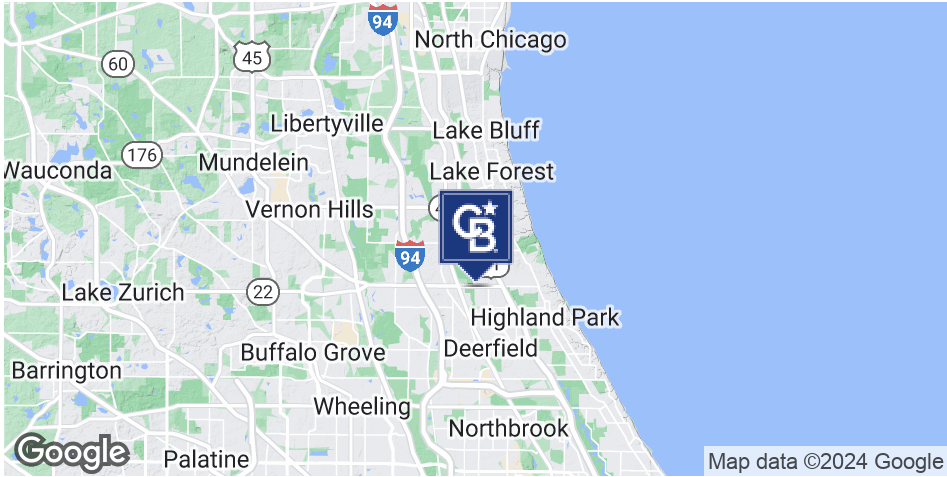


SALE

2000-2056 HALF DAY ROAD

Chicago's North Shore Suburb of Highland Park IL 60035



PROPERTY DESCRIPTION

Ideal For Affluent Residential Conservation Community As Cluster Homes Development, Wellness Corporate Retreat, Recreational Campus, Campsite or as Religious Facility. Two 4-Bedroom Homes & Barn Are Rented With 60-Day Cancellation Clauses For Upcoming Site Redevelopment. Call Broker Sheryl Fisher To Tour Property @ 312-988-9070.

PROPERTY HIGHLIGHTS

- Asking Sale Price \$4,300,000
- 2023 Real Estate Taxes \$84,000
- Current Zoning R-3
- ALTA Survey & Topography Map

LOCATION DESCRIPTION

Grand 34.5 Acres Well Positioned Along North Shore In Highland Park & Bordering Prairie Wolf Slough of Lake County Forest Preserves Between Waukegan Road & Route 41 Just East of I-294.

OFFERING SUMMARY

Sale Price	\$4,300,000
Lot Size	34.5 Acres / 10+ Buildable Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	957	21,248	45,985
Total Population	2,864	55,035	112,372
Average HH Income	\$256.484	\$199.600	\$191.522

Sheryl Fisher

Commercial Broker

312 988 9070

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Ben Miotti

Associate Broker

847 219 3594

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**COLDWELL BANKER
COMMERCIAL
REALTY**

