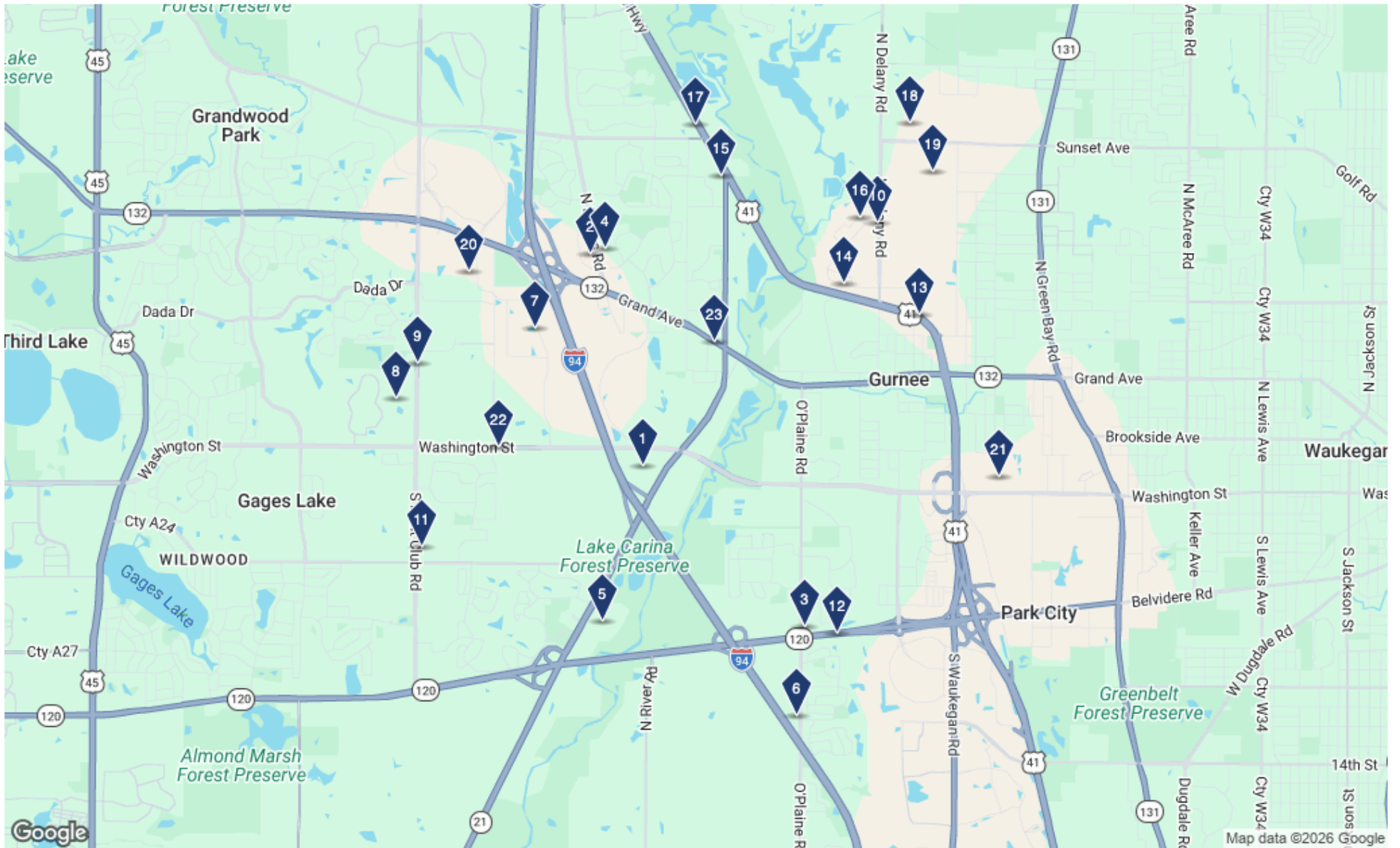


Gurnee - Land for Sale





Illinois Route 21 - "Triangle" adj. to Six Flags, divisible site



Gurnee, Illinois 60031 (Lake County) - Far North Submarket

Land

Property Summary

Land Area - Gross	0.98 AC (42,689 SF)
Topography	Level
On-Sites	Raw land
Zoning	Mixed-Use Entertainment
Proposed Use	Hospitality, Hotel, Industrial, Mixed Use, MultiFamily, Restaurant, Retail, Storefront Retail/Office
Parcel	07-22-300-008, 07-22-300-009, 07-22-300-010, 07-22-300-011, 07-22-300-012, 07-22-300-023, 07-22-400-001, 07-22-400-002, 07-22-400-003, 07-22-400-004, 07-22-400-005, 07-22-400-011, 07-22-400-050, 07-22-400-052, 07-22-400-054, 07-22-400-056, 07-22-400-057



Property Details

Improvements	house, barn - month-to-month leases
Off-Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water
Frontage	2,000' on Interstate 94, 1,500' on Milwaukee Avenue / Rt. 21, 1,800' on Washington Street
Zoning	Mixed-Use Entertainment
Zoning Description	Annexation and Rezoning available for an approved project.
Proposed Use	Hospitality, Hotel, Industrial, Mixed Use, MultiFamily, Restaurant, Retail, Storefront Retail/Office
Parcel	07-22-300-008, 07-22-300-009, 07-22-300-010, 07-22-300-011, 07-22-300-012, 07-22-300-023, 07-22-400-001, 07-22-400-002, 07-22-400-003, 07-22-400-004, 07-22-400-005, 07-22-400-011, 07-22-400-050, 07-22-400-052, 07-22-400-054, 07-22-400-056, 07-22-400-057

For Sale Summary

Asking Price	Withheld	Built	1930
Status	Active	On Market	1,083 Days
Sale Type	Investment or Owner User	Last Update	February 11, 2026
Land	0.98 AC (42,689 SF)	Sale Conditions	Build to Suit +1

