

NEC Dundee Road & Route 83 - Vacant Outlot



#2
Land - Centra...
Wheeling, IL ...

8.5 AC Lot 370,260 SF Lot Commercial Zoning

\$4.75M Sale Price \$558.8K Price/AC

Sale

For Sale \$4,750,000 (\$558,824/AC - \$12.83/SF)
Sale Type Investment Status Active

Land

Type 2 Star Commercial Land
Location Suburban
Zoning Commercial

Land AC - Gross 8.50 AC Land SF - Gross 370,260 SF
Land AC - Net 8.50 AC Land SF - Net 370,260 SF
Topography Level

On Sites Previously developed lot
Off Sites Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water

Current Use Vacant Land
Proposed Use Commercial, Restaurant, Retail

Parcel 03-03-402-001-0000

Taxes \$0.47/SF (2011)

Walk Score® Very Walkable (76)
Transit Score® Minimal Transit (21)

Property Contacts

True Owner Donald Geller Real Estate
Recorded Owner Geller Donald
Owner Type Developer/Owner-RGNL
Sale Broker Land Partners, LLC

Demographics

	1 mile	3 miles
Population	17,250	100,483
Households	6,271	39,412
Median Age	38.90	41.80
Median HH Income	\$68,458	\$87,097
Daytime Employees	6,539	60,944
Population Growth '20 - '25	▼ -0.64%	▼ -1.15%
Household Growth '20 - '25	▼ -0.69%	▼ -1.22%

Traffic

Collection Street	Cross Street	Traffic Vol	Last Mea...	Distance
W Dundee Rd	S Elmhurst Rd W	29,699	2013	0.05 mi
W Dundee Rd	S Elmhurst Rd W	27,389	2020	0.05 mi
N Elmhurst Rd	Valley Stream Dr N	17,320	2020	0.10 mi
N Elmhurst Rd	Valley Stream Dr N	15,431	2018	0.10 mi
N Elmhurst Rd	Valley Stream Dr N	16,520	2015	0.11 mi
McHenry Rd	Denoyer Trl NW	13,775	2015	0.13 mi
S Elmhurst Rd	N Dennis Rd S	18,547	2020	0.14 mi
S Elmhurst Rd	N Dennis Rd S	19,872	2013	0.14 mi
Yorkshire Pl	Brighton Pl N	13,396	2020	0.15 mi
W Dundee Rd	George Rd W	20,822	2015	0.15 mi

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About the Owner

Donald Geller Real Estate
737 N Michigan Ave, Suite 2360
Chicago, IL 60611
United States
(312) 664-0771 (p)
Since Nov 19, 2014

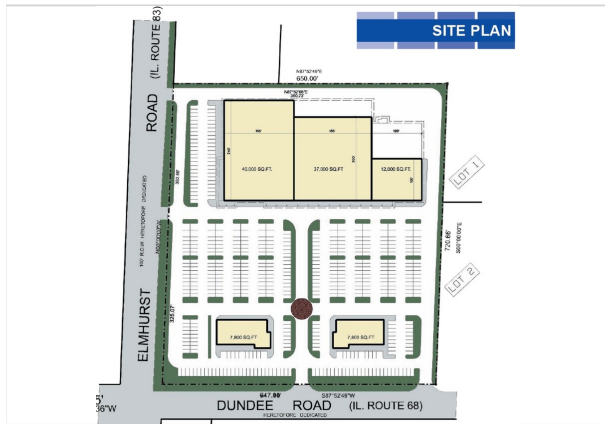
Assessment

2018 Assessment		
Improvements	\$71,046	
Land	\$495,866	\$1.37/SF
Total Value	\$566,912	

Location

Zip 60090
Submarket Central North
Submarket Cluster North
Market Chicago
County Cook
State Illinois
CBSA Chicago-Naperville-Elgin, IL-IN-WI
DMA Chicago, IL-IN

Property ID: 6520311



Primary Photo

NEC Dundee Road & Route 83 - Vacant Outlot



#2	8.5	370,260	Commercial	\$4.75M	\$558.8K
Land - Centra... Wheeling, IL ...	AC Lot	SF Lot	Zoning	Sale Price	Price/AC

Sales Company



Land Partners, LLC
3405 N Kennicott Ave, Suit...
Arlington Heights, IL 60004
United States
(847) 394-8000 (p)
www.landpartnersllc.com



Larry Dickstein
Principal
(847) 394-8000 X104 (p)
(847) 334-8000 (m)
ledbroker@aol.com

Recorded Owner

Geller Donald
737 N Michigan Ave
Chicago, IL 60611
United States
Since Sep 21, 2013

True Owner

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737 N Michigan Ave, Suite ...
Chicago, IL 60611
United States
(312) 664-0771 (p)
Since Nov 19, 2014



Donald Geller
Owner
(312) 664-0771 (p)
dtgeller@hotmail.com

CoStar Property Contact



CoStar Group
501 S 5th St
Richmond, VA 23219
United States
(800) 204-5960 (p)
www.costar.com



Gillian Drury
Marketing Research Advisor
(312) 517-0058 X2586 (p)
gdrury@costar.com