

# OUTSTANDING DEVELOPMENT OPPORTUNITY

**APPROXIMATELY 8 ACRES**

**NORTHWEST CORNER OF LAKE STREET AND BARRINGTON ROAD  
HANOVER PARK, ILLINOIS**



**LAND PARTNERS, LLC HAS BEEN GIVEN THE EXCLUSIVE LISTING TO MARKET  
THIS "ONE OF A KIND SITE"**



Land and Real Estate Advisors

Chris Tiedeman Listing Agent

[CHRIS@LANDPARTNERSLLC.COM](mailto:CHRIS@LANDPARTNERSLLC.COM)

847.370.9100 (Cell)

**LAND PARTNERS, L.L.C.**

3405 N. Kennicott Avenue, Suite A

Arlington Heights, Illinois 60004

847.394.8000 (o)

[WWW.LANDPARTNERSLLC.COM](http://WWW.LANDPARTNERSLLC.COM)



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**PROPERTY FEATURES: PRICE:**

Not Disclosed

**LOCATION DESCRIPTION:**

The site is located at the northwest corner of Lake Street and Barrington/County Farm Road. It is adjacent to the desirable “Church Street Station” multi-family subdivision.

**ZONING:**

Site is zoned R-4 and B-2. Village open to re-zoning for architecturally interesting Transit Orientated Development .

**SITE HIGHLIGHTS:**

The site is walkable to Hanover Park’s Metra Milwaukee West Line Station—one of the busiest train stations, and also neighborhood shopping including Starbucks right next door. Minutes to Elgin O'Hare Expressway, which provides access to multiple employment centers. Village is in the midst of a multi-million dollar street beautification program, including burial of overhead power lines and other improvements. Hanover Park is very eager to work with the development community on this high profile site.

**\*\*\*IT IS RECOMMENDED THAT ALL OFFERS INCLUDE A CONCEPT SITE PLAN\*\*\***

**PLEASE CONTACT LAND PARTNERS, LLC WITH ANY QUESTIONS PRIOR TO SPEAKING WITH THE VILLAGE**

**LAND PARTNERS IS ACTING AS THE SOLE BROKER/DUAL AGENT ON THE SALE OF THIS PROPERTY**

**If there is a buyer’s agent, they must be the initial contact, and register their prospective buyer in writing.**



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**ADDITIONAL PROPERTY HIGHLIGHTS**



**PARCEL NUMBERS:** 06-36-411-002, 06-36-411-003, 06-36-411-004, 06-36-411-005

**TRAFFIC COUNTS:**

BARRINGTON/COUNTY FARM ROAD: 38,500

LAKE STREET: 56,400

**DEMOGRAPHICS (2017):**

ESTIMATED POPULATION 38,000

3 MILES: 117,071

5 MILES: 281,059

AVERAGE HOUSEHOLD INCOME:

3 MILES: \$94,115

5 MILES: \$98,699



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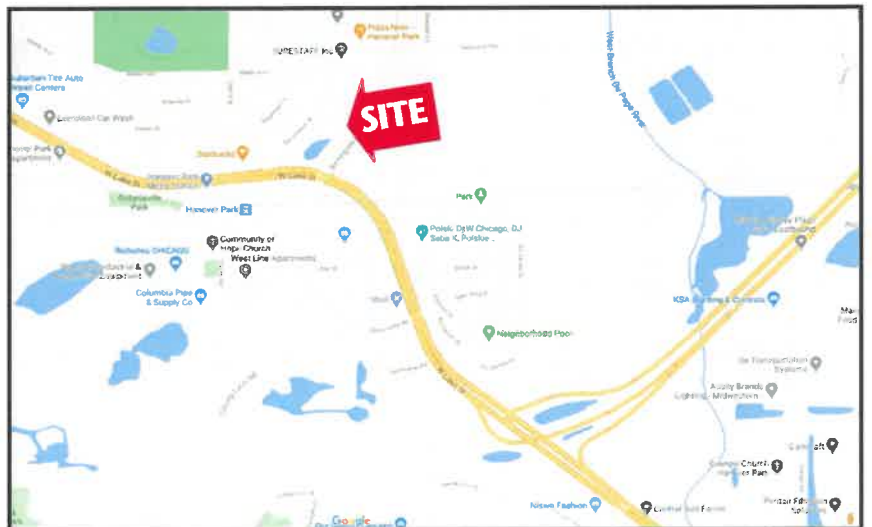