Transportation

Traffic Volume	13,072 on Woodlake Blvd (2024); 12,650 on Woodlake Blvd (2024); 2,836 on Not Available (2020); 103,830 on Washington St (2025); 777 on Milwaukee Ave (2025); 102,596 on Milwaukee Ave (2025); 21,257 on I- 94 (2024); 12,650 on I- 94 (2024); 17,083 on I- 94 (2025); 102,276 on Washington St (2025)		
Commuter Rail	Waukegan Station		14 min drive
	Libertyville Station		11 min drive
Airport	Chicago O'Hare International		41 min drive
Pedestrian Friendly	38 - Car-Dependent		
Cycling Friendly	59 - Bikeable		
Transit Friendly	29 - Some Transit		





Illinois Route 21 - "Triangle" adj. to Six Flags, divisible site

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Land

Contacts

Type	Name	Location	Phone
Recorded Owner	PROPERTIES 3D INC	Gurnee, IL 60031	-
True Owner	Dan Riedel	Gurnee, IL 60031	(847) 623-3355



1525 Nations Dr - Next to Great Wolf Lodge

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Land

Property Summary

Land Area - Gross	3.59 AC (156,380 SF)
Zoning	C-2 PUD
Proposed Use	Commercial
Parcel	07-15-112-007



Property Details

Off-Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water
Frontage	Grand Ave, Interstate 294
Zoning	C-2 PUD
Zoning Description	Community Commercial District as a Planned Unit Development
Proposed Use	Commercial
Parcel	07-15-112-007

For Sale Summary

Asking Price	\$2,000,000 (\$557,103.06/AC)	Land	3.59 AC (156,380 SF)
Status	Active	On Market	1,586 Days
Sale Type	Investment	Last Update	March 2, 2026

Transportation

Traffic Volume	29,575 on I- 94 (2025); 1,793 on Yew Ct (2024); 27,774 on N Dilleys Rd (2023); 8,261 on Nations Dr (2025); 12,313 on Not Available (2020); 27,513 on N Dilleys Rd (2025); 24,005 on N Dilleys Rd (2024); 27,759 on I- 94 (2025); 101,108 on Grand Ave (2025); 24,005 on Spruce St (2024)		
Commuter Rail	Waukegan Station		15 min drive
	Round Lake Beach Station		14 min drive
Airport	Chicago O'Hare International		42 min drive
Pedestrian Friendly	43 - Car-Dependent		
Cycling Friendly	42 - Somewhat Bikeable		
Transit Friendly	28 - Some Transit		

Contacts

Type	Name	Location	Phone
Recorded Owner	Mon Ami Proderities Llc	Chicago, IL 60602	-





4476 Belvidere Rd - NE CORNER OF RTE 120 AND O'PLAINE RD

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Land

Property Summary

Land Area - Gross	0.88 AC (38,274 SF)
Topography	Level
On-Sites	Previously developed lot
Current Use	SFR
Parcel	07-26-405-001, 07-26-405-006, 07-26-405-008, 07-26-405-009, 07-26-405-010, 07-26-405-011, 07-26-405-015, 07-26-405-019



Property Details

Off-Sites	No Cable, No Curb/Gutter/Sidewalk, Electricity, No Gas, No Irrigation, No Sewer, No Streets, No Telephone, No Water
Frontage	273' on Belvidere Rd, 200' on Route 120
Zoning Description	Currently a residential zoning. Village of Gurnee has been very positive for a potential re-zone to commercial
Parcel	07-26-405-001, 07-26-405-006, 07-26-405-008, 07-26-405-009, 07-26-405-010, 07-26-405-011, 07-26-405-015, 07-26-405-019

For Sale Summary

Asking Price	Withheld	On Market	286 Days
Status	Active	Last Update	March 10, 2026
Sale Type	Investment or Owner User	Sale Conditions	Redevelopment Project
Land	0.88 AC (38,274 SF)		

Transportation

Traffic Volume	33,960 on Cty W20 (2025); 29,025 on Astor Pl (2024); 33,059 on Cty W20 (2025); 10,104 on W Eastwood Ave (2023); 31,504 on Cty W20 (2025); 9,994 on W Eastwood Ave (2025); 16,241 on Belvidere Rd (2025); 31,715 on Astor Pl (2025); 12,529 on Hill Ave (2025); 31,300 on Cty W20 (2021)		
Commuter Rail	Waukegan Station		10 min drive
	Great Lakes Station		9 min drive
Airport	Chicago O'Hare International		59 min drive
Pedestrian Friendly	11 - Car-Dependent		
Cycling Friendly	31 - Somewhat Bikeable		
Transit Friendly	24 - Minimal Transit		

Contacts

Type	Name	Location	Phone
Recorded Owner	Streicher Michael	Gurnee, IL 60031	(847) 662-5592
True Owner	Streicher Michael	Gurnee, IL 60031	(847) 662-5592



1551 N Dilleys Rd

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Land

Property Summary

Land Area - Gross	5.33 AC (232,175 SF)
Topography	Level
Zoning	O-1
Proposed Use	Bank, Commercial, Day Care Center, General Freestanding, Hotel, Medical, Office, Restaurant, Retail, Storefront Retail/Residntl, Storefront, Storefront Retail/Office, Strip Center
Parcel	07-15-100-010



Property Details

Off-Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water
Frontage	684' on Dilleys
Zoning	O-1
Zoning Description	Restricted Office District
Proposed Use	Bank, Commercial, Day Care Center, General Freestanding, Hotel, Medical, Office, Restaurant, Retail, Storefront Retail/Residntl, Storefront, Storefront Retail/Office, Strip Center
Parcel	07-15-100-010

For Sale Summary

Asking Price	\$1,625,000 (\$304,878.05/AC)	Land	5.33 AC (232,175 SF)
Status	Active	On Market	3,273 Days
Sale Type	Investment	Last Update	February 24, 2026

