

GREAT REDEVELOPMENT OPPORTUNITY

USES MAY INCLUDE: COMMERCIAL, HIGH-DENSITY RESIDENTIAL,
MIXED-USE, POSSIBLE MEDICAL OFFICE

ON THE EAST SIDE OF ROUTE 83, ON DUNDEE ROAD

APPROXIMATELY 7.6 ACRES

WHEELING, ILLINOIS



Land and Real Estate Advisors

Larry Dickstein, Listing Agent

LEDBROKER@AOL.COM

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LAND PARTNERS, L.L.C.

3405 N. Kennicott Avenue, Suite A

Arlington Heights, Illinois 60004

847.394.8000 (o)

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PROPERTY FEATURES:

PRICE: \$4,950,000.00 HUGE PRICE REDUCTION

PROPERTY LOCATION:

The site is located on the north side of Dundee Road and the east side of Route 83. It excludes the approximate two acre hard corner at Route 83 and Dundee.

PROPERTY DESCRIPTION:

This 7.6 acre property is in walking distance to what the Village of Wheeling is calling the "New" Downtown. Construction on the "New" Downtown is completed, and includes brand new movie theaters, new restaurants, the Metra Station and the Village Square.

ZONING:

Property is currently zoned commercial and the Village understands the need for additional multi-family housing.

NOTES:

Great opportunity to purchase and develop one of the largest undeveloped sites in the area. Over 500 new luxury apartments in the area.



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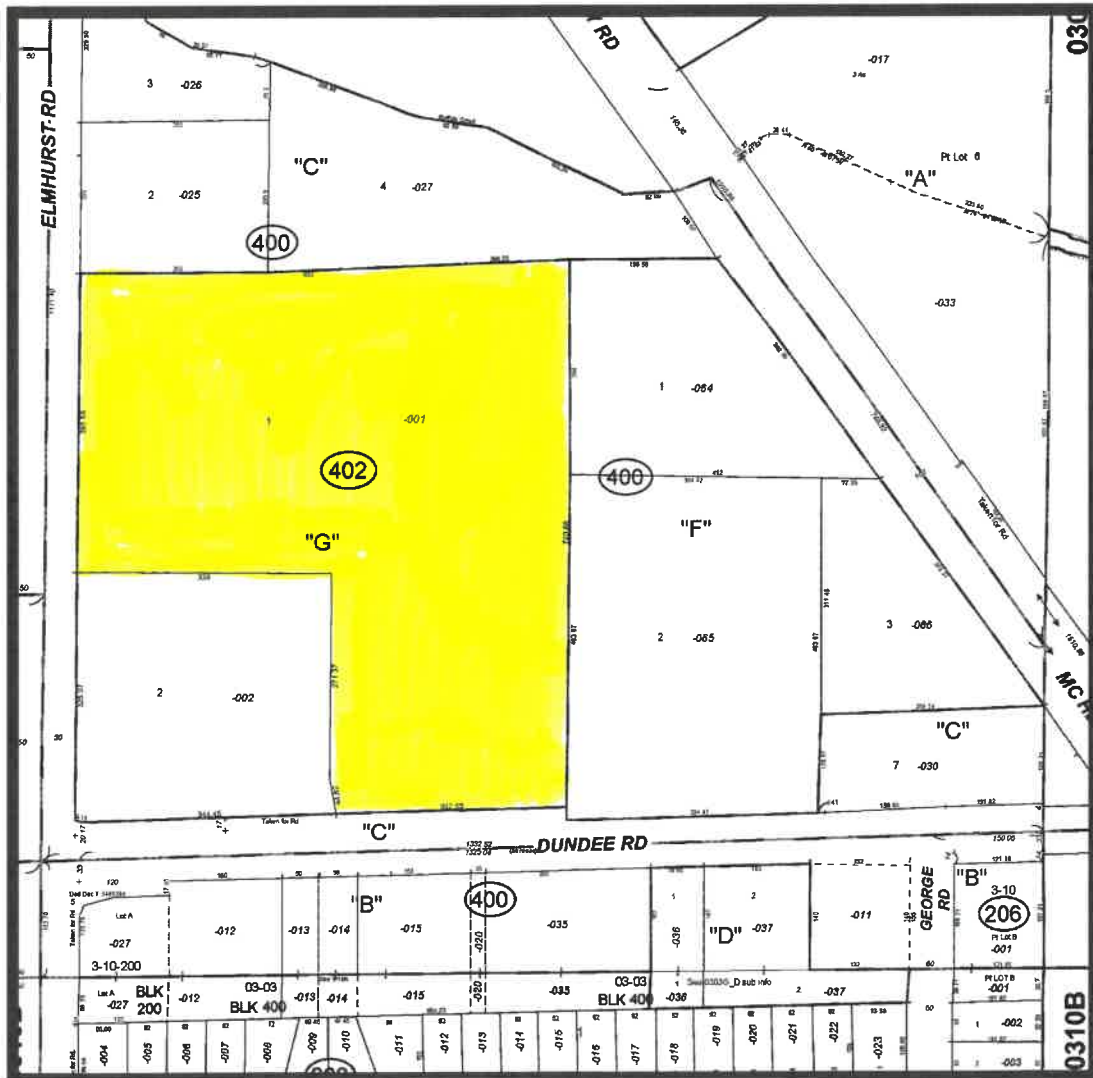