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## NEIGHBORING RETAIL



## METRA STATION



## NEIGHBORING RETAIL



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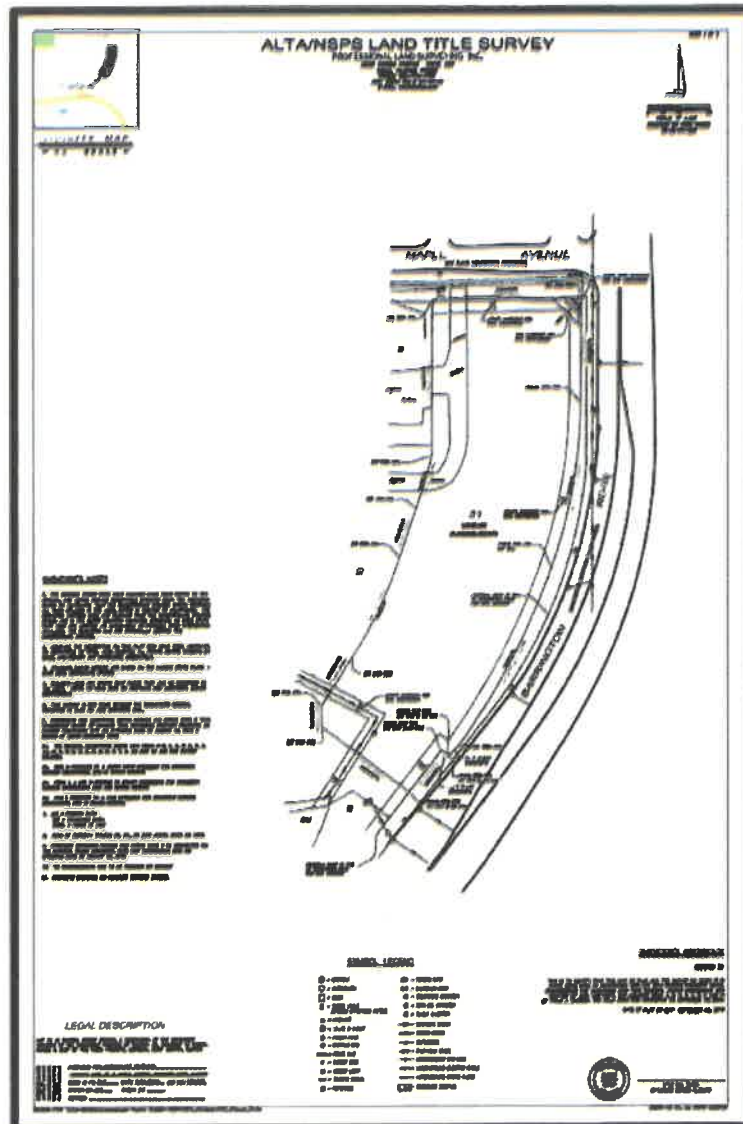
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## LAND TITLE SURVEY



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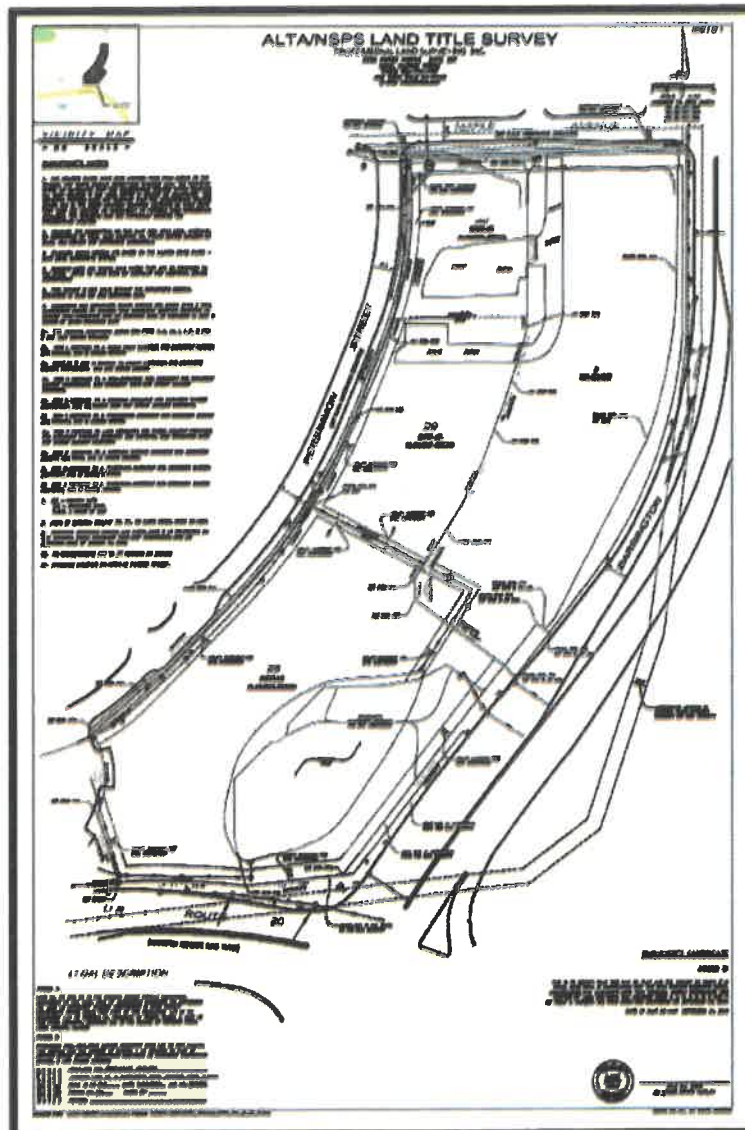
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## SCHOOLS

As Per GreatSchools.org, the above site is serviced by the following schools:

<u>Name of School</u>	<u>Grades</u>	<u>Students</u>	<u>Type</u>
<b>Ontarioville Elementary School 2100 Elm Avenue Hanover Park, IL, 60133 (District 46)</b>	<b>K-6</b>	<b>535</b>	<b>Public</b>
<b>Tefft Middle School 1100 Shirley Avenue Streamwood, IL 60107 (District 46)</b>	<b>7-8</b>	<b>963</b>	<b>Public</b>
<b>Bartlett High School 701 W. Schick Road Bartlett, IL 60103 (District 46)</b>	<b>9-12</b>	<b>2,422</b>	<b>Public</b>



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