Transportation

Traffic Volume	1,793 on Yew Ct (2024); 8,261 on Nations Dr (2025); 27,774 on N Dilleys Rd (2023); 27,513 on N Dilleys Rd (2025); 24,005 on N Dilleys Rd (2024); 29,575 on I- 94 (2025); 1,445 on Leslie Ln (2024); 24,005 on Spruce St (2024); 12,313 on Not Available (2020)		
Commuter Rail	Waukegan Station		14 min drive
	Libertyville Station		13 min drive
Airport	Chicago O'Hare International		41 min drive
Pedestrian Friendly	44 - Car-Dependent		
Cycling Friendly	43 - Somewhat Bikeable		
Transit Friendly	27 - Some Transit		

Contacts

Type	Name	Location	Phone
Recorded Owner	Pipsissewa Limited Partnership	Northbrook, IL 60062	(847) 272-6879



775 Illinois Rte 21 - 775 S IL Route 21

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Land

Property Summary

Land Area - Gross	25.90 AC (1,128,204 SF)
Topography	Level
On-Sites	Raw land
Current Use	Raw LAnd
Zoning	PUD
Proposed Use	Commercial, Industrial, Medical, Of- fice, R&D



Property Details

Off-Sites	No Cable, No Curb/Gutter/Sidewalk, Electricity, No Gas, No Irrigation, Sewer, No Streets, No Telephone, Water
Frontage	810' on Manchester Drive (with 1 curb cut), 1,079' on Milwaukee Ave
Zoning	PUD
Proposed Use	Commercial, Industrial, Medical, Office, R&D

For Sale Summary

Asking Price	Withheld	Land	25.90 AC (1,128,204 SF)
Status	Active	On Market	77 Days
Sale Type	Investment or Owner User	Last Update	March 6, 2026

Previous Sale

Sale Date	5/9/2018	Sale Type	Investment
Sale Price	\$3,327,500	Comp Status	Research Complete
Comp ID	4260319		

Transportation

Traffic Volume	21,017 on Manchester Rd (2024); 21,017 on Heatherridge Dr (2024); 19,215 on S Riverside Dr (2025); 24,201 on S Riverside Dr (2025); 21,017 on Milwaukee Ave (2024); 36,410 on N Milwaukee Ave (2025); 21,017 on N Milwaukee Ave (2024); 20,694 on N Milwaukee Ave (2025); 20,980 on Cty A24 (2025)		
Commuter Rail	Libertyville Station		8 min drive
	Prairie Crossing Station (Md-North)		8 min drive
Airport	Chicago O'Hare International		40 min drive
Pedestrian Friendly	25 - Car-Dependent		
Cycling Friendly	36 - Somewhat Bikeable		
Transit Friendly	0 - Minimal Transit		

Contacts

Type	Name	Location	Phone
Property Management	Murphy Real Estate & Development	La Grange, IL 60525	(708) 588-0370





775 Illinois Rte 21 - 775 S IL Route 21

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Land

Contacts (Continued)

Type	Name	Location	Phone
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1250-1260 S O'Plaine Rd - 1250 & 1260 O'Plaine Road

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Land

Property Summary

Land Area - Gross	1.91 AC (83,200 SF)
Zoning	Waukegan
Proposed Use	Bank, Day Care Center, General Free-standing, Health Care, Hold for Development, Hold for Investment, Medical, Religious Facility, Restaurant, Service Station, Strip Center, Veterinarian/Kennel
Parcel	07-35-100-024, 07-35-100-025



Property Details

Off-Sites	Cable, No Curb/Gutter/Sidewalk, Electricity, Gas, No Irrigation, No Sewer, Streets, Telephone, No Water
Frontage	546' on I-94, 447' on S O'Plaine Rd
Zoning	Waukegan
Zoning Description	Currently zoned conservation/recreation bring your re-zone ideas to Waukegan
Proposed Use	Bank, Day Care Center, General Freestanding, Health Care, Hold for Development, Hold for Investment, Medical, Religious Facility, Restaurant, Service Station, Strip Center, Veterinarian/Kennel
Parcel	07-35-100-024, 07-35-100-025

For Sale Summary

Asking Price	Withheld	Land	1.91 AC (83,200 SF)
Status	Active	On Market	153 Days
Sale Type	Investment or Owner User	Last Update	March 3, 2026

Transportation

Traffic Volume	12,529 on McGaw Rd (2025); 12,529 on I- 94 (2025); 9,908 on Cty W20 (2025); 12,566 on I- 94 (2025); 12,699 on Windsor Ct (2023); 122,887 on Belvidere Rd (2025); 112,305 on Cty W20 (2025); 12,529 on Windsor Ct (2025); 12,739 on I- 94 (2023); 98,450 on Normandy Rd (2024)		
Commuter Rail	Libertyville Station		12 min drive
	Great Lakes Station		11 min drive
Airport	Chicago O'Hare International		35 min drive
Pedestrian Friendly	5 - Car-Dependent		
Cycling Friendly	25 - Somewhat Bikeable		
Transit Friendly	18 - Minimal Transit		

Contacts

Type	Name	Location	Phone
Recorded Owner	D Esp L Wittbrodt	Gurnee, IL 60031	(847) 271-3777
True Owner	D Esp L Wittbrodt	Gurnee, IL 60031	(847) 271-3777



Property Summary

Land Area - Gross	2.92 AC (127,195 SF)
Topography	Level
On-Sites	Raw land
Current Use	Vacant Land
Zoning	I-2(O.I.P.)
Proposed Use	Industrial
Parcel	07-16-403-041, 07-16-403-043, 07-16-403-044, 07-16-403-045



Property Details

Off-Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, No Irrigation, Sewer, Streets, Telephone, Water		
Frontage	376' on Tri State Parkway		
Zoning	I-2(O.I.P.)		
Zoning Description	General Industrial District (Special Use for Office Industrial Park)		
Proposed Use	Industrial		
Parcel	07-16-403-041, 07-16-403-043, 07-16-403-044, 07-16-403-045		