SALE

2000-2056 HALF DAY ROAD

PHOTOGRAPHY



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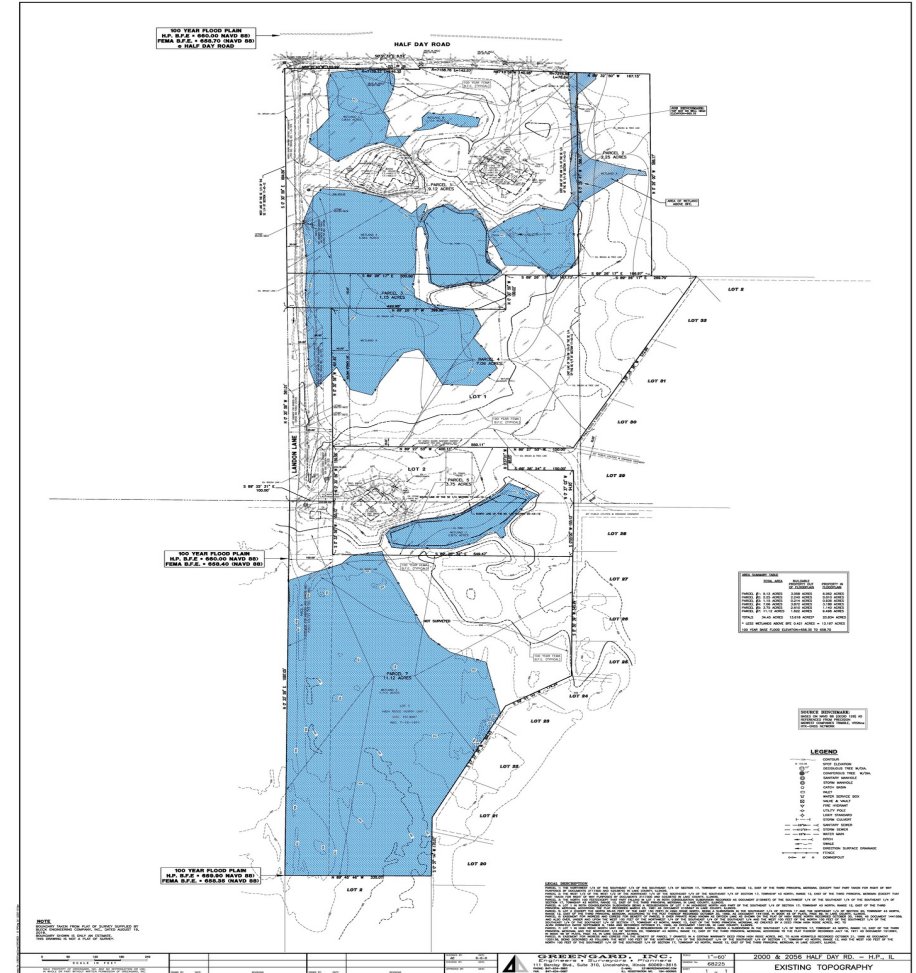
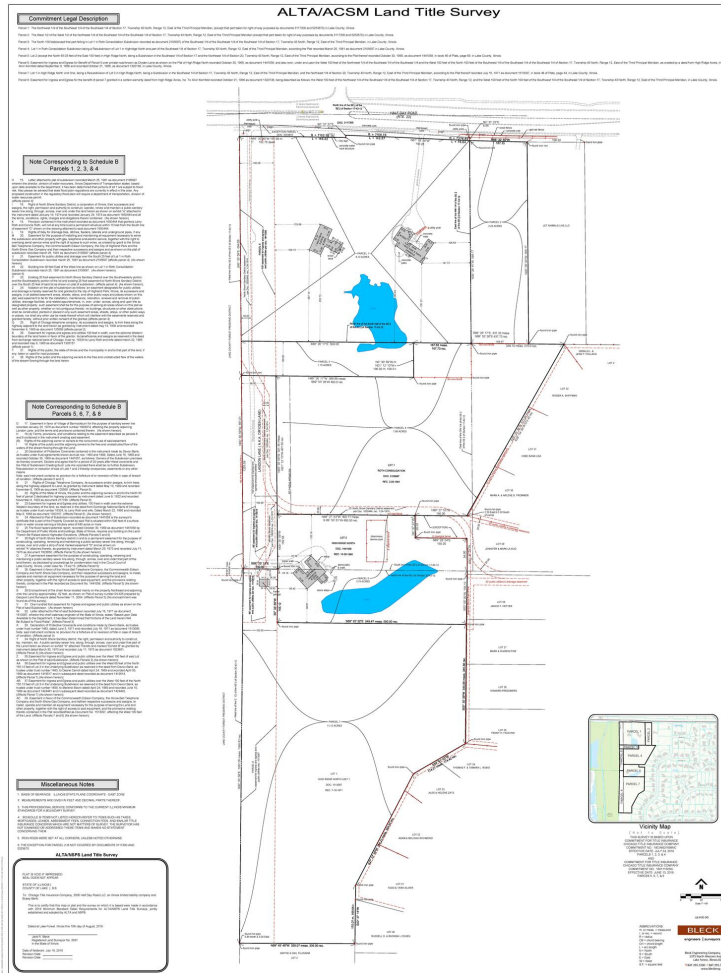


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2000-2056 HALF DAY ROAD

ALTA SURVEY & TOPOGRAPHICAL MAP



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**COLDWELL BANKER
COMMERCIAL
REALTY**

