

# LAND

**FOR SALE 3.23 ACRES IN LAKE COUNTY  
22825 PRAIRIE ROAD PRAIRIE VIEW, IL**



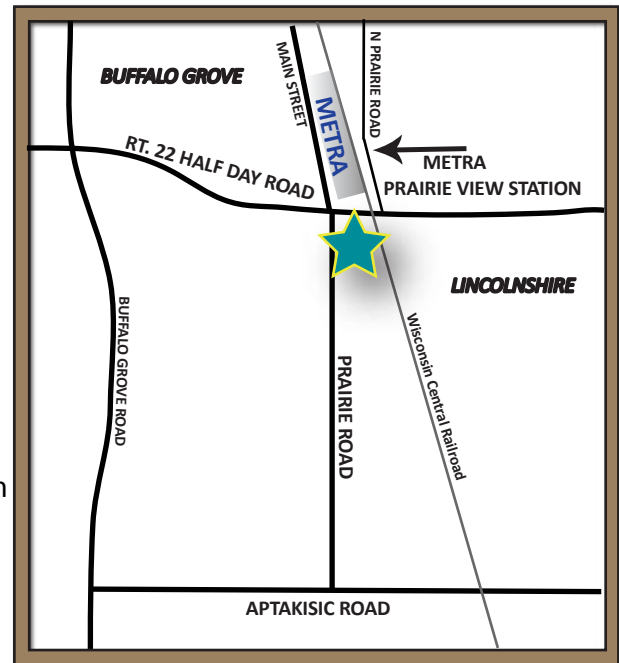
\* APPROXIMATE DIMENSIONS

- Zoning: Estate - Lake County
- Traffic Counts: Average daily traffic count at intersection 23,700 V.P.D. (Source: IDOT 2009)
- Sale Price: \$895,000 (\$6.36 per Sq. Ft.)  
~~-\$1,200,000~~ **PRICE REDUCTION**

## 3.23 Net Acres

Commercial and possibly multi-family potential corner infill site with traffic signal, located at the southeast corner of Rt. 22 and Prairie Road, 1 mile west of Rt. 21 in Unincorporated Lake County.

Most likely to be zoned & annexed to Buffalo Grove. Great location just south of the Metra train station, adjacent to residential communities in Buffalo Grove and Lincolnshire, and Minutes To Woodland Commons Shopping Center, Marriott Lincolnshire Resort and Lincolnshire Corporate Center.



Above information is subject to verification and no liability for errors or omissions is assumed. Prices subject to change and listing may be withdrawn without notice.

**TRI STATE REALTY**  
**TSR**

## CONTACT

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# FOR SALE

**3.23 ACRES**  
**22825 Prairie Road**  
**Prairie View, Illinois**  
**(Unincorporated Lake County)**

**Location:** Southeast Corner of Route 22 and Prairie Road

**Access:** Prairie Road

**Frontage:** 174' frontage on Rt. 22, 555' frontage on Prairie Road

**Traffic Counts:** Average Daily Traffic Count 23,700 vehicles (Source: IDOT 2009)

**Zoning:** Estate – Lake County

**Available For:** The Village of Buffalo Grove Comprehensive Land Use Plan depicts commercial zoning and Buffalo Grove will also consider multi-family zoning

**Divisible:** No

**Utilities:** Water-West Side of Prairie Road  
Sewer-East Side of Prairie Road, South of Site

**Sale Price:** ~~\$1,200,000 (\$8.53 per Sq. Ft.)~~ **PRICE REDUCTION**  
\$895,000 (\$6.36 per Sq. Ft.)

**Remarks:** Competitively priced corner site with traffic signal. Great infill site across the street from the Metra commuter station and minutes from the Woodland Commons Shopping Center, Marriott Lincolnshire Resort and the Lincolnshire Corporate Center. The property owner has obtained a "Right to Fill Letter" from the SMC for the existing wetland on site.

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