For Sale Summary

Asking Price	\$756,811 (\$259,181.85/AC)	Land	2.92 AC (127,195 SF)
Status	Active	On Market	2,471 Days
Sale Type	Investment	Last Update	March 10, 2026

Transportation

Traffic Volume	2,498 on Lakeside Dr (2024); 6,707 on Not Available (2020); 2,897 on Woodland Intermediate School Access Rd (Unnamed) (2025); 101,108 on Grand Ave (2025); 29,575 on I- 94 (2025); 27,759 on I- 94 (2025); 24,005 on I- 94 (2024); 3,247 on Centerpoint Ct (2024); 41,723 on I- 94 (2025); 41,877 on I- 94 (2023)		
Commuter Rail	Washington St (Grayslake) Station (NCS)		14 min drive
	Prairie Crossing Station (MD-North)		15 min drive
Airport	Chicago O'Hare International		39 min drive
Pedestrian Friendly	25 - Car-Dependent		
Cycling Friendly	35 - Somewhat Bikeable		
Transit Friendly	27 - Some Transit		

Contacts

Type	Name	Location	Phone
Recorded Owner	Centerpoint Properties Trust	-	-
True Owner	CenterPoint Properties	Oak Brook, IL 60523	(630) 586-8000



17150 Washington

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Land

Property Summary

Land Area - Gross	34.00 AC (1,481,040 SF)
Proposed Use	MultiFamily
Parcel	07-20-200-030



Property Details

Zoning Description	Unincorporated Lake County
Proposed Use	MultiFamily
Parcel	07-20-200-030

For Sale Summary

Asking Price	\$4,700,000 (\$138,235.29/AC)	Land	34.00 AC (1,481,040 SF)
Status	Active	On Market	46 to 1,070 Days
Portfolio	Part of 2-Property Portfolio	Last Update	March 11, 2026
Sale Type	Investment		

Transportation

Traffic Volume	21,382 on Washington St (2025); 21,126 on N Hunt Club Rd (2025); 21,022 on N Hunt Club Rd (2025); 16,894 on W Gurnee Gln (2025); 19,408 on Churchill Ln (2025); 17,089 on W Gurnee Gln (2023); 19,461 on W Orchard Valley Dr (2024); 19,688 on Churchill Ln (2023); 19,972 on Almond Rd (2023); 19,751 on Almond Rd (2025)		
Commuter Rail	Prairie Crossing Station (Md-North)		10 min drive
	Prairie Crossing Station (Ncs)		12 min drive
Airport	Chicago O'Hare International		44 min drive
Pedestrian Friendly	6 - Car-Dependent		
Cycling Friendly	28 - Somewhat Bikeable		



0 Hunt Club Rd

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Land

Property Summary

Land Area - Gross	9.00 AC (392,040 SF)
Topography	Level
Current Use	Vacant farm land
Zoning	R-1







Property Details

Zoning	R-1
Zoning Description	Single Family Residence District

For Sale Summary

Asking Price	\$2,400,000 (\$266,666.67/AC)	Land	9.00 AC (392,040 SF)
Status	Active	On Market	46 to 451 Days
Portfolio	Part of 2-Property Portfolio	Last Update	March 21, 2026
Sale Type	Investment		

Transportation

Traffic Volume	19,461 on W Orchard Valley Dr (2024); 21,382 on Washington St (2025); 21,022 on N Hunt Club Rd (2025); 19,408 on Churchill Ln (2025); 21,126 on N Hunt Club Rd (2025); 16,894 on W Gurnee Gln (2025); 17,089 on W Gurnee Gln (2023); 19,688 on Churchill Ln (2023); 2,206 on W Orchard Valley Dr (2025); 2,897 on Woodland Intermediate School Access Rd (Unnamed) (2025)		
Commuter Rail	Washington St (Grayslake) Station (NCS)  		11 min drive
	Prairie Crossing Station (MD-North)  		10 min drive
Airport	Chicago O'Hare International		43 min drive
Pedestrian Friendly	12 - Car-Dependent		
Cycling Friendly	30 - Somewhat Bikeable		



Delany Rd & Barberry Ln

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Land

Property Summary

Land Area - Gross	1.33 AC (57,935 SF)
Current Use	Vacant Land
Zoning	Unincorporated Lake Count
Dimensions	Irregular
Proposed Use	Commercial, Office, Retail
Parcel	07-14-200-008



Property Details

Improvements	Not Available
Off-Sites	No Cable, No Curb/Gutter/Sidewalk, Electricity, No Gas, No Irrigation, No Sewer, No Streets, Telephone, Water
Frontage	333' on Barberry Ln, 439' on N Delaney
Zoning	Unincorporated Lake Count
Zoning Description	Unincorporated Lake County
Proposed Use	Commercial, Office, Retail
Parcel	07-14-200-008

Land For Lease Summary

Lot Size for Lease	1.33 AC	Term	Negotiable
Asking Rent	Withheld	Outparcel	No

For Sale Summary

Asking Price	\$598,000 (\$449,624.06/AC)	Land	1.33 AC (57,935 SF)
Status	Active	On Market	664 Days
Sale Type	Investment	Last Update	March 13, 2026

Previous Sale

Sale Date	4/24/2003	Comp ID	768757
Sale Price	\$409,000	Comp Status	Research Complete

Transportation

Traffic Volume	23,602 on N Barberry Ln (2025); 23,949 on N Barberry Ln (2025); 2,920 on Cty W27 (2025); 4,186 on Cty W27 (2025); 24,376 on Porett Dr (2025); 24,010 on St Paul Ave (2025); 23,900 on St Paul Ave (2025); 2,246 on Ryan Rd (2025); 1,513 on Ryan Rd W (2025); 25,277 on Grove Ave (2023)		
Commuter Rail	Waukegan Station		11 min drive
	North Chicago Station		12 min drive
Airport	Chicago O'Hare International		42 min drive
Pedestrian Friendly	41 - Car-Dependent		





Delany Rd & Barberry Ln

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Land

Transportation (Continued)