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GREAT RETAIL DEVELOPMENT OPPORTUNITY

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WHEELING, ILLINOIS

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> |
|---|---------------|-----------------|-------------|
| Eugene Field Elementary School 51 Saint Armand Lane Wheeling, IL 60090 (District 21) | PK-5 | 572 | Public |
| Jack London Middle School 1001 W. Dundee Road Wheeling, IL 60090 (District 21) | 6-8 | 627 | Public |
| Buffalo Grove High School 1100 W. Dundee Road Buffalo Grove, IL 60089 (District 214) | 9-12 | 1,944 | Public |



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2017 Tax Map
 Page 0303G
 42-11-3G

Cook County, Illinois

W 1/2 SE 1/4 Section 3 - 42 - 11

WHEELING



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"A"
 OWNER'S DIV. of Buffalo Creek Farm, a sub. of part of Sections 2, 3, 4, 9, & 10-42-11. Rec. 03/03/1926 Doc. 9195785

"B"
 DUNHURST SUB. UNIT NO. 1, a sub. of the S.E. 1/4 of Sec. 3-42-11 and part of the N.E. 1/4 of Sec. 10-42-11. Cor. dimensions - Lot "B" Rec. Oct. 2, 1956 Doc. 1699072. Rec. 05/03/1955 Doc. 11591895

"C"
 ELSA RESUB. of part of Lot 6 in Owner's Division of Buffalo Creek Farm (see "A"). Rec. 11/14/1967 Doc. 20322360

"D"
 DUVAN'S RESUB. of part of Lot "A" in Dunhurst Sub. Unit 1 (See "B"). Rec. 07/30/1969 Doc. T2464291

