom Rack and Dick's Sporting Goods. Algonquin Commons is currently undergoing a \$30 M renovation
- Across the street from the proposed Central Park 71 Acre mixed use development
- Adjacent lot 2 also available, call broker for details
- PINs: (Lot 9) 03-06-427-021
(Lot 10) 03-06-427-018,-020
(Lot 11) 03-06-427-013

LINDA KOST
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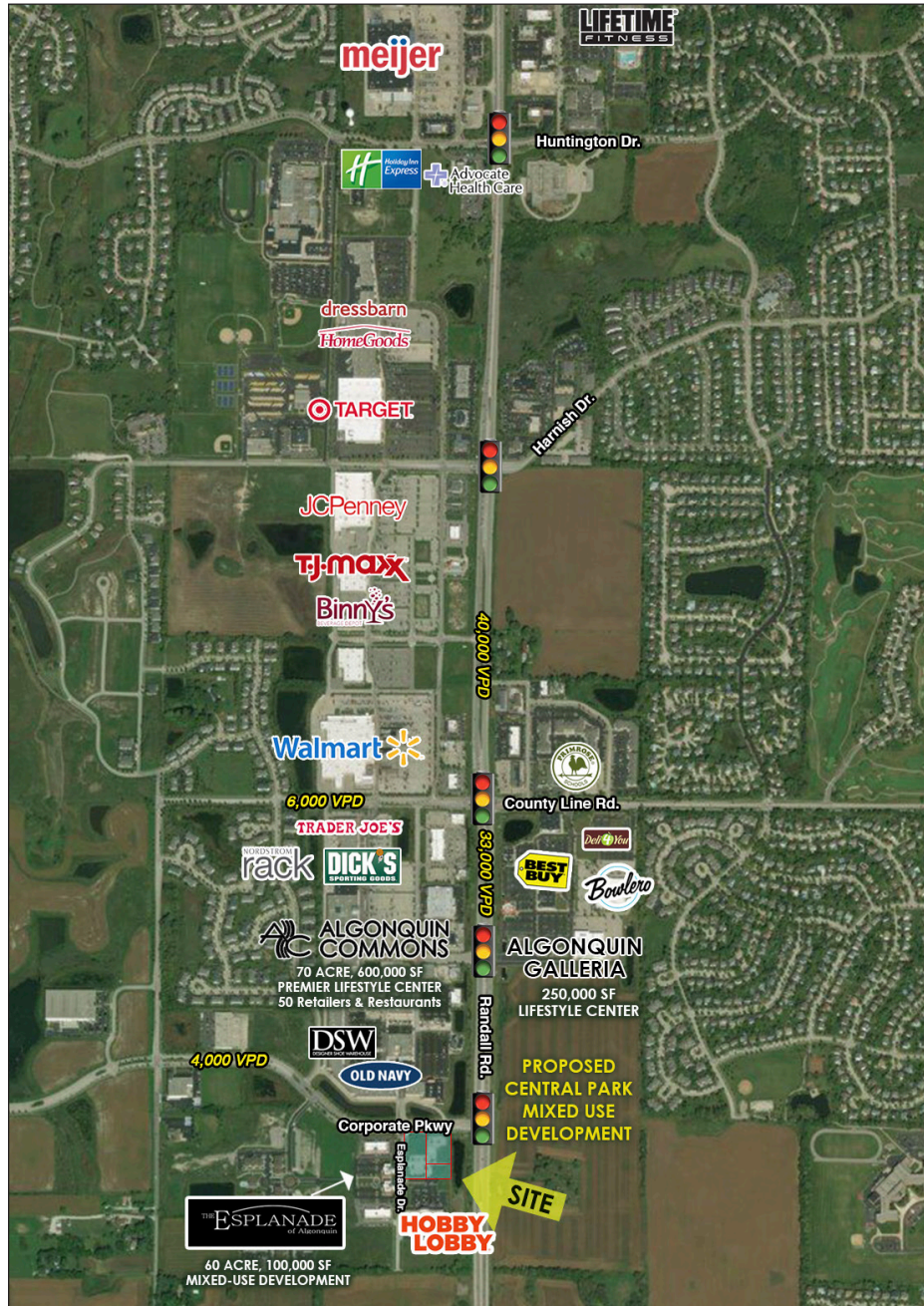




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