Cycling Friendly	38 - Somewhat Bikeable
Transit Friendly	18 - Minimal Transit

Contacts

Type	Name	Location	Phone
Recorded Owner	Alfred Rubin & Naomi Rubin Ltd	NAPERVILLE, IL 60566	-

Property Summary

Land Area - Gross	1.30 AC (56,628 SF)
Topography	Level
On-Sites	Finish grade
Zoning	R-3 PUD
Proposed Use	Commercial, Drug Store, Medical, Neighborhood Center, Retail, Service Station, Storefront, Storefront Retail/Office



Property Details

Off-Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water
Frontage	210' on Gages Lake Rd, 493' on Hunt Club Rd
Zoning	R-3 PUD
Zoning Description	Single Family Residence District as a Planned Unit Development
Proposed Use	Commercial, Drug Store, Medical, Neighborhood Center, Retail, Service Station, Storefront, Storefront Retail/Office

For Sale Summary

Asking Price	Withheld	Land	1.30 AC (56,628 SF)
Status	Active	On Market	13 Days
Sale Type	Investment	Last Update	March 10, 2026

Previous Sale

Sale Date	11/23/2015	Sale Type	Investment
Sale Price	Withheld	Comp Status	Research Complete
Comp ID	3474791	Sale Conditions	REO Sale

Transportation

Traffic Volume	16,556 on Hunt Club Rd (2025); 8,024 on N Gagewood Ct (2025); 15,794 on N Hunt Club Rd (2025); 195 on Owl Creek Ln (2025); 976 on Darnell Ln (2025); 7,744 on N Pine Creek Trl (2024); 8,072 on Colby Rd (2025); 17,089 on W Gurnee Gln (2023); 16,894 on W Gurnee Gln (2025); 21,022 on N Hunt Club Rd (2025)		
Commuter Rail	Prairie Crossing Station (MD-North)		9 min drive
	Prairie Crossing Station (NCS)		10 min drive
Airport	Chicago O'Hare International		41 min drive
Pedestrian Friendly	7 - Car-Dependent		
Cycling Friendly	28 - Somewhat Bikeable		
Transit Friendly	17 - Minimal Transit		



491 S Hunt Club Rd - Divisible Commercial Development Site

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Land

Contacts

Type	Name	Location	Phone
Recorded Owner	Hawthorn 45 LLC	Hinsdale, IL 60521	(630) 887-1705
True Owner	Foxford Communities , LLC	Hinsdale, IL 60521	(630) 887-1705



4437-4495 W Kennedy Dr - Gurnee Land Development

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Land

Property Summary

Land Area - Gross	2.50 AC (108,900 SF)
Topography	Level
On-Sites	Finish grade
Zoning	R3
Proposed Use	Single Family Development



Property Details

Off-Sites	Cable, No Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water
Zoning	R3
Proposed Use	Single Family Development

Land For Lease Summary

Asking Rent	Withheld
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For Sale Summary

Asking Price	\$198,000 (\$79,200.00/AC)	Land	2.50 AC (108,900 SF)
Status	Active	On Market	1,490 Days
Sale Type	Investment	Last Update	March 11, 2026

Transportation

Traffic Volume	4,206 on Melody Rd (2025); 31,715 on Astor PI (2025); 26,100 on Astor PI (2021); 25,307 on Astor PI (2023); 29,025 on Astor PI (2024); 33,960 on Frontage Rd (2025); 33,960 on Cty W20 (2025); 4,257 on Melody Rd (2025); 10,104 on W Eastwood Ave (2023); 33,059 on Cty W20 (2025)		
Commuter Rail	Waukegan Station		12 min drive
	Great Lakes Station		10 min drive
Airport	Chicago O'Hare International		61 min drive
Pedestrian Friendly	3 - Car-Dependent		
Cycling Friendly	28 - Somewhat Bikeable		
Transit Friendly	26 - Some Transit		

Property Summary

Land Area - Gross	0.88 AC (38,333 SF)
Topography	Level
On-Sites	Raw land
Current Use	Vacant Land
Zoning	C-3
Proposed Use	Commercial, Community Center, Retail, Retail Warehouse, Storefront
Parcel	07-13-309-001



Property Details

Off-Sites	Cable, No Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, No Sewer, Streets, Telephone, Water
Frontage	223' on Ferndale St, 301' on N Skokie Hwy
Zoning	C-3
Zoning Description	Heavy Commercial District
Proposed Use	Commercial, Community Center, Retail, Retail Warehouse, Storefront
Parcel	07-13-309-001

For Sale Summary

Asking Price	\$275,000 (\$312,428.99/AC)	Land	0.88 AC (38,333 SF)
Status	Active	On Market	3,519 Days
Sale Type	Investment	Last Update	March 3, 2026

Transportation

Traffic Volume	20,835 on Skokie Hwy (2025); 40,076 on Blackburn St (2025); 40,227 on Blackburn St (2023); 21,133 on Grandville Ave (2024); 4,908 on Northwestern Ave (2025); 4,701 on Grandville Ave (2025); 6,982 on Grandville Ave (2023); 6,851 on Grandville Ave (2025); 24,920 on Grove Ave (2025)		
Commuter Rail	Waukegan Station 🚶 🚶		11 min drive
	Great Lakes Station 🚶 🚶		8 min drive
Airport	Chicago O'Hare International		41 min drive
Pedestrian Friendly	36 - Car-Dependent		
Cycling Friendly	37 - Somewhat Bikeable		
Transit Friendly	29 - Some Transit		

Contacts

Type	Name	Location	Phone
Recorded Owner	Anton Peter A	Lincolnwood, IL 60712	-



1301 N Skokie Hwy

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Land

Property Summary

Land Area - Gross	2.25 AC (98,010 SF)
Zoning	I-I-2 PUD
Proposed Use	Commercial, Retail
Parcel	07-14-204-008, 07-14-204-009, 07-14-204-010, 07-14-204-011, 07-14-204-012, 07-14-204-013, 07-14-204-014, 07-14-204-015, 07-14-204-016, 07-14-204-017