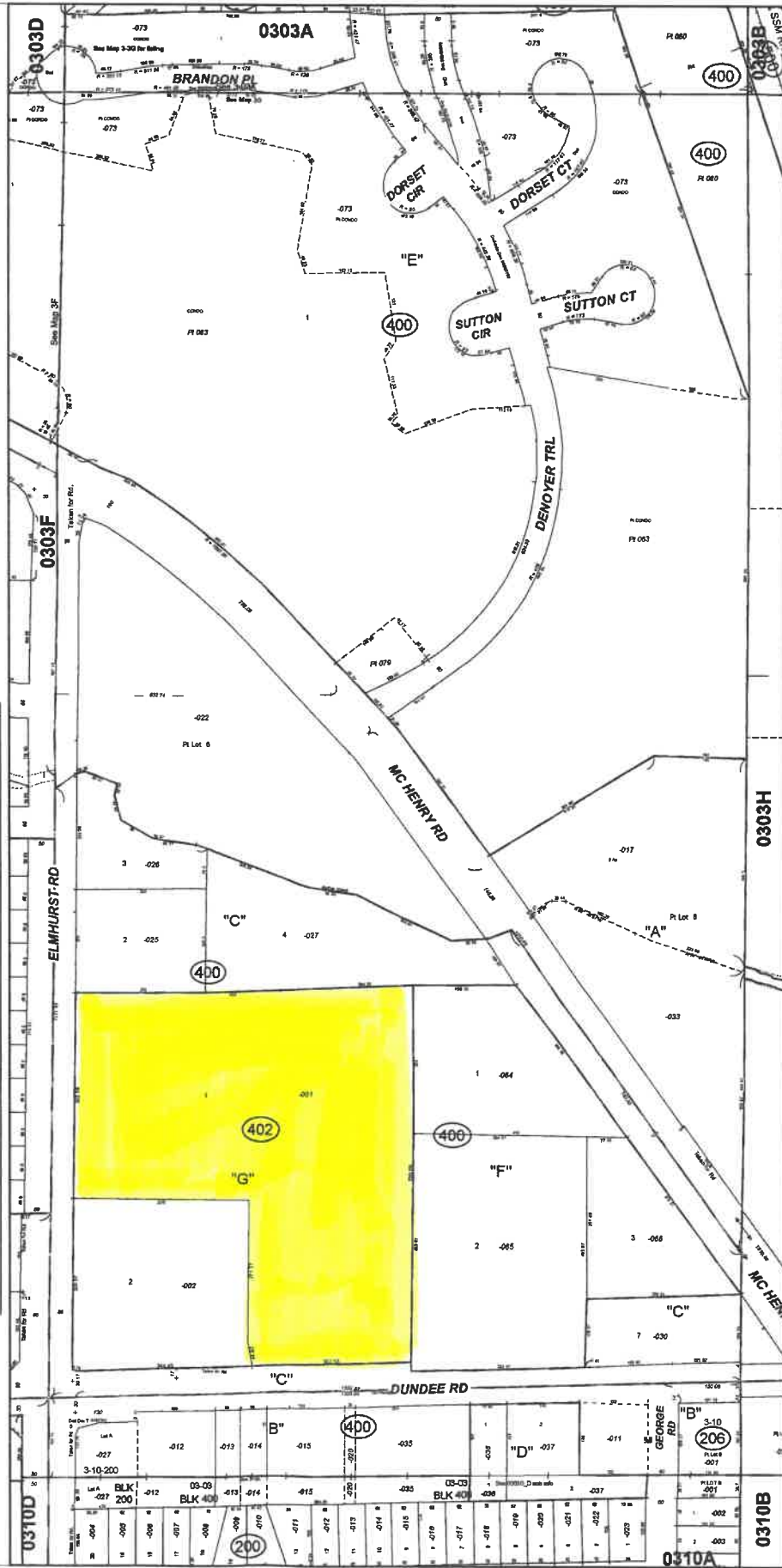
"E"
 CHELSEA COVE SUB. of pths. of Lots 5, 6 and 7 in Owner's Div. (see "A"). Street Ded. Doc. 22205369 Rec. 01/31/1973 Doc. 22205368

"F"
 McHENRY ROAD RESUB. of Lots 5 and 6 in Elsa Resub. (See "C"). Rec. 04/02/1987 Doc. 87175571

"G"
 GELLER'S SUB. a resub of Lot 1 in Elsa Resub (See "C"). Rec. 02/08/2006 Doc. 0603945055

CONDOMINIUM 03-03-400-053
 CHELSEA COVE CONDOMINIUM
 Rec. 01/24/1971 Doc. 22854309
 Rec. 04/11/1974 Doc. 22863191
 Rec. 02/26/1975 Doc. 23006696
 Rec. 12/17/1975 Doc. 23327228
 Rec. 05/28/1976 Doc. 24663952
 Rec. 11/15/1976 Doc. 22710790
 Rec. 06/02/1977 Doc. 23652119
 Rec. 06/10/1977 Doc. 24003411
 Rec. 02/09/1978 Doc. 24313774
 Rec. 03/31/1978 Doc. 24363672
 Rec. 05/14/1978 Doc. 24492958
 Rec. 06/06/1978 Doc. 24575725