SALE

2000-2056 HALF DAY ROAD
SUBDIVISION SKETCH PLAN / 10x 40,000 SF LOTS

2000 HALF DAY ROAD
SUBDIVISION SKETCH PLAN
HIGHLAND PARK, ILLINOIS

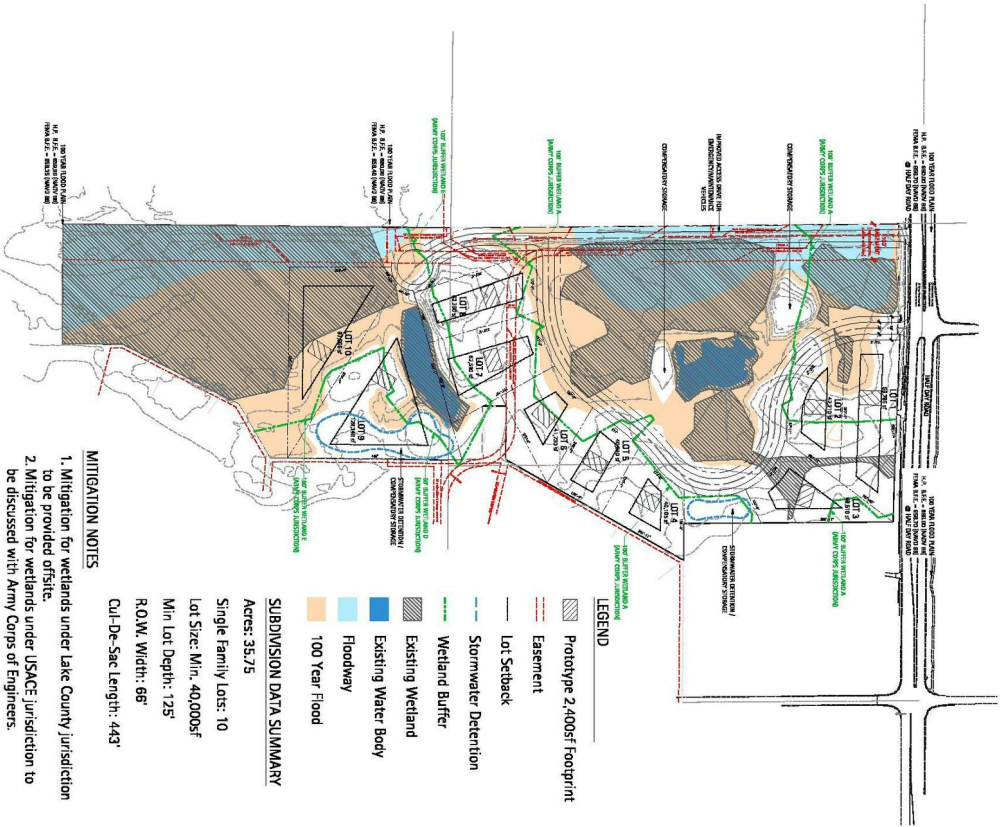
Regulatory Flood Plain Impact Summary	
Item	Within 100 Year Floodplain
Road	63,805sf
Lot	178,240sf
Building	2400sf
Compensatory Storage	79,445sf (66,205 x 1.2)
Require Onsite:	

High Quality Aquatic Resource (HQAR) Impact Summary	
Item	Within Wetland
Road	19,307sf
Lot	96,305sf
Building	N/A
Footprint	3,228sf

1. Mitigation for wetlands under Lake County jurisdiction to be provided onsite.
2. Mitigation for wetlands under USACE jurisdiction to be discussed with Army Corps of Engineers.

MITIGATION NOTES
1. Mitigation for wetlands under Lake County jurisdiction to be provided onsite.
2. Mitigation for wetlands under USACE jurisdiction to be discussed with Army Corps of Engineers.

SUBDIVISION DATA SUMMARY
Acres: 35.75
Single Family Lots: 10
Lot Size: Min. 40,000sf
Min lot Depth: 125'
R.O.W. Width: 66'
Cut-De-Sac Length: 443'



JANUARY 9, 2024
PETER MARIANO
THE LAKOTA GROUP, LLC

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