Property Details

Off-Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water
Frontage	Skokie Hwy
Zoning	I-I-2 PUD
Zoning Description	I-2 PUD, General Industrial District as a Planned Unit Development
Proposed Use	Commercial, Retail
Parcel	07-14-204-008, 07-14-204-009, 07-14-204-010, 07-14-204-011, 07-14-204-012, 07-14-204-013, 07-14-204-014, 07-14-204-015, 07-14-204-016, 07-14-204-017

For Sale Summary

Asking Price	Withheld	Land	2.25 AC (98,010 SF)
Status	Active	On Market	635 Days
Sale Type	Investment	Last Update	March 2, 2026

Transportation

Traffic Volume	25,385 on N Skokie Hwy (2025); 39,894 on Cty W27 (2023); 39,741 on Cty W27 (2025); 25,277 on Grove Ave (2023); 24,920 on Grove Ave (2025); 6,982 on Grandville Ave (2023); 30,144 on N Skokie Hwy (2025); 6,851 on Grandville Ave (2025); 24,376 on Porett Dr (2025); 40,227 on Blackburn St (2023)		
Commuter Rail	Waukegan Station		12 min drive
	Great Lakes Station		9 min drive
Airport	Chicago O'Hare International		42 min drive
Pedestrian Friendly	37 - Car-Dependent		
Cycling Friendly	38 - Somewhat Bikeable		
Transit Friendly	25 - Some Transit		

Contacts

Type	Name	Location	Phone
Recorded Owner	Gurnee Industrial Park	Grayslake, IL 60030	-



36396 N Skokie Hwy

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Land

Property Summary

Land Area - Gross	17.53 AC (763,607 SF)
Topography	Level
On-Sites	Raw land
Current Use	Vacant Land
Zoning	C-2
Proposed Use	Apartment Units, Auto Dealership, Commercial, Distribution, Hotel, Industrial Park, Office Park, Religious Facility, Restaurant, Retail, Retail Warehouse, Single Family Development, Storefront, Strip Center, Supermarket, Warehouse
Parcel	07-10-400-019, 07-10-400-020, 07-10-400-023, 07-10-400-043



Property Details

Off-Sites	Cable, No Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, No Sewer, No Streets, Telephone, Water
Frontage	735' on Skokie Highway
Zoning	C-2
Zoning Description	Community Commercial District
Proposed Use	Apartment Units, Auto Dealership, Commercial, Distribution, Hotel, Industrial Park, Office Park, Religious Facility, Restaurant, Retail, Retail Warehouse, Single Family Development, Storefront, Strip Center, Supermarket, Warehouse
Parcel	07-10-400-019, 07-10-400-020, 07-10-400-023, 07-10-400-043

Land For Lease Summary

Lot Size for Lease	18.00 AC	Term	Negotiable
Asking Rent	Withheld	Outparcel	Yes

Lease Notes

1-17.53 acres available for ground-lease or BTS. Also for sale.

For Sale Summary

Asking Price	Withheld	Land	17.53 AC (763,607 SF)
Status	Active	On Market	983 Days
Sale Type	Investment	Last Update	March 9, 2026

Transportation

Traffic Volume	8,824 on Boulders Dr (2025); 18,442 on N Riverside Dr (2024); 29,168 on N Riverside Dr (2023); 28,996 on N Riverside Dr (2025); 26,725 on N Riverside Dr (2025); 18,442 on Boulders Dr (2024); 8,883 on Boulders Dr (2025); 7,400 on Boulders Dr (2021); 8,714 on Boulders Dr (2023); 28,996 on Hanssen Rd (2025)		
Commuter Rail	Waukegan Station		13 min drive
	Prairie Crossing Station (MD-North)		13 min drive
Airport	Chicago O'Hare International		43 min drive
Pedestrian Friendly	22 - Car-Dependent		
Cycling Friendly	30 - Somewhat Bikeable		





36396 N Skokie Hwy

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Land

Transportation (Continued)

Transit Friendly 14 - Minimal Transit

Contacts

Type	Name	Location	Phone
Recorded Owner	Tanis Nick	WAUKEGAN, IL 60079	(847) 623-1390
True Owner	Tanis Nick	WAUKEGAN, IL 60079	(847) 623-1390



1800 St Paul Ave

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Land

Property Summary

Land Area - Gross	13.74 AC (598,514 SF)
Topography	Level
On-Sites	Raw land
Current Use	Vacant Land
Zoning	R-6 PUD
Proposed Use	Apartment Units, Commercial, Industrial, Planned Unit Development



Property Details

Off-Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water		
Frontage	1,052' on St Paul Ave		
Zoning	R-6 PUD		
Zoning Description	R-6 or Industrial Zoning		
Proposed Use	Apartment Units, Commercial, Industrial, Planned Unit Development		

For Sale Summary

Asking Price	Withheld	Land	13.74 AC (598,514 SF)
Status	Active	On Market	1,700 Days
Sale Type	Investment	Last Update	March 2, 2026

Transportation

Traffic Volume	4,186 on Cty W27 (2025); 23,602 on N Barberrly Ln (2025); 23,949 on N Barberrly Ln (2025); 24,010 on St Paul Ave (2025); 24,376 on Porett Dr (2025); 2,920 on Cty W27 (2025); 23,900 on St Paul Ave (2025); 2,246 on Ryan Rd (2025); 1,513 on Ryan Rd W (2025); 25,234 on Sunset Ave (2025)		
Commuter Rail	Waukegan Station		13 min drive
	Great Lakes Station		10 min drive
Airport	Chicago O'Hare International		43 min drive
Pedestrian Friendly	32 - Car-Dependent		
Cycling Friendly	37 - Somewhat Bikeable		

Contacts

Type	Name	Location	Phone
Recorded Owner	Trust 569	Waukegan, IL 60085	-



15190 W Stearns School Rd

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Land

Property Summary

Land Area - Gross	6.00 AC (261,360 SF)
Topography	Sloping
On-Sites	Raw land
Current Use	Vacant
Zoning	R-1
Proposed Use	Commercial, Retail
Parcel	07-10-200-013



Property Details

Improvements	None
Off-Sites	No Cable, No Curb/Gutter/Sidewalk, No Electricity, No Gas, No Irrigation, No Sewer, No Streets, No Telephone, No Water
Frontage	600' on W Stearns School Rd
Zoning	R-1
Zoning Description	Unincorporated Lake County
Proposed Use	Commercial, Retail
Parcel	07-10-200-013

Land For Lease Summary

Asking Rent	Withheld
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For Sale Summary

Asking Price	\$1,900,000 (\$316,666.67/AC)	On Market	95 Days
Status	Active	Last Update	March 6, 2026
Sale Type	Investment or Owner User	Sale Conditions	Redevelopment Project
Land	6.00 AC (261,360 SF)		

Transportation

Traffic Volume	10,907 on Fuller Rd (2025); 28,996 on Hanssen Rd (2025); 28,996 on N Riverside Dr (2025); 29,168 on N Riverside Dr (2023); 18,442 on N Riverside Dr (2024); 8,824 on Boulders Dr (2025); 29,168 on Hanssen Rd (2023); 26,725 on N Riverside Dr (2025); 10,907 on Cty W17 (2025); 18,442 on Boulders Dr (2024)		
Commuter Rail	Waukegan Station		13 min drive
	Round Lake Beach Station		16 min drive
Airport	Chicago O'Hare International		44 min drive
Pedestrian Friendly	25 - Car-Dependent		
Cycling Friendly	31 - Somewhat Bikeable		

Contacts

Type	Name	Location	Phone
Recorded Owner	Onan James	Waukegan, IL 60087	-





15190 W Stearns School Rd

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Land

Contacts (Continued)

Type	Name	Location	Phone
True Owner	Onan Enterprises	Waukegan, IL 60087	(847) 336-7777

Property Summary

Land Area - Gross	9.73 AC (423,839 SF)
Topography	Level
On-Sites	Raw land
Current Use	Vacant Land
Zoning	I2
Proposed Use	Industrial, Self-Storage
Parcel	07-12-101-014, 07-12-101-017, 07-12-101-018





Property Details

Off-Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water
Zoning	I2
Zoning Description	Gurnee/Waukegan
Proposed Use	Industrial, Self-Storage
Parcel	07-12-101-014, 07-12-101-017, 07-12-101-018

For Sale Summary

Asking Price	\$2,550,000 (\$262,076.05/AC)	Land	9.73 AC (423,839 SF)
Status	Active	On Market	440 Days
Sale Type	Investment	Last Update	January 9, 2026

Transportation

Traffic Volume	15,392 on Cty W27 (2023); 14,996 on Cty W27 (2025); 15,906 on Tannahill Dr (2025); 25,234 on Sunset Ave (2025); 1,513 on Ryan Rd W (2025); 2,246 on Ryan Rd (2025); 3,947 on Sunset Ave (2024); 23,900 on St Paul Ave (2025); 707 on N Rosedale Ave (2023); 20,784 on W Blanchard Rd (2024)		
Commuter Rail	Waukegan Station 		16 min drive
	North Chicago Station 		18 min drive
Airport	Chicago O'Hare International		43 min drive
Pedestrian Friendly	25 - Car-Dependent		
Cycling Friendly	35 - Somewhat Bikeable		
Transit Friendly	19 - Minimal Transit		

Contacts

Type	Name	Location	Phone
Recorded Owner	2323 Sully Llc	Wilmette, IL 60091	-

Property Summary

Land Area - Gross	2.50 AC (108,900 SF)
Topography	Level
Zoning	Industrial
Number of Lots	1
Proposed Use	Industrial



Property Details

Zoning	Industrial
Proposed Use	Industrial

For Sale Summary

Asking Price	\$582,000 (\$232,800.00/AC)	Land	2.50 AC (108,900 SF)
Status	Active	On Market	2,000 Days
Sale Type	Investment or Owner User	Last Update	March 17, 2026

Transportation

Traffic Volume	15,392 on Cty W27 (2023); 3,947 on Sunset Ave (2024); 1,513 on Ryan Rd W (2025); 4,780 on Clearview Ct (2025); 23,900 on St Paul Ave (2025); 14,996 on Cty W27 (2025); 25,234 on Sunset Ave (2025); 2,246 on Ryan Rd (2025); 24,010 on St Paul Ave (2025); 23,949 on N Barberry Ln (2025)		
Commuter Rail	Waukegan Station 🚇 🚇		14 min drive
	North Chicago Station 🚇 🚇		16 min drive
Airport	Chicago O'Hare International		47 min drive
Pedestrian Friendly	13 - Car-Dependent		
Cycling Friendly	34 - Somewhat Bikeable		
Transit Friendly	19 - Minimal Transit		



0 Tri-State Pky

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Land

Property Summary

Land Area - Gross	16.50 AC (718,740 SF)
Topography	Level
On-Sites	Raw land
Zoning	O-2
Proposed Use	Department Store, Medical, Movie Theater, Movie/Radio/TV Studio, Office, Office Park, Restaurant, Retail, Retail Warehouse, Skating Rink, Spclty/Festvl/Entertnmnt, Theater/Concert Hall, Warehouse



Property Details

Improvements	At Entry to Gurnee Mills
Off-Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water
Frontage	Grand Avenue, 1,643' on Tri State Parkway
Zoning	O-2
Zoning Description	Office Campus District
Proposed Use	Department Store, Medical, Movie Theater, Movie/Radio/TV Studio, Office, Office Park, Restaurant, Retail, Retail Warehouse, Skating Rink, Spclty/Festvl/Entertnmnt, Theater/Concert Hall, Warehouse

For Sale Summary

Asking Price	\$2,100,000 (\$127,272.73/AC)	Land	16.50 AC (718,740 SF)
Status	Under Contract	On Market	923 Days
Sale Type	Investment or Owner User	Last Update	March 9, 2026

Transportation

Traffic Volume	2,930 on Grand Ave (2023); 2,890 on Grand Ave (2025); 2,897 on Woodland Intermediate School Access Rd (Unnamed) (2025); 41,434 on Tri State Pkwy (2025); 42,433 on Tri State Pkwy (2024); 42,433 on Tri State Pkwy (2024); 42,433 on Gurnee Mills Cir W (2024); 41,434 on I- 94 (2025); 11,659 on Not Available (2020)		
Commuter Rail	Round Lake Beach Station		12 min drive
	Washington St (Grayslake) Station (NCS)		13 min drive
Airport	Chicago O'Hare International		41 min drive
Pedestrian Friendly	30 - Car-Dependent		
Cycling Friendly	36 - Somewhat Bikeable		
Transit Friendly	27 - Some Transit		

Contacts

Type	Name	Location	Phone
Recorded Owner	Koslow Alan J & Julie	Northbrook, IL 60062	-



3570 Washington St

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Land

Property Summary

Land Area - Gross	3.00 AC (130,680 SF)
Topography	Level
On-Sites	Previously developed lot
Current Use	Parking
Zoning	I-2
Proposed Use	Industrial, Industrial Park



Property Details

Frontage	1,107' on Washington Street
Zoning	I-2
Proposed Use	Industrial, Industrial Park

Land For Lease Summary

Lot Size for Lease	1.00 - 3.00 AC	Term	Negotiable
Asking Rent	Withheld	Outparcel	No

Lease Notes

- Land Size: 3 Acres
- Building Size: 2,500 SF
- Fenced and secured site with gravel base
- Rare outside storage capabilities
- Zoning: I-2
- Access to I-94, I-294 and Hwy 41
- Lake County
- Wide range of industrial/transportation/maintenance uses permitted
- Less than 2 miles from the planned \$375 million Casino and Hotel development at Fountain Square

For Sale Summary

Asking Price	Withheld	Land	3.00 AC (130,680 SF)
Status	Active	On Market	839 Days
Sale Type	Investment	Last Update	March 16, 2026

Transportation

Traffic Volume	25,930 on Teske Blvd (2025); 30,854 on Skokie Hwy (2025); 4,188 on Cty A22 (2025); 43,581 on Cty A22 (2025); 3,593 on Westmead Rd (2024); 52,161 on Cty A22 (2025); 513 on Skokie Hwy (2025); 21,133 on Washington St (2024); 30,523 on Washington St (2024); 513 on Westmead Rd (2025)		
Commuter Rail	Waukegan Station		9 min drive
	North Chicago Station		11 min drive
Airport	Chicago O'Hare International		42 min drive
Pedestrian Friendly	37 - Car-Dependent		
Cycling Friendly	37 - Somewhat Bikeable		





3570 Washington St

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Land

Transportation (Continued)

Transit Friendly

28 - Some Transit



6071 Washington St

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Land

Property Summary

Land Area - Gross	0.56 AC (24,394 SF)
Topography	Level
On-Sites	Raw land
Zoning	C-2 PUD
Proposed Use	Medical, Office, Retail
Parcel	07-21-401-010



Property Details

Off-Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water
Zoning	C-2 PUD
Zoning Description	Community Commercial District as a Planned Unit Development
Proposed Use	Medical, Office, Retail
Parcel	07-21-401-010

Land For Lease Summary

Asking Rent	Withheld
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For Sale Summary

Asking Price	\$499,000 - 599,000 (\$2,173,647.90 - 3,623,955.62/AC)	Land	0.56 AC (24,394 SF)
Status	Active	On Market	1,054 Days
Sale Type	Investment	Last Update	March 11, 2026

Transportation

Traffic Volume	20,060 on N Cemetery Rd (2024); 2,238 on W Orchard Valley Dr (2023); 2,206 on W Orchard Valley Dr (2025); 19,688 on Churchill Ln (2023); 19,408 on Churchill Ln (2025); 3,247 on Centerpoint Ct (2024); 21,022 on N Hunt Club Rd (2025); 16,894 on W Gurnee Gln (2025); 17,089 on W Gurnee Gln (2023); 21,382 on Washington St (2025)		
Commuter Rail	Washington St (Grayslake) Station (NCS)		11 min drive
	Prairie Crossing Station (MD-North)		11 min drive
Airport	Chicago O'Hare International		43 min drive
Pedestrian Friendly	22 - Car-Dependent		
Cycling Friendly	47 - Somewhat Bikeable		
Transit Friendly	24 - Minimal Transit		

Contacts

Type	Name	Location	Phone
True Owner	American Tradesman, Inc.	Gurnee, IL 60031	(847) 623-3355





4961 Grand Ave - Vacant Land

Gurnee, Illinois 60031 (Lake County) - Far North Submarket



Land

Property Summary

Land Area - Gross 2.12 AC (92,347 SF)



Property Details

Zoning Description Currently zoned residential, but municipality open to commercial development.

For Sale Summary

Asking Price	Withheld	Land	2.12 AC (92,347 SF)
Status	Active	On Market	1 Day
Sale Type	Investment or Owner User	Last Update	March 22, 2026

Transportation

Traffic Volume	29,494 on N Riverside Dr (2023); 10,097 on Grand Ave (2025); 15,838 on Grand Ave (2025); 15,795 on Grand Ave (2023); 10,227 on Grand Ave (2023); 27,513 on Fuller Rd (2025); 27,774 on N Riverside Dr (2023); 27,513 on N Riverside Dr (2025); 8,538 on Grand Ave (2025); 8,704 on Grand Ave (2023)		
Commuter Rail	Waukegan Station		12 min drive
	North Chicago Station		13 min drive
Airport	Chicago O'Hare International		41 min drive
Pedestrian Friendly	56 - Somewhat Walkable		
Cycling Friendly	39 - Somewhat Bikeable		
Transit Friendly	30 - Some Transit		