| Unit | Unit | Unit |
|-------------|-------------|-------------|
| 90A = 1001 | 96B = 1002 | 98C = 1003 |
| 90D = 1004 | 90A = 1005 | 90B = 1006 |
| 90C = 1007 | 90D = 1008 | 91A = 1009 |
| 91B = 1010 | 91C = 1011 | 91D = 1012 |
| 92A = 1013 | 92B = 1014 | 92C = 1015 |
| 92D = 1016 | 93A = 1017 | 93B = 1018 |
| 93C = 1019 | 93D = 1020 | 94A = 1021 |
| 94B = 1022 | 94C = 1023 | 94D = 1024 |
| 95A = 1025 | 95B = 1026 | 95C = 1027 |
| 95D = 1028 | 96A = 1029 | 96B = 1030 |
| 96C = 1031 | 96D = 1032 | 97A = 1033 |
| 97B = 1034 | 97C = 1035 | 97D = 1036 |
| 98A = 1037 | 98B = 1038 | 98C = 1039 |
| 98D = 1040 | 99A = 1041 | 99B = 1042 |
| 99C = 1043 | 99D = 1044 | 100A = 1045 |
| 100B = 1046 | 100C = 1047 | 100D = 1048 |
| 101A = 1049 | 101B = 1050 | 101C = 1051 |
| 101D = 1052 | 102A = 1053 | 102B = 1054 |
| 102C = 1055 | 102D = 1056 | 103A = 1057 |
| 103B = 1058 | 103C = 1059 | 103D = 1060 |
| 104A = 1061 | 104B = 1062 | 104C = 1063 |
| 104D = 1064 | 105A = 1065 | 105B = 1066 |
| 105C = 1067 | 105D = 1068 | 106A = 1069 |
| 106B = 1070 | 106C = 1071 | 106D = 1072 |
| 107A = 1073 | 107B = 1074 | 107C = 1075 |
| 107D = 1076 | 108A = 1077 | 108B = 1078 |
| 108C = 1079 | 108D = 1080 | 109A = 1081 |
| 109B = 1082 | 109C = 1083 | 109D = 1084 |
| 110A = 1085 | 110B = 1086 | 110C = 1087 |
| 110D = 1088 | 111A = 1089 | 111B = 1090 |
| 111C = 1091 | 111D = 1092 | 112A = 1093 |
| 112B = 1094 | 112C = 1095 | 112D = 1096 |
| 113A = 1097 | 113B = 1098 | 113C = 1099 |
| 113D = 1100 | 114A = 1101 | 114B = 1102 |
| 114C = 1103 | 114D = 1104 | 115A = 1105 |
| 115B = 1106 | 115C = 1107 | 115D = 1108 |
| 116D = 1109 | 116B = 1110 | 116C = 1111 |
| 116D = 1112 | 117A = 1113 | 117B = 1114 |
| 117C = 1115 | 117D = 1116 | 123A = 1117 |
| 123B = 1118 | 123C = 1119 | 123D = 1120 |
| 1A = 1121 | 1B = 1122 | 1C = 1123 |
| 1D = 1124 | 2B = 1125 | 2B = 1126 |
| 2C = 1127 | 2D = 1128 | 3A = 1129 |
| 3B = 1130 | 3C = 1131 | 3D = 1132 |
| 4A = 1133 | 4B = 1134 | 4C = 1135 |
| 4D = 1136 | 5A = 1137 | 5B = 1138 |



| Unit | Unit | Unit |
|-----------|-----------|-----------|
| 1A = 1121 | 1B = 1122 | 1C = 1123 |
| 1D = 1124 | 2B = 1125 | 2B = 1126 |
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| 4A = 1133 | 4B = 1134 | 4C = 1135 |
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Wheeling Drainage Ditch

N Elmhurst Rd

N Elmhurst Rd

Wishire Dr

Undee Rd

Jenkins Ct

Dover Pl

London Pl

McHenry Rd

Wheeling Drainage Ditch

McHenry Rd

George Rd

N Wayne Pl

Sandra Ln

Creekside Plaza

El Famous Burrito

Casa Chapala's Grill

Autozone Auto Parts

Gaslight Shopping Center

Bill Stasek Chevrolet

Wheeling Donuts

KD Market - Krystyna's Deli

Image Landsat / Copernicus

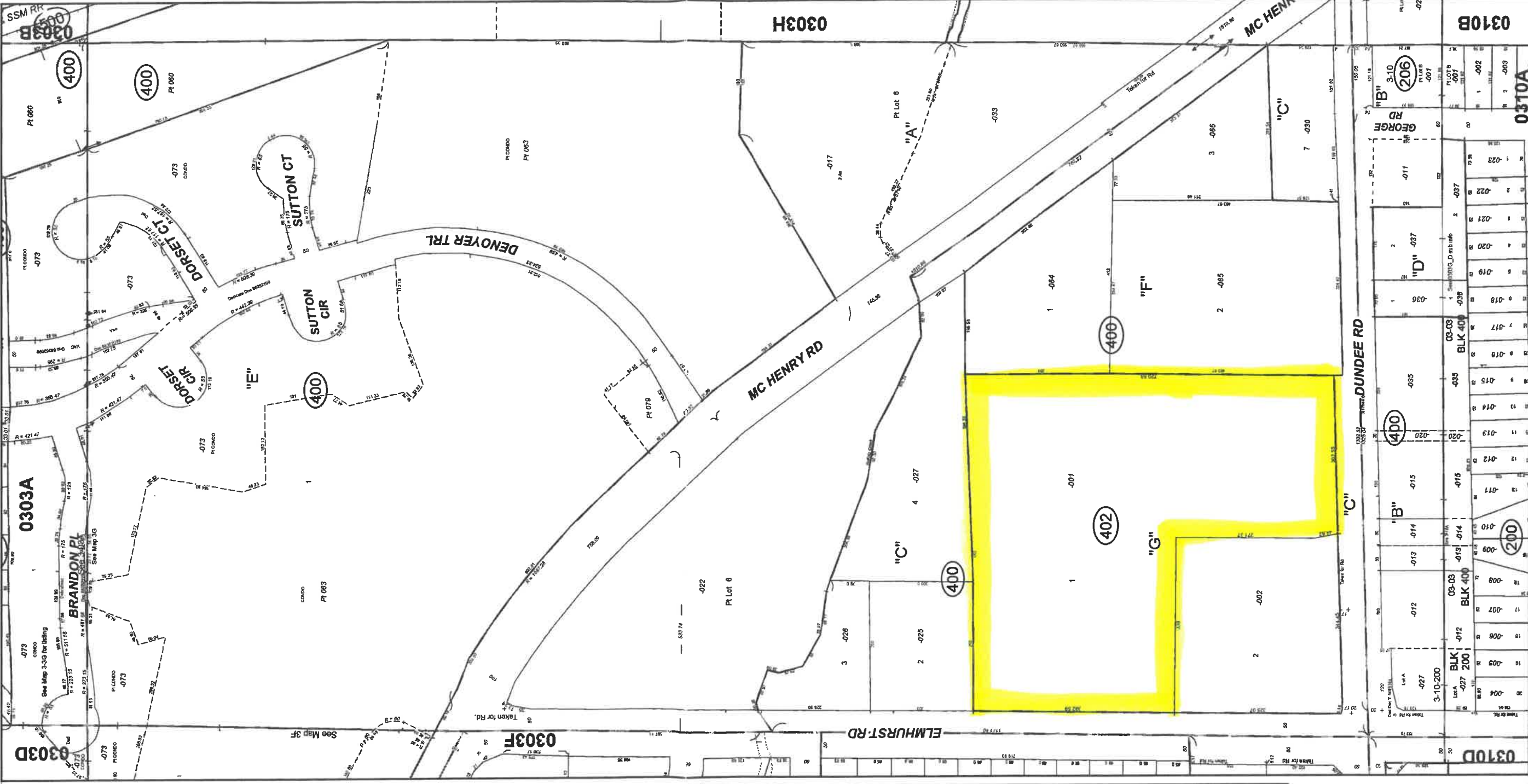
Cook County, Illinois

W 1/2 SE 1/4 Section 3 - 42 - 11

WHEELING



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Rec. 04/11/1974 Doc. 22853191
Rec. 02/28/1975 Doc. 23008658
Rec. 12/17/1975 Doc. 23327228
Rec. 09/28/1976 Doc. 29653852
Rec. 11/16/1976 Doc. 23710790
Rec. 06/02/1977 Doc. 23852119
Rec. 08/18/1977 Doc. 24063411
Rec. 02/06/1978 Doc. 24313774
Rec. 03/31/1978 Doc. 24383672
Rec. 06/14/1978 Doc. 24490558
Rec. 08/08/1978 Doc. 